

# PHASE I DESK STUDY REPORT FOR LAND TO THE REAR OF 1-25 HOPE STREET, PRESCOT, KNOWSLEY, L34 6HB

23-05-04 Revision 0

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## Prepared for

Mr Norman Harrison

This report has been prepared under the  
framework of ISO 9001:2015

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23-05-04 – May 2023

## DOCUMENT ISSUE FORM

|                                                    |                                                                                                 |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------|
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## **EXECUTIVE SUMMARY**

A Phase I Desk Study Report (which includes a preliminary risk assessment) was required by Knowsley Metropolitan Borough Council under Part 2A of the Environmental Protection Act 1990, the Contaminated Land (Wales) Regulations, 2006 (as amended), regulations associated with radioactivity on contaminated land and the Guidance on 'Land contamination risk management (LCRM)'. This report is required to support the planning application for the site. Knowsley Metropolitan Borough Council requires the report to satisfy the National Planning Policy Framework in which it is stated that:

1. "a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
2. "after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990"; and
3. "adequate site investigation information, prepared by a competent person, is available to inform these assessments."

In order to support the planning application for the site, **Mr Norman Harrison** commissioned **Demeter Environmental Ltd** to undertake a Phase I Desk Study Report (which includes a preliminary risk assessment) at Land To The Rear Of 1-25 Hope Street ,Prescot, Knowsley, L34 6HB, to support the planning application for the erection of 8 dwellings.

The report has been completed to fulfil the requirements of a preliminary risk assessment in accordance with and the Guidance on 'Land contamination risk management (LCRM)'. and the documents referred to in Appendix A.

These procedures relate to 'past' contamination, and assume that legislative controls such as Pollution Prevention and Control authorisations control current potentially polluting activities. Emphasis is therefore upon historic site use and how this may affect potential future users of the site should the proposed development plans be realised.

The project has been carried out within the existing legislative framework, which is outlined in Appendix B.



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It should be noted that the table below only offers a brief summary of the information presented in this report and is for briefing purposes only. Reference should be made to the main report for detailed analysis undertaken.

**Table 1: Executive Summary**

|                                                                                                                                                   |                                    |       | SUBJECT                                                                                                                                                                                                                                                                                                             | DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE INFORMATION AND SETTING                                                                                                                      | Client                             |       |                                                                                                                                                                                                                                                                                                                     | Mr Norman Harrison                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                   | Site                               |       |                                                                                                                                                                                                                                                                                                                     | Land To The Rear Of 1-25 Hope Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                   | Site location                      |       |                                                                                                                                                                                                                                                                                                                     | Off Hope Street ,Prescot, Knowsley, L34 6HB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                   | Proposed development               |       |                                                                                                                                                                                                                                                                                                                     | The erection of 8 dwellings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                                                                                                                                   | Planning Reference                 |       |                                                                                                                                                                                                                                                                                                                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                                                                                   | Grid Reference                     |       |                                                                                                                                                                                                                                                                                                                     | 346623E, 392950EN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                                                                                   | Current Land Use                   |       |                                                                                                                                                                                                                                                                                                                     | <p>The site extended to an area of approximately 0.15Ha and the site topography was approximately level. At the time of the survey the majority of the site was occupied by a single storey building which was being used to respray vehicles. Respray booths were present on the north western and north eastern corners of the site. Paints and chemical associated with the respraying were stored around the building.</p> <p>Offices and welfare rooms were present in buildings along the south western boundary of the site. The remainder of the site comprised of the access road.</p> |
| Access                                                                                                                                            |                                    |       | Hope Street                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| CONCEPTUAL SITE MODEL                                                                                                                             | History                            |       |                                                                                                                                                                                                                                                                                                                     | Initially (1850) the site formed part of a larger parcel of open land, by 1937 the site had been developed and a number of building were present on site. The 1954 map indicates the buildings had been extended, no further significant changes could be discerned.                                                                                                                                                                                                                                                                                                                            |
|                                                                                                                                                   | Geology                            | Drift | N/A - No drift deposits are recorded to be present on the site                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                   |                                    | Solid | The solid geology is given as the Pennine Lower Coal Measures Formation (sandstone) of the Westphalian epoch. An inferred coal seam outcrops 89m north of the site.                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                   | Radon                              |       |                                                                                                                                                                                                                                                                                                                     | The property is in a Radon Affected Area, as between 3% and 5% of properties are above the Action Level. Basic radon protective measures are necessary.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                                                                                   | Hydrology                          |       |                                                                                                                                                                                                                                                                                                                     | There are no water bodies within 250m of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                                                                                   | Hydrogeology                       | Drift | N/A                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                   |                                    | Solid | The solid is regarded as a low sensitivity aquifer                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                                                                                                   | Previous Site Investigation        |       |                                                                                                                                                                                                                                                                                                                     | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                                                                                   | Potential Sources of Contamination |       |                                                                                                                                                                                                                                                                                                                     | Made Ground<br>Possible worked coal seam                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                   | Potential Contaminants of Concern  |       |                                                                                                                                                                                                                                                                                                                     | Wide range of contaminants in the made ground<br>VOC's / SVOC's<br>Ground gases (CO2, CH4, H2S, CO)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Potential Receptors                                                                                                                               |                                    |       | Human beings (construction workers)<br>Human beings (future residents)<br>Human beings (trespassers / transient users)<br>Human beings (worker occupants of adjacent properties)<br>Human beings (residents of adjacent properties)<br>Property in the form of buildings (on site)<br>Potable water mains (on site) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Proposed Phase II Works                                                                                                                           |                                    |       |                                                                                                                                                                                                                                                                                                                     | See Table 6. Summarised overleaf.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| This sheet is intended as a summary of the report; it does not provide a definitive analysis and should not be treated as an independent document |                                    |       |                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

**Table 1 (continued): Executive Summary**

| <b>PPL ID</b>                                                                                                                                      | <b>AIM(S) / OBJECTIVES(S)</b>                                                                                          | <b>Proposed Further Investigation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N/A                                                                                                                                                | Enabling works                                                                                                         | <p>Prior to any intrusive investigation the following will need to be undertaken in order to access the site;</p> <ol style="list-style-type: none"> <li>1. Approval from the local authority on the scope of the proposed works;</li> <li>2. Removal of buildings from the site;</li> <li>3. Removal of any ACM's (asbestos contaminating materials) from the site;</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| N/A                                                                                                                                                | Sequence of works                                                                                                      | The works in sequence is given below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2 to 7                                                                                                                                             | To determine if made ground is present on the site and if present, is it impacted by elevated levels of contamination: | <p><b>MAIN INVESTIGATION:</b><br/>Based on the size of the site (0.15Ha) it is proposed that an initial exploratory investigation based on a non-targeted regular herringbone sampling grid of 10m is proposed, which equates to approximately 17 positions (trial pits).</p> <p>Additional positions will be incorporated into the exploratory investigation if additional information is required to delineate the areas of made ground.</p> <p>Selective spot samples will be taken where there is any visual or olfactory evidence of contamination. The first sample of natural soils will be taken as close as possible to the boundary with the anthropogenic ground (approximately 0.25m to 0.5m into natural ground).</p> <p>Disturbed spot samples will be taken in each layer and at fixed intervals of 0.5m as well as within ground to reflect any identifiable changes in appearance. Sampling depths will take into account any proposed changes in levels (if information is available).</p> <p>Where encountered spot samples of the made ground will be taken as well as spot samples of the natural soils form below the made ground natural soils interface. Additional samples will be taken where there is visual or olfactory evidence of contamination.</p> <p>Samples of made ground will be analysed to the suite in Table 15, initially a maximum of 8 samples will be analysed (targeted towards areas of gardens/landscaping), the remaining samples will be subject to chemical analysis if any exceedances are recorded (e.g., all made ground samples will be analysed for lead if exceedances of lead are recorded). Samples of the natural strata will be subject to chemical analysis at the locations where exceedances have been recorded.</p> <p>All work should be undertaken by a suitably experienced geoenvironmental engineer.</p> |
| 8 to 10                                                                                                                                            | To determine if there are worked shallow coal seams underlying the site                                                | <p>In line with the Coal Mining Risk Assessment three rotary boreholes will be sunk to a nominal depth of 30mbgl, if evidence of worked seams are recorded then monitoring wells will be installed .</p> <p>Using the guidance in CIRIA C665 (Table 5.5a and 5.5b), based on a high sensitivity land use and the generation potential of the worked coal seams the monitoring period/frequency should be 6 visits over 3months. The nominal spacing of the monitoring should be 25m (based on the highest gas generation potential and sensitivity of the development – Table 4.2 of CIRIA C665), which for this equates to 3 monitoring installations.</p> <p>The response zones will be determined based on the recorded site geology at each location however monitoring wells will be installed to a depth of 5mbgl or to rockhead if shallower.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| This sheet is intended as a summary of the report; it does not provide a definitive analysis and should not be treated as an independent document. |                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |



## **INTRODUCTION**

### **1.1 Desk Study Terms of Reference**

- 1.1.1 This report presents the results of a Phase I Desk Study carried out on ***Land To The Rear Of 1-25 Hope Street ,Prescot, Knowsley, L34 6HB***, performed for ***Mr Norman Harrison***. This report was written in May 2023 and should be read in the light of any subsequent changes in legislation, statutory requirements or industry practices.
- 1.1.2 The works were carried out in accordance with the standard terms of contract of ***Demeter Environmental Ltd.***
- 1.1.3 The aim of the report is to support the planning application for the site.
- 1.1.4 This report has been prepared in accordance to the Demeter Environmental Limited Quality Management System.

### **1.2 Aims and Objectives of Desk Study**

- 1.2.1 The objectives of the desk study are as follows:

- To provide information on past and current uses of the site and surrounding area and the nature of any hazards and physical constraints;
- To determine the risks associated with hazardous ground gas, including radon;
- To identify current and likely future receptors, potential sources of contamination and likely pathways and any features of immediate concern, including those that could be introduced in the future;
- To identify any aspect of the site requiring immediate attention (e.g., insecure fences, hazardous substances accessible to trespassers or likely to be dispersed by water or wind);
- To provide information on the geology, geochemistry, soil, hydrogeology and hydrology of the site;
- To identify potentially different sub-areas (zones) of a site, based on differing ground conditions; potential contamination; and past, present and future uses;
- To provide information for the preliminary risk assessment;
- To provide data to assist in the design of potential subsequent exploratory and main investigations and to give an early indication of possible remedial requirements;



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- To provide information relevant to worker health and safety and to the protection of the environment during field investigations;
- To provide data to assist in the design of potential subsequent investigations and to give early indication of possible remedial requirements;
- To identify the need to involve regulatory bodies prior to intrusive investigation.

1.2.2 The primary objective of the desk study is to identify potential environmental issues that may represent a constraint to the proposed redevelopment of the site. The findings of this assessment can be used to determine, if required, the scope of a follow on Phase II intrusive site investigation.

1.2.3 The desk top study provides an initial view in respect of the status of the site with regard to:

- The potential impact on the site of interest from surrounding land uses and other environmental factors;
- Potential contamination of the site strata by historical and or current use;
- The potential impact on the wider environment by historical and or current use of the site of interest;
- Potential problems associated with geological features such as faulting, mineral extraction, mining and land instability;
- The location of above-surface features that may affect the proposed redevelopment.

1.2.4 This study includes a review of the available geological, historical and environmental information in order to establish the likely ground conditions at the site. The review is based on the following information:

- Align any report to the requirements of relevant guidance;
- To assess historical activities, referring to past Ordnance Survey maps, at the site with respect to their potential impact on the site environment;
- To characterise the environmental setting of the site, identify migration pathways and vulnerable receptors for contamination originating at the site, focusing on potential soil and groundwater liabilities;



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- To assess historical and current surrounding land use, referring to past Ordnance Survey maps, in relation to known or potential off-site contamination issues that may impact the subject property;
- To identify likely ground conditions at the site and the potential geotechnical and environmental constraints to development;
- To establish development abnormals prior to site development;
- Assessment of the potential risks to both on and off site receptors;
- To develop a preliminary conceptual model.

1.2.5 The data collated in this study has been undertaken to allow the construction of a preliminary conceptual model, which represents the potential contaminant linkages that have been identified on the site. This is used as a basis to develop a strategy for an intrusive investigation where required.

### **1.3 Scope of Desk Study**

1.3.1 The scope of work for this report comprises of the following:

- Procurement of Groundsure Enviro+Geo Insight Report;
- Procurement of Ordnance Survey maps;
- Review of published geology;
- Review of data available in the public domain (borehole section sheets etc.);
- Review of planning history and any associated documents using information in the public domain;
- Site walkover survey;
- Preparation of a preliminary risk assessment.

### **1.4 Basis of Risk Assessment**

1.4.1 This assessment has been undertaken with due regard to the Environmental Protection Act 1990, associated statutory guidance (NPPF, PAN 33 etc.), 'Guidance for the Safe Development of Housing on Land Affected by Contamination', the Guidance on 'Land contamination risk management (LCRM)', the Contaminated Land Guidance Documents issued by the Environment Agency and the documents referred to in Appendix A. The



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methods used follow a risk based approach with the potential risk assessed using the 'Source – pathway – receptor contaminant linkage concept introduced by the Environmental Protection Act.

## **1.5 Limitations and Exceptions of this Report**

1.5.1 This report was undertaken for **Mr Norman Harrison** at the request of **Revival Architecture** and as such should not be entrusted to any third party without written permission of **Demeter Environmental Ltd**.

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1.5.3 Except as otherwise requested by **Mr Norman Harrison, Demeter Environmental Ltd** is not obliged and disclaims any obligation to update the report for events taking place after:

- a) The date on which this assessment was undertaken;
- b) The date on which the final report is delivered.

1.5.4 This report has been compiled from a number of sources, within the time constraints of the programme, which **Demeter Environmental Ltd** believes to be trustworthy. However **Demeter Environmental Ltd** is unable to guarantee the accuracy of information provided by third parties.

1.5.5 The findings and opinions provided in this document are made in good faith and are based on data provided by third parties (Groundsure, Environment Agency, The Coal Authority, and Regulatory Bodies) and the report should be read in conjunction with the limitations on the document control form. The accuracy of map extracts cannot be guaranteed and it should be recognised that different conditions on /adjacent to the site may have existed between and subsequent to the various map surveys.

1.5.6 This report is prepared and written in the context of the purposes stated above and should not be used in a different context. Furthermore, new information, improved practices and legislation may necessitate an alteration to this report in whole or in part after its submission. Therefore with any change in circumstances or after the expiry of one year from the date of this Report, the report should be referred to **Demeter Environmental Ltd** for reappraisal.

1.5.7 The conclusions and recommendations of this report are based on the development described in Clause 2.2, for any other development the report may require revision.





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- 1.5.8 **Demeter Environmental Ltd** makes no representation whatsoever concerning the legal significance of its findings or to other legal matters referred to in the following report.
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- 1.5.10 The report should be read in its entirety, including all associated drawings and appendices. **Demeter Environmental Ltd** cannot be held responsible for any misinterpretations arising from the use of extracts that are taken out of context.
- 1.5.11 This report does not comprise a geotechnical assessment of the strata underlying the site.
- 1.5.12 Any borehole data from the British Geological Survey sources is included on the following basis: 'The British Geological Survey accept no responsibility for omissions or misinterpretations of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation'.
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- 1.5.15 Any risks identified in a Phase I Desk Study Report are perceived risks. Actual risks can only be assessed following a physical investigation of the site. **Mr Norman Harrison** should be aware that this report is based on information available at the time. Where a site investigation has been undertaken, the ground conditions can only be defined precisely at the exploratory positions, whilst an intermediate positions they can only be inferred. It is possible that factors may vary due to seasonal effects or other climatic effects, and may at times differ from those measured during the investigation. While every attempt is made to assess the likelihood and extent of such variations, conditions may nevertheless exist which are undisclosed by this investigation.
- 1.5.16 The findings of this report are based on finite information obtained from research and consultations. Demeter Environmental Ltd cannot guarantee the reliability of all such information and the searches should not be considered exhaustive. The findings of the report



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may need to be reviewed as any future exploratory investigations progress and in the event that additional archive information becomes available.

- 1.5.17 Notwithstanding the findings of this study (and any subsequent investigations), if any indication of contaminated soil (visual or olfactory) is encountered at any stage of the development further investigation may be required.
- 1.5.18 Arboricultural Survey and advice on arboricultural issues are considered to be outside the scope of this report except for their effect on the foundations to the proposed buildings. Where identification of any species is made, especially invasive plants such as Japanese Knotweed, Himalayan Balsam or Giant Hogweed, this should only be considered as a preliminary assessment and subject to confirmation by a professional Arboriculturist. Demeter Environmental Ltd takes no responsibility for failing to identify, or the incorrect identification of, any tree or plant species on site.
- 1.5.19 Our investigations exclude surveys to identify the presence injurious and invasive weeds. Under the Weeds Act 1959, the Secretary of State may serve an enforcement notice on the occupier of land on which injurious weeds are growing, requiring the occupier to take action to prevent the spread of injurious weeds. The Weeds Act specifies five Injurious weeds: Common Ragwort, Spear Thistle, Creeping of Field Thistle, Broad-leaved Dock and Curled Dock. The Wildlife and Countryside act 1981 provides the primary controls on the release of non-native species into the wild in Great Britain. It is an offence under section 14(2) of the act to 'plant or otherwise cause to grow in the wild' any plants listed in schedule 9, part II. The only flowering plants currently listed are Japanese Knotweed and Giant Knotweed. The presence of such weeds on site may have considerable effects on the cost / timescale in developing the site.
- 1.5.20 Good guidance on injurious and invasive weeds is provided on DEFRA and Environment Agency web sites.
- 1.5.21 Our investigations exclude surveys to identify the presence or indeed absence of asbestos in buildings/infrastructure on site. If asbestos is suspected to be present, we recommend specialists in the identification and control / disposal of asbestos are appointed prior to commencement of any works on site or, if appropriate, purchase of the site. The presence of asbestos on site may have considerable effects on the cost / timescale in developing the site. There is good guidance in relation to Asbestos available on the Health and Safety Executive (HSE) web site.
- 1.5.22 The scope of this investigation does not include an assessment for the presence of asbestos containing materials within or below the buildings or in associated infrastructure in the



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ground at the site. Should there be a requirement under Regulation 4 of the Control of Asbestos at Work Regulations 2002 for any part of the site to be deemed 'non-domestic premises' the duty holders should prepare an asbestos risk management plan and this may require technical survey works as described in the HSE Guidance HSG264 (2nd edition).

