SITE CONDITION REPORT

For full details, see H5 *SCR guide for applicants* v2.0 4 August 2008

COMPLETE SECTIONS 1-3 AND SUBMIT WITH APPLICATION

DURING THE LIFE OF THE PERMIT: MAINTAIN SECTIONS 4-7

AT SURRENDER: ADD NEW DOC REFERENCE IN 1.0; COMPLETE SECTIONS 8-10; & SUBMIT WITH YOUR SURRENDER APPLICATION.

1.0 SITE DETAILS	
Name of the applicant	4Recycling Ltd
Activity address	The Old Peat Works Reading Gate Swinefleet Goole East Riding of Yorkshire DN17 4BL
National grid reference	SE 76875 16851

Document reference and dates for Site Condition Report at permit application and surrender	Part B2_5b Site Condition Report 12th October 2018 – Permit Application

Document references for site plans (including location and boundaries)	2.4 Existing Site Plan (as part of Part B2_5b Site Condition Report)

Note:
In Part A of the application form you must give us details of the site's location and provide us with a site plan. We need a detailed site plan (or plans) showing:

- Site location, the area covered by the site condition report, and the location and nature of the activities and/or waste facilities on the site.
- Locations of receptors, sources of emissions/releases, and monitoring points.
- Site drainage.
- Site surfacing.

If this information is not shown on the site plan required by Part A of the application form then you should submit the additional plan or plans with this site condition report.

2.0 Condition of the land at permit issue	
Environmental setting including: • geology • hydrogeology • surface waters	See separate document, Section 2 Condition of the land at permit submission[1], sections 1.6 Geology and 1.7 Soils and underlying aquifers 1.10 Groundwater and Surface Water
Pollution history including: • pollution incidents that may have affected land • historical land-uses and associated contaminants • any visual/olfactory evidence of existing contamination • evidence of damage to pollution prevention measures	See separate document, Section 2 Condition of the land at permit submission, sections 1.3 Spillages or pollution incidents, 1.2 historic land uses, 1.5 potential contamination present

[1] If planning approval is granted prior to issue of the Environmental Permit, then some site works may commence to start refurbishing the buildings, securing the site from unauthorised visitors/trespassers and installing drainage fit for the intended purpose.

Evidence of historic contamination, for example, historical site investigation, assessment, remediation and verification reports (where available)	No previous P1-P4 surveys/remedial activity done to our knowledge
Baseline soil and groundwater reference data	See separate document, Section 2.1 baseline and groundwater reference data
Supporting information	• Source information identifying environmental setting and pollution incidents • Historical Ordnance Survey plans • Site reconnaissance • Historical investigation / assessment / remediation / verification reports • Baseline soil and groundwater reference data

3.0 Permitted activities	
Permitted activities	Please refer to Part B4 for proposed permitted activities and lists of wastes for each activity
Non-permitted activities undertaken	None
Document references for: • plan showing activity layout; and • environmental risk assessment.	Part B2_5a Site Plan Part B2_4RMS045 6 Bespoke Risk Assessments

Note:

In Part B of the application form you must tell us about the activities that you will undertake at the site. You must also give us an environmental risk assessment. This risk assessment must be based on our guidance (*Environmental Risk Assessment - EPR H1*) or use an equivalent approach.

It is essential that you identify in your environmental risk assessment all the substances used and produced that could pollute the soil or groundwater if there were an accident, or if measures to protect land fail.

These include substances that would be classified as 'dangerous' under the Control of Major Accident Hazards (COMAH) regulations and also raw materials, fuels, intermediates, products, wastes and effluents.

If your submitted environmental risk assessment does not adequately address the risks to soil and groundwater we may need to request further information from you or even refuse your permit application.

4.0 Changes to the activity	
Have there been any changes to the activity boundary?	If yes, provide a plan showing the changes to the activity boundary.
Have there been any changes to the permitted activities?	If yes, provide a description of the changes to the permitted activities
Have any 'dangerous substances' not identified in the Application Site Condition Report been used or produced as a result of the permitted activities?	If yes, list of them
Checklist of supporting information	• Plan showing any changes to the boundary (where relevant) • Description of the changes to the permitted activities (where relevant) • List of 'dangerous substances' used/produced by the permitted activities that were not identified in the Application Site Condition Report (where relevant)

5.0 Measures taken to protect land	
Use records that you collected during the life of the permit to summarise whether pollution prevention measures worked. If you can't, you need to collect land and/or groundwater data to assess whether the land has deteriorated.	
Checklist of supporting information	• Inspection records and summary of findings of inspections for all pollution prevention measures • Records of maintenance, repair and replacement of pollution prevention measures

6.0 Pollution incidents that may have had an impact on land, and their remediation	
Summarise any pollution incidents that may have damaged the land. Describe how you investigated and remedied each one. If you can't, you need to collect land and /or groundwater reference data to assess whether the land has deteriorated while you've been there.	
Checklist of supporting information	• Records of pollution incidents that may have impacted on land • Records of their investigation and remediation

7.0 Soil gas and water quality monitoring (where undertaken)	
Provide details of any soil gas and/or water monitoring you did. Include a summary of the findings. Say whether it shows that the land deteriorated as a result of the permitted activities. If it did, outline how you investigated and remedied this.	
Checklist of supporting information	• **Description of soil gas and/or water monitoring undertaken** • **Monitoring results (including graphs)**

8.0 Decommissioning and removal of pollution risk

Describe how the site was decommissioned. Demonstrate that all sources of pollution risk have been removed. Describe whether the decommissioning had any impact on the land. Outline how you investigated and remedied this.

Checklist of supporting information	• **Site closure plan** • **List of potential sources of pollution risk** • **Investigation and remediation reports (where relevant)**

9.0 Reference data and remediation (where relevant)

Say whether you had to collect land and/or groundwater data. Or say that you didn't need to because the information from sections 3, 4, 5 and 6 of the Surrender Site Condition Report shows that the land has not deteriorated.

If you did collect land and/or groundwater reference data, summarise what this entailed, and what your data found. Say whether the data shows that the condition of the land has deteriorated, or whether the land at the site is in a "satisfactory state". If it isn't, summarise what you did to remedy this. Confirm that the land is now in a "satisfactory state" at surrender.

Checklist of supporting information	• Land and/or groundwater data collected at application (if collected) • Land and/or groundwater data collected at surrender (where needed) • Assessment of satisfactory state • Remediation and verification reports (where undertaken)

10.0 Statement of site condition

Using the information from sections 3 to 7, give a statement about the condition of the land at the site. This should confirm that:

- the permitted activities have stopped
- decommissioning is complete, and the pollution risk has been removed
- the land is in a satisfactory condition.

Section 2 Condition of the land at permit submission[1]

1.0 This Site Condition Report consists of a walkover site survey and desk-based site searches to assess and identify potential sources, pathways and receptors of contamination which may have arisen from previous use. The following has been carried out;

1.0.1 Identification of likely contaminants present, based on existing and historical use of the site and surrounding/underlying characteristics (*e.g.* geological, hydrological and environmental) collated from a combination of findings from the walkover survey and database searches.

1.0.2 Identification and assessment of potential pathways and vectors taking potential contamination from the site towards potentially sensitive receptors collated from both the walkover survey and database searches.

