



EnviroSmart

Site address Land adjacent 62 Austendyke Road
Weston Hills
Spalding
PE12 6BX

Site coordinates 528710, 321870

Report prepared for Highgrove Homes (Spalding) Ltd
Ashgrove Lodge
Austendyke Road
Weston Hills
Spalding
Lincolnshire
PE12 6BZ

Report reference 70627R1

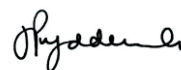
Report status Final

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Report author Jessica Bayliff
Consultant



Report check & review Jemma Prydderch
Principal consultant



Report summary: contaminated land risks

The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contaminated land hazards which may be present at the study site. GeoSmart are providing consultancy and professional opinion based upon our collation, interpretation and assessment of information contained within an Envirocheck report, and other sources where expressly stated (i.e. site visits, photographs, and anecdotal evidence).

As such, potential contaminated land risks have been assessed by considering two key items:

1. The likelihood that **sources of contamination** are present within the sub surface beneath the site. This gives a measure of the potential for contamination to be occurring at the site.
2. The **consequence or severity of any impacts** should contamination be present. The consequence or severity of impact is inferred from the nature of any **potential receptors** (i.e., something that could be adversely affected by a contaminant, such as people, an ecological system, property or a water body) as well as any **relevant pathways** (i.e., a route or means by which a receptor can be exposed to or affected by a contaminant) relating to the site and the surrounding area.

The assessment findings are summarised as follows:

1. Probability/likelihood of contamination being present at the Site	High likelihood	
	Likely	
	Low likelihood	
	Unlikely	
2. Potential severity/consequence of any impacts	Severe	
	Medium	
	Mild	
	Minor	
3. Overall land quality risks posed by the Site	Very high	
	High	
	Moderate	
	Moderate/low	
	Low	
	Very low	

Risk Key

Very High	High	Moderate	Moderate/Low	Low	Very Low
There is a high probability that severe harm could arise to a designated receptor from an identified hazard without appropriate remediation action	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action	It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely any harm would be mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild	The presence of an identified hazard does not give rise to the potential to cause harm to a receptor

It is acknowledged that the risk assessment findings are based on documentary sources of information alone. Typically a proportionate programme of intrusive site investigations would be required to fully verify these findings.

Recommendations (for next steps)

✓	No immediate action but observe a watching brief	It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities and associated ground works (which would include a thorough inspection of any exposed sub surface soils/Made Ground) would likely be sufficient.
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GeoSmart would be delighted to provide further information and a site specific quotation in relation to the above recommendations.

Please contact info@geosmartinfo.co.uk for further advice.

1. Introduction

1.1 Background

The study site (from herein known as 'the Site') is situated at Land adjacent 62 Austendyke Road in Weston Hills, Spalding. A Site layout plan is shown in Section 1.5. A proposed development plan of the Site is shown in Section 1.6.

GeoSmart was commissioned by Highgrove Homes (Spalding) Ltd in March 2018 to undertake a Phase 1 Land Quality Assessment for the Site. The report has been requested by South Holland District Council in order to support Planning Application Reference H22-004-16 and APP/A2525/W/17/3170487.

The proposed development is for the construction of 5 x 3 bedroom bungalows.

The EnviroSmart report has been undertaken by firstly compiling information concerning the Site and the surrounding area, including current and historical land uses, geological records and registered pollution incidents. The information which is gathered is then used to construct a 'conceptual site model', including an understanding of likely contaminant sources, pathways and receptors. Finally, a preliminary assessment of risks posed to identified receptors (i.e., people, buildings or the natural environment) from the anticipated land quality at the Site is performed. The risk assessment methodology is consistent with CIRIA C552 (2001); see Section 3.4 for details.

1.2 Purpose of this report

The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contamination hazards which may be present at the Site.

1.3 Report contents

This report is divided into two sections, as described below:

Section	Content	Purpose
Section 2: LAND QUALITY ASSESSMENT	A summary of the site history and environmental setting, the findings of the preliminary risk assessment and associated recommendations	To present a clear and concise overview of the land quality issues facing the Site, including recommendations of how to manage any land contamination which may be present
Section 3: SUPPORTING INFORMATION	A collection of site specific information on which the land quality assessment is based	To provide detailed information in support of the risk assessment; this section also represents a source of reference data for use in any subsequent site works/assessments

1.4 Report limitations

It is noted that the findings presented in this report are largely based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions we can offer no guarantee as to its validity.