1.5.23 The Health and Safety at Work Act requires that Employers provide safe places of work for their employees. The Control of Asbestos at Work Regulations (CAWR) place very heavy specific duties on those who commission and carry out work on asbestos containing materials. Construction work that is likely to involve exposure of workers to hazards associated with asbestos in existing buildings will be subject to the Construction (Design and Management) Regulations which impose duties upon Clients, Designers and the Contractors carrying out the work. Other health and safety and welfare regulations place duties on Employers to undertake risk assessments and prepare hazard management plans which, in the case of a building likely to contain asbestos, could involve the commissioning of surveys, hazardous materials location registers and proposals for remedial work.

1.5.24 Whilst a site walkover has been undertaken as part of this report, the survey does not constitute either an asbestos or structural survey and all areas of the site may not have been visited / inspected.

1.5.25 Consideration of occupational health and safety issues are beyond the scope of this report.

1.5.26 All assessments and recommendations should be forwarded to the relevant planning authorities for comment and approval prior to implementation.

## **1.6 Principal Sources of Information**

1.6.1 Documents that were available or have been obtained for reference or obtaining data are given in Appendix A. Further information on data used in this report and dates the data was obtained/accessed is given below:

**Table 2: Summary of Information Obtained**

| Source                                | Data Provided                                                                                                                           | Date Obtained             |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Groundsure                            | Ordnance Survey Maps<br>Groundsure Enviro+Geo Report                                                                                    | 11 <sup>th</sup> May 2023 |
| Knowsley Metropolitan Borough Council | Planning history                                                                                                                        | 12 <sup>th</sup> May 2023 |
| British Geological Survey             | 1:50,000 Geological Maps<br>1:10,000 Geological maps<br>Borehole Section sheets                                                         | 12 <sup>th</sup> May 2023 |
| Environment Agency                    | Historic Landfill Data (last updated 5 <sup>th</sup> April 2016)<br>Authorised Landfills (5 <sup>th</sup> April 2016)                   | 12 <sup>th</sup> May 2023 |
| MAGIC Database                        | Nitrate Vulnerable Zones<br>Aquifer Details<br>Groundwater vulnerability<br>Water Safeguard Zones<br>Groundwater Source Protection Zone | 12 <sup>th</sup> May 2023 |
| Coal Authority                        | Interactive Map Viewer<br>Coalfield Plans                                                                                               | 12 <sup>th</sup> May 2023 |
| Google Earth <sup>®</sup>             | Aerial plates                                                                                                                           | 12 <sup>th</sup> May 2023 |
| Google Streetview <sup>®</sup>        | Street level imagery                                                                                                                    | 12 <sup>th</sup> May 2023 |

## 2 SITE CONTEXT

### 2.1 Site Location

2.1.1 The site is located off Hope Street, the approximate grid reference is 346623E, 392950EN, as shown on Drawing 1 and Plate 2 in Appendix D.

2.1.2 The site is located within the administrative jurisdiction of Knowsley Metropolitan Borough Council.

### 2.2 Proposed Development

2.2.1 It is proposed that eight dwelling are erected on the site. The proposed site development plan is shown on the drawings in Appendix D.

#### Site Description & Site Reconnaissance Visit

2.3.1 The aims of the walkover were to determine whether there were any obvious potential sources of contamination, pathways and receptors on or near the site and whether there were any obvious geotechnical difficulties with the site. In addition, access routes into the site were investigated in order to establish the feasibility of further site investigation.

2.3.2 A site walkover survey was undertaken in May 2023 by a consultant from Demeter Environmental Ltd, in general accordance with CLEA CLR 2, on completion of a review of relevant historical and environmental data. The observations of the walkover are presented hereunder:

**Table 3: Summary of Walkover Survey**

| Topic                                     |       | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Description / Use                    |       | <p>The site extended to an area of approximately 0.15Ha and the site topography was approximately level. At the time of the survey the majority of the site was occupied by a single storey building which was being used to respray vehicles. Respray booths were present on the north western and north eastern corners of the site. Paints and chemical associated with the respraying were stored around the building.</p> <p>Offices and welfare rooms were present in buildings along the south western boundary of the site. The remainder of the site comprised of the access road.</p> <p>No visual evidence of hydrocarbon releases were noted, olfactory evidence of volatiles was noted however this was associated with the respraying of vehicles.</p>                                                                                                    |
| Description of surrounding area           |       | Residential / commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Surrounding Land Uses                     | North | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                           | East  | Residential                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                                           | South | Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                           | West  | Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Access                                    |       | Via Hope Street                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Structures                                |       | The majority of the site was occupied by a single story commercial building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Surfacing                                 |       | The entirety of the site was covered by hardstanding (concrete or asphalt).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Made Ground                               |       | Whilst made ground was not directly observed, it is likely to be present under areas of hard-standing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Vegetation / Trees                        |       | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Invasive Species                          |       | <p>During the site walkover, we did not notice the presence of any Japanese Knotweed, however this plant can be difficult to identify in the early stages of growth and therefore it is not always possible to identify its presence at certain times of the year. It should be noted that we are not qualified ecologists and as such cannot guarantee the absence of Knotweed or other invasive vegetation.</p> <p>It is recommended that if it is suspected that this species or other similarly invasive plants are present at the site, a specialist contractor should be commissioned to make a detailed assessment.</p>                                                                                                                                                                                                                                          |
| Storage Tanks                             |       | No evidence of either historical or current underground or aboveground storage tanks was noted at the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Raw Material and Chemical Use and Storage |       | Chemical used in the respraying of vehicles were stored at a number of locations across the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Solid Wastes                              |       | No significant observations were made of solid waste storage at the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Hazardous and Industrial Wastes           |       | No evidence of significant hazardous and industrial waste storage was observed at the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Air Emissions                             |       | No significant sources of air emissions were observed at the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Asbestos Containing Materials             |       | <p>Asbestos has not been identified on site during our site walkover. However, asbestos may be present in buildings on the site. In the event that any asbestos is identified in the future or if it is considered that there is a risk that asbestos exists in the building, a full asbestos survey should be carried out. Guidance on the need for asbestos surveys and the method of carrying them out are given in HSE Publication HSG264 (2<sup>nd</sup> edition). Although not specifically observed, potential asbestos containing materials (ACM's) may be present within construction materials.</p> <p>The made ground identified on the site may be impacted by asbestos as the source of the material is unknown.</p> <p>It should be noted that we are not qualified asbestos surveyors and as such cannot guarantee the presence or absence of ACM's.</p> |
| Spills and Releases                       |       | No evidence of any spills or releases of substances which may contain potentially polluting materials was noted at the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



2.3.3 A plan of the site in its current configuration is presented on Drawing 3 in Appendix D.

2.3.4 Photographs of the site and a photograph key plan are presented in Appendix E.

### 3 SITE HISTORY

#### 3.1 Historical O.S. Maps, Aerial Plates and Street View Images

3.1.1 The historical usage of both the site and the surrounds has been researched by reference to historical maps and aerial plates presented in Appendix F (O.S. maps, Old Maps Online, and National Library of Scotland), street plans, street directories, historical aerial photographs (Google Earth, Britain From Above, historical street level imagery and plates in the public domain.) are summarised hereunder in Table 4.

**Table 4: Summary of Review of Historical Maps and Aerial Plates**

| Area                                                     | Summary of Historical Review                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site                                                     | Initially (1850) the site formed part of a larger parcel of open land, by 1937 the site had been developed and a number of building were present on site. The 1954 map indicates the buildings had been extended, no further significant changes could be discerned.                                                                                                                                                                                                                            |
| Area adjacent to the site                                | Initially the site boundaries were formed by buildings to the south and open land on all other sides. By 1923 the eastern boundary was formed by dwellings and by 1938 a club formed the northern boundary which by 1964 was identified as a depot.<br><br>The 1985 map identifies the building on the south western boundary as a garage. The 2003 map indicates the depot has been redeveloped and the area was occupied by houses.<br><br>No further significant changes could be discerned. |
| Area within 50m (including ponds)                        | No potentially contaminative land uses have been identified within 50m of the site.                                                                                                                                                                                                                                                                                                                                                                                                             |
| Potentially In-Filled Land Within 250m (excluding ponds) | No areas of potentially in-filled land have been identified within 250m of the site.                                                                                                                                                                                                                                                                                                                                                                                                            |

#### 3.2 Anecdotal Evidence

3.2.1 No additional information on the site history could be sourced.

#### 3.3 Archaeological Considerations

3.3.1 No known archaeological considerations have currently been identified.

3.3.2 Archaeological information has not been sought as part of this desk study and has not been identified as an issue by the Client. Some Local Authorities require at least an initial archaeological appraisal for development sites.



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3.3.3 Archaeological investigations occasionally reveal ground-related problems from ancient times (prior to the 1st Edition O.S. maps) and can occasionally cause foundation and contamination development hazards.

3.3.4 The Local Authority archaeological officer has not been contacted at this stage.

### 3.4 Planning Information

3.4.1 A search of on-line planning information held by Knowsley Council was undertaken, four previous applications were noted, which are summarised below:

**Table 5: Summary of Application History for The Subject Site**

| Application Number | Development Description                                                                                                                | Decision | Salient Information from Documents |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------|
| 74/06653/HIST      | DEMOLISH 1 NO EXISTING SIDE ELEVATION OF GARAGE BLDG AND REBUILD                                                                       | Granted  | No                                 |
| 10/00338/OUT       | OUTLINE APPLICATION FOR 2NO. PAIRS OF SEMI-DETACHED DWELLINGS AND 1NO. DETACHED HOUSE                                                  | Refused  | Yes                                |
| 12/00459/OUT       | DEMOLITION OF EXISTING BUILDING AND OUTLINE APPLICATION FOR THE ERECTION OF A THREE STOREY APARTMENT BLOCK COMPRISING 12NO. APARTMENTS | Refused  | No                                 |
| 14/00497/FUL       | DEMOLITION OF EXISTING INDUSTRIAL UNIT. ERECTION OF 6NO 3BED TERRACED DWELLINGS                                                        | Granted  | No                                 |

### 3.5 Previous Reports

3.5.1 A number of reports were accessed via the review of the planning history, the salient documents are summarised hereunder:

**Table 6: Summary of Salient Documentation For the Subject Site**

| Application Number | Report                                  | Summary                                                                                                                                                        |
|--------------------|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10/00338/OUT       | Design and Access Statement             | The statement indicates the site was vacant as was used as a car repair garage. Asbestos classing was noted to be present.                                     |
| 12/00459/OUT       | Non-Residential Ground Stability Report | The site is within an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past. |
| 14/00497/FUL       | Coal Mining Overview                    | The report proposed that 3 boreholes to a depth of 30mbgl are sunk on the site.                                                                                |

## 4 ENVIRONMENTAL SETTING

### 4.1 Published Geology – 1:50,000 Geological Maps

4.1.1 The documented geology has been ascertained by the examination of British Geological Survey 1:50,000 Sheet 97 (Runcorn) and the appropriate geological memoir is summarised hereunder:

4.1.2 No drift deposits are recorded to be present on the site.



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- 4.1.3 The solid geology is given as the Pennine Lower Coal Measures Formation (sandstone) of the Westphalian epoch. An inferred coal seam outcrops 89m north of the site.

## **4.2 Data From The Coal Authority**

- 4.2.1 The Coal Authority interactive map viewer was accessed, the map indicates the site may be within a "Development High Risk Area".
- 4.2.2 The Development High Risk Area is defined as 'The Development High Risk Area is the part of the coal mining reporting area which contains one or more recorded coal mining related features which have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. The combination of features includes mine entries; shallow coal workings (recorded and probable); recorded coal mining related hazards; recorded mine gas sites; fissures and breaklines and previous surface mining sites. New development in this defined area needs to demonstrate that the development will be safe and stable taking full account of former coal mining activities. This area was formally known as the Development Referral Area'.

## **4.3 Borehole Records**

- 4.3.1 The BGS Borehole map indicates that there is a borehole 19m north west of the site drilled to a depth of 40mbgl, coal was recorded at 9.0mbgl and 27.5mbgl.

## **4.4 Geological Hazards**

- 4.4.1 Potential natural geological hazards which may represent a risk to the proposed development on the site could include the following:





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**Table 7: Summary of Potential Natural Geological Hazards Identified in the Groundsure® Reports**

| Potential Hazard                   | Assessed Risk on the Site                                                                                                                               |                                  |                              |                                           |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------------------|-------------------------------------------|
| Radon                              | The property is in a Radon Affected Area, as between 3% and 5% of properties are above the Action Level. Basic radon protective measures are necessary. |                                  |                              |                                           |
| Background Soil Chemistry          | Element                                                                                                                                                 | Estimated Geometric Mean (mg/kg) | Residential Threshold(mg/kg) | Industrial / Commercial Threshold (mg/kg) |
|                                    | Arsenic                                                                                                                                                 | 15-25                            | 37 (S4UL)                    | 640 (S4UL)                                |
|                                    | Bioaccessible Arsenic                                                                                                                                   | No data                          |                              |                                           |
|                                    | Lead                                                                                                                                                    | 100-200                          | 200 (C4SL)                   | 750 (C4SL)                                |
|                                    | Bioaccessible Lead                                                                                                                                      | 60-120                           |                              |                                           |
|                                    | Cadmium                                                                                                                                                 | 1.8-2.2                          | 10 (S4UL)                    | 230 (S4UL)                                |
|                                    | Chromium                                                                                                                                                | 90-120                           | 620 (S4UL)                   | 30,400 (S4UL)                             |
|                                    | Nickel                                                                                                                                                  | 15-30                            | 130 (S4UL)                   | 1,700 (S4UL)                              |
| BGS Estimated Urban Soil Chemistry | No data                                                                                                                                                 |                                  |                              |                                           |
| BGS Measured Urban Soil Chemistry  | No data                                                                                                                                                 |                                  |                              |                                           |

#### 4.5 Review of Data Obtained from Geology and Ground Stability Groundsure Report

4.5.1 A geology and ground stability report has been procured from Groundsure®, which is presented in Appendix G, and is summarised hereunder.

**Table 8: Summary of Data within Groundsure® Geology and Ground Stability Report**

| Data                    | Distance (m) | Comments                                           | Significance      |
|-------------------------|--------------|----------------------------------------------------|-------------------|
| Faults                  | <50m         | No data                                            | -                 |
| Natural cavities        | <250m        | No data                                            |                   |
| BritPits                | <250m        | No data                                            |                   |
| Surface ground workings | <250m        | 33m N – workings<br>151m W – cillery<br>198 – heap | Potential sources |
| Underground workings    | <250m        | No data                                            |                   |

## 5 HYDROLOGY AND HYDROGEOLOGY

5.1.1 The geological succession underlying the site may be regarded as a series of discrete units in terms of their hydrogeological significance, as illustrated hereunder:

**Table 9: Hydrogeological Interpretation**

| UNIT          | PROPERTIES                                                                                                                                                                                                                              | AQUIFER TYPE | FLOW TYPE | PERMEABILITY     |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|------------------|
| Made Ground   | Likely to be generally granular and permeable and will permit vertical and lateral transmission of groundwater. Where underlain by an aquiclude perched groundwater may be present in depressions at the interface.                     | N/A          | N/A       | N/A              |
| Coal Measures | Permeable layers 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. These are generally aquifers formerly classified as minor aquifers. | Secondary A  | Fractured | Moderate to high |

## 5.2 Assessment of Vulnerability of Surface Water Receptors

5.2.1 The sensitivity of both the surface water receptors and the underlying groundwater in both the drift deposits and bedrock has been assessed in line with the methodology in Appendix C based on the information presented below. Where the risk is regarded as low or very low the receptor will not be regarded as a credible receptor and will not be assessed further.

**Table 10: Assessment of Vulnerability of Surface Water Receptors**

| INFORMATION                                                                                  | Surface Water                                                                                                                                        | Bedrock                                                                                                   |                                                                                           |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| Aquifer Status of Geology:                                                                   | N/A                                                                                                                                                  | Secondary A                                                                                               |                                                                                           |
| Likely Geology (based on closest BGS Borehole Section Sheets / Previous Site investigations) | Deposits of drift will be negligible if present.                                                                                                     |                                                                                                           |                                                                                           |
| Groundwater Vulnerability                                                                    | Leaching class: Low<br>Infiltration value: <40%<br>Dilution value: 300-550mm/year                                                                    | Vulnerability: -<br>Aquifer type: - Thickness: 3-10m<br>Patchiness value: <90%<br>Recharge potential: Low | Vulnerability: Low<br>Aquifer type: Secondary<br>Flow mechanism: Well connected fractures |
| Groundwater Vulnerability Summary:                                                           | Summary Classification: Secondary bedrock aquifer - Low Vulnerability<br>Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer |                                                                                                           |                                                                                           |
| Groundwater Vulnerability (soluble rock risk):                                               | N/A                                                                                                                                                  | No data                                                                                                   | No data                                                                                   |
| Groundwater Vulnerability-Local Information:                                                 | N/A                                                                                                                                                  | No data                                                                                                   | No data                                                                                   |
| Groundwater Abstractions (<1,000m) (Only Current Abstractions Are Listed):                   | N/A                                                                                                                                                  | None                                                                                                      |                                                                                           |
| Surface Water Abstractions (<500m) (Only Current Abstractions Are Listed):                   | None                                                                                                                                                 | N/A                                                                                                       |                                                                                           |
| Potable Abstractions (<2,000m) (Only Current Abstractions Are Listed):                       | N/A                                                                                                                                                  | None                                                                                                      |                                                                                           |
| Source Protection Zones:                                                                     | N/A                                                                                                                                                  | No – none within 500m                                                                                     |                                                                                           |
| Source Protection Zones (Confined Aquifer):                                                  | No data                                                                                                                                              | No data                                                                                                   |                                                                                           |
| Surface Water Bodies (<100m):                                                                | None                                                                                                                                                 | N/A                                                                                                       |                                                                                           |
| Surface Water Features (<250m):                                                              | None                                                                                                                                                 | N/A                                                                                                       |                                                                                           |
| Sensitivity of Surface Water / Groundwater:                                                  | L2 – very low                                                                                                                                        | L1 - low                                                                                                  |                                                                                           |



## 6 DATA OBTAINED FROM REGULATORY BODIES AND OTHERS

### 6.1 Data From Groundsure

6.1.1 An Environmental Data Report was procured from Groundsure<sup>®</sup>. Groundsure<sup>®</sup> reports contain a broad spectrum of environmental data collated from many sources, including the Environment Agency and the relevant local authority. The report is contained in Appendix G.