1.1 Information sources

- Magic database (DEFRA)

- Landmark Information Group Ltd – collating data from Ordnance Survey, Environment Agency, SEPA, The Coal Authority, British Geological Survey, SearchCode, Copso and Natural Resource Wales (Doc. Ref: 2.1a Landmark sitecheck report)
- Walkover site survey

1.2 Historic land use

The Landmark Sitecheck assessment confirms long-term presence of the existing buildings, and past use as a 'factory or works,' *i.e.* a peat processing site (1890). More restricted recent use of the various surrounding areas of concrete hardstanding yard has been confined to storage of agricultural wastes. The boundary of the property as it currently stands does not appear to have altered significantly in the recent past. The Sitecheck report confirms the known land use identifying potentially contaminative industrial land use (P6/22 Section 1a Historical Land Uses map id 1) from mapped data published 1908-1987.

1.3 Spillages or pollution incidents

There are no listed contraventions (including enforcements, prosecutions, serving of prohibition notices or listed pollution incidents) either on the site or within 250m of the site (P8/22).

No organic contaminants, fuel or oils were noted but residue from organic runoff in the past was noted in a ditch at the western outfall (see figure 18) but this was not extensive. The site is surrounded by fields in arable cultivation. The vegetation along the boundary is as expected for the time of year, *i.e.* end of season senescence and yellowing is prevalent but no areas were particularly worse than others or obviously due to site emissions.

1.4 Landfill sites

There are no recorded landfill sites within 250m of the property boundary with the exception of some potentially infilled land (water) extending from the site to the east from map published data 1854 (map id 2) and potentially infilled land (water) from map published data (map id 3) 1908 to the west of the site.

[1] If planning permission is granted prior to the issue of the environmental permit, then some site work may commence to refurbish buildings, install drainage systems fit for the intended purpose and secure the property fully.

There is therefore no likely impact from past or present landfilling activities on this proposed development.

1.5 Potential contamination present

From the walkover survey it is reasonable to assess the risk of pollution from current use of the site for storage of agricultural manures. On the date of the survey no manures were being stored and apart from minimal evidence of historic heaps of manure, no residual contamination from this activity could be seen. This situation could of course change as the site cannot be considered secure, however measures to blockade the entrances are now taking place. Considerable fly tipping of rubble, clothing, mattresses, household domestic appliances, child's car seat, bottles and general litter are in evidence (figure 13).

The site is not in immediate or close proximity to any external potentially contaminative land use (P10/22) nor is it located near to any recorded contraventions, discharge consents or any other industrial processes directly related to potential pollution). It is therefore reasonable to assume that potential contaminants that may be present at the site are restricted to the former use of the site as a peat processing site and to an extent, any former agricultural use.

1.6 Geology

The geology of the site has been determined by reference to the following British Geological Survey (BGS) publications:

1/63,360 Scale Geological Map, Sheet No. 79, Goole. Drift Edition (1971);
1/63,360 Scale Geological Map, Sheet No. 79, Goole. Solid Edition (1972); and

'Geology of the Country around Goole, Doncaster and the Isle of Axholme' (Gaunt, G. D., 1994).
Attention has also been drawn to a number of archive borehole logs held by the BGS and copies have been downloaded from the internet website (British Geological Survey, 2018, Appendix B – available on request).

The geological maps confirm that the site is underlain by recent deposits of alluvium, a mixture of peat, clay, silt, sand and gravel. Borehole no. SE71NE3, which was drilled on the site in 1907, encountered some 0.91m of warp sediment (clay, silt and sand) and a superficial cover totalling some 16.76m in thickness. Borehole no. SE71NE1, located at Red House Farm to the west, penetrated 1.83m of warp within a superficial cover of 15.24m.

The bedrock strata consist of a succession of mudstones and siltstones forming part of the Triassic Mercia Mudstone Group. Borehole nos. SE71NE 3 and SE71NE1 record total thicknesses of 52.43m and 37.80m respectively. The strata are underlain by the Sherwood Sandstone Group which as the name implies comprises a thick succession of sandstones.

1.7 Soils and underlying aquifers

This area was 'warped', during the eighteenth and nineteenth centuries. Silt was accumulated on the land by allowing it to be inundated by floodwater from the Rivers Trent and Ouse. The soil type is classified by DEFRA Soilscape as (21) a loamy and clayey soil of a coastal flat with naturally high groundwater.

The site lies over a Secondary A superficial deposit aquifer which lies above a secondary B bedrock aquifer. A Secondary A aquifer (formally a minor aquifer) comprises of permeable layers, capable of supporting water supplies at a local scale (Environment Agency). The secondary B bedrock aquifer has a limited capability for water retention and thus is not key for water supply. It is important to assess the ability of the underlying soil and substrate at the site as a potential linkage for pollutant mobility.

However, the site is covered in concrete or other hardstanding, although damaged in places, and impermeable concrete flooring inside the buildings, and this also needs to be taken into account.

1.8 Ecology

There are none of the following statutory and non-statutory designations within 1.1km of the proposed development site);

Areas of Outstanding Natural Beauty (AONB)
Environmentally Sensitive Areas
Local Nature Reserves
National Nature Reserves
National Parks
Ramsar Sites
Sites of Special Scientific Interest (SSSIs)
Special Areas of Conservation (SACs)
Special Protection Areas (SPAs)
Biosphere Reserves
RSPB Reserves

1.9 Land Management Initiative

The site falls within the boundary of the Humberhead Levels land management initiative which carried out a series of research projects to inform future integrated objectives for water and land management. Research covered such diverse topics as: water and soil distribution data; new and novel crops; impacts of rewetting on preservation of archaeological resources; sustainable tourism; visualisation of future landscapes, and assessments of the physical and economic practicalities of delivering multiple benefits from farming.

1.10 Groundwater and surface water

The site does not lie within any designated ground water Source Protection Zone (SPZ). The closest SPZ (zone 3) is over 3km away to the south west on Thorne Moors. The closest surface water feature to the site are the adjacent ditches. There is a risk of flooding from the local rivers and Humber estuary, all of which are tidal but flooding risk is considered in much greater detail in the flood risk report (available upon request).

There is no discharge consent directly related to the site itself, and the closest consent within the local area is at 1-5 Railway Cottages to the north of the site for the discharge of sewage. There are also no water abstraction licences (from ground or surface waters) registered directly at the site (Environment Agency).

The site lies within a surface water Nitrate Vulnerable Zone (NVZ).

The buildings have been provided with gutters and downpipes and although these are now in a bad state of repair, it suggests that a rudimentary drainage system was once in place which appears to outfall into the ditch which runs along the northern boundary. There are no known records of any drainage system.

An agricultural drainage channel extends along the northern perimeter of the site whilst others are present to the west and southeast so it is entirely possible that fluvial and tidally dominated fluvial flooding could occur at the site. Surface water is also known to accumulate on the site due to the extent of the concrete hardstanding and pluvial flooding could result from water flowing from adjacent fields where there are no intervening drainage channels.

The risk of groundwater flooding at the site is considered to be low, but sub-surface excavations are likely to be impacted.

1.11 Oil/Gas and Wind or Solar Farm Development

Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Oil and Gas Authority. Such exploration includes areas subject to hydraulic fracturing ("fracking") investigation. The site does not lie within 4km of any licences or drilling wells that could indicate that onshore oil and gas exploration and production operations are or could happen in the area.

Wind energy is one of several alternative energy sources; however, the location of wind farms or turbines can be contentious due to visual and auditory impact on the surrounding area. The landmark report indicates there are wind farms or turbines (planned or existing) within 4km with a capacity to generate between 1MW and 50MW of power.