GeoSmart did not undertake a site visit as part of this assessment. Photographs included in Section 3.2 were provided by the client. GeoSmart can not be held responsible for their accurate representation.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.



[illegible]

2. Land quality assessment



2.1 Site details

Site name:	Land adjacent 62 Austendyke Road	Current land cover:	Agricultural Field
Current use:	Agricultural field (currently used for cultivation of cauliflowers)		
Proposed use:	Residential with garden	Site area:	0.3 ha

2.2 Conceptual understanding (potential sources of contamination)

 Site history <i>(historical land use taken within 250m radius of the Site boundary)</i>	Date	Description of land use	POTENTIAL SOURCES OF CONTAMINATION	Source description	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
	1888	The south west corner of the Site is occupied by a building and is labelled as a Methodist chapel. The remaining Site is undeveloped. Off-site the following is noted: -Whittington Farm c. 130 m east -Hunley Mill (corn) c. 135 m west -Smithy c. 235 m west		The land use history suggests that there is the potential for contamination to have occurred on-Site relating to the following: -Miscellaneous small scale fuel and chemical spills (i.e. fuels used for heating/agricultural machinery/other vehicles, oils and lubricants, herbicides/pesticides, fertilisers etc). -Made Ground associated with former development/demolition activities. -Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the former buildings.		
	1904	The Site and surrounding area remain unchanged.				
	1938	The Site remains unchanged. The mill and smithy to the west of the Site are no longer present.				
	1952	The Site and surrounding area remain unchanged.				
	1958					
	1966					
	1970	The Site remains unchanged. Residential development has taken place to the west and south west of the Site.				
	1987	The church building is no longer present and is assumed to have been demolished.				
	1989	The Site and surrounding area remain unchanged.				
	1995					
	1999 - 2016	Aerial imagery shows the Site remains undeveloped and is part of the wider agricultural field adjacent to the north of the Site.				

2. Land quality assessment



2.2 Conceptual understanding (potential sources of contamination)							
 Current land use	The Site is currently cultivated for cauliflowers.			The Site's current use is unlikely to have given rise to significant land contamination.	UNLIKELY	PROBABILITY OF CONTAMINATION	
	There are no known buried storage tanks at the Site.						
There is no known bulk fuel or chemical storage on Site.							
 Neighbouring industrial land uses (see environmental data report in Section 3.3 for full listing)	One or more potentially contaminative land uses are located within 250 m of the Site, including:			Despite the presence of potential contaminative activities in the area surrounding the Site, since none occur within close proximity (i.e., within a 50 m radius of the Site) they are unlikely to pose a significant contamination hazard in relation to the Site itself.	UNLIKELY		
	Nr	Nearest distance	Land use / permitted activity / authorisation				POTENTIAL SOURCES OF CONTAMINATION
	0	NA	Fuel station entries				
	0	NA	Gas pipelines				
	0	NA	Underground electrical cables				
	0	NA	Control of major accident hazards sites (COMAH)				
	0	NA	Notification of installations handling hazardous substances (NIHHS)				
	0	NA	Explosives sites				
	0	NA	Planning hazardous substance consents				
	0	NA	Planning hazardous substance enforcements				
	0	NA	Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990				
	1	c. 250 m	Records of Licensed Discharge Consents.				
	0	NA	Local Authority pollution prevention and control sites				
0	NA	Local Authority pollution prevention and control enforcements					
0	NA	Records of Category 3 or 4 Radioactive Substance Licences					
				Discharge Consent			
				Mr D J Durrant c. 250 m south. Discharge Type: Unknown. Issued Date: 8th November 1982. Revocation Date: 1st October 1996. Status: Pre National Rivers Authority Legislation where issue date <01/09/1989.			