6.1.2 Relevant data on potentially contaminative land uses within the report, covering an area within a radius of 50m (250m for landfill and other waste sites) from the site is summarised hereunder:

**Table 11: Summary of Groundsure<sup>®</sup> Environmental Data Report**

| Data                            | Distance (m) | Comments                                           | Significance      |
|---------------------------------|--------------|----------------------------------------------------|-------------------|
| Historical industrial land uses | <50m         | 21m N - Pottery                                    | Potential source  |
| Historical tanks                | <50m         |                                                    |                   |
| Historical energy features      | <50m         |                                                    |                   |
| Historical petrol stations      | <50m         |                                                    |                   |
| Historical garages              | <50m         | 3m to 4m SW - garage                               | Potential source  |
| Historical military land        | <50m         |                                                    |                   |
| Waste and landfill              | <250m        | 36m W – waste exception                            |                   |
| Current industrial land use     | <50m         | 9m SW – Prescott Car Centre<br>29m E – Luxtwel Ltd | Potential sources |

## 7 PRELIMINARY CONCEPTUAL MODEL AND PRELIMINARILY RISK ASSESSMENT

### 7.1 Introduction

7.1.1 The findings of the desk study have been used to develop a preliminary conceptual model of the site, which identifies potential contaminant linkages. The scope of the model is intended primarily to identify potential impacts to human health and environmental receptors from potential on site and off-site contamination sources. More generalised comments may be included with respect to potential impacts to the wider ecosystem if relevant.

7.1.2 Contaminated land is defined under Section 78A(2) of the Environmental Protection Act 1990 IIA, as “Any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that:

- Significant harm is being caused, or there is significant possibility of such harm being caused, or
- Pollution of controlled waters is being or is likely to be caused”

7.1.3 Thus land can be defined as contaminated if it is causing significant harm; or where substances in, on or under the land are polluting a controlled water, or there is a significant risk of this happening.



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7.1.4 Current approaches (Guidance on 'Land contamination risk management (LCRM), Part IIA of the Environmental Protection Act 1990 and the National Planning Policy Framework) to risk assessment of contaminated land suggest the construction of a Preliminary Conceptual Model. The purpose of this model is to define all possible complete contaminant linkages, where the requisite source – pathway – target elements are present, and these elements being defined as:

- a contaminant (source) is a hazardous substance or agent, present at levels that have the potential to cause harm or damage a receptor
- a pathway is the means by or through which a contaminant comes into contact with, or otherwise affects, the receptor
- a receptor (target) is an entity (human being, aquatic environment, flora and fauna etc.) that is vulnerable to the adverse effects of the contaminant

7.1.5 This relationship is termed a "contaminant linkage". It should be recognised that for a health or environmental risk to exist, all three elements of the relationship or linkage must be present, i.e.

- if there is no contaminant, or contaminant present at levels below those considered to be harmful or damaging to a receptor, then there can be no adverse effect on a receptor
- if there is no receptor present that can be adversely affected by a contaminant, no harm or damage can arise
- even where both a contaminant and a receptor are present, no harm or damage will occur if there is no pathway by or through which a linkage between the two can be established

7.1.6 The information collated in the desk study was assessed hereunder to determine the potential contaminant linkage(s) existing on this site, and the likelihood of the linkage being present, allowing the construction of a preliminary conceptual model, as discussed hereunder.



## 7.2 Assessment of Potential Sources of Contamination

7.2.1 The potential sources of contamination identified in the desk study summarised hereunder:

**Table 12: Potential Sources of Contamination**

| Potential Source of Contamination                      | Distance to Site                   | Dates Identified on Historical Maps | Discussion                                                                                                                                                                                                                                                                                                                                                                               | Probability                                                                    | Consequence                                                          | Risk           | Does source warrant further assessment? |
|--------------------------------------------------------|------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------|-----------------------------------------|
| Made ground                                            | On site                            | N/A                                 | Site History: Given that the site has been previously developed it is likely that deposits of made ground will be present on the site.                                                                                                                                                                                                                                                   | Likely                                                                         | Medium – chronic effect on human health                              | Moderate       | Yes                                     |
| Made ground                                            | On site                            | N/A                                 | As there is no evidence the made ground on the site is in excess of 1m (no evidence to suggest made ground is up to 5m thick or has an average thickness of 3m) thick with low organic matter the made ground is not regarded as a credible source of ground gases. It is also unlikely that there will be sufficient organic matter to generate ground gases (SOM is likely to be <5%). | None – not a credible source                                                   | Severe – acute risk to human health                                  | None           | No                                      |
| Site buildings                                         | On site                            | ???? – 2023                         | The use of the site as a garage has the potential to impact site soils.                                                                                                                                                                                                                                                                                                                  | Likely                                                                         | Medium – chronic effect on human health                              | Moderate       | Yes                                     |
| Use / storage of chemicals and/or fuel on the site     | On site and within 15m of the site | N/A                                 | Given the history of the site it is likely that chemicals / fuel have been used and/or stored either on the site or within 15m of the site.                                                                                                                                                                                                                                              | Likely                                                                         | Medium – ingress of contaminants through plastic potable water pipes | Moderate       | Yes                                     |
| Potential for mobile contamination (VOC's, fuels etc.) | On site                            | N/A                                 | Given the history of the site it is possible that mobile contamination may be present on the site (i.e. the natural soils may have been impacted).                                                                                                                                                                                                                                       | Likely                                                                         | Medium – chronic effect on human health                              | Moderate       | Yes                                     |
| Depot                                                  | Northern boundary                  | ???? - 2003                         | The depot has the potential to impact site soils.                                                                                                                                                                                                                                                                                                                                        | Likely                                                                         | Medium – chronic effect on human health                              | Moderate       | Yes                                     |
| Garage                                                 | South western boundary             | <1985 - 2023                        | The garage has the potential to impact site soils.                                                                                                                                                                                                                                                                                                                                       | Likely                                                                         | Medium – chronic effect on human health                              | Moderate       | Yes                                     |
| Potential worked coal seams                            | Underlying site (<30mbgl)          | N/A                                 | There is the potential for worked seams to be present under the site.                                                                                                                                                                                                                                                                                                                    | Unknown – further works are required, assumed to be unlikely to this juncture. | Severe – acute risk to human health                                  | Moderate / low | Yes                                     |



### 7.3 Identification of Potential Receptors

7.3.1 Potential receptors of contamination on this site may be represented as tabulated hereunder:

**Table 13: Potential Receptors**

| ID       | POTENTIAL RECEPTOR                                     | IS THE RECEPTOR PRESENT? | JUSTIFICATION FOR INCLUSION / EXCLUSION                                             |
|----------|--------------------------------------------------------|--------------------------|-------------------------------------------------------------------------------------|
| <b>A</b> | Human beings (construction workers)                    | <b>Yes</b>               | Will be on site during the construction phase                                       |
| <b>B</b> | Human beings (future residents)                        | <b>Yes</b>               | The proposed development is residential                                             |
| <b>C</b> | Human beings (future worker occupants)                 | <b>No</b>                | The proposed development is commercial                                              |
| <b>D</b> | Human beings (trespassers / transient users)           | <b>Yes</b>               | May be present on the proposed development                                          |
| <b>E</b> | Human beings (worker occupants of adjacent properties) | <b>Yes</b>               | Commercial buildings adjoin the site                                                |
| <b>F</b> | Human beings (residents of adjacent properties)        | <b>Yes</b>               | Dwellings adjoin the site                                                           |
| <b>G</b> | Designated ecological systems                          | <b>No</b>                | None have been identified                                                           |
| <b>H</b> | On site flora and fauna                                | <b>No</b>                | No sensitive species have been identified                                           |
| <b>I</b> | Property in the form of buildings (on site)            | <b>Yes</b>               | The development includes the erection of dwellings                                  |
| <b>J</b> | Property in the form of buildings (adjacent)           | <b>No</b>                | No buildings form the site boundaries                                               |
| <b>K</b> | Property in the form of crops/livestock (on site)      | <b>No</b>                | Will not form part of the development                                               |
| <b>L</b> | Property in the form of crops/livestock (adjacent)     | <b>No</b>                | None have been identified                                                           |
| <b>M</b> | Potable water mains (on site)                          | <b>Yes</b>               | The site will be served by potable water mains                                      |
| <b>N</b> | Potable water mains (off site)                         | <b>No</b>                | It is unlikely that water mains for nearby sites will run through the subject site. |
| <b>O</b> | Groundwater (underlying aquifer)                       | <b>No</b>                | The site is underlain by low sensitivity aquifers                                   |
| <b>P</b> | Surface water bodies                                   | <b>No</b>                | No high/moderate sensitivity water bodies within 250m                               |



## 7.4 Potential Pathways

7.4.1 Taking account of the intended use of the site, the pathways by which the above sources and receptors may be linked may be summarised as follows:

**Table 14: Potential Pathways**

| ID       | POTENTIAL RECEPTOR                                     | ASSOCIATED POTENTIAL PATHWAYS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | JUSTIFICATION FOR EXCLUSION |
|----------|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>A</b> | Human beings (construction workers)                    | Ingestion of soil / soil dust<br>Dermal contact with soil / soil dust<br>Inhalation of soil dust<br>Migration of ground gases through permeable strata / preferential pathways                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |
| <b>B</b> | Human beings (future residents)                        | Ingestion of soil / soil dust<br>Dermal contact with soil / soil dust<br>Inhalation of soil dust<br>Dermal contact with soil / soil dust outdoors<br>Dermal contact with soil dust indoors<br>Ingestion of home-grown produce<br>Ingestion of soil attached to home-grown produce<br>Inhalation of soil dust indoors<br>Inhalation of soil dust outdoors<br>Inhalation of soil vapours indoors<br>Inhalation of soil vapours outdoors<br>Inhalation of water vapours indoors<br>Inhalation of water vapours outdoors<br>Migration of ground gases through permeable strata / preferential pathways |                             |
| <b>D</b> | Human beings (trespassers / transient users)           | Ingestion of soil / soil dust<br>Dermal contact with soil / soil dust<br>Inhalation of soil dust                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                             |
| <b>E</b> | Human beings (worker occupants of adjacent properties) | Ingestion of soil / soil dust<br>Dermal contact with soil / soil dust<br>Inhalation of soil dust<br>Dermal contact with soil / soil dust outdoors<br>Dermal contact with soil dust indoors<br>Inhalation of soil dust indoors<br>Inhalation of soil dust outdoors<br>Inhalation of soil vapours indoors<br>Inhalation of soil vapours outdoors<br>Inhalation of water vapours indoors<br>Inhalation of water vapours outdoors<br>Migration of ground gases through permeable strata / preferential pathways                                                                                        |                             |
| <b>F</b> | Human beings (residents of adjacent properties)        | Ingestion of soil / soil dust<br>Dermal contact with soil / soil dust<br>Inhalation of soil dust<br>Dermal contact with soil / soil dust outdoors<br>Dermal contact with soil dust indoors<br>Ingestion of home-grown produce<br>Ingestion of soil attached to home-grown produce<br>Inhalation of soil dust indoors<br>Inhalation of soil dust outdoors<br>Inhalation of soil vapours indoors<br>Inhalation of soil vapours outdoors<br>Inhalation of water vapours indoors<br>Inhalation of water vapours outdoors<br>Migration of ground gases through permeable strata / preferential pathways |                             |
| <b>I</b> | Property in the form of buildings (on site)            | Direct contact with aggressive ground conditions<br>Migration of ground gases through permeable strata / preferential pathways                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                             |
| <b>M</b> | Potable water mains (on site)                          | Direct contact with aggressive ground conditions<br>Direct contact with organic contamination                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |



## **7.5 Preliminarily Qualitative Risk Assessment**

7.5.1 In accordance with the current UK Government of 'suitable for use' approach to the assessment of contaminated land, a preliminarily qualitative risk assessment has been undertaken on the potential contaminant linkages identified above, which considers the magnitude of the potential consequence of the risk occurring, the magnitude of the probability of the risk occurring and provides an overall risk classification.

7.5.2 The following sections discuss all the identified potential on and off site sources which warrant further consideration (see Clause 7.2), pathways and receptors in the context of the proposed development and plausible pollutant linkages which may represent a risk to identified receptors such as human health and/or controlled waters from the data gained from the desk study. At this stage the assessment is qualitative and aimed to determine all pollutant linkages, irrespective of significance or allowing for uncertainty.

7.5.3 The purpose of the PQRA is to:

- Refine and update the conceptual model;
- Confirm the presence of actual pollutant linkages;
- Evaluate potentially unacceptable risks; and
- Provide the basis for the options appraisal when unacceptable risks are identified at the site.

7.5.4 The methodology used in the 2001 CIRIA report C552 – 'Contaminated Land Risk Assessment. A Guide to Good Practice' and 'Guidance for the Safe Development of Housing on Land Affected by Contamination' is used here and is discussed in Appendix C.





7.5.5 Based on the above a Preliminary Conceptual Model (PCM) has been created and is presented in hereunder.

**Table 15: Preliminary Conceptual Model**

| PPL ID | Source                    | Pollutant(s)                                                                                                                                                                                                                        | Receptor(s)                                            | Pathways to Receptor                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Probability                                                         | Consequence                                                          | Risk           |
|--------|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------------------|----------------|
| 1      | Made Ground               | Arsenic, asbestos, barium, beryllium, cadmium, chromium (III and VI), copper, cyanide, lead, mercury, molybdenum, nickel, PAH's (USEPA 16) selenium, sulphur, thallium, hydrocarbons (TPHCWG), vanadium, zinc<br><br>VOC's / SVOC's | Human beings (construction workers)                    | Ingestion of soil / soil dust<br>Dermal contact with soil / soil dust<br>Inhalation of soil dust                                                                                                                                                                                                                                                                                                                                                                             | Likely                                                              | Minor – can be prevented by the use of PPE                           | Low            |
| 2      |                           |                                                                                                                                                                                                                                     | Human beings (future residents)                        | Ingestion of soil / soil dust<br>Dermal contact with soil / soil dust<br>Inhalation of soil dust<br>Dermal contact with soil / soil dust outdoors<br>Dermal contact with soil dust indoors<br>Ingestion of home-grown produce<br>Ingestion of soil attached to home-grown produce<br>Inhalation of soil dust indoors<br>Inhalation of soil dust outdoors<br>Inhalation of soil vapours indoors<br>Inhalation of soil vapours outdoors                                        |                                                                     | Medium – there is a potential for chronic effects to humans          | Moderate       |
| 3      |                           |                                                                                                                                                                                                                                     | Human beings (trespassers / transient users)           | Ingestion of soil / soil dust<br>Dermal contact with soil / soil dust<br>Inhalation of soil dust                                                                                                                                                                                                                                                                                                                                                                             |                                                                     | Medium – there is a potential for chronic effects to humans          | Moderate       |
| 4      |                           |                                                                                                                                                                                                                                     | Human beings (worker occupants of adjacent properties) | Ingestion of soil / soil dust<br>Dermal contact with soil / soil dust<br>Inhalation of soil dust<br>Dermal contact with soil / soil dust outdoors<br>Dermal contact with soil dust indoors<br>Inhalation of soil dust indoors<br>Inhalation of soil dust outdoors<br>Inhalation of soil vapours indoors<br>Inhalation of soil vapours outdoors                                                                                                                               |                                                                     | Medium – there is a potential for chronic effects to humans          | Moderate       |
| 5      |                           |                                                                                                                                                                                                                                     | Human beings (residents of adjacent properties)        | Ingestion of soil / soil dust<br>Dermal contact with soil / soil dust<br>Inhalation of soil dust<br>Dermal contact with soil / soil dust outdoors<br>Dermal contact with soil dust indoors<br>Ingestion of home-grown produce<br>Ingestion of soil attached to home-grown produce<br>Inhalation of soil dust indoors<br>Inhalation of soil dust outdoors<br>Inhalation of soil vapours indoors<br>Inhalation of soil vapours outdoors<br>Inhalation of water vapours indoors |                                                                     | Medium – there is a potential for chronic effects to humans          | Moderate       |
| 6      |                           |                                                                                                                                                                                                                                     | Property in the form of buildings (on site)            | Direct contact with aggressive ground conditions                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                     | Medium– significant damage to buildings                              | Moderate       |
| 7      |                           |                                                                                                                                                                                                                                     | Potable water mains (on site)                          | Direct contact with aggressive ground conditions<br>Direct contact with organic contamination                                                                                                                                                                                                                                                                                                                                                                                |                                                                     | Medium – ingress of contaminants through plastic potable water pipes | Moderate       |
| 8      | Possible worked coal seam | Ground gases (CO <sub>2</sub> , CH <sub>4</sub> , H <sub>2</sub> S, CO)                                                                                                                                                             | Human beings (construction workers)                    | Migration of ground gases through permeable strata / preferential pathways                                                                                                                                                                                                                                                                                                                                                                                                   | Unknown – assumed to be unlikely until further works are undertaken | Severe – acute risk to human health                                  | Moderate / low |
| 9      |                           |                                                                                                                                                                                                                                     | Human beings (future residents)                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                     | Severe – acute risk to human health                                  | Moderate / low |
| 10     |                           |                                                                                                                                                                                                                                     | Human beings (trespassers / transient users)           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                     | Severe – acute risk to human health                                  | Moderate / low |
| 11     |                           |                                                                                                                                                                                                                                     | Property in the form of buildings (on site)            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                     | Medium – effect on building fabric                                   | Low            |



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7.5.6 The potential significant linkages listed above are based on the available data listed in the sections above and the features noted during the site walkover. Therefore, the linkages identified are tentative and subject to the following uncertainties(s):

- Presence of made ground under the site;
- The use of the site as a garage has impacted site soils;
- There are worked shallow coal seams underlying the site;

7.5.7 The precautionary principle as discussed in PPS23 (withdrawn) has been applied in the assessment of potential sources, pathways and receptors.

7.5.8 It can be seen that contaminant linkages 2 to 11 require further investigation.

## **8 RECOMMENDATIONS FOR FURTHER WORKS AND SAMPLING STRATEGY**

### **8.1 Introduction**

8.1.1 In accordance with the National Policy Planning Framework, Demeter Environmental consider that sufficient information on the potential for contamination is available in this report to allow the validation of any future planning application by Knowsley Metropolitan Borough Council and for conditional planning approval to be granted as it is unlikely that the site is capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. Where the report has proposed further intrusive works and/or remediation such a conditional approval will likely include the conditions requiring a site investigation, risk assessment and implementation plan are undertaken to the satisfaction of Knowsley Metropolitan Borough Council prior to commencement of any development.

### **8.2 Proposals for Further Works**

8.2.1 The proposals to investigate / break the potential contaminant linkages identified above in the PCM are discussed hereunder (in order of risk).

