Site Condition Report

Background

In August 2025, a ‘Geo-Environmental Investigation’ (see ‘BMB 2.5b3 Geo-Environmental Investigation’) was produced for Bakkavor Boston. The report was produced for a proposed development site at Bakkavor Boston, and included the following:

- Sonic borehole drilling
- Hand-dug trial pits
- Groundwater and soil gas monitoring.

The above works were carried out on the southeast of the main factory, and the positions are indicated in Figure 1 within the ‘BMB 2.5b3 Geo-Environmental Investigation’.

The investigation also included a map search of the entire site, covering the period between 1887 and 2025.

The report details the findings of the ‘Geo-environmental Investigation’, summarises the historical land-use, and clarifies any presence of potential ground-polluting sources.

Site Location

The site is located on Chapel Road, Old Leake, Boston, Lincolnshire, PE22 9PN. See Figure 1 for the location of the site.



Figure 1 Site location

There are none of the following designations within 2km of the site:

- Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- National Nature Reserve (NNR)
- Local Nature Reserve (LNR)
- Ramsar
- Area of Outstanding Natural Beauty (AONB).

The nearest Ramsar, SAC and SPA is 5.7 km south-west of the site, called The Wash.

Geo-Environmental Investigation

The summary of findings from the historical mapping as part of the 'Geo-Environmental Investigation' can be found in Table 1. Other environmental information relating to the site's environmental sensitivity is summarised in Table 2.

Table 1 Historical land use

Mapping Date Range	On Site	Surrounding Area

1887 - 1888	The site comprises a number of fields, likely for agricultural production. Small buildings are mapped in the northeast of the area.	The surrounding area comprises agricultural fields extending more than 500m in all directions with scattered residential properties. No significant potential sources of contamination are noted in the surrounding area.
1904 -1906 1948 - 1948	No significant development is noted on site.	No significant development is noted in the surrounding area.
1970 - 1974	A smithy is mapped in the north of the site. Some minor development has occurred of the buildings in the northeastern area.	Small scale residential development has occurred in the vicinity. A plant nursery is approximately 500m to the east.
1979	No significant development is noted on site.	No significant development is noted in the surrounding area.
1995	The 1995 mapping is not clear, however, it appears to show the development of a large building in the central area of the site.	
2001	No significant development is noted on site.	
2010	The site appears to have been developed to its approximate current layout.	
2025	Minor alterations to the site layout are noted.	

Table 2 Environmental information

Dataset		**On site**	**Nearest significant off-site feature**
Past Land Use	Historical industrial land uses	Smithy	47m southeast. Chimney
Waste and Landfill	Historical waste sites	Effluent Treatment Building	None within 500m.
	Waste exemptions	Preparatory treatments, recovery of	20m north. Deposit of agricultural waste consisting of plant

		scrap metal	tissue.
Industrial Land Use	Recent industrial land uses	Factory, Electricity Substation	6m north Electricity Substation.
	Licensed industrial activities (Part A(1))	None	63m southeast. Poultry Farming.
	Licensed pollutant release (Part A(2)/B)	Combustion and Incineration	
	Licensed Discharges to controlled waters	Sewage & Trade Combined - Unspecified	177m east. Sewage discharges – final/treated effluent – not water company.
	Pollution Incidents (EA/NRW)	Contaminated Water, Category 2 (Significant) Impact to Water.	
Geological	Potential for Collapsible Ground Stability Hazards	Negligible	
	Potential for Compressible Ground Stability Hazards	Moderate	
	Potential for Ground Dissolution Stability Hazards	Negligible	
	Potential for Landslide Ground Stability Hazards	Very low	
Hydrology and Hydrogeology	Potential for Running Sand Ground Stability Hazards	Moderate	
	Potential for Shrinking or Swelling Clay Ground Stability Hazards	Low	
	Artificial and Made Ground	None	None within 500m.
	Surface Water Abstractions	None	406m east. Spray Irrigation – Direct.
	Groundwater Abstractions	None	None within 2000m.
	Potable Abstractions	None	None within 2000m.
	Source Protection Zones	None	None within 500m.
	Water Network	Inland river not influenced by	1m southeast. Inland river not influenced by

		normal tidal action.	normal tidal action.

The ‘Geo-Environmental Investigation’ report made the following conclusions:

- The site is located above Unproductive Strata with respect to the superficial deposits and the solid geology.
- The site is not located within a Source Protection Zone (SPZ).
- No visual evidence of significant ground contamination was identified during the historical map search, environmental data review or on site.
- The risks to human health, water resources, and buildings and services are considered to be low in the absence of any identifiable sources of ground contamination.
- Based on the principles and definitions outlined under section 57 of the Environment Act 1995, the site would not be considered “Contaminated Land” based on a commercial end use.

Hazardous Substances

Chemicals are used on site for cleaning the factory and the Effluent Treatment Plant (ETP). Liquid Petroleum Gas (LPG) is used to power the boilers on site. A map containing the key LPG and chemical storage areas and their capacity can be found in ‘BMB 2.5a9 Bulk Storage Plan (Jan 2026)’. All chemicals on site are bunded. There are spill kits and drain covers located around the site. Weekly inspections are carried out on the spill kits and chemical storage areas.

The ETP is maintained by Alpheus, who carries out regular checks on the ETP.

There have been no major pollution incidents whilst Bakkavor has been operating the site.

There is a process for controlling significant environmental impacts (see 'BMB 3.31 Emergency Response Plan v1.1'). See also 'BMB 3.3f Water Emergency V2' and 'BMB 3.3g Preventing Water Pollution V4'.

A practical drill of an oil spill was carried out on 26/09/2025 to check staff understanding of emergency response regarding oil spills (see 'BMB 3.3h Oil Spill Drill Simulation').

Conclusion

Overall, the risk of land contamination associated with the processes on-site is low.