2. Land quality assessment



2.2 Conceptual understanding (potential sources of contamination)					
 EA recorded pollution incidents (see environmental data report in Section 3.3 for full listing)	One or more Environment Agency pollution incidents have been recorded within 250 m of the Site. These include: An incident occurred in 1998 c. 155 m to the east of the Site. The pollutant was gas oils and the incident was classified as minor. An incident occurred in 1997 c. 170 m to the west of the Site. The pollutant was organic wastes (yard washings) and the incident was classified as significant.	POTENTIAL SOURCES OF CONTAMINATION	Given the scale, timing, location and nature of the recorded incidents these past events do not appear to pose a significant contamination hazard to the Site.	UNLIKELY	PROBABILITY OF CONTAMINATION
	There are no Environment Agency listed historical landfills located within 500 m of the Site. There are no Environment Agency listed operational landfills located within 500 m of the Site. There are no Local Authority listed historical landfills located within 500 m of the Site. The following other waste sites are registered within 500 m of the Site: 0 Records of registered waste transfer sites. 0 Records of registered waste treatment or disposal sites. 0 Records of licenced waste management facilities.		Given the absence of any historical or operational landfills within close proximity of the Site no associated contamination hazards have been identified. Given the absence of any waste treatment, transfer or disposal sites within close proximity of the Site no associated contamination hazards have been identified.	NEGLIGIBLE	
	 Rn Radon According to current UK radon mapping the Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m3).		<1% of homes are at or above the UK radon action level (200 Bq/m3).	UNLIKELY	

2. Land quality assessment

2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)					
 Geology and Groundwater (see the environmental data report in Section 3.3 for full details)	British Geological Survey mapping indicates that the underlying superficial geology consists of Tidal Flat Deposits which comprises clay and silt and is classified as Unproductive Strata. British Geological Survey mapping indicates that the bedrock geology consists of West Walton Formation, which comprises of mudstone and siltstone and is classified as Unproductive Strata. According to the GeoSmart Groundwater Flood Risk (GW5) Map (GeoSmart, 2016). The risk of groundwater flooding at the Site is 'negligible'. The Site does not lie within a Source Protection Zone (SPZ). There are no groundwater abstraction licences within 1 km of the Site.	POTENTIAL RECEPTORS	Unproductive Strata typically have low permeability and offer negligible water supply or river base flow potential. Based on the susceptibility of the Site to groundwater flooding, a groundwater flood risk assessment is not considered necessary for the Site. The depth to groundwater beneath the Site is unknown. The absence of any groundwater abstractions does not necessarily indicate a low resource potential. Small scale abstractions, such as for private water supplies, may not be listed.	MEDIUM	POTENTIAL SEVERITY OF IMPACT
	 Geohazards The Site does not lie within a 'Coal Mining Reporting Area'. There are no brine affected areas within 75 m of the Site. No or limited artificial ground / Made Ground is anticipated on Site. The following natural hazards are present at or within 50 m of the Site: - Compressible ground deposits - Running sands		The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues. The Site does not lie within an area of former brine working and is therefore unlikely to be affected by related ground stability issues. The Site has ground stability hazards that should be considered further as part of the redevelopment plans.	MEDIUM	

2. Land quality assessment



2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)					
 Surface water (see the environmental data report in Section 3.3 for full details)	The nearest water feature is the drainage ditch, located c. 10 m east of the Site boundary. The centre of the Site lies in a Flood Zone 2 and the east of the Site lies in a Flood Zone 3. There has already been a Flood Risk Assessment completed and approved for the planning application. There are no surface water abstraction licences within 1 km of the Site.	POTENTIAL RECEPTORS	The relatively close proximity of the identified surface water feature(s) suggests that a potential linkage could occur if any contamination were present on Site. Mobile contamination may potentially enter nearby water features via any shallow groundwater or possibly via preferential flow pathways such as buried services.	MEDIUM	POTENTIAL SEVERITY OF IMPACT
	There are no environmentally sensitive land uses within 500 m of the Site.		No relevant environmentally designated sites/receptors have been identified.	NEGLIGIBLE	
	Proposed residents/users of the Site plus neighbouring residences.		Human receptors are proposed to be present on Site.	SEVERE	

2. Land quality assessment



2.4 Regulator perspective		
Consultation date	20th March 2018	South Holland District Council
GeoSmart consultant	Jessica Bayliff	Environmental Protection Team
Consultation outcome	The Council did not respond to GeoSmart within the time frame of this report.	