8.2.2 Given the site is occupied by a number of buildings that are to be removed as part of the development it is advised that these buildings are removed prior to the investigation to enable full access.

8.2.3 Any asbestos containing materials should be removed prior to investigation as this may impact on site soils.

8.2.4 If any demolition is to be undertaken on site, consideration of BS 6187:2011 should pre-empt any demolition carried out on site. Care should be taken not to spread any potential contamination to other areas during such an exercise with due consideration to CIRIA paper



SP102 Remedial Treatment for Contaminated Land, Decommissioning, Decontamination and Demolition.

8.2.5 Prior to any demolition and redevelopment of the site it may be necessary to undertake a Type 3 Asbestos Survey.

8.2.5.1 If asbestos is encountered during any demolition works or during the intrusive investigation, it should be removed by a licensed contractor.

**Table 16: Proposed Aims and Scope of Further Works**

| PPL ID  | AIM(S) / OBJECTIVES(S)                                                                                                 | Proposed Further Investigation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N/A     | Enabling works                                                                                                         | <p>Prior to any intrusive investigation the following will need to be undertaken in order to access the site;</p> <ol style="list-style-type: none"> <li>4. Approval from the local authority on the scope of the proposed works;</li> <li>5. Removal of buildings from the site;</li> <li>6. Removal of any ACM's (asbestos contaminating materials) from the site;</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| N/A     | Sequence of works                                                                                                      | The works in sequence is given below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2 to 7  | To determine if made ground is present on the site and if present, is it impacted by elevated levels of contamination: | <p><b>MAIN INVESTIGATION:</b><br/>Based on the size of the site (0.15Ha) it is proposed that an initial exploratory investigation based on a non-targeted regular herringbone sampling grid of 10m is proposed, which equates to approximately 17 positions (trial pits).</p> <p>Additional positions will be incorporated into the exploratory investigation if additional information is required to delineate the areas of made ground.</p> <p>Selective spot samples will be taken where there is any visual or olfactory evidence of contamination. The first sample of natural soils will be taken as close as possible to the boundary with the anthropogenic ground (approximately 0.25m to 0.5m into natural ground).</p> <p>Disturbed spot samples will be taken in each layer and at fixed intervals of 0.5m as well as within ground to reflect any identifiable changes in appearance. Sampling depths will take into account any proposed changes in levels (if information is available).</p> <p>Where encountered spot samples of the made ground will be taken as well as spot samples of the natural soils form below the made ground natural soils interface. Additional samples will be taken where there is visual or olfactory evidence of contamination.</p> <p>Samples of made ground will be analysed to the suite in Table 15, initially a maximum of 8 samples will be analysed (targeted towards areas of gardens/landscaping), the remaining samples will be subject to chemical analysis if any exceedances are recorded (e.g., all made ground samples will be analysed for lead if exceedances of lead are recorded). Samples of the natural strata will be subject to chemical analysis at the locations where exceedances have been recorded.</p> <p>All work should be undertaken by a suitably experienced geoenvironmental engineer.</p> |
| 8 to 10 | To determine if there are worked shallow coal seams underlying the site                                                | <p>In line with the Coal Mining Risk Assessment three rotary boreholes will be sunk to a nominal depth of 30mbgl, if evidence of worked seams are recorded then monitoring wells will be installed .</p> <p>Using the guidance in CIRIA C665 (Table 5.5a and 5.5b), based on a high sensitivity land use and the generation potential of the worked coal seams the monitoring period/frequency should be 6 visits over 3months. The nominal spacing of the monitoring should be 25m (based on the highest gas generation potential and sensitivity of the development – Table 4.2 of CIRIA C665), which for this equates to 3 monitoring installations.</p> <p>The response zones will be determined based on the recorded site geology at each location however monitoring wells will be installed to a depth of 5mbgl or to rockhead if shallower.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



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8.2.6 The proposed sampling strategy and site investigation has been created in line with the guidance in BS5930:2015, BS10175:2011, CLR4 and the EA publication 'Secondary model for the development of appropriate soil sampling strategies for contaminated land'.

8.2.7 The proposed site investigation is presented on Drawing 4 in Appendix D.

8.2.8 If any demolition is to be undertaken on site, consideration of BS 6187 should pre-empt any demolition carried out on site. Care should be taken not to spread any potential contamination to other areas during such an exercise with due consideration to CIRIA paper SP102 Remedial Treatment for Contaminated Land, Decommissioning, Decontamination and Demolition.

### **8.3 Responsibility of Developer / Landowner**

8.3.1 In line with the National Policy Planning Framework, where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

### **8.4 Management of Unexpected Contamination**

8.4.1 It is possible that further contamination may be found at any time during the development. Should such contamination be identified or suspected during the site clearance or ground works, these should be dealt with accordingly.

8.4.2 A number of options are available for handling this material, which include:

- The removal from site and disposal to a suitably licensed tip of all material suspected of being contaminated. The material would need to be classified prior to disposal.
- Short-term storage of the suspected material while undertaking verification testing for potential contamination. The storage area should be a contained area to ensure that contamination does not migrate and affect other areas of the site. Depending upon the amounts of material under consideration, this could be either a skip or a lined area.
- Having a suitably experienced environmental engineer either on-call or with a watching brief for the visual and olfactory assessment of the material, and sampling for verification purposes.

### **8.5 Liaison with the Local Planning Authority**

8.5.1 Prior to the commencement of any site works it is recommended that a copy of this report is forwarded to Knowsley Metropolitan Borough Council, and their approval of the



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conclusions/recommendations contained in this report is obtained prior to the commencement of any works on the site.

- 8.5.2 Where this report has recommended remedial measures, the methodology on the validation of the remedial measures should be agreed with Knowsley Metropolitan Borough Council prior to commencement of site works (Phase IIIa Implementation Plan). On completion of the remediation a Phase IIIb completion report will need to be submitted to Knowsley Metropolitan Borough Council in order to demonstrate the site has been suitably remediated.



## **APPENDIX A: REFERENCES**

The following documents were available or have been obtained for reference or obtaining data:

|                                                                                                                  |                                  |                                |                                                    |
|------------------------------------------------------------------------------------------------------------------|----------------------------------|--------------------------------|----------------------------------------------------|
| Groundsure Report                                                                                                |                                  |                                |                                                    |
| BGS Borehole Record Viewer                                                                                       |                                  |                                |                                                    |
|                                                                                                                  |                                  |                                |                                                    |
| Land contamination risk management (LCRM)                                                                        | Environment Agency               | LCRM                           | 2020                                               |
| The Environmental Protection Act                                                                                 | 1990                             |                                |                                                    |
| The Contaminated Land (Wales) Regulations                                                                        | 2006                             |                                |                                                    |
| The Contaminated Land (Scotland) Regulations                                                                     | 2000                             |                                |                                                    |
| The Environment Act                                                                                              | 1995                             |                                |                                                    |
| The Radioactive Contaminated Land (Modifications of Enactments) (England) Regulations                            | 2006                             |                                |                                                    |
| The Radioactive Contaminated Land (Modifications of Enactments) (Wales) Regulations                              | 2006                             |                                |                                                    |
| The Radioactive Contaminated Land (Scotland) Regulations                                                         | 2007                             |                                |                                                    |
| The Water Resources Act                                                                                          | 1991                             |                                |                                                    |
| The Water Act                                                                                                    | 2003                             |                                |                                                    |
| The Water Environment and Water Services (Scotland) Act                                                          | 2003                             |                                |                                                    |
| The Water (Northern Ireland) Order                                                                               | 1999                             |                                |                                                    |
| The Wildlife and Country Act                                                                                     | 1981                             |                                |                                                    |
| The Conservation (Natural Habitats, etc.) Regulations                                                            | 1994                             |                                |                                                    |
| The Town and Country Planning Act                                                                                | 1990                             |                                |                                                    |
| The Town and Country Planning (Scotland) Act                                                                     | 1997                             |                                |                                                    |
| The Building Control Act                                                                                         | 1990                             |                                |                                                    |
| The Construction Design and Maintenance (CDM) Regulations                                                        | 2007                             |                                |                                                    |
| The Control of Substances Hazardous to Health (COSHH) Regulations                                                | 2002                             |                                |                                                    |
| The Factories Act                                                                                                | 1961                             |                                |                                                    |
| The Offices, Shops and Railway Premises Act                                                                      | 1963                             |                                |                                                    |
| The Health and Safety at Work, etc. Act                                                                          | 1974                             |                                |                                                    |
| The Pollution Prevention and Control Act                                                                         | 1999                             |                                |                                                    |
| The Control of Pollution Act 1994 as amended                                                                     | 1994                             |                                |                                                    |
| The Environmental Damage (Prevention and Remediation) Regulations                                                | 2009                             |                                |                                                    |
| The Environmental Damage (Prevention and Remediation) (Wales) Regulations                                        | 2009                             |                                |                                                    |
| The Environmental Liability (Scotland)                                                                           | 2009                             |                                |                                                    |
| The Environmental Protection (Duty of Care) Regulations                                                          | 1991                             |                                |                                                    |
| The Environmental Permitting (England and Wales) Regulations                                                     | 2007                             |                                |                                                    |
| The Pollution Prevention and Control (Scotland) regulations                                                      | 2000                             |                                |                                                    |
| Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)                 | 2013                             | BS 8576:2013                   | 2013                                               |
| Good practice on the testing and verification of protection systems for buildings against hazardous ground gases | CIRIA                            | C735                           | August 2014                                        |
| Investigation of Potentially Contaminated Sites                                                                  | BSI                              | BS10175:2011+A2:2017           | 2017                                               |
| Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance                                | DEFRA                            | -                              | April 2012                                         |
| Environmental Protection Act 1990: Part 2A - Contaminated Land                                                   | DEFRA                            | Circular 1/2006                | September 2006 (withdrawn April 2012)              |
| National Planning Policy Framework                                                                               | Communities and Local Government | -                              | 19 <sup>th</sup> February 2019                     |
| Guiding Principles for Land Contamination Planning and Pollution Control                                         | Environment Agency<br>ODPM       | GPLC1 / GPLC2 / GPLC3<br>PPS23 | March 2010<br>November 2004 (withdrawn March 2012) |
| Circular 22/87: Development of Contaminated Land                                                                 | Welsh Government                 | 22/87                          | August 1987                                        |
| Planning Advice Note PAN 33                                                                                      | Scottish Government              | PAN 33                         | October 2000                                       |
| Contaminated Land Statutory Guidance for Wales                                                                   | Welsh Government                 | WG15450                        | 2012                                               |
| Explanatory Memorandum to the Contaminated Land                                                                  | Welsh Government                 | -                              | February                                           |

|                                                                                                                                               |                               |                                          |                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------------------|----------------------------|
| (Wales) (Amendment) Regulations 2012 and the draft Contaminated Land Statutory Guidance 2012                                                  |                               |                                          | 2012                       |
| NHBC Standards                                                                                                                                | NHBC                          | -                                        | 2014                       |
| Code of Practice for Ground Investigations                                                                                                    | BSI                           | BS5930:2015+A1:2020                      | June 2020                  |
| Technical aspects of site investigations in relation to land contamination                                                                    | Environment Agency            | EA P5-065/TR:2000                        | 2000                       |
| Contaminated Land Risk Assessment: A Guide to Good Practice                                                                                   | CIRIA                         | C552                                     | 2001                       |
| Secondary model for the development of appropriate soil sampling strategies for contaminated land                                             | Environment Agency            | EA P5-066/TR:2000                        | 2000                       |
| Remedial Targets Methodology - Hydrogeological Risk assessment for Land Contamination                                                         | Environment Agency            |                                          | 2006                       |
| The physical properties of the minor aquifers in England and Wales                                                                            | BGS                           |                                          | 2000                       |
| A framework for assessing the impact of contaminated land on groundwater and surface water                                                    | Department of the Environment | DOE CLR 1                                | 1994                       |
| Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the Environmental Protection Act 1990. | Environment Agency            |                                          | May 2002                   |
| Guidance on Preliminary site inspection of contaminated land                                                                                  | Department of the Environment | DOE CLR 2                                | 1994                       |
| Documentary search on industrial sites                                                                                                        | Department of the Environment | DOE CLR 3                                | 1994                       |
| Sampling strategies for contaminated land                                                                                                     | Department of the Environment | DOE CLR 4                                | 1994                       |
| Information systems for land contamination                                                                                                    | Department of the Environment | DOE CLR 5                                | 1994                       |
| Prioritisation + categorisation procedure for sites which may be contaminated                                                                 | Department of the Environment | DOE CLR 6                                | 1995                       |
| Model Procedures for the Management of Land Contamination                                                                                     | Environment Agency            | CLEA CLR 11                              | September 2004 (withdrawn) |
| A quality approach for contaminated land consultancy                                                                                          | Department of the Environment | DOE CLR 12                               | 1997                       |
| Human health toxicological assessment of contaminants in soil                                                                                 | Environment Agency            | Science Report SC050021/SR2              | January 2009               |
| Updated technical background to the CLEA model                                                                                                | Environment Agency            | Science Report SC050021/SR3              | January 2009               |
| A review of body weight and height data used within the Contaminated Land Exposure Assessment model (CLEA)                                    | Environment Agency            | SC050021/ Technical Review 1             | 2009                       |
| Compilation of Data for Priority Organic Pollutants for Derivation of Soil Guideline Values                                                   | Environment Agency            | Science Report SC050021/SR7              | 2008                       |
| The UK Approach for Evaluating Human Health Risks from Petroleum Hydrocarbons in Soil                                                         | Environment Agency            | Report P5-080/TR3                        | 2005                       |
| Review of the Fate and Transport of Selected Contaminants in the Soil Environment                                                             | Environment Agency            | Draft Technical Report P5-079/TR1        | 2003                       |
| Guidance on Comparing Soil Contamination Data with a Critical Concentration                                                                   | CL:AIRE/ CIEH                 |                                          | May 2008                   |
| Industry Profiles                                                                                                                             | DEFRA                         |                                          | Various dates              |
| Radon: guidance on protective measures for new developments                                                                                   | BRE                           | BRE 211                                  | November 2007              |
| <u>Contaminated Land management manual</u>                                                                                                    | <u>LQM</u>                    | <u>LQM2000</u>                           | <u>2000</u>                |
| Assessing risks posed by hazardous ground gases to buildings (revised)                                                                        | CIRIA                         | CIRIA C665                               | December 2007              |
| <u>Code of practice for the design of protective measures for methane and carbon dioxide ground gas for new buildings</u>                     | <u>BSI</u>                    | <u>BS 8485:2015</u>                      | <u>2015</u>                |
| Using Soil Guideline Values                                                                                                                   |                               | Science Report SC050021/SGV Introduction | March 2009                 |
| Soil guideline values for inorganic arsenic                                                                                                   | Environment Agency            | SC050021/ arsenic SGV                    | May 2009                   |
| Soil guideline values for mercury                                                                                                             | Environment Agency            | SC050021/ mercury SGV                    | April 2009                 |
| Soil guideline values for selenium                                                                                                            | Environment Agency            | SC050021/ selenium SGV                   | April 2009                 |
| Soil guideline values for benzene                                                                                                             | Environment Agency            | SC050021/ benzene SGV                    | April 2009                 |
| Soil guideline values for toluene                                                                                                             | Environment Agency            | SC050021/ toluene SGV                    | April 2009                 |
| Soil guideline values for ethylbenzene                                                                                                        | Environment Agency            | SC050021/                                | April 2009                 |



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|                                                                                                                                              |                                                                        | ethylbenzene SGV      |               |
| Soil guideline values for xylenes                                                                                                            | Environment Agency                                                     | SC050021              | April 2009    |
| Supplementary information for the derivation of for inorganic arsenic                                                                        | Environment Agency                                                     | SC050021              | May 2009      |
| Supplementary information for the derivation of for mercury                                                                                  | Environment Agency                                                     | SC050021              | April 2009    |
| Supplementary information for the derivation of for selenium                                                                                 | Environment Agency                                                     | SC050021              | April 2009    |
| Supplementary information for the derivation of for benzene                                                                                  | Environment Agency                                                     | SC050021              | April 2009    |
| Supplementary information for the derivation of for toluene                                                                                  | Environment Agency                                                     | SC050021              | April 2009    |
| Supplementary information for the derivation of for ethylbenzene                                                                             | Environment Agency                                                     | SC050021              | April 2009    |
| Supplementary information for the derivation of for xylenes                                                                                  | Environment Agency                                                     | SC050021              | April 2009    |
| Contaminants in soil: updated collation of toxicological data and intake values for humans : Inorganic Arsenic                               | Environment Agency                                                     | SC050021/Tox 1        | May 2009      |
| Contaminants in soil: updated collation of toxicological data and intake values for humans : Mercury                                         | Environment Agency                                                     | SC050021              | April 2009    |
| Contaminants in soil: updated collation of toxicological data and intake values for humans : Selenium                                        | Environment Agency                                                     | SC050021              | April 2009    |
| Contaminants in soil: updated collation of toxicological data and intake values for humans : Benzene                                         | Environment Agency                                                     | SC050021              | April 2009    |
| Contaminants in soil: updated collation of toxicological data and intake values for humans : Toluene                                         | Environment Agency                                                     | SC050021              | April 2009    |
| Contaminants in soil: updated collation of toxicological data and intake values for humans : Ethylbenzene                                    | Environment Agency                                                     | SC050021              | April 2009    |
| Contaminants in soil: updated collation of toxicological data and intake values for humans : Xylenes                                         | Environment Agency                                                     | SC050021              | April 2009    |
| Reclamation of Contaminated Land                                                                                                             | Wiley                                                                  |                       | 2004          |
| Policy and Practice For The Protection of Groundwater                                                                                        | Environment Agency                                                     |                       | 1999          |
| <u>CIRIA Special Publication 102 - Remedial Treatment for Contaminated Land - Volume II: Decommissioning, Decontamination and Demolition</u> | CIRIA                                                                  | SP102                 | January 1995  |
| <u>Guidance on the Safe Development of Housing on Land affected by Contamination</u>                                                         | Environment Agency                                                     | R&D Publication 66    | 2008          |
| ProUCL User Guide and Technical Guide                                                                                                        | USEPA                                                                  | -                     |               |
| Guidance on the assessment of and monitoring of natural attenuation of contaminants in groundwater                                           | Environment Agency                                                     | R&D Publication 95    | 2000          |
| The standard penetration test in insensitive clays and soft rocks                                                                            | Proceedings of the European Symposium on Penetration Testing in the UK | -                     | 1988          |
| Trenching practice. 2nd edition                                                                                                              | CIRIA                                                                  | R97                   | 2001          |
| Desiccation in clay soils                                                                                                                    | BRE                                                                    | 412                   | February 1996 |
| Methods of test for soils for civil engineering purposes                                                                                     | BSI                                                                    | BS1377 (Parts 1 to 9) | 1990          |
| Eurocode 7: Geotechnical Design – Part 1: General Rules British                                                                              | BSI                                                                    | BS EN 1997-1          | 2004          |
| Eurocode 7: Geotechnical Design – Part 2: Ground Investigation and Testing                                                                   | BSI                                                                    | BS EN 1997-2          | 2007          |
| Geotechnical investigation and testing. Field testing. Electrical cone and piezocone penetration test                                        | BSI                                                                    | BS EN ISO 22476-1     | 2012          |
| Geotechnical Investigation and Testing – Field Testing Part 2: Dynamic Probing                                                               | BSI                                                                    | BS EN ISO 22476-2+A1  | 2011          |
| Geotechnical Investigation and Testing – Field Testing Part 3: Standard Penetration Test                                                     | BSI                                                                    | BS EN ISO 22476-3+A1  | 2011          |
| Geotechnical investigation and testing. Field testing- Ménard pressuremeter test                                                             | BSI                                                                    | BS EN ISO 22476-4     | 2012          |
| Geotechnical investigation and testing. Field testing - Flexible dilatometer test                                                            | BSI                                                                    | BS EN ISO 22476-5     | 2012          |
| Geotechnical investigation and testing. Field testing - Borehole jack test                                                                   | BSI                                                                    | BS EN ISO 22476-7     | 2012          |
| Geotechnical investigation and testing. Field testing – Flat dilatometer test                                                                | BSI                                                                    | BS EN ISO 22476-11    | 2006          |
| Geotechnical investigation and testing. Field testing - Mechanical cone penetration test (CPTM)                                              | BSI                                                                    | BS EN ISO 22476-12    | 2009          |