Solar energy is one of several alternative energy sources; however, the location of a solar farm can be contentious due to its visual impact on the surrounding area. The landmark report indicates there are no solar farms (planned or existing) within 2km of the site which generate between 1MW and 50MW of power.

1.12 Ground gases

The site does not occupy any areas significantly affected by Radon gas. The Radon gas potential is considered ‘low’ (P1 and P14/22) and therefore no Radon gas protection measures are required or in place.

1.13 Environmental permits

Information on the Environment Agency public registers shows the following permits within 1km of the proposed development site;

- EPR Discharge to water and groundwater @ 1-5 Railway Cottages Swinefleet Common Swinefleet
- Multiple waste exemptions at Moors Farm Swinefleet

Sitecheck Assess

Contaminated Land — FURTHER ACTION

Plausible contaminant linkages have been identified at the site. As such, potential liabilities have been identified under the relevant contaminated land legislation. Please refer to the next section for further information.

Flood Risk Screen — IDENTIFIED

A screening of potential flood risks has identified an elevated risk of flooding. In order to better understand the potential risk to the property, you should purchase a Sitecheck Flood Report. Please refer to the next section for further information.

Energy & Infrastructure Screen — IDENTIFIED

A screening of Energy & Infrastructure projects has identified a project/s at or close to the property. You should purchase a SiteSolutions Energy & Infrastructure report to better understand the potential impact on the property. Please refer to the next section for further information.

Radon — NONE IDENTIFIED

The property is not considered to be within a radon affected area. No further action is considered necessary.

Environmental Constraints — IDENTIFIED

One or more environmental constraints have been identified within 250m of the property. Please refer to the next section for further information.

This report is issued for the property described as:
Old Peat Works, Reading Gate, Swinefleet, Goole, DN14 8DW

Report Reference:
164242124

National Grid Reference:
476900 416900

Customer Reference:
17817158_SAS

Report Date:
26 April 2018

CONTACT DETAILS

If you require any assistance please contact our customer support team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

Professional Opinion and Recommendations

Please see below our recommendations and next steps. These may be copied into your Report on Title if you wish. No physical site inspection has been carried out or is proposed.

Section 1: Contaminated Land — FURTHER ACTION

Professional Opinion

In the professional opinion of Landmark Information, potential liabilities have been identified under Part 2A of the Environmental Protection Act 1990. To quantify these, you may decide to undertake a more detailed assessment following the recommendation(s) set out below.

You should be aware of the following:

A review of historical mapping has revealed the following historical or current potentially contaminative uses on site: a peat works (1890).

A review of the available historical map data has identified that the site is located on or within 25 metres of unknown filled ground.

A review of the available historical mapping has identified that the site is on or within 25 metres of Factory or works - use not specified shown on 1908-1987 edition maps.

As part of this assessment, we have considered sensitive receptors and human health, as this information is considered as part of the Local Authorities Part 2A inspection strategy.

Please see section 1 for further information. Alternatively, please contact your professional advisor or Landmark Customer Services on 0844 8449966.

Recommendations

Landmark Information may be able to revise the risk assessment by reviewing additional information. To take advantage of the free re-review service, please forward relevant information to: helpdesk@landmarkinfo.co.uk

This should include:

A written comment from the Environmental Health Department (Local Authority) including the following:

A comment on the Property's potential to be investigated under Part 2A of the Environmental Protection Act, 1990. The comment needs to include whether or not the Property is likely to be investigated under this legislation, if so what priority it has been given, and a reason for this priority status. Please note that Local Authorities can take up to 20 working days to provide this information.

Or, if the Site has recently been redeveloped, planning information may be available from the Planning Department (Local Authority):

Planning permission for the Property including contaminated land conditions, with written confirmation from the Local Authority that these have been fully discharged. Please note, planning permission without contaminated land conditions will not be accepted.

Alternatively, we can collect and review this additional information on your behalf at a cost of £450 + VAT.

If the Property is operational, you should consider undertaking an Environmental Audit in order to investigate current operational environmental liabilities, compliance issues and any historical legacy that the Property owner may be exposed to. We can offer a contaminated land, compliance and other environmental audits from £950 + VAT.

Professional Opinion and Recommendations

A warranty or similar guarantee, environmental indemnity or Contaminated Land insurance Policy would transfer risk identified in the context of the report, subject to its validity, wording and terms.

Please call 0845 4585250 for further information.

Section 2: Flood Risk Screen — IDENTIFIED

A risk of River and Coastal flooding has been identified. In order to understand more about the risk and potential impact on the property, we recommend that you purchase a Sitecheck Flood Report. If you would like more information, please contact your Search Provider or the Landmark Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Section 3: Energy & Infrastructure Screen — IDENTIFIED

Landmark Information have identified Energy or Infrastructure projects at or close to the property. In order to gain more detailed information regarding the projects and the potential impact, it is recommended that you purchase a SiteSolutions Energy & Infrastructure report. If you would like more information, please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Section 4: Radon — NONE IDENTIFIED

Landmark Information have identified that the property is in a lower probability radon area as less than 1% of homes are estimated to be at or above the action level for radon gas.

Radon Protection Measures: No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.

Section 5: Environmental Constraints — IDENTIFIED

Landmark Information have identified the following environmental constraints at or close to the property: Nature Improvement Areas.

Please refer to section 5 of this report for more details. If you would like more information, please contact your professional advisor or Landmark Customer Services on 0844 8449966.

Next Steps

If you require any assistance, please contact our Customer Services Team on:
0844 844 9966 or helpdesk@landmark.co.uk

Property Location

Location Plan

The map below shows the location of the property.

Site

Search Radii

Property Purchaser Guide

Understanding this report

The purpose of this report is to highlight any potential risk of contaminated land, as defined under Part 2A of the Environment Protection Act 1990. The report also examines whether the property is at risk from other specified environmental factors that may impact the future intended use and saleability of the property.

For contaminated land, we will state 'Passed' on the front page if our environmental consultants consider there to be no risk to the property. If a potential risk of contaminated land is found, the report front page will state 'Further Action'. In this case, we will include our recommendations and next steps.

For all other environmental factors, we will state 'None Identified' if no potential risk is found and 'Identified' if a potential risk is found. In this case, we will provide recommendations or details of further information required to explore this potential risk.

Section 1: Contaminated Land

In this section, we highlight on a map, and within our findings pages, if there are any potential contaminated land risks at or around the property. Contaminated land contains substances that are actually or potentially hazardous to health or the environment.

Section 2: Flood Risk Screen

This section is a flood screen. This means that if we highlight a flood risk at the property, a further report will be required in order to understand the full details and possible impact on the property. Within the section, we consider River, Coastal, Surface water, Groundwater and other flood risks.

Section 3: Energy & Infrastructure Screen

This section is an Energy and Infrastructure projects screen. This means that if we identify any projects at or close to the property, a further report will be required in order to understand the full details and possible impact on the property. Within the section, we consider projects such as High Speed Rail (HS2), Crossrail, Oil and Gas Exploration (Fracking), & Solar and Wind farms. (only wind and solar farms with a capacity to produce over 1MW of power are considered).

Section 4: Radon

In this section, we identify if the property is located in a radon affected area. Radon is a radioactive gas, which occurs naturally in rocks and soils and may be harmful to health. Employers have duty of care to mitigate the build up of radon gas in higher risk areas.