2. Land quality assessment



2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
On-Site sources								
1	Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils	Dermal contact, soil & soil dust ingestion, inhalation of soil dust	HH	Current/future site occupants	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of inorganic contamination. Although it is likely that herbicides, pesticides and fertilisers have been used on Site, these are likely to be in low levels, suitable for food production and therefore not hazardous to health.
2		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
3		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
4		Building materials in direct contact with aggressive ground	PROP	Current/future site buildings	MILD	UNLIKELY	VERY LOW RISK	Aggressive ground conditions are not anticipated to be present at the Site.
5		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Tidal Flat Deposits (an Unproductive Strata)	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the local groundwater sensitivity (low resource value).
6		Dissolution into pore water/shallow groundwater and subsequent migration	CW	West Walton Formation (an Unproductive Strata)	MILD	UNLIKELY	VERY LOW RISK	
7		Dissolution into pore water/shallow groundwater and subsequent lateral migration	CW	Drainage Ditch (c. 10 m east)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of contamination
8		Dissolution into aqueous phase and preferential migration via drainage structures	CW		MEDIUM	UNLIKELY	LOW RISK	

2. Land quality assessment



2.5 Preliminary Risk Assessment								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
9	Potential for volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Current/future site occupants	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of volatile organic contamination.
10		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
11		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
12		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	
13		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
14		Building materials in direct contact with aggressive ground	PROP	Current/future site buildings	MILD	UNLIKELY	VERY LOW RISK	Aggressive ground conditions are not anticipated to be present at the Site.
15		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Tidal Flat Deposits (an Unproductive Strata)	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the local groundwater sensitivity (low resource value).
16		Dissolution into pore water/shallow groundwater and subsequent migration	CW	West Walton Formation (an Unproductive Strata)	MILD	UNLIKELY	VERY LOW RISK	
17		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Drainage Ditch (c. 10 m east)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of contamination
18		Dissolution into aqueous phase and preferential migration via drainage structures	CW		MEDIUM	UNLIKELY	LOW RISK	

2. Land quality assessment



2.5 Preliminary Risk Assessment								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
19	Potential for asbestos containing materials within the subsurface soils	Liberation of sub surface ACMs and inhalation of asbestos fibres	HH	Current/future site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the presence of a historic building in the south west of the Site, there is potential for asbestos fibres to have been present historically which could, depending on demolition methods, have been incorporated into near surface soils.
20	Potential for dissolved phase contaminants to be present within shallow groundwater	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Tidal Flat Deposits (an Unproductive Strata)	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the local groundwater sensitivity (low resource value).
21		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	West Walton Formation (an Unproductive Strata)	MILD	UNLIKELY	VERY LOW RISK	
22		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Drainage Ditch (c. 10 m east)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of contamination.
23	Potential for elevated methane to be present within the subsurface soils	Lateral and vertical migration into on site buildings; potential to cause an explosion	HH	On site properties and their occupants	MEDIUM	UNLIKELY	LOW RISK	The gas generation potential of on site materials is considered to be limited
24		Lateral migration towards off site buildings; potential to cause an explosion	HH	Off site properties and their occupants	MEDIUM	UNLIKELY	LOW RISK	
25	Potential for elevated carbon dioxide to be present within the subsurface soils	Lateral and vertical migration into on site buildings; potential to cause asphyxiation	HH	Occupants of on-site buildings	MEDIUM	UNLIKELY	LOW RISK	
26		Lateral migration towards off site buildings; potential to cause asphyxiation	HH	Occupants of off-site buildings	MEDIUM	UNLIKELY	LOW RISK	
27	Potential for radon within the subsurface	Lateral migration towards on site buildings; potential to cause long term health effects	HH	Occupants of on-site buildings	MEDIUM	UNLIKELY	LOW RISK	The Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m3).
OVERALL RISK RATING							LOW RISK	