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| The standard penetration test (SPT): methods and use                      | CIRIA           | R143                   | 1995    |
| Low-rise Buildings on Shrinkable Clay                                     | BRE             | BRE Digest 240 and 241 | 1993    |
| Settlement of structures on clay soils                                    | CIRIA           | SP27                   | 1983    |
| Piled foundations in weak rock                                            | CIRIA           | R181                   | 1999    |
| Theoretical soil mechanics                                                | Terzaghi        | -                      | 1943    |
| Soils for civil engineering purposes                                      | BSI             | BS 1337                | 1990    |
| Groundwater Control – Design and Practice                                 | CIRIA           | C515                   | 2000    |
| Trees in relation to design, demolition and construction. Recommendations | BSI             | BS 5837                | 2012    |
| Workmanship on Building Sites                                             | BSI             | BS 8000                | Various |
| ICRCL 61/84 Notes on the fire hazards of contaminated land                | ICRCL           | 61/84                  | 1986    |
| Soakaway Design                                                           | BRE             | Digest 365             | 1991    |
| Design guidance for road pavement foundations (draft HD 25) (Revision 1)  | Highways Agency | Draft HD25             | 2006    |
| Building Regulations Approved Documents                                   | HM Government   | Various                | 2013    |



## **APPENDIX B: LEGISLATIVE CONTEXT**

## **LEGISLATION OVERVIEW**

This report includes hazard identification and environmental risk assessment in line with the risk-based methods referred to in relevant UK legislation and guidance. Government environmental policy is based upon a "suitable for use approach". When considering the current use of land, Part IIA of the Environment Protection Act 1990 (EPA 1990) provides the regulatory regime, which was introduced by Section 57 of the Environment Act 1995, which came into force in England on 1 April 2000. The main objective of introducing the Part IIA regime is to provide an improved system for the identification and remediation of land where contamination is causing unacceptable risks to human health or the wider environment given the current use and circumstances of the land.

Part IIA provides a statutory definition of contaminated land under Section 78A(2) as:

"any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on, or under the land, that:

Significant harm is being caused or there is a significant possibility of such harm being caused; or Pollution of controlled waters is being, or is likely to be, caused."

Harm is defined under section 78A of the Environmental Protection Act as meaning 'harm to the health of living organisms or other interference with the ecological systems of which they form part and, in the case of man, includes harm to his property'. Part IIA provides a statutory definition of the pollution of controlled waters under Section 78A(9) as "the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter".

Types of harm are related to specific receptors in order to determine whether they can be regarded as "significant harm" or "significant possibility of significant harm", as defined in Clause 4 of the DEFRA publication 'Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance', which is presented hereunder:

**Table 1: Categories Of Significant Harm and Significant Possibility of Significant Harm for Each Receptor**

| Type of Receptor |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Description of harm to that type of receptor that is to be regarded as:"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Significant Harm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Significant Possibility of Significant Harm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1                | Human beings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Death; life threatening diseases (e.g. cancers); other diseases likely to have serious impacts on health; serious injury; birth defects; and impairment of reproductive functions</p> <p>Physical injury; gastrointestinal disturbances; respiratory tract effects; cardio-vascular effects; central nervous system effects; skin ailments; effects on organs such as the liver or kidneys; or a wide range of other health impacts.</p> <p>Death, disease, serious injury, genetic mutation, birth defects or the impairment of reproductive functions.<br/>For these purposes, disease is to be taken to mean an unhealthy condition of the body or a part of it and can include, for example, cancer, liver dysfunction or extensive skin ailments. Mental dysfunction is included only insofar as it is attributable to the effects of a pollutant on the body of the person concerned.</p>                                                              | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 2                | <p>Any ecological system, or living organism forming part of such a system, within a location which is:</p> <ul style="list-style-type: none"> <li>a site of special scientific interest (under section 28 of the Wildlife and Countryside Act 1981)</li> <li>a national nature reserve (under s.35 of the 1981 Act)</li> <li>a marine nature reserve (under s.36 of the 1981 Act)</li> <li>an area of special protection for birds (under s.3 of the 1981 Act)</li> <li>a "European site" within the meaning of regulation 8 of the Conservation of Habitats and Species Regulations 2010</li> <li>any habitat or site afforded policy protection under paragraph 6 of Planning Policy Statement (PPS 9) on nature conservation (i.e. candidate Special Areas of Conservation, potential Special Protection Areas and listed Ramsar sites); or</li> <li>any nature reserve established under section 21 of the National Parks and Access to the Countryside Act 1949. and Access to the Countryside Act 1949.</li> </ul> | <p>The following types of harm should be considered to be significant harm:</p> <ul style="list-style-type: none"> <li>harm which results in an irreversible adverse change, or in some other substantial adverse change, in the functioning of the ecological system within any substantial part of that location; or</li> <li>harm which significantly affects any species of special interest within that location and which endangers the long-term maintenance of the population of that species at that location.</li> </ul> <p>In the case of European sites, harm should also be considered to be significant harm if it endangers the favourable conservation status of natural habitats at such locations or species typically found there. In deciding what constitutes such harm, the local authority should have regard to the advice of Natural England and to the requirements of the Conservation of Habitats and Species Regulations 2010.</p> | <p>Conditions would exist for considering that a significant possibility of significant harm exists to a relevant ecological receptor where the local authority considers that:</p> <ul style="list-style-type: none"> <li>significant harm of that description is more likely than not to result from the contaminant linkage in question; or</li> <li>there is a reasonable possibility of significant harm of that description being caused, and if that harm were to occur, it would result in such a degree of damage to features of special interest at the location in question that they would be beyond any practicable possibility of restoration.</li> </ul> |
| 3                | <p>Property in the form of:</p> <ul style="list-style-type: none"> <li>crops, including timber;</li> <li>produce grown domestically, or on allotments, for consumption;</li> <li>livestock;</li> <li>other owned or domesticated animals;</li> <li>wild animals which are the subject of shooting or fishing rights.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>For crops, a substantial diminution in yield or other substantial loss in their value resulting from death, disease or other physical damage. For domestic pets, death, serious disease or serious physical damage. For other property in this category, a substantial loss in its value resulting from death, disease or other serious physical damage.</p> <p>The local authority should regard a substantial loss in value as occurring only when a substantial proportion of the animals or crops are dead or otherwise no longer fit for their intended purpose.</p> <p>Food should be regarded as being no longer fit for purpose when it fails to comply with the provisions of the Food Safety Act 1990. Where a diminution in yield or loss in value is caused by a contaminant linkage, a 20% diminution or loss should be regarded as a benchmark for what constitutes a substantial diminution or loss.</p>                                      | <p>Conditions would exist for considering that a significant possibility of significant harm exists to the relevant types of receptor where the local authority considers that significant harm is more likely than not to result from the contaminant linkage in question, taking into account relevant information for that type of contaminant linkage, particularly in relation to the ecotoxicological effects of the contaminant.</p>                                                                                                                                                                                                                             |
| 4                | <p>Property in the form of buildings. For this purpose, "building" means any structure or erection, and any part of a building including any part below ground level, but does not include plant or machinery comprised in a building, or buried services such as sewers, water pipes or electricity cables.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>Structural failure, substantial damage or substantial interference with any right of occupation. The local authority should regard substantial damage or substantial interference as occurring when any part of the building ceases to be capable of being used for the purpose for which it is or was intended.</p> <p>In the case of a scheduled Ancient Monument, substantial damage should also be regarded as occurring when the damage significantly impairs the historic, architectural, traditional, artistic or archaeological interest by reason of which the monument was scheduled.</p>                                                                                                                                                                                                                                                                                                                                                          | <p>Conditions would exist for considering that a significant possibility of significant harm exists to the relevant types of receptor where the local authority considers that significant harm is more likely than not to result from the contaminant linkage in question during the expected economic life of the building (or in the case of a scheduled Ancient Monument the foreseeable future), taking into account relevant information for that type of contaminant linkage.</p>                                                                                                                                                                                |

For human beings and controlled waters there are four categories of harm, given hereunder:

**Table 2: Categories Of Harm for Human Beings and Controlled Waters**

| Category | Description of harm to that type of receptor that is to be regarded as:"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|          | Human Beings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Controlled Waters                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1        | <p>The local authority should assume that a significant possibility of significant harm exists in any case where it considers there is an unacceptably high probability, supported by robust science based evidence, that significant harm would occur if no action is taken to stop it. For the purposes of this Guidance, these are referred to as "Category 1: Human Health" cases. Land should be deemed to be a Category 1: Human Health case where:</p> <p>(a) the authority is aware that similar land or situations are known, or are strongly suspected on the basis of robust evidence, to have caused such harm before in the United Kingdom or elsewhere; or</p> <p>(b) the authority is aware that similar degrees of exposure (via any medium) to the contaminant(s) in question are known, or strongly suspected on the basis of robust evidence, to have caused such harm before in the United Kingdom or elsewhere;</p> <p>(c) the authority considers that significant harm may already have been caused by contaminants in, on or under the land, and that there is an unacceptable risk that it might continue or occur again if no action is taken. Among other things, the authority may decide to determine the land on these grounds if it considers that it is likely that significant harm is being caused, but it considers either: (i) that there is insufficient evidence to be sure of meeting the "balance of probability" test for demonstrating that significant harm is being caused; or (ii) that the time needed to demonstrate such a level of probability would cause unreasonable delay, cost, or disruption and stress to affected people particularly in cases involving residential properties.</p>                                                                                                                                                                                                                                                                                                                                       | <p>This covers land where the authority considers that there is a strong and compelling case for considering that a significant possibility of significant pollution of controlled waters exists. In particular this would include cases where there is robust science-based evidence for considering that it is likely that high impact pollution (such as the pollution described in paragraph 4.38) would occur if nothing were done to stop it.</p>                                                                                                                                                                                                                                                                                                                               |
| 2        | <p>For land that cannot be placed into Categories 1 or 4, the local authority should decide whether the land should be placed into either: (a) Category 2: Human Health, in which case the land would be capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health; or (b) Category 3: Human Health, in which case the land would not be capable of being determined on such grounds.</p> <p>The local authority should consider this decision in the context of the broad objectives of the regime and of the Government's policy as set out in Section 1. It should also be mindful of the fact that the decision is a positive legal test, meaning that the starting assumption should be that land does not pose a significant possibility of significant harm unless there is reason to consider otherwise. The authority should then, in accordance with paragraphs 4.26 to 4.29 below, decide which of the following two categories the land falls into:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>This covers land where: (i) the authority considers that the strength of evidence to put the land into Category 1 does not exist; but (ii) nonetheless, on the basis of the available scientific evidence and expert opinion, the authority considers that the risks posed by the land are of sufficient concern that the land should be considered to pose a significant possibility of significant pollution of controlled waters on a precautionary basis, with all that this might involve (e.g. likely remediation requirements, and the benefits, costs and other impacts of regulatory intervention). Among other things, this category might include land where there is a relatively low likelihood that the most serious types of significant pollution might occur.</p> |
| 3        | <p>(a) Category 2: Human Health. Land should be placed into Category 2 if the authority concludes, on the basis that there is a strong case for considering that the risks from the land are of sufficient concern, that the land poses a significant possibility of significant harm, with all that this might involve and having regard to Section 1. Category 2 may include land where there is little or no direct evidence that similar land, situations or levels of exposure have caused harm before, but nonetheless the authority considers on the basis of the available evidence, including expert opinion, that there is a strong case for taking action under Part 2A on a precautionary basis.</p> <p>(b) Category 3: Human Health. Land should be placed into Category 3 if the authority concludes that the strong case described in 4.25(a) does not exist, and therefore the legal test for significant possibility of significant harm is not met. Category 3 may include land where the risks are not low, but nonetheless the authority considers that regulatory intervention under Part 2A is not warranted. This recognises that placing land in Category 3 would not stop others, such as the owner or occupier of the land, from taking action to reduce risks outside of the Part 2A regime if they choose. The authority should consider making available the results of its inspection and risk assessment to the owners/occupiers of Category 3 land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>This covers land where the authority concludes that the risks are such that (whilst the authority and others might prefer they did not exist) the tests set out in Categories 1 and 2 above are not met, and therefore regulatory intervention under Part 2A is not warranted. This category should include land where the authority considers that it is very unlikely that serious pollution would occur; or where there is a low likelihood that less serious types of significant pollution might occur.</p>                                                                                                                                                                                                                                                                   |
| 4        | <p>The local authority should not assume that land poses a significant possibility of significant harm if it considers that there is no risk or that the level of risk posed is low. For the purposes of this Guidance, such land is referred to as a "Category 4: Human Health" case. The authority may decide that the land is a Category 4: Human Health case as soon as it considers it has evidence to this effect, and this may happen at any stage during risk assessment including the early stages.</p> <p>The local authority should consider that the following types of land should be placed into Category 4: Human Health:</p> <p>(a) Land where no relevant contaminant linkage has been established.</p> <p>(b) Land where there are only normal levels of contaminants in soil.</p> <p>(c) Land that has been excluded from the need for further inspection and assessment because contaminant levels do not exceed relevant generic assessment criteria.</p> <p>(d) Land where estimated levels of exposure to contaminants in soil are likely to form only a small proportion of what a receptor might be exposed to anyway through other sources of environmental exposure (e.g. in relation to average estimated national levels of exposure to substances commonly found in the environment, to which receptors are likely to be exposed in the normal course of their lives).</p> <p>The local authority may consider that land other than the types described above should be placed into Category 4: Human Health if following a detailed quantitative risk assessment it is satisfied that the level of risk posed is sufficiently low.</p> <p>Local authorities may decide that particular land apparently matching the descriptions above immediately above poses sufficient risk to human health to fall into Categories other than Category 4. However, such cases are likely to be very unusual and the authority should take particular care to explain why the decision has been taken, and to ensure that it is supported by robust evidence.</p> | <p>This covers land where the authority concludes that there is no risk, or that the level of risk posed is low. In particular, the authority should consider that this is the case where: (a) no contaminant linkage has been established in which controlled waters are the receptor in the linkage; or (b) the possibility only relates to types of pollution described in paragraph 4.40 above (i.e. types of pollution that should not be considered to be significant pollution); or (c) the possibility of water pollution similar to that which might be caused by "background" contamination.</p>                                                                                                                                                                            |

Category 1 or 2 encompass land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health.

The guidance defines what 'normal' levels of contamination is and that a site should not be classified as 'contaminated land'.

'Normal' levels of contamination is defined as:

- (a) The natural presence of contaminants (e.g. caused by soil formation processes and underlying geology) at levels that might reasonably be considered typical in a given area and have not been shown to pose an unacceptable risk to health or the environment.
- (b) The presence of contaminants caused by low level diffuse pollution, and common human activity other than specific industrial processes. For example, this would include diffuse pollution caused by historic use of leaded petrol and the presence of benzo(a)pyrene from vehicle exhausts, and the spreading of domestic ash in gardens at levels that might reasonably be considered typical.

The UK regulatory authorities have adopted the widely recognised pollutant linkage concept for assessing risks from land contamination. However, the scenarios under which significant harm may occur are often largely defined by the site conditions and the receptor sensitivity. The concept of suitability for use is adopted to ensure that the risk management process addresses the site-specific conditions and that any remediation undertaken reduces risks to an acceptable level. To meet requirements under Part IIA the site should be suitable for its current use, including use for which a planning permission is already held.

Part IIA of The Environmental Protection Act 1990 is supported by the DEFRA publication of April 2012 'Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance' (this replaces DETR Circular 06/2006), which defines the duties of Local Authorities in dealing with it. Part IIA places contaminated land responsibility as a part of planning and redevelopment process rather than Local Authority direct action except in situations of very high pollution risk. In the planning process guidance is provided by the National Planning Policy Framework which requires that a site which has been developed shall not be capable of being determined "contaminated land" under Part IIA.

The criteria for assessing levels of pollutants and hence determining whether a site represents a hazard are based on a range of techniques, models and guidance. Within this context it is relevant to note that Government objectives are:

- (a) To identify and remove unacceptable risks to human health and the environment;
- (b) To seek to ensure that contaminated land is made suitable for its current use;
- (c) To ensure that the burdens faced by individuals, companies and society as a whole are proportionate, manageable and compatible with the principles of sustainable development.

These three objectives underlie the "suitable for use" approach to remediation of contaminated land. The "suitable for use" approach focuses on the risks caused by land contamination. The approach recognises that the risks presented by any given level of contamination will vary greatly according to the use of the land and a wide range of other factors, such as the underlying geology of the site. Risks therefore should be assessed on a site-by-site basis.