Section 5: Environmental Constraints

In this section, we identify factors that may have an influence on the property or surrounding area, such as national parks or conservation areas.

Next Steps

If you require any assistance, please contact our customer service team on:
0844 844 9966 or helpdesk@landmark.co.uk

Contaminated Land

Section 1a: Historical Land Uses

The map below shows the location of potentially contaminative historical land uses that have been identified from historical maps and other sources. Further details are shown on the following pages.

- 4 Map ID
- Multiple Features Present
- Historical Tanks And Energy Facilities
- Potentially Contaminative Industrial Uses (Past Land Use)
- Potentially Infilled Land (Non-Water)
- Potentially Infilled Land (Water)

Section 1a: Historical Land Uses

This section describes historical activity at and around the property, which could be considered to be contaminative. The information is taken from a variety of sources including Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Question	Response
Have any historical potentially contaminative land uses been identified within 250m of the property?	Yes

Map ID	Details	Distance	Contact
Potentially Contaminative Industrial Uses (Past Land Use)			
1	**Class:** Factory or works - use not specified **Map Published Date:** 1908-1987	On Site	1
Historical Tanks And Energy Facilities			
No features identified for this property.			
Potentially Infilled Land (Non-Water)			
No features identified for this property.			
Potentially Infilled Land (Water)			
2	**Details:** Unknown Filled Ground (Pond, marsh, river, stream, dock etc) **Map Published Date:** 1854	On Site	1
3	**Details:** Unknown Filled Ground (Pond, marsh, river, stream, dock etc) **Map Published Date:** 1908	1m	1

Section 1b: Incidents and Enforcements

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under Part 2A of the Environmental Protection Act 1990 or if there have been any other pollution incidents, prosecutions or enforcements. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Question	Response
Have any incidents or enforcements been identified within 250m of the property?	No

Map ID	Details	Distance	Contact
Contaminated Land Register Entries and Notices	No features identified for this property.		
Environmental Pollution Incidents	No features identified for this property.		
Prosecutions Relating to Controlled Waters	No features identified for this property.		
Prosecutions Relating to Authorised Processes	No features identified for this property.		
Enforcement and Prohibition Notices	No features identified for this property.		
Planning Hazardous Substance Enforcements	No features identified for this property.		
Local Authority Pollution Prevention and Control Enforcements	No features identified for this property.		

Section 1c: Landfill and Waste Sites

The information in this section identifies active and historical landfill and waste sites within 250 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, property value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Question	Response
Have any landfill and waste sites been identified within 250m of the property?	No

Map ID	Details	Distance	Contact
Historic Landfill	No features identified for this property.		
Registered Landfill Sites	No features identified for this property.		
Local Authority Recorded Landfill Sites	No features identified for this property.		
BGS Recorded Landfill Sites	No features identified for this property.		
Permitted Waste Sites - Authorised Landfill Site Boundaries	No features identified for this property.		
Integrated Pollution Control Registered Waste Sites	No features identified for this property.		
Registered Waste Treatment or Disposal Sites	No features identified for this property.		
Environmental Permitting Regulations - Waste Sites	No features identified for this property.		
Registered Waste Transfer Sites	No features identified for this property.		

Section 1d: Authorised Industrial Processes

This section describes current and licensed activities within 250 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Question	Response
Have any current or recent authorised industrial processes been identified within 250m of the property?	No

Map ID	Details	Distance	Contact
Fuel Station Entries	No features identified for this property.		
Local Authority Pollution Prevention and Controls	No features identified for this property.		
Control of Major Accident Hazards Sites (COMAH)	No features identified for this property.		
Planning Hazardous Substance Consents	No features identified for this property.		
Notification of Installations Handling Hazardous Substances (NIHHS)	No features identified for this property.		
Explosive Sites	No features identified for this property.		
Contemporary Trade Directory Entries	No features identified for this property.		

Next Steps

If you would like any further information in respect of the above findings, we recommend that you contact our Customer Services Team on **0844 844 9966 or helpdesk@landmark.co.uk**. Further Information is also available in the 'Useful Information' section.

Flood Risk Screen

Section 2a: River and Coastal Flooding

River flooding occurs when rivers and streams are unable to carry away floodwaters within their usual drainage channels. River flooding can cause widespread and extensive damage because of the sheer volume of water.

Coastal flooding results from a combination of high tides, low lying land and sometimes stormy conditions. Coastal flooding can cause widespread and extensive damage because of the sheer volume of water.

Question	Response
Is there a potential risk of river or coastal flooding at the property?	Yes

Section 2b: Surface Water Flooding

Surface water flooding is common during prolonged or exceptionally heavy downpours, when rainwater does not drain away into the normal drainage systems or soak away into the ground.

Question	Response
Is there a potential risk of surface water flooding at the property?	No

Section 2c: Groundwater Flooding

Groundwater flooding generally occurs during long and intense rainfall when underground water levels rise above surface level. Groundwater flooding may last for weeks or several months.

Question	Response
Is there a risk of groundwater flooding at the property?	No

Section 2d: Other Flood Risks

We analyse any historic flood events records, the proximity of the property to surface water features and the elevation of the property above sea level to enhance our overall analysis of the property.

Question	Response
Are there other flood risks identified that could impact the property?	No

Next Steps

We have identified a risk of flooding to the property. We recommend you purchase a Sitecheck Flood report to gain further information on the type and likelihood of your property being impacted by a flood event. Please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Section 3a: Oil and Gas Exploration and Production

Any areas to be explored for their energy potential by the oil & gas industry must be licensed by the Oil and Gas Authority. Such exploration includes areas subject to hydraulic fracturing ("fracking") investigation.

Question	Response
Is the property within 4km of any licences or drilling wells that could indicate that onshore oil and gas exploration and production operations are or could happen in the area?	Yes

Section 3b: Existing or Proposed Wind Farms and Wind Turbines

Wind energy is one of several alternative energy sources; however, the location of wind farms or turbines can be contentious due to visual and auditory impact on the surrounding area. The information in this section gives insight into whether there are wind farms or turbines (planned or existing) in the vicinity of the report location. We only search those wind power developments which generate between 1MW and 50MW of power.

Question	Response
Is the property within 4km of existing or proposed wind farms or wind turbines?	Yes

Section 3c: Existing or Proposed Solar Farms

Solar energy is one of several alternative energy sources; however, the location of a solar farm can be contentious due to its visual impact on the surrounding area. The information in this section gives insight into whether there are solar farms (planned or existing) in the vicinity of the report location. We only search those solar developments which generate between 1MW and 50MW of power.

Question	Response
Is the property within 2km of existing or proposed solar farms?	No

Section 3d: Other Renewable Power Plants

As well as wind and solar power there are a variety of other renewable power sources in the UK. This section identifies planning applications associated with these other types of renewable energy (BEIS only provides data relating to developments which have a capacity to generate over 1MW of power).

Question	Response
Is the property within 2km of any other existing or proposed renewable power plant?	No

Section 3e: Infrastructure

This section identifies if there are any Infrastructure projects, such as the High Speed 2 Rail Link (HS2) and Crossrail at or close to the property. HS2 is a proposed railway line between London and the North of England. Trains along this route will operate at speeds of up to 250mph. Proximity to the route is likely to have an impact on the surrounding areas. The Crossrail 1 project is a rail project stretching from Reading and Heathrow in the west to Shenfield and Abbeywood in the east. It will improve journey times across London, ease congestion and improve connections.