2. Land quality assessment

2.6 Next steps			
✓	No immediate action but observe a watching brief		Given the known history of the Site it is considered unlikely that significant contamination is present within the sub-surface. The preliminary risk assessment suggests that the risks posed by in situ land quality are therefore likely to be low in the majority. A moderate to low risk of asbestos fibres in the previously developed south west of the Site is noted. This is dependant on the methods of demolition and disposal of related materials. It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities and associated ground works (which would include a thorough inspection of any exposed sub surface soils/Made Ground) will likely be sufficient. The watching brief should be maintained throughout the entire development phase of works and any possible evidence of contamination (particularly evidence of made ground or demolition related materials) encountered during the redevelopment works should be alerted to the Local Authority. Appropriate actions would then be required to further inspect, sample and analyse any suspect materials, and formulate an appropriate remediation plan, as necessary.



3. Supporting information

The following supporting information is contained in this section:

Section	Content
3.1	Referenced materials used in the EnviroSmart reporting
3.2	Site photographs
3.3	Published environmental data records (Landmark Envirocheck report Land adjacent 62 Austendyke Road, Weston Hills, Spalding, PE12 6BX. REF: 160061926_1_1) including: • Aerial photographs and site map • Environmental permits, incidents and registers • Landfill and other waste sites • Current land use information • Geology • Hydrogeology and hydrology • Flooding • Designated environmentally sensitive sites • Other environmental factors
3.4	Risk assessment methodology
3.5	Historical land use maps

Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client, and is provided by GeoSmart solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

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3. Supporting information

Important consumer protection information

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Tel: 01743 298100

Email: info@geosmartinfo.co.uk

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

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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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TPOs contact details:

The Property Ombudsman scheme

Millford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Website: www.tpos.co.uk

Email: admin@tpos.co.uk

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



3. Supporting information

A key commitment under the Code is that firms will handle any complaints both speedily and fairly

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:

Jemma Prydderch
Operations Manager

GeoSmart Information Limited
Suite 9-11, 1st Floor
Old Bank Buildings, Bellstone
Shrewsbury
SY1 1HU

Tel: 01743 298100
jemmaprydderch@geosmartinfo.co.uk

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

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



3. Supporting information

3.1 References

The following references were used to inform the conceptual site model and preliminary risk assessment:

British Geological Survey, 2018. Geology of Britain viewer (<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>)

British Standards Institute, 2011. Investigation of potentially contaminated sites – code of practice. BS10175:2011+A1:2013.

CIRIA, 2001. Contaminated land risk assessment. A guide to good practice. Publication C552. CIRIA London. ISBN 0-86017-552 9

Environment Agency, 2004. Publication CLR 11. Model Procedures for the Management of Land Contamination.

GeoSmart Information Limited, 2018. National Groundwater Flood Risk Map (GW5)

Health Protection Agency, 2000. Spring 2000 Newsletter featuring: Radon: Guidance on Protective Measures for New Dwellings (BR 211).

Landmark, 2018. Landmark Envirocheck report Land adjacent 62 Austendyke Road, Weston Hills, Spalding, PE12 6BX. REF: 160061926_1_1

3. Supporting information

3.2 Site photographs

Photograph 1: View of the Site facing west, the ground has been rotovated after the cutting of cauliflowers.



Photograph 2: View of the southern boundary of the Site, facing south west.





Photograph 3: View facing east toward the eastern Site boundary.



Photograph 4: View facing north of the expanse of field adjacent to the northern Site boundary.



Photograph 5: View of a trial pit excavated on Site.



3. Supporting information

3.3 Environmental data report

Readily available environmental information relating to the Site and its surrounding area has been provided by Landmark.

3. Supporting information

3.4 Risk assessment methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

Table A: Classification of probability

Classification	Definition
High likelihood	There is a contaminant linkage and an event that appears either very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a contaminant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term, and likely over the long term.
Low likelihood	There is a contaminant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Table B: Classification of consequence

Classification	Receptor	Definition	Examples
Severe	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
Medium	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

3. Supporting information

Table B: Classification of consequence (continued)

Classification	Receptor	Definition	Examples
Mild	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
Minor	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects of damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

Table C: Risk classification (comparison of consequence and probability)

		Consequence (severity)			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

3. Supporting information

3.5 Historical land use maps

Historical Ordnance Survey maps relating to the site and its surrounding area have been provided by Landmark.