The "suitable for use" approach comprises of three elements:

- (a) ensuring that land is suitable for its current use
- (b) ensuring that land is made suitable for any new use, as planning permission is given for that new use
- (c) limiting requirements for remediation to the work necessary to prevent unacceptable risks to human health or the environment in relation to the current use or future use of the land for which planning permission is being sought

The mere presence of pollutants does not therefore necessarily warrant action, and consideration must be given to the scale of risk involved for the use that the site has, and will have in the future.

## **Legislation in Scotland, Northern Ireland and Wales**

### **Northern Ireland**

The Northern Ireland Assembly was established as part of the Belfast Agreement and it is the prime source of authority for all devolved/transferred matters (including environment and planning) and has full legislative and executive authority. Devolution powers became the responsibility of the Northern Ireland Assembly on the 2nd December 1999. The Executive was subsequently suspended and Direct Rule restored on the 11th February 2000. Restoration of devolution subsequently took place on 30th May 2000. Twenty-four hour suspensions also took place in August and September 2001.

On the 14th October 2002 the Assembly was again suspended and then formally dissolved on the 28th April 2003. Subsequently the Assembly was restored to a state of suspension following elections in November 2003 with the Assembly finally being restored on 8th May 2007.

The Environment and Heritage Service (EHS) is the largest Agency within the Department of the Environment (DOE NI), one of the eleven Northern Ireland Departments created in 1999. The EHS takes the lead in advising on, and in implementing, the Government's environmental policy and strategy in Northern Ireland.

The Planning Service, another Agency which comes under the umbrella of the DOE NI, is responsible for developing and implementing Government planning policies and development plans in Northern Ireland.

Part 3 of the Waste and Contaminated Land (Northern Ireland) Order 1997 contains the main legal provisions for the introduction of a contaminated land regime in Northern Ireland. The Order was enacted in 1997 but the regime is not yet in operation. The provisions within Part 3 are virtually identical to those provided by part 2A and would establish a regime whereby local authorities are under a duty to investigate and identify contaminated land and identify those responsible for its remediation.

In terms of provision of technical guidance for regulators to assist them in the determination of contaminated land the DOE NI references the DEFRA SGV Task Force and CLEA publications.

The primary legislation governing planning in Northern Ireland is the Planning (Northern Ireland) Order 1991 (as amended). This is backed up by secondary legislation and planning policy, including planning policy statements (PPSs) and area plans. However there is currently no specific PPS addressing development on potentially contaminated land.

Planning applications are determined by the Planning Service with local councils, along with other government departments, acting as consultees to the approval process. Despite the lack of guidance the Planning Service, in considering planning applications for brownfield sites, will impose conditions for site investigation and remediation that broadly mirror the requirements of part 3/Part 2A.

### **Wales**

Both the Environment Protection Act 1990 and the Environment Act 1995 were issued on a UK wide basis, so the same principles of Part 2A legislation are applicable. In July 1997 the UK Government published a white paper outlining proposals for devolution. In Wales a referendum was held in September 1997 and the result led to the Government of Wales Act 1998 being issued thus establishing the National Assembly for Wales (NAW) with powers being transferred on 1st July 1999.

Since this time subordinate legislation has been introduced in Wales that details how the provisions of an Act of Parliament will apply, hence the reason for different effects in Wales to that of England.

The elected Assembly Members effectively delegated their powers for implementation of policies and legislation to the Welsh Assembly Government (WAG). One of the subject areas within WAG is Environment Planning & Countryside, which covers the policies and subordinate legislation relevant to land contamination. The preliminary legislation was The Contaminated Land (Wales) Regulations 2001 Welsh Statutory Instrument 2001 No. 2197 (W.157) which came into force on 1st July 2001. This has now been revoked and replaced by The Contaminated Land (Wales) Regulations 2006 Welsh Statutory Instrument 2006 No. 2989 (W.278) which came into force on 10th December 2006. These include the changes for appeals on Remediation Notices, which are required to be made to NAW. The Radioactive Contaminated Land (Modification of Enactments) (Wales) Regulations 2006 were implemented at the same time.



Current Statutory Guidance relevant to Wales is the 'Contaminated Land Statutory Guidance – 2012' (2012) issued by the Welsh Government. This comprises Guidance previously issued in November 2001 and further guidance to accompany other modifications such as the introduction of radioactivity. The principle regulators of the Part 2A process are Environment Agency Wales and as appropriate the local authority responsible for the site in question. As in England the use of the CLEA v1.06 model and the relevant SGV and TOX reports are applicable in Wales.

In respect of Planning the circular 022/87 (WO) prepared by DETR (Department of Environment, Transport and the Regions) on Development of Contaminated Land remains applicable for outlining the requirements associated with new developments, including change of use. The document states that contamination is a material planning consideration, but is ambiguous in a number of areas. It does however indicate that an investigation will normally be required where the previous history of the site suggests contamination.

Planning Policy Wales (2002) outlines that the physical constraints on the land are to be taken into account at all stages of the planning process and this is in the context of land instability and land contamination. It also explains that LPA's (Local Planning Authorities) should be aware of the requirements of Part 2A and ensure that their policies and decisions are consistent with it. This implies that the methods used in assessing land for Part 2A purposes should be applied within the planning regime. Accordingly the concept of risk assessment as a tool to help direct development on a suitable for use basis is appropriate as in England.

NPPF does not apply in Wales, however it may be referred to as good practice, though this may be open to challenge. In Wales Technical Advice Notes (TAN) are used as Planning Policy Statements and currently there is no TAN applicable to land contamination in Wales. WAG is considering the preparation of a TAN and it is understood that this will look at the suitability of PPS23 for Wales, though no timetable for delivering this has been made.

Land Contamination: A Guide for Developers prepared on behalf of the Welsh Local Government Association, Environment Agency Wales & WAG was issued in July 2006. Whilst this is not statutory guidance, it helps confirm good practice and broadly details the risk assessment process in line with the Guidance on 'Land contamination risk management (LCRM)'

## **Scotland**

Since the passing of the Scotland Act and the official convening of the Scottish Parliament and the Scottish Executive on the 1st July 1999 devolved matters, including the environment and planning, have been the responsibility of Scottish Ministers.

There are two regulatory enforcement bodies in Scotland with duties and powers in terms of identification and remediation of contaminated land and development of brownfield sites; Local Authorities and the Scottish Environment Protection Agency (SEPA) which was established in 1996.

The current structure of local government in Scotland was established by the Local Government (Scotland) Act 1994. Since the passing of the Act Scotland has been divided into 29 unitary authorities and 3 island authorities. It is the responsibility of the Scottish Executive to implement Part 2A of the Environmental Protection Act, 1990. Scottish Ministers therefore implemented.

The Contaminated Land (Scotland) Regulations 2000 (SI2000/178) (the 2000 Regulations) with accompanying statutory guidance on the 14th July 2000. The 2000 Regulations were replaced on the 1st April 2006 by the Contaminated Land (Scotland) 2005 Regulations (the 2005 Regulations). The 2005 Regulations amended Part 2A of the Environmental Protection Act 1990 and the 2000 Regulations in the light of the Water Environment and Water Services (Scotland) Act 2003. Guidance on the 2005 Regulations was published in June 2006 in the form of Paper SE/2006/44 (Statutory Guidance; Edition 2) by the Scottish Executive. The document replaces in its entirety the guidance issued July 2000.

Contaminated land was defined in the 2000 Regulations where pollution of controlled waters is being, or is likely to be caused. This meant that any degree of pollution of controlled waters could have resulted in the land being designated as contaminated. The 2005 Regulations addressed the anomaly whereby trivial amounts of pollution resulted in land being designated as contaminated by introducing a requirement that pollution be "significant" or likely to be "significant" in relation to the water environment.

Unlike England and Wales the 2005 Regulations do not include radioactive contamination. The Radioactive Contaminated Land (Scotland) Regulations 2007 came into force in Scotland on the 30th October 2007. The Regulations make provision for Part 2A to have effect with modifications for the purpose of the identification and remediation of radioactive contaminated land.

When brownfield or contaminated sites are being developed, Local Authorities require that the need for remediation is determined using guidance provided by Planning Advice Note (PAN) 33. PAN 33 uses the Suitable for Use Approach. The approach focuses on the risks caused by land contamination and recognises that the risks presented by any given level of contamination will vary greatly according to the use of the land and a wide range of other factors such as the underlying geology.

The Suitable for Use Approach comprises three elements:

- Ensuring that land is suitable for its current use;
- Ensuring that land is made suitable for any new use as planning permission is given for that use; and
- Limiting the requirements for remediation to the work necessary to prevent unacceptable risks to human health or the environment in relation to the current use or future use for which planning permission is being sought.



## **APPENDIX C: RISK ASSESSMENT METHODOLOGIES**

## **RISK ASSESSMENT METHODOLOGY**

The methods applied by **DEMETER ENVIRONMENTAL Ltd** in the assessment of risks to receptors from soil, water and gas data, are presented hereunder:

### **LEGISLATION OVERVIEW:**

The legislative background to risk assessment is discussed in the legislative Appendix B.

## **RISK ASSESSMENT METHODOLOGY**

Current practice recommends that the determination of potential liabilities that could arise from land contamination be carried out using the process of risk assessment, whereby "risk" is defined as:

- (a) The probability, or frequency, or occurrence of a defined hazard; and
- (b) The magnitude (including the seriousness) of the consequences."

The UK's approach to the assessment of environmental risk is set out in by the Department of the Environment (2000) publication "A Guide to Risk Assessment and Risk Management for Environmental Protection." This established an iterative, systematic staged process which comprises:

- (a) Hazard identification
- (b) Hazard assessment
- (c) Risk estimation
- (d) Risk evaluation
- (e) Risk Assessment

At each stage during the investigation process the above steps are repeated as more detailed information becomes available for the site.

The Guidance on 'Land contamination risk management (LCRM), guidance published by the the Environment Agency (EA) outlines a tiered approach to the assessment of risks posed by contaminated land, as summarised hereunder:

### **Tier 1: Preliminary Risk Assessment**

A Preliminary Risk Assessment is usually undertaken as part of a desk study, outlines potential risks posed by potential contamination to all receptors by defining plausible "pollution linkages" and developing a preliminary conceptual model (PCM). The purpose of this model is to define all possible complete pollution linkages, where the requisite source – pathway – target elements are present, and these elements being defined as:

- a contaminant (source) is a hazardous substance or agent, present at levels that have the potential to cause harm or damage a receptor
- a pathway is the means by or through which a contaminant comes into contact with, or otherwise affects, the receptor
- a receptor (target) is an entity (human being, aquatic environment, flora and fauna etc) that is vulnerable to the adverse effects of the contaminant

This relationship is termed a "pollution linkage". It should be recognised that for a health or environmental risk to exist, all three elements of the relationship or linkage must be present, i.e.

- if there is no contaminant, or contaminant present at levels below those considered to be harmful or damaging to a receptor, then there can be no adverse effect on a receptor
- if there is no receptor present that can be adversely affected by a contaminant, no harm or damage can arise
- even where both a contaminant and a receptor are present, no harm or damage will occur if there is no pathway by or through which a linkage between the two can be established

The absence of one or more of each component (source, pathway, receptor) would prevent a pollutant linkage being established and there would be no significant environmental risk.

Potential contaminants of concern are identified with the aide of the Environment Agency and NHBC publication 'Guidance for the Safe Development of Housing on Land Affected by Contamination', the Department of Environment Industry Profiles and the now withdrawn CLEA CLR 8, which consolidated the information Industry Profiles into a tabular format.

The PCM is subject to continual refinement as additional data becomes available. As part of a Phase I Investigation (Desk Study and site walk over) a PCM is formed. Based on the PCM, potential pollutant linkages can be assessed. If the PCM and hazard assessment indicate that a pollution linkage is not of significance then no further assessment or action is required due to this linkage. For each significant and possible linkage a risk assessment is carried out. The linkages which potentially pose significant risks may require a variety of responses ranging from immediate remedial action or risk management or, more commonly, further investigation and risk assessment. This next stage is usually termed a Phase II Main Site Investigation and should provide additional data to allow refinement of the PCM and assess the level of risk from each pollutant linkage. The risk assessment will usually include a Tier 2 Generic Quantitative Risk Assessment and / or, if necessary, a Tier 3 Detailed Quantitative Risk Assessment.

The criteria used for a Tier 1 risk assessment are broadly based on those presented in Section 6.3 of the CIRIA Report 'Contaminated Land Risk Assessment: A Guide to Good Practice' (CIRIA Report C552) and Section 1.7 of Guidance on the Safe Development of Housing on Land affected by Contamination. The consequence of the risk is classified according to the criteria in Table A below:

### Assessment of Sensitivity of Water Resources

The criteria used to determine the sensitivity of a water resource is given hereunder:

#### Groundwater

| Sensitivity Assessment | Standard Response                                                                                                                                                                                                                                                                                                  | Implications/need for further work (subject to nature of source and pathway)                                                                                                                                                                                                                                                                                                                                             |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1 (Very high)         | Highly vulnerable aquifer, actively used in vicinity of site with short travel times to sources of supply or sensitive watercourses. Likely to be within an inner or outer groundwater protection zone (Zones I or II under EA protection policy). All contaminant releases to the ground environment of concern.  | Extensive groundwater and soil clean-up or removal is likely to be needed if a source and pathway exist. Potential for major on-site and off-site liabilities. Further, detailed risk assessment essential and is likely to be required by the Regulators. Could be long-term residual liabilities with major cost implications and potential high risk of prosecution.                                                  |
| H2 (High)              | Major or minor vulnerable aquifer with probable use nearby (either direct abstraction or baseflow to sensitive watercourses and springs). Likely to be within Outer or Source Catchment protection zones (Zones II or III). Most contaminant releases to the ground environment of concern.                        | Significant groundwater remediation measures may be required, after detailed risk assessment, which is likely to be required by the Regulators. Soil decontamination or isolation probably necessary. Potential for significant on-site and off-site liabilities, including treatment and/or replacement of local potable water supplies. Substantial cost implications and potential moderate/high risk of prosecution. |
| M1 (Moderately high)   | Recognised major or minor aquifer, moderately vulnerable, with probable use (either direct or via baseflow to a sensitive watercourse). Within formal protection zone or catchment of authorised abstractions for potable or other high quality uses. Minor, short-term releases of contaminants may be tolerable. | Following risk assessment, soil decontamination or isolation may be required. Localised groundwater clean-up may be needed but large scale clean-up unlikely unless source is substantial and toxic. Possible off-site liabilities such as replacement/treatment of local potable water supplies. Moderate cost implications and potential moderate risk of prosecution.                                                 |
| M2 (Moderate)          | Minor aquifer, low to moderately vulnerable, but with possible uses in general area, particularly for domestic supplies. May provide pathway to surface water.                                                                                                                                                     | Risk assessment may indicate need for localised clean up/isolation of soil and groundwater only, but may be some off-site liabilities e.g. local potable water supplies. Moderate to low cost implications. Potential prosecution less likely.                                                                                                                                                                           |
| L1 (Low)               | Permeable strata/minor aquifer near surface, but no apparent use and low vulnerability (may also be a significant aquifer but downgraded by long-term/permanent degradation of water quality). May provide pathway to surface watercourse at distance.                                                             | Localised clean-up/isolation of soil and groundwater only. Unlikely to be significant off-site liabilities or action by statutory authorities with respect to groundwater. Low cost implications.                                                                                                                                                                                                                        |
| L2 (Very low)          | Not a recognised aquifer, but strata beneath site may retain a small amount of contaminated liquid but there is likely to be limited vertical penetration. High potential for surface runoff or ponding.                                                                                                           | Clean-up/isolation of soil and contained groundwater only, in immediate vicinity of release. Unlikely to be off-site liabilities or action by statutory authorities with respect to groundwater. Low cost implications.                                                                                                                                                                                                  |

#### Surface Water (exc coastal waters)

| <b>Sensitivity Assessment</b> | <b>Standard Response</b>                                                                                                                                                                                                                                                                                                          | <b>Implications/need for further work (subject to nature of source and pathway and no short circuiting by artificial drainage systems)</b>                                                                             |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1 (Very high)                | High quality watercourse (GQA A or B) within close proximity (less than 250m) of site or with potential for rapid transmission of pollutants to that watercourse via a fissured aquifer. Or interconnected unclassified drain or stream.                                                                                          | Potential for major pollution incident with fish kills, risk to river users etc. Major cost implications for remediation measures and with respect to penalties on prosecution. Potential for major adverse publicity. |
| H2 (High)                     | Site within catchment and reasonable proximity (less than 500m) of high quality watercourse (GQA A/B) or with potential transmission of pollutants via baseflow from an aquifer with little subsurface attenuation or via an interconnected unclassified drain or stream.                                                         | Potential for significant pollution incident that requires remedial measures and likely to involve a prosecution and adverse publicity. Substantial cost implications.                                                 |
| M1 (Moderately high)          | Site within catchment and reasonable proximity (less than 500m) of a moderate quality watercourse (GQA C/D) or 500-1000m of a high quality watercourse (GQA A/B). Also where there is potential transmission of pollutants via baseflow with little subsurface attenuation or via an interconnected unclassified drain or stream. | Potential for significant pollution incident that requires remediation measures. Possible prosecution, particularly if contamination is likely to be visible or result in public complaints.                           |
| M2 (Moderate)                 | Site within catchment of and relatively close (less than 1000m) to moderate or poor quality (GQA C to F) watercourse that may be subject to planned improvement by attainment of surface water quality objectives. May be potential for transmission of pollutants via baseflow from a highly permeable formation.                | Minor incidents are unlikely to attract third party liabilities, but action by statutory authorities likely if contamination is visible or repeated.                                                                   |
| L1 (Low)                      | Within catchment of and over 250m from generally poor quality watercourse (GQA E or F) that is unlikely to improved by current or foreseeable surface water quality objectives or at distance (over 1000m) from a good quality watercourse with no interconnecting drains or baseflow from fissured strata.                       | Unlikely to be third party liabilities or action from statutory authorities from surface water viewpoint.                                                                                                              |
| L2 (Very low)                 | No surface water within general area of the site (at least 250m) or closed drainage within site. Little or no potential for significant transmission via baseflow and no interconnecting drains.                                                                                                                                  | Liabilities restricted to site itself (localised soil contamination or ponding) or associated with groundwater.                                                                                                        |