Question	Response
Is the property located in an area that could be impacted by the development of either HS2 or Crossrail 1?	No

Next Steps

We have identified energy or infrastructure projects that may impact the property. We recommend you purchase a SiteSolutions Energy & Infrastructure report to gain further information on the type and location of the project. Please contact your Search Provider or our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk.

Section 4: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of.

Question	Response
Is the property in a radon affected area?	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	No radon protective measures are necessary in the construction of new dwellings or extensions to existing buildings.

Next Steps

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The Building Research Establishment (BRE) publishes a guide (BR293): Radon in the workplace. Advice on radon in the workplace can be obtained from the Public Health England.

For further information, please contact Public Health England (see Contacts section) or go to www.ukradon.org.

Section 5: Environmental Constraints

This section provides information on areas which have been designated as having environmental or historical importance; as such there may be constraints on property or land developments or alterations.

Question	Response
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	Yes

Details	Distance	Contact
National Nature Reserves No features identified for this property.		
Local Nature Reserves No features identified for this property.		
Marine Conservation Zones No features identified for this property.		
Sites of Special Scientific Interest No features identified for this property.		
Ramsar Sites No features identified for this property.		
Special Areas of Conservation No features identified for this property.		
Special Protection Areas No features identified for this property.		
Nature Improvement Areas		
Name: Humberhead Levels **Reference:** Not Supplied **Total Area:** 498686857.38187m^2	On Site	2
Environmentally Sensitive Areas No features identified for this property.		
World Heritage Sites No features identified for this property.		
Ancient Woodland No features identified for this property.		
Country Parks No features identified for this property.		
Areas of Outstanding Natural Beauty No features identified for this property.		
Forest Parks No features identified for this property.		
National Parks No features identified for this property.		

Environmental Constraints

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team on **0844 844 9966 or helpdesk@landmark.co.uk**.

Useful Information

Limitations and Terms & Conditions

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Useful Contacts

Please see below the contact details of the suppliers referred to within this report. For all queries please contact:

Landmark Information Group
Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

Or by email at:
helpdesk@landmark.co.uk

Contact	Name	Address	Contact Details
	Public Health England	Centre for Radiation Chemical and Environmental Hazards Chilton Didcot Oxon OX11 0RQ	**T:** 01235 822622 **F:** 01235 833891 **E:** radon@phe.gov.uk **W:** www.ukradon.org
1	**Landmark Information Group Limited**	Imperium Imperial Way Berkshire RG2 0TD	**T:** 0844 844 9966 **E:** helpdesk@landmark.co.uk **W:** www.landmark.co.uk
2	**Natural England**	County Hall Spetchley Road WR5 2NP	**T:** 0300 060 3900 **E:** enquiries@naturalengland.org.uk **W:** www.naturalengland.org.uk
3	**British Geological Survey, Enquiry Service**	British Geological Survey Environmental Science Centre Keyworth Nottinghamshire NG12 5GG	**T:** 0115 936 3143 **E:** enquiries@bgs.ac.uk **W:** www.bgs.ac.uk

Please note that if you choose to contact any of the above organisations, they may have a charging policy in place for enquiries.

Useful Information

Information for Professional Advisers

This report is designed to satisfy the concerns raised by the Law Society Practice Note and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. The report gives details of any issues that we have identified as affecting the property or located nearby, and our recommendations on what to do in relation to these issues. You are authorised to copy the recommendations on the Professional Opinion and Recommendations page into any report on title that you provide to your client.

Other Information

Positional Accuracy

We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

Landfill and Waste

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 for Registered Landfill data, 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. For further information regarding landfill sites identified in the report, please contact the relevant agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the relevant agency, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Authorised Industrial Processes

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

Historical Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map(s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks

(at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Other Information

Radon

Radon is a natural radioactive gas, which enters buildings from the ground. It is the geological conditions in certain areas that can lead to higher than average volumes (some of the highest radon levels have been found in the southwest, but levels well above average have been found in some other parts of the UK).

Radon has no taste, smell or colour and special devices are needed to measure it. The gas is diluted to harmless levels out in the open but has the potential to build up to higher concentrations indoors. Exposure to high concentrations of Radon gas can pose a health risk and studies have shown that it increases the risk of lung cancer.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property. Due to the nature of the way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property/site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m-3 or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007).

Disclaimer: "Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law.

Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

Search Code

Important Consumer Protection Information

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- 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.

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- display the Search 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
- ensure that products and services comply with industry registration rules and standards and relevant laws
- 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 search firm, and if appropriate ask for any 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

Search Code

You can get more information about the PCCB from www.propertycodes.org.uk
PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Complaints procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of 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

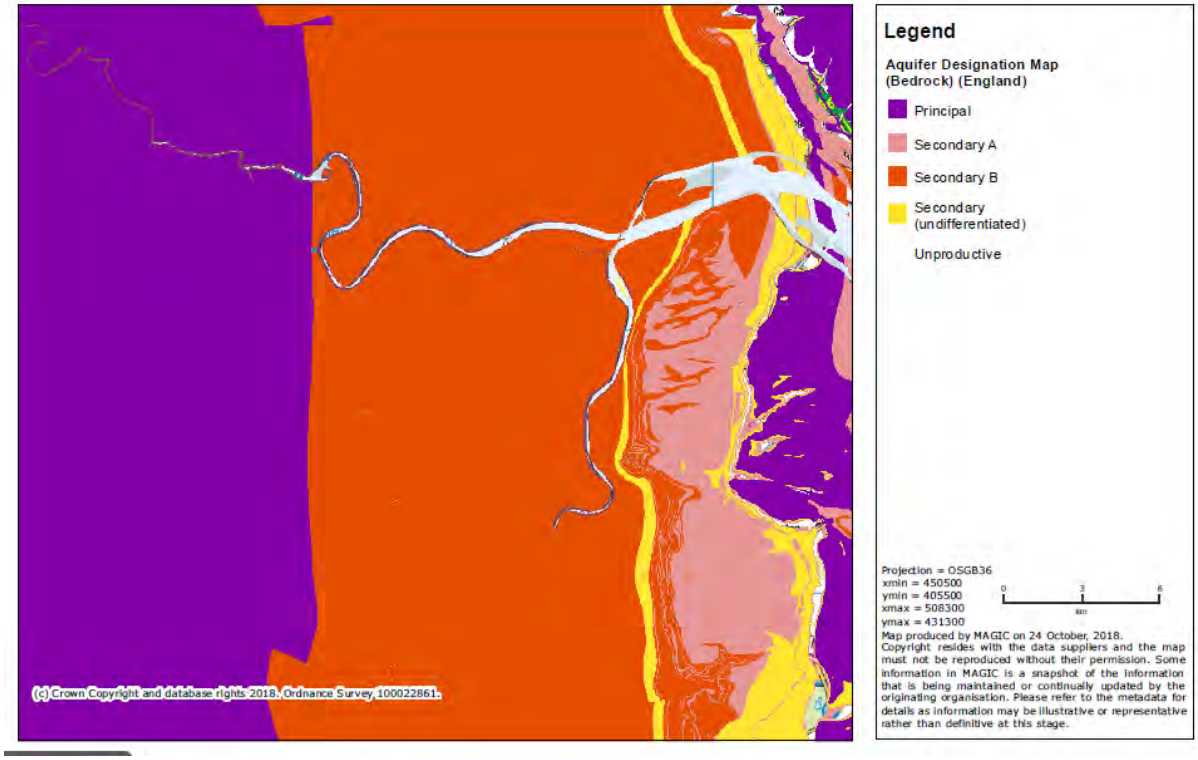
If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):
Tel: 01722 333306,
Email: admin@tpos.co.uk