## Coastal Waters

| <b>Sensitivity Assessment</b> | <b>Standard Response</b>                                                                                                                                                                                                                                                                                                                                     | <b>Implications/need for further work (subject to nature of source and pathway and no short circuiting by artificial drainage systems)</b>   |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| H1 (Very high)                | Within 100m of a sensitive coastal water, that is, a recognised bathing water, a "more sensitive area" (as defined under the Urban Wastewater Treatment Directive) or a marine SSSI or at a greater distance but with a direct connection via a stream or a highly fissured aquifer to such a coastal water with the potential for rapid flow to that water. | Potential for major environmental health risks and ecological damage. Probability of high remedial costs, prosecution and adverse publicity. |
| H2 (High)                     | As above, within 250m or with a relatively rapid route of transmission or within 100m of a "less sensitive area".                                                                                                                                                                                                                                            |                                                                                                                                              |
| M1 (Moderately high)          | Within 500m of a bathing water or a defined sensitive area (see above); with possibility of diffuse flow via groundwater seepages at coastline or with connection via nearby watercourses.                                                                                                                                                                   | LESS DATA AVAILABLE FOR COASTAL SITES TO GIVE GENERALISED ASSESSMENTS OF POTENTIAL LIABILITIES.                                              |
| M2 (Moderate)                 | Within 500m of a coastal water (undefined), with possibility of diffuse flow via groundwater seepages at coastline or with connection via nearby watercourses.                                                                                                                                                                                               |                                                                                                                                              |
| L1 (Low)                      | No coastline nearby (within 1km), but with possibility of diffuse groundwater seepages at coastline or connection via nearby watercourses.                                                                                                                                                                                                                   | Liabilities initially associated with watercourses or groundwaters.                                                                          |
| L2 (Very low)                 | No coastline nearby (within 1km) and/or no direct connection via surface or ground water.                                                                                                                                                                                                                                                                    | No liabilities likely.                                                                                                                       |

#### **Artificial Drainage System**

| <b>Sensitivity Assessment</b> | <b>Standard Response</b>                                                                                                                                                                                                                                                                                                                                                              | <b>Implications/need for further work (subject to nature of source and pathway and no short circuiting by artificial drainage systems)</b>                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1 (Very high)                | Extensive land use/industrial history, successive building development. Steep surface slopes (rapid travel times with little opportunity for dilution/interception facilities) or close proximity (within 250m) to surface watercourses or high sensitivity groundwater. Former mining areas where subsurface mine drains are present or suspected. Detailed drainage records absent. | Probability of interconnection of artificial and natural drainage systems, with consequent risks to sewers, surface and ground water. Potential unconsented connections and discharges on and off-site with third party pipes/structures, risk of third party action and additional effluent treatment costs. Potential damage to site fabric and structures due to leakages and collapse. Major cost implications for investigation and implementation of remedial measures. Drainage investigation and risk assessment essential. |
| H2 (High)                     | As above, but shallower slopes (longer retention times in drains) or more distant (over 250m) to surface watercourses or with detailed records of drainage systems.                                                                                                                                                                                                                   | As above, but potentially lower investigatory and remedial costs. Drainage investigation and risk assessment essential.                                                                                                                                                                                                                                                                                                                                                                                                             |
| M1 (Moderately high)          | More than one phase of site development with limited historic records of drainage systems (sewers, surface water, pipelines). Over 250m from surface watercourse.                                                                                                                                                                                                                     | As above, but less extensive drainage investigation and reduced investigation and remedial costs.                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| M2 (Moderate)                 | More than one phase of site development with detailed historic records of drainage systems (sewers, surface water, pipelines).                                                                                                                                                                                                                                                        | As above, costs likely to be dependent on-site processes and degree of maintenance of existing drainage systems.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| L1 (Low)                      | Recent (greenfield) development, with recorded and low intensity drainage systems or older sites with thoroughly investigated and recorded drainage systems, drainage risk assessment and implementation of remedial measures. Within 250m of surface watercourses or on low permeability strata. No mine drains.                                                                     | Leakages from drains may contaminate soil locally and eventually reach a watercourse. Low risk of third party action.                                                                                                                                                                                                                                                                                                                                                                                                               |
| L2 (Very low)                 | Recent (greenfield) development, with recorded and low intensity drainage systems, or older sites with thoroughly investigated/recorded drainage systems, drainage risk assessment and implementation of remedial measures. Remote from surface watercourses, all drainage to adopted sewers and with no permeable strata within 10m of the site surface. No mine drains.             | Leakages from drains may contaminate soil locally.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

**Table A – Consequence of Risk**

| CLASSIFICATION | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | EXAMPLES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Severe         | <p>Highly elevated concentrations likely to result in "significant harm" to human health as defined by the EPA 1990, Part 2A, if exposure occurs.</p> <p>Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce.</p> <p>Short term risk of pollution of sensitive (H1/H2) water resource. Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population.</p> <p>A short term risk to a particular ecosystem, or organism forming part of such ecosystem. Catastrophic damage to crops, buildings or property.</p> | <p>Significant harm to humans is defined in circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects or the impairment of reproductive functions.</p> <p>Major fish kill in surface water from large spillage of contaminants from site.</p> <p>Highly elevated concentrations of List I and II substances present in groundwater close to small potable abstraction (high sensitivity).</p> <p>Explosion, causing building collapse (can also equate to immediate human health risk if buildings are occupied).</p> |
| Medium         | <p>Elevated concentrations which could result in "significant harm" or "significant possibility of significant harm" to human health as defined by the EPA 1990, Part 2A if exposure occurs.</p> <p>Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce. Pollution of a highly sensitive (H1/H2) water resource.</p> <p>Significant damage/change to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population.</p> <p>Significant damage to crops, buildings or property.</p>                                                                              | <p>Significant harm to humans is defined in circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects or the impairment of reproductive functions.</p> <p>Damage to building rendering it unsafe to occupy e.g. foundation damage resulting in instability.</p> <p>Ingress of contaminants through plastic potable water pipes.</p>                                                                                                                                                                                   |
| Mild           | <p>Exposure to human health unlikely to lead to "significant harm".</p> <p>Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce.</p> <p>Pollution of moderately sensitive (M1/M2) water resources.</p> <p>Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population.</p> <p>Significant damage to crops, buildings, structures and services ("significant harm" as defined in Circular 1/2006).</p>                                                                                                                                                           | <p>Exposure could lead to slight short-term effects (e.g. mild skin rash).</p> <p>Surface spalling of concrete.</p>                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Minor          | <p>No measurable effect on humans.</p> <p>Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems.</p> <p>Repairable effects of damage to buildings, structures and services.</p> <p>Pollution of low sensitive (L1/L2) water resource.</p> <p>Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.</p>                                                                                                                                                                                                                                                      | <p>The loss of plants in a landscaping scheme.</p> <p>Discoloration of concrete.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

The probability of the risk occurring is classified according to criteria given in Table B below:



**Table B – Probability of Risk Occurring**

| CLASSIFICATION  | DEFINITION                                                                                                                                                                                                                                                         | EXAMPLES                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High likelihood | There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.                                                                            | a) Elevated concentrations of toxic contaminants are present in soils in the top 0.5m in a residential garden.<br><br>b) Ground/groundwater contamination could be present from chemical works, containing a number of USTs, having been in operation on the same site for over 50 years.                                                                                                                             |
| Likely          | There is pollutant 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. | a) Elevated concentrations of toxic contaminants are present in soils at depths of 0.5-1.0m in a residential garden, or the top 0.5m in public open space.<br><br>b) Ground/groundwater contamination could be present from an industrial site containing a UST present between 1970 and 1990. The tank is known to be single skin. There is no evidence of leakage although there are no records of integrity tests. |
| Low likelihood  | There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.                                | a) Elevated concentrations of toxic contaminants are present in soils at depths >1m in a residential garden, or 0.5-1.0m in public open space.<br><br>b) Ground/groundwater contamination could be present on a light industrial unit constructed in the 1990s containing a UST in operation over the last 10 years – the tank is double skinned but there is no integrity testing or evidence of leakage.            |
| Unlikely        | There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.                                                                                                                                  | a) Elevated concentrations of toxic contaminants are present below hardstanding.<br><br>b) Light industrial unit <10 yrs old containing a doubleskinned UST with annual integrity testing results available.                                                                                                                                                                                                          |
| Negligible      | There is pollutant linkage but circumstances are such that it is risk cannot be differentiated from nil (so rare that the risk is regarded a nil)                                                                                                                  | a) in-filled pond off site'<br><br>b) electricity substation 50m from the site                                                                                                                                                                                                                                                                                                                                        |

An overall evaluation of the level of risk is gained from a comparison of the severity and probability, as shown in Table C below:

**Table C – Calculation of Risk**

|             |                 | CONSEQUENCE         |                     |                     |                     |
|-------------|-----------------|---------------------|---------------------|---------------------|---------------------|
|             |                 | Severe              | Medium              | Mild                | Minor               |
| PROBABILITY | High Likelihood | Very High Risk      | High Risk           | Moderate Risk       | Moderate / 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       |
|             | Negligible      | Low Risk            | Very low Risk       | Very low Risk       | Very low Risk       |

The above evaluated risk terms are described hereunder in Table D:

**Table D – Description of the Evaluated Risks from Table 3**

| <b>EVALUATED RISK</b>    | <b>DESCRIPTION</b>                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High Risk</b>    | There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.                                                                    |
| <b>High Risk</b>         | Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the long term.                                                                                                                                     |
| <b>Moderate Risk</b>     | It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term. |
| <b>Low Risk</b>          | It is possible that harm could arise to a designated receptor from an identified hazard, but there is a low likelihood of this hazard occurring and if realised, harm would at worst normally be mild.                                                                                                                                                                                                                                      |
| <b>Very Low Risk</b>     | There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.                                                                                                                                                                                                                                                                                                    |
| <b>No Potential Risk</b> | There is no potential risk if no pollution linkage has been established.                                                                                                                                                                                                                                                                                                                                                                    |

The likely action required for each of the above evaluated risks is as follows:

Action in the form of site investigation and risk assessment, mitigation of risk or remediation of contamination is required at sites evaluated as **Very High Risk** or **High Risk**.

Site investigation is required at sites evaluated as **Moderate Risk**.

No action is required at sites evaluated as **No Potential Risk**, **Low Risk** or **Very Low Risk**.

## **Tier 2: Generic Quantitative Risk Assessment (GQRA)**

GQRA requires an intrusive investigation in order to characterise the site assisting in the re-assessment of the source-pathway receptor linkage. The conceptual model should be refined accordingly.

If GQRA reveals that unacceptable risks are not present then no further action is required. If GQRA identifies a possibility of risk, a decision must be made whether further work is required or necessary for the purposes of risk assessment. If further risk assessment is deemed not suitable / not required an Options Appraisal should be undertaken. If further risk assessment is required, the scope / nature of further risk assessment must be decided – it is possible that a Tier 3 DQRA will be undertaken in this scenario.

## **Tier 3: Detailed Quantitative Risk Assessment (DQRA)**

DQRA is used when pollutant linkages require further assessment. DQRA is often undertaken for pollutant linkages where GAC are unavailable or inappropriate for or more conservative than the actual circumstances of the site. Site specific data is used to create Site Specific Assessment Criteria (SSAC) and enable a more accurate assessment of the risks. Further investigation may or may not be required to formulate SSAC depending on the site specific conditions and information already obtained.

If DQRA reveals that unacceptable risks are not present then no further action is required. If DQRA identifies a possibility of risk, a decision must be made whether further work is required or necessary for the purposes of risk assessment. If further risk assessment is deemed not suitable / not required an Options Appraisal should be undertaken. If further risk assessment is required, the scope nature of further risk assessment must be decided.

**NOTE:** A Tier 1 Preliminary Risk Assessment is undertaken as part of a Desk Study Report and a Preliminary Conceptual Model is developed for all pollutant linkages including risks ground gas and controlled waters. The methodologies for assessing the risks to human health, risks to controlled waters and risk posed by ground gas using quantitative techniques vary considerably, therefore GQRA and DQRA for human health, controlled waters and ground gas must be undertaken separately. The risk assessment methodologies where quantitative assessment is used for risks to human health, risks to controlled waters and risks posed by ground gas, if relevant, are described hereunder.

## **HUMAN HEALTH RISK ASSESSMENT METHODOLOGY – SOIL AND WATER**

### **Background**

In January 2009, the EA published the revised Contaminated Land Exposure Assessment (CLEA) Model and a series of related reports. These were designed to provide a scientifically based framework for the assessment of chronic risks to human health from contaminated land. These reports together with associated "TOX" and "SGV" documents are continually being published and will be used in any assessment.

Guidance on statistical assessment is given in CL:AIRE :2008 "Guidance on Comparing Data With a Critical Concentration"

A different approach to the statistical appraisal of data is required depending on whether the assessment of risk is to assess whether land is Contaminated Land in accordance with regulations, or whether the assessment is to determine whether the site is suitable for new development in accordance with planning guidance. This is discussed further in CL:AIRE :2008 "Guidance on Comparing Data With a Critical Concentration".

### **COLLATION OF SOIL TOXICOLOGICAL DATA**

The toxicological data collated by **Demeter Environmental Ltd** is presented as a separate document, available to regulatory bodies on request. The data gathered is generally in accordance with the hierarchy given in the EA Science Report SC050021/SR21 "Human health toxicological assessment of contaminants in soil". The hierarchy may be circumvented where more up to date authoritative data from a toxicological study has been published from sources lower down the hierarchy.

### **DERIVATION OF SOIL ASSESSMENT CRITERIA**

GAC's derived by **Demeter Environmental Ltd** are based on a Soil Organic Matter (SOM) content of 1%. Whilst this approach differed from the Environment Agency (who have published SGV's based on a 6% SOM) it provides a more conservative GQRA. Where SSAC's are required, site specific SOM will be used in the DQRA. Where available, other parameters such as building size, receptor and soil characteristics will be used in the DQRA.

Assessment criteria are available from a number of sources, namely (and in order of use):

1. Land Quality Management Suitable for Use Levels (S4UL's) (Copyright Land Quality Management Limited reproduced with permission; Publication number S4UL3093. All rights reserved);
2. C4SL for lead;
3. EIC/AGS/CL:AIRE Generic Assessment Criteria;
4. In-house derived GAC's / S4UL's.

### **STATISTICAL ASSESSMENT OF SOIL CONTAMINATION DATA**

In any site investigation only a small fraction of the soil on the site is analysed. Therefore the mean derived from the contamination data for a contaminant may not be the same as the true mean for the contaminant distribution on the site. To improve the reliability of any assessment a statistical analysis is if the dataset is undertaken.

The statistical assessment is undertaken using ProUCL, which is published by the USEPA, which provides a statistical assessment that exceeds the guidance given in the CL:AIRE document "Guidance on Comparing Soil Contamination Data with a Critical Concentration".

Where the number of results in a dataset is less than four, a statistical assessment cannot be undertaken, and the assessment is performed by comparison of the maximum value(s) with the assessment criteria. Dependant on the distribution of the data, a statistical analysis may not be feasible and in those cases the results will be assessed directly to their respective assessment criteria.

If the screening levels are exceeded then more sophisticated quantitative risk assessment can be undertaken or remedial action may be taken to break the pollutant linkages. The benefits of undertaking a quantitative risk assessment must be weighed against the likelihood that it will bring about cost savings in the proposed remediation.

## **ASSESSMENT OF RISK TO HUMAN HEALTH**

### **ASSESSMENT VALUES**

Assessment criteria are available from a number of sources, namely:

1. Land Quality Management Suitable for Use Levels (S4UL's) (Copyright Land Quality Management Limited reproduced with permission; Publication number S4UL3093. All rights reserved);
2. C4SL for lead (the C4SL is used in lieu of the in house derived GAC as it provides a more conservative assessment);
3. EIC/AGS/CL:AIRE Generic Assessment Criteria;
4. In-house derived GAC's / S4UL's

### **TIER 2 GENERIC ASSESSMENT CRITERIA FOR SOILS**

Generic Assessment Criteria (GAC's) have been derived by **Demeter Environmental Ltd** to aid in the assessment of the risk to human health. These are derived using CLEA v1.06. Details of the derivation of the GAC's are provided within the Report. GAC's are based on generic assumptions on the land use, building and soil parameters.

### **SITE SPECIFIC ASSESSMENT CRITERIA FOR SOILS**

Where there are exceedances of the Tier 2 GAC, Site Specific Assessment Criteria (SSAC) are derived, using site specific data for the Soil Organic Matter (SOM), building parameters, land use etc. An SSAC, like SGV's, S4UL's and GAC's is a threshold below which the risk is minimal.

Whilst CLEA v1.06 is normally used to derive SSAC's, other risk assessment packages may be used if they are more suitable for the subject site.

### **ASSESSMENT OF RISK TO HUMAN HEALTH FROM SOIL WATER**

Where exposure to contamination in soil water is significant this will be assessed using BP RISC (amended to be as close to UK compliant as possible).

## CONTROLLED WATER RISK ASSESSMENT METHODOLOGY

### Background

#### Definition of Controlled Waters

The term 'controlled waters' is defined in Section 104 of the Water Resources Act 1991 as:

*"Territorial Waters...which extend seawards for three miles..., coastal waters..., inland freshwaters, waters in any relevant lake or pond or of so much of any relevant river or watercourse as is above the freshwater limit, and ground waters, that is to say, any waters contained in underground strata."*

Note that the definition of groundwater under the Water Resources Act 1991 includes all water within underground strata (including soil / pore water in the unsaturated zone). The definition of groundwater under the Groundwater Directive however is limited to water in the saturated zone. From the 1st October 2004, the definition of groundwater in relation to Part IIA was amended, by the Second Water Act Commencement Order SI 2004 No 2528. For the purposes of Part IIA of the Environmental Protection Act 1990, the Environment Agency recommends that the groundwater within the saturated zone only is considered as the receptor (rather than soil / pore water).

### INTRODUCTION

**Demeter Environmental Ltd** utilises the methodology for the assessment of groundwater as discussed in the Environment Agency publication 'Remedial Targets Methodology and Policy and Protection of Groundwater.

The procedure for determining site-specific remedial targets is summarised below:

- 1) Determine a target concentration at the receptor or compliance point in relation to its use.
- 2) Undertake the tier assessment to determine whether the contaminant source would result in the target concentration being exceeded at the receptor or compliance point. At each tier, a remedial target is determined.
- 3) If the contaminant concentrations on-site exceed the remedial target, then the decision whether it is appropriate to upgrade the tier analysis is based on:
  - timescale – the decision to proceed to the next tier analysis should only be made if any risk involved in delaying the decision to implement the remedial action is acceptable;
  - what additional information is required and can be obtained;
  - cost-benefit analysis, i.e. the cost of tier upgrade in relation to the potential reduction in the cost of the remedial solution.