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

Section 2.2: Baseline Soil & Groundwater Reference Data

Hydrogeology

Figure 1. Aquifer Designation Map - Bedrock (site indicated by ▫)



Derived from 1:50k scale BGS Digital Data

Bedrock geology is a term used for the main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath

The designations identify the potential of the geological strata to provide water that can be abstracted and have been defined through the assessment of the underlying geology. The aquifer designations are:

Principal Aquifers (previously called Major): geology that exhibit high permeability and/or provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale;

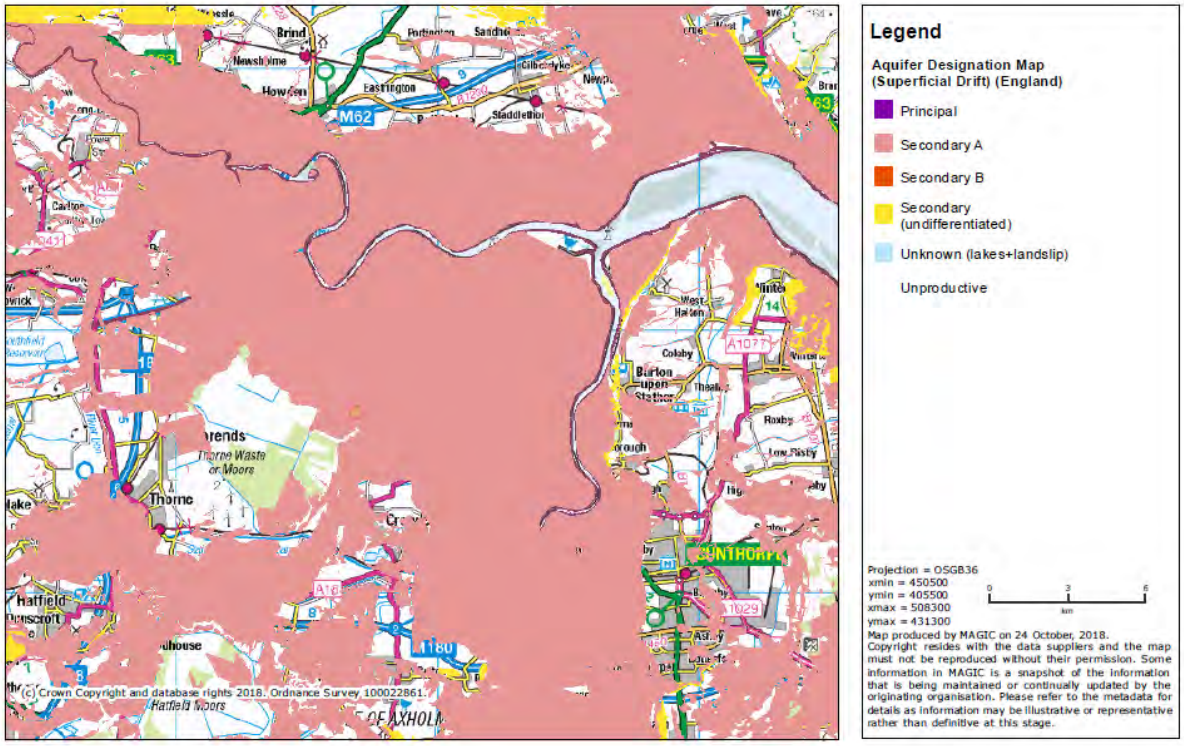
Secondary Aquifers A: permeable strata capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers;

Secondary Aquifer B: predominantly lower permeability strata which may in part have the ability to store and yield limited amounts of groundwater by virtue of localised features such as fissures, thin permeable horizons and weathering;

Secondary Undifferentiated: In cases where it has not been possible to attribute either category A or B to a rock type; (Secondary aquifer terminology was previously called Minor)

Unproductive Strata: these are geological strata with low permeability that have negligible significance for water supply or river base flow.

Figure 2. Aquifer Designation Map – Superficial Drift (site indicated by ▫)



Derived from 1:50k scale BGS Digital Data

Superficial deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present. They rest on older deposits or rocks referred to as Bedrock.

The designations identify the potential of the geological strata to provide water that can be abstracted and have been defined through the assessment of the underlying geology.

Aquifers previously designated as major and minor now become principal and secondary respectively. Refer to the Groundwater Vulnerability maps for assessment of undisturbed natural soils (e.g. agricultural land) and use the soil classes. In this case disregard the old geological classes and combine the soils information with the new aquifer designations.

Principal Aquifers: geology that exhibit high permeability and/or provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale

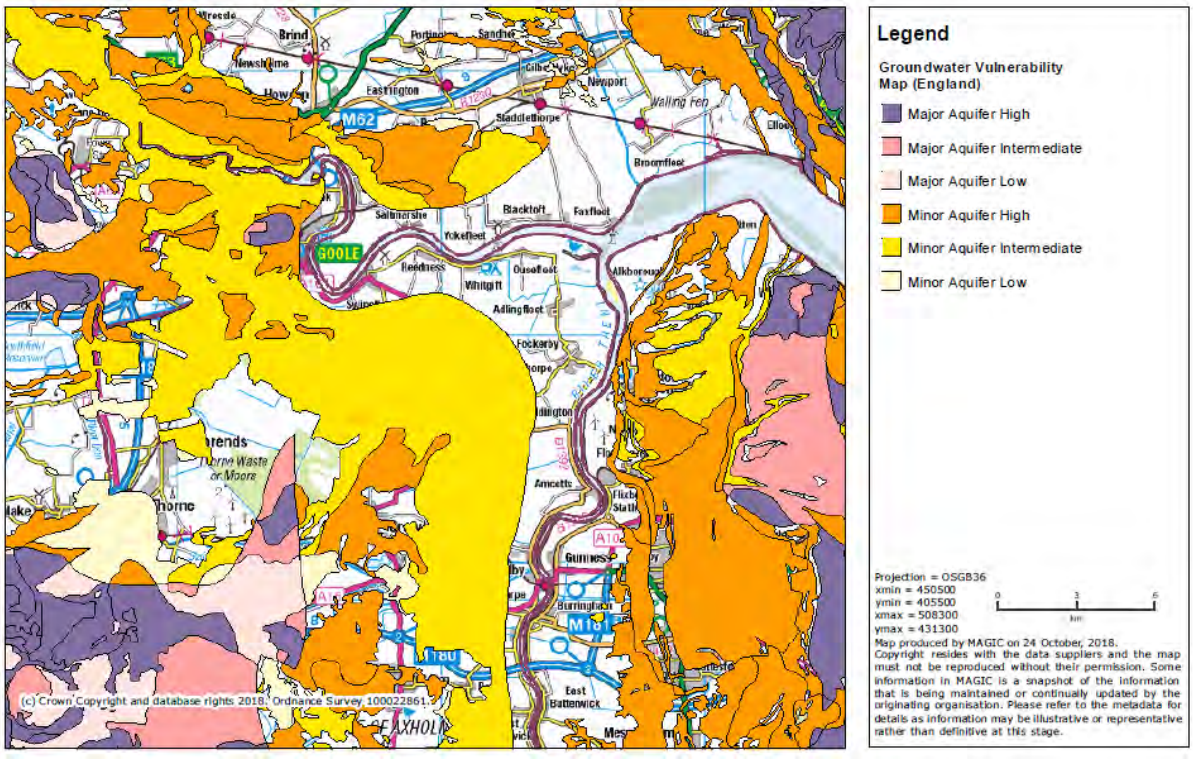
Secondary Aquifers A: permeable strata capable of supporting water supplies at a local rather than strategic scale and in some cases forming an important source of base flow to rivers

Secondary Aquifer B: predominantly lower permeability strata which may in part have the ability to store and yield limited amounts of groundwater by virtue of localised features such as fissures, thin permeable horizons and weathering.

Secondary Undifferentiated: In cases where it has not been possible to attribute either category A or B to a rock type

Unproductive Strata: These are geological strata with low permeability that have negligible significance for water supply or river base flow Aquifers previously designated as major and minor have now become principal and secondary respectively.

Figure 3. Groundwater Vulnerability Map – (site indicated by ▫)



Groundwater Vulnerability consists of two polygon spatial layers available at a scale of 1:100,000. The data broadly define areas relevant to the protection of groundwater. The approach considers the vulnerability of the groundwater resources as a whole and the specific importance of areas which form the catchments main sources of supply.

Groundwater resources are assigned a vulnerability class [Groundwater Vulnerability 100K], based on soil type and the underlying geology only (e.g. depth to groundwater is not considered):

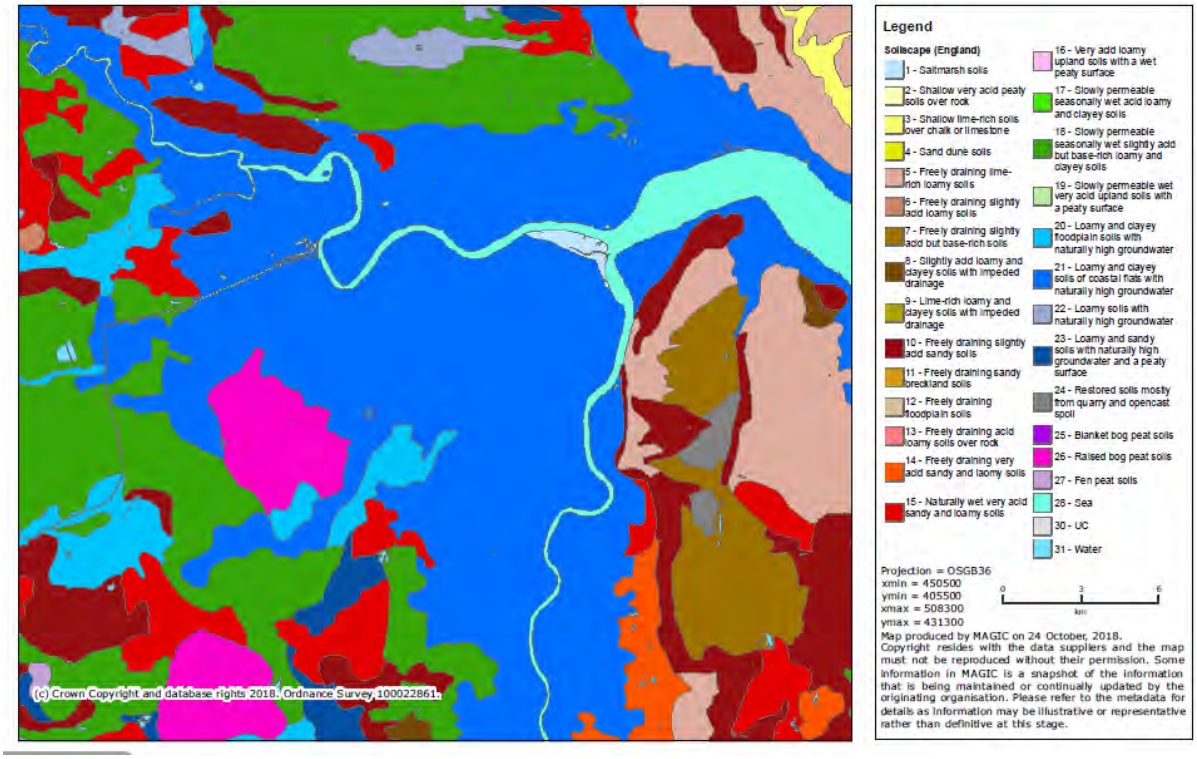
Variably permeable groundwater with low leaching potential
Variably permeable groundwater with intermediate leaching potential
Variably permeable groundwater high leaching potential
Highly permeable groundwater with intermediate leaching potential
Highly permeable groundwater with high leaching potential
Highly permeable groundwater with low leaching potential

The Groundwater Vulnerability data is intended to be used to indicate where groundwater resources may be vulnerable from activities carried out on the surface land. Other information, such as depth of groundwater and thickness and type of overlying cover will always be required for a site-specific assessment.

An assessment of the vulnerability of groundwaters to diffuse pollution is also included as the Groundwater Vulnerability Drift 100K spatial layer ('Drift' is transported rock debris overlying the solid bedrock) – it shows the distribution of low permeability drift deposits and should be used in

conjunction with Groundwater Vulnerability 100K. These datasets have been mostly superseded by the Aquifer Designation Maps, however, these maps do not provide information on surface soils.

Figure 4 Soilscape - (site indicated by□ showing loamy and clayey floodplain soils (21))



Photographic Record October 2018

1 Entrance and Roadways

Site access is gained from the north of the site at the western end on a metalled road through the site gate currently consisting of a single metal pole (figure 1).

Figure 1 View to SW from site entrance showing metal pole (gate) and remains of a more robust gate (left).

Rudimentary brickwork and hardstanding remains of what possibly was a site office at the entrance (figure 2).

Figure 2 View to south west showing remaining brickwork of possible site office, fencing and hardstanding.

At the entrance, the metalled road turns 90 degrees east and runs along the north of the site but a non-metalled stone track branches to the south. A small area of hardstanding lies to the west of the track.

Figure 3 View to south showing hardstanding to west of track.

The track circumvents the pond to the north reaching the large concreted area to the west of the buildings. Both the metalled road and the stone track are in a reasonable to good condition although some pot holing, break-up and patching of the road has occurred near the brick building approximately 190m east of the entrance (figure 4).

Figure 4 Poor condition of roadway alongside northern boundary

2 Fencing

Although secure with metal security fencing in the past, it is now completely absent on both the southern (figure 5) and eastern sides.

Figure 5 Overview to the south where fence is absent

Figure 6 Overview to the east where fence is absent

It is present along the majority of the northern side but incomplete (figure 7)

Figure 7 View towards the north showing incomplete fence

and where present, generally in a poor state of repair along the northern boundary (figure 8).

Figure 8 Fence along the northern boundary in a poor state of repair.

3 Buildings

The buildings are open to the elements and generally in a damaged and poor state. Although largely complete and repairable, some sheeting, particularly sky lighting in the roof and significant areas of the asbestos wall cladding, require replacement (figure 9).

Figure 9 Side View North– missing skylight, damaged asbestos cladding, flytipped debris

Although appearing to be structurally sound, there are areas of damaged fractured brickwork requiring repair (figure 10).

Figure 10 Brick building – End View East– missing window and door, fractured brickwork

There are no remaining glass windows, some of the walling and doors are missing and most of the guttering and downpipes are absent (figure 11). There is no functioning guttering.

Figure 11 End View East – damaged asbestos cladding, missing wall and doors

4 Concrete Apron

As detailed on the plan, the majority of the site is mainly covered in concrete in variable states of repair. The western end of the site has two small areas of hardstanding, a pond and soil cover.

There are large areas of concrete that do not require attention (figure 12).

Figure 12 Concrete apron in a good condition in the north west

However, some of the concreted areas have significant fracturing (figure 13) and have subsided in varying directions which has led to pooling of rainwater.

Figure 13 Part of damaged concrete apron in the south west

Figure 14 Concrete Apron to south east - pooling of water

Figure 15 Concrete Apron – south west – significant fly tipping

5 Drainage

Most of the guttering and downpipes are missing from the building and channels of flow throughout the site could not be observed during the dry weather experienced during the visit. A number of covers over inspection chambers were removed using a manhole cover lifting tool (figure 16).

Figure 16 Removal of manhole covers with lifting tool

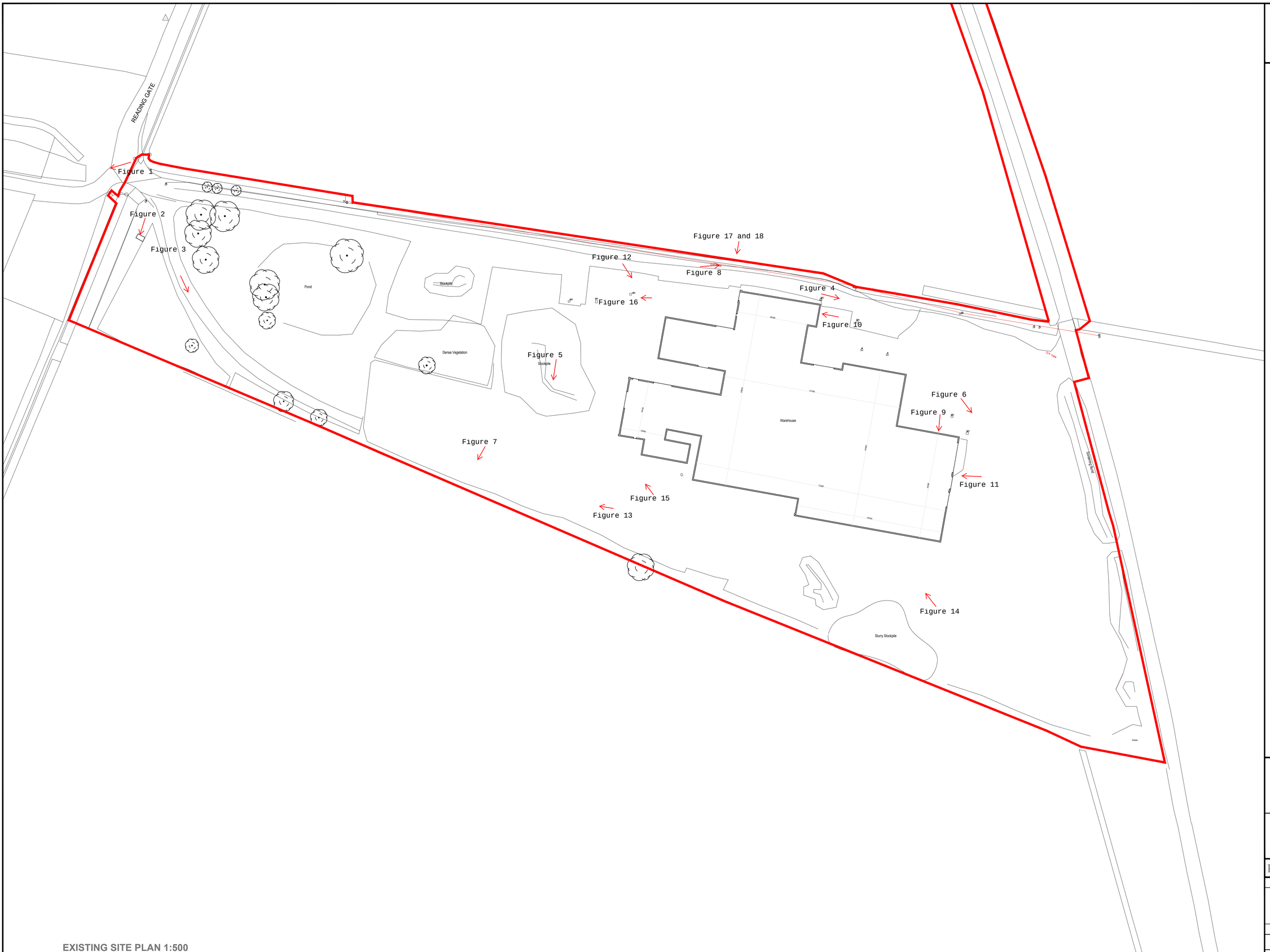
None of the drains are functioning to any significant degree. Without exception, chambers were found to be clogged with mud and debris including broken tiles, stone and bricks although once cleared and a few metres of the drain cleared with a drainage rod, some residual flow could be observed.

Clean water drainage from the site outfalls at two points (minimum) to a deep ditch (1.5m) running along the northern boundary from east to west. Outfalls are situated at each end of the building (figures 17 and 18) but neither were flowing although residue from previous flows could be observed

Figure 17 Drain outfall at eastern end of building

Figure 18 Drain outfall at western end of building

at the western outfall. The eastern outfall could not be seen but is assumed to be associated with a large pipe observed running along the bottom of the ditch. It is assumed that flow is diverted along the ditch to reduce risk of erosion at high flow rates, i.e. diverting water along rather than across the ditch at the point of outfall.



EXISTING SITE PLAN 1:500

NOTES:

All survey data created by Latitude Surveys, Charters Land Surveyors.
Unit 3,
The Old Foundry,
Cowgate,
Welton,
HU15 1NB
01482 631397
info@latitudesurveys.co.uk

Please note all dimensions to be confirmed on site, prior to technical or construction drawings being produced.

Tracking data for vehicular movement in the site is indicative only, full vehicular tracking to be conducted by appropriate consultant.

Drawings created on behalf of 4R Group, for further detail on the specific nature of the proposed treatment at the site, please see the Design and Access Statement, of contact 4R Group directly.

4Recycling Limited t/a 4R Group,
Control House,
A1 Business Park,
Knottingley Road,
Knottingley
WF11 0BU
0800 0121 769
info@ 4r-group.co.uk

KEY

Site Boundary

REVISION | DATE | DESCRIPTION
Rev A (07.09.2018)
RED SITE LINE ADJUSTED

Scale @ A1: 1:500

0 5000 10000 15000 20000 mm

N

SDA Architecture
RIBA Chartered Practice

The Old Post Office
34 Wellington Road
Oxton
Wirral
CH43 2JF

Tel: 0151-651-1789
e-mail: info@sdaarchitecture.com
Web: www.sdaarchitecture.com

PLANNING APPLICATION

Project Name & Address	Project Description
Swinefleet Peat Works Goole DN17 4BJ	Waste treatment facility

Drawing Title
Existing Site Plan

Drawn By:	Approved By:	Scale @ A1:
A.Dore	A.Pickard	1:500
Date:		**Revision:**
06.09.2018		A
Project Ref:		**Drawing No:**
42_2018		42_2018_05