Four assessment tiers are proposed for the assessment of contaminated soil to protect water resources:

Level 1 considers whether contaminant concentrations in "pore water" in contaminated soil are sufficient to impact on the receptor, ignoring dilution, dispersion and attenuation along the pathway. The "pore water" concentration is determined from:

- i) measured "pore water" concentrations or perched water quality;
- ii) soil leaching tests;
- iii) theoretical calculations based on soil/water partitioning equations.

Level 2 considers dilution by the receiving groundwater or surface water body and whether this is sufficient to reduce contaminant concentrations to acceptable levels. The remedial target is defined as the target concentration multiplied by a dilution factor (DF).

Levels 3 and 4 consider whether natural attenuation (including dispersion, retardation and degradation) of the contaminant as it moves through the unsaturated and saturated zones to the receptor are sufficient to reduce contaminant concentrations to acceptable levels. The remedial target is defined as target concentration multiplied by a dilution factor (DF) and attenuation factor (AF). In Level 3 simple analytical models are used to calculate the significance of attenuation, whereas in Level 4 more sophisticated numerical models are used.

For each level, the "pore water" concentration determined for the soil zone is compared to the remedial target to determine the need for remedial action.

The assessment in relation to contaminated groundwater commences at Level 2 as the contaminants have already moved through the soil zone, so that the only processes of significance are attenuation, dispersion and further dilution of this groundwater as it moves from the source towards the receptor. Thus the assessment levels for contaminated groundwater are:

Level 2 – the observed contaminant concentration in groundwater below the site is compared directly to the target concentration.

Levels 3 and 4 – the observed groundwater concentration below the site is compared directly to the target concentration multiplied by an attenuation factor (AF); as with the soil levelled assessment, Levels 3 and 4 are distinguished by the sophistication of the modelling and prediction processes.

## BACKGROUND INFORMATION, CURRENT GUIDANCE AND RISK ASSESSMENT METHODOLOGY FOR RISKS POSED BY GROUND GAS

### Background

#### Origin of Ground and Landfill Gases

When carrying out a ground gas risk assessment, the origin or source of the gases is important as potential risks will vary depending on the source. This Appendix relates to the risk of the two main ground gases of concern; methane and carbon dioxide, and does not apply to other ground gases (e.g. radon or vapours from hydrocarbon spills). Methane and carbon dioxide are major constituents of ground gas but can also occur from a variety of anthropogenic and natural sources, as summarised in Table E below. The generation potential of each source is given below.

**Table E- Sources and Origins of Ground Gases**

| Source                                            | Origin                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Typical Range of Concentrations |                |                                                                                                               | Generation Potential                                                                                                             |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
|                                                   |                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Methane                         | Carbon Dioxide | Others                                                                                                        |                                                                                                                                  |
| Anthropogenic                                     |                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                |                                                                                                               |                                                                                                                                  |
| Landfill sites (include shallow and old landfill) | Microbial decay of organic materials derived from the disposal of putrescible materials                              | Landfill gas is a product of the biodegradation of organic materials contained in wastes deposited in landfill sites. Age and composition of landfill affect the gas regime. The gas regime will also be influenced by physical parameters such as volume/depth of waste and the groundwater regime, as well as environmental factors such as temperature, moisture content and pH value. These factors are considered in some detail in earlier CIRIA guidance (Barry et al, 2001). The Environment Agency Guidance on the management of landfill gas provides useful information on the mechanisms by which landfill gas is generated, its composition and physical and chemical characteristics and behaviour (Environment Agency, 2004a). Leachate from landfill sites may also contain dissolved gases or may degrade during migration to produce methane with carbon dioxide and associated gases.                           | 20-65%                          | 15-40%         | Several hundred trace organic gases (maybe odorous or toxic) (generally makes up <1% of total volume, eg H2S) | Very high if the landfill has recently closed (post 1960)<br><br>Moderate (pre 1960 landfills)<br><br>Very low (inert landfills) |
| Made ground                                       | Microbial decay of organic materials contained in reworked natural ground containing demolition and other wastes     | Made ground will often contain degradable material such as wood, rags, paper and vegetation. However, the proportion of such carbon-rich materials is typically low, with major components often comprising re-worked clays, silts, sands and gravels together with anthropogenic inclusions such as ash, clinker, brick, concrete etc. Many brownfield sites contain made ground and on these sites the methane concentrations are usually not highly elevated, although there are exceptions, while concentrations of carbon dioxide can typically range to higher values. The rate of gas generation also tends to be low, resulting in small but sustained volumes of gas. There often tends to be a lack of driving force within made ground (see Section 2.6.1). The low rate of gas generation, the limited driving force and the fact that the gas is denser than air result in little upward migration of carbon dioxide. | 0-20%                           | 0-10%          |                                                                                                               | Very low (inert made ground)<br><br>Low (made ground with high levels of organic/putrescible matter)                             |
| Foundry sands                                     | Microbial decay of waste materials from the foundry process (phenolic binders, dextrin, coal dust, wood rags, paper) | In foundry sands, organic materials resulting from the foundry process such as phenolic binders, detrin and coal dust, and other foundry wastes such as wood, lignin and paper can provide a substrate for methanogenic bacteria (Hooker et al, 1993)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Up to 50%                       | 15-40%         | Trace organic gases (generally <1% of total volume) (maybe odorous and/or toxic)                              | Very low to low depending on presence of organic/putrescible matter                                                              |



**Table E (continued)- Sources and Origins of Ground Gases**

| Source                                            | Origin                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Typical Range of Concentrations |                |                                                                                           | Generation Potential |
|---------------------------------------------------|------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------|-------------------------------------------------------------------------------------------|----------------------|
|                                                   |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Methane                         | Carbon Dioxide | Others                                                                                    |                      |
| Anthropogenic                                     |                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                 |                |                                                                                           |                      |
| Sewage sludge, dung, cess pits/heaps              | Microbial decay of organic materials                                                     | Methane and carbon dioxide are the main components associated with the anaerobic decomposition of organic components of sewage (Hooker et al, 1993). Hydrogen sulphide is also often present resulting from the degradation of organic matter and sulphur containing compounds (including mercaptans) in the sewage. Nitrogen oxide and ammonia gases are also associated with sewage. These gases can be a problem in sewer systems with confined spaces such as pipework, manholes and service chambers which can lead to potentially explosive, asphyxiating or chemically harmful atmospheres. Additionally the formation of sulphuric acid from the oxidation of hydrogen sulphide can corrode pipes, resulting in migration into the surrounding soils. | 60-75%                          | 18-40%         | Trace organic gases (generally <1% of total volume) (maybe odorous and/or toxic)          | Moderate             |
| Burial Grounds (including cemeteries)             | Microbial decay of organic materials contained within human/animal remains.              | The generation of gases from the decomposition of corpses is well documented (Polson et al, 1975). The gases generated are predominantly carbon dioxide and methane with trace amounts of odorous sulphur-containing gases. Diphosphane may be generated by anaerobic decomposition of phosphorus in skeletal material (generally in waterlogged areas). Other gaseous emissions may include formaldehyde, associated with the preparation of cadavers and present in medium density fibreboard (MDF), widely used to make coffins.                                                                                                                                                                                                                           | 20-65%                          | 15-40%         |                                                                                           | Moderate             |
| Industrial/chemical/petroleum sites/manufacturing | Organic vapours derived from leaks or spills from storage, processing and disposal areas |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 3-100%                          | 2-8%           | Trace organic gases (generally <1% of total volume) (maybe odorous and/or toxic), cyanide | Low                  |
| Natural gas (supply pipes)                        | Leakage from bulk pipeline transportation of natural gas                                 | Mains gas is derived from the same geological source as methane in coal mines. Leaks into surrounding soils can occur from damaged or poorly maintained underground pipes. In the UK, a combination of mercaptans and sulphide are added as odourants which can often be detected. Ethane additives will also indicate the presence of distributed main gases.                                                                                                                                                                                                                                                                                                                                                                                                | 90-95%                          | 0-9.5%         | 1 – 27% C2-C4 alkanes, 4.7% CO                                                            | Low                  |

**Table E (continued)- Sources and Origins of Ground Gases**

| Natural                           |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |          |                                                                                                                                                      |                                                                                                             |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Soils                             | Physical, chemical and biological transformations of rock during weathering                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <2ppm    | 350ppm   |                                                                                                                                                      | Very low (none if no organic material is present)                                                           |
| Coal measures strata              | Burial of vegetation under high temperatures and pressures, liberating gases as a by-product as a result of mining activities | Methane is associated with coal bearing carboniferous strata, produced by the anaerobic decomposition of ancient vegetation trapped within the rock. Associated gases include higher alkanes (for example ethane), hydrogen and helium. Former shafts and/or fractured rock can provide a migration pathway to the surface and rising groundwater or flooding of mine workings can release trapped methane and carbon dioxide.                                                                                                                        | <1-90%   | 0-6%     | 4-13% C <sub>2</sub> -C <sub>4</sub> alkanes,<br>0 - 10% CO<br>production of H <sub>2</sub> S possible but rarely occurs in hazardous concentrations | High (active mine working)<br><br>Moderate (abandoned mine working)<br><br>Very low (flooded mine workings) |
| Peat/bog areas                    | Gas formed by the microbial decay of accumulated plant debris under anaerobic conditions                                      | Methane from these sources is produced by the microbial decay of organic material under anaerobic conditions, usually waterlogged vegetation. Carbon dioxide is usually produced by acid reaction on carbonate fraction in any alluvial soil, and also generated by methane oxidation. Trace gases include hydrogen sulphide and light hydrocarbons.<br><br>Methane can migrate large distances through soils. The source of the methane which caused the explosion at Abbeystead in 1985 was naturally occurring oil shales at more than 1 km depth. | 10-90%   | 0-5%     |                                                                                                                                                      | Moderate                                                                                                    |
| Alluvium (organic rich sediments) |                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0-5%     | 0-10%    |                                                                                                                                                      | Low (may be very low depending on levels of organic matter)                                                 |
| Radon emitting rocks              | Decay of naturally occurring uranium within soils and rocks                                                                   | Radon is a radioactive gas that occurs naturally and has no taste, smell or colour. It is formed from the decay of uranium, which is found in small quantities in all soil and rocks, in particular granite. Radionuclides (the decay products of radon) can damage lung tissues and ultimately lead to lung cancer. An action level of 200 Bq/m <sup>3</sup> was set by the former National Radiological Protection Board                                                                                                                            | Variable | Variable | 0-1000 Bq/m <sup>3</sup> radon gas.<br><br>Higher concentrations of gas up to 4,000,000 Bq/m <sup>3</sup> have been recorded in the southwest        | N/A                                                                                                         |
| Carbonate rich strata             | Dissolution of calcium carbonate by acidic water                                                                              | Acidic waters such as rainwater can react with calcium carbonate (e.g. chalk and limestones etc) to form carbon dioxide. Elevated concentrations of carbon dioxide (>five per cent) have been detected in confined spaces particularly those associated with groundwater abstraction infrastructure such as pump houses, located in chalk areas.                                                                                                                                                                                                      | Variable | 1-9%     |                                                                                                                                                      | Very low to low depending on water content                                                                  |

This does not provide guidance for the assessment of risk when other gases are present due to 'Other Sources' from the above table (particularly volatile organic compounds or for the risk from radon or hydrogen sulphide).

To determine the origin of the gas a range of factors must be considered together, including;

1. Proximity of likely sources
2. Ground conditions (geology, hydrogeology, anthropogenic pathways etc)
3. Properties of gases present including:
  - Chemical composition
  - Physical properties
  - Ratios of components e.g. methane: carbon dioxide
4. Timeframe of activities such as infilling periods, capping works, installation of gas control systems etc

Identification of the originating source may be problematic given that there may be more than one source present and trace gas analysis may be required. Identification of the sources of the gases encountered during monitoring is usually carried out through a process of eliminating the most unlikely potential sources (given the site setting) and selecting those which are most likely.

### Hazards Associated with Presence of Methane

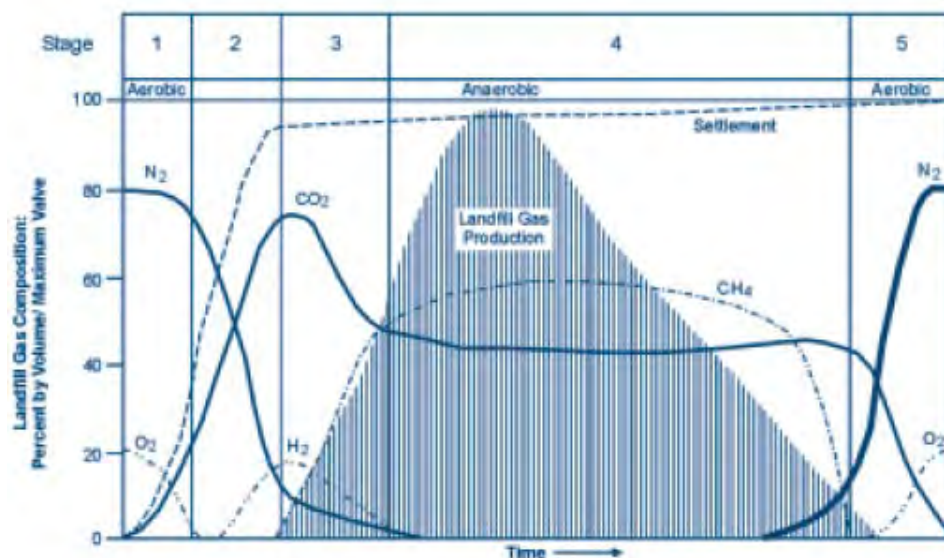
Methane gas is combustible and potentially explosive. When the concentration of methane in air is between the limits of 5.0%v/v and 15.0%v/v an explosive mixture is formed. The Lower Explosive Limit (LEL) of methane is 5.0%v/v, which is equivalent to 100% LEL. The 15.0%v/v limit is known as the Upper Explosive Limit (UEL), but concentrations above this level cannot be assumed to represent safe concentrations. Further, the LEL and UEL will vary (up and down) depending upon the proportion of other gases (including oxygen). However, the fact that methane is a colourless, odourless gas means that there is no simple indicator of the presence of the gas until such a time as explosive limits are reached and an incident occurs. Methane is lighter than air and has a low toxicity. However, at high concentrations it can result in asphyxiation due to oxygen displacement.

### Hazards Associated with Presence of Carbon Dioxide

Carbon dioxide is a colourless, odourless gas, which, although non-flammable, is both toxic and an asphyxiant. As carbon dioxide is denser than air, it will collect in low points and depressions. The UK Health & Safety Executive (HSE) has published information relating to concentrations of carbon dioxide that humans may be exposed to, which uses concentrations contained in the Control of Substances Hazardous to Health Regulations 2002 (as amended). These are the Long Term Occupational Exposure Limit (LTOEL, 8 hour period) and the Short Term Occupational Exposure Limit (STOEL, 15 minute period), which are 0.5% and 1.5% carbon dioxide, respectively.

### Parameters Influencing the Rate of Ground Gas Production

The figure below is taken from EA guidance document LFTGN 03 illustrates typical ground gas generation curves from biodegradable materials:



The production of methane and carbon dioxide at a landfill site may be expected to be considerable and ongoing. Concentrations of methane will eventually decrease, followed by concentrations of carbon dioxide, but the duration and rate of gas production can vary markedly between sites. Five distinct phases of gas production occur during the process which are, in order of event as marked above, as follows:

1. An aerobic phase involving oxygen depletion and temperature increase through aerobic respiration;
2. The establishment of anaerobic conditions and the evolution of carbon dioxide and hydrogen through acidogenic activity;
3. Commencement of methanogenic activity; the establishment of populations of methanogenic bacteria;
4. A phase of stable methanogenic activity, which may go on for many tens of years;
5. A phase of decreasing methanogenic activity, representing depletion of the organic material and a return to aerobic conditions.

The time scale for the return to the normal ground gas concentrations will be highly variable, depending upon the types and quantities of materials present. In addition, the optimum parameters influencing the rate of decomposition and ground gas production within the ground at a site are as follows:

- High water content with adequate rainfall and water infiltration to provide moisture content between approximately 20 to 26%;
- Conditions that either are or are very close to anaerobic;
- High proportion of biodegradable materials;
- A pH between 6.5 and 8.5, ideally verging slightly on the acidic between pH 6 to 7;
- Temperature between 25°C and 55°C;
- The ratio of the biochemical and chemical oxygen demands (BOD:COD);
- High permeability;
- Small particle size, as finer subsurface materials possess a greater surface area to provide a growing 'face' for the micro-organisms but high fines levels reduces permeability and reduces decomposition rate.

For this reason, it is vital that sources of methane and carbon dioxide are identified prior to the commencement of any work on a construction site, and that the ground gas regime is characterised at the worst temporal conditions a site may experience. From this, a risk assessment is carried out to identify the risk at the site from ground gases so that suitable protection measures can be designed and incorporated into a development to prevent a dangerous build-up of gas occurring.

### **Factors Influencing the Migration and Behaviour of Ground Gases**

There are many factors that influence the migration of ground gases which can affect the risk from a gassing source:

- driving force – pressure differential along a pathway, diffusion and dissolved in solution;
- meteorological conditions – short term and seasonal conditions including atmospheric pressure changes (e.g. rapidly falling pressure causes gas to expand increasing emission rates), rainfall, frozen ground and thawing, temperature;
- geological and groundwater conditions – these can have the over riding influence on the direction/pathways and quantity of migrating gas;
- anthropogenic influences – man-made pathways include mine shafts, service runs/drains, foundation piles, underground voids/pits/basements, foundation/building design/construction

### **Ground Gas Risk Assessment Methodology**

Assessment of risk posed by ground gas is undertaken using the methodology as outlined previously, and summarised hereunder:

- Tier 1 Preliminary Risk Assessment
- Tier 2 Generic Quantitative Risk Assessment
- Tier 3 Detailed Quantitative Risk Assessment

The methodology used in each of the above assessments with concern to ground gas is discussed hereunder.

#### Tier 1 Preliminary Risk Assessment

All potential sources of methane and carbon dioxide are identified in the Preliminary Conceptual Model and the generation potential determined. The background information discussed earlier is referred to in order to determine the potential for a source to generate ground gas.

CIRIA C665 provides idealised monitoring frequency / period dependent upon generation potential of gas source and sensitivity of the proposed land use as below:

### Idealised Frequency and Period of Monitoring (after Table 5.5a and 5.5b, CIRIA C665)

|                            |                                           | Generation Potential of Source |     |          |       |           |
|----------------------------|-------------------------------------------|--------------------------------|-----|----------|-------|-----------|
|                            |                                           | Very Low                       | Low | Moderate | High  | Very High |
| Sensitivity of Development | <b>Low</b><br>(Commercial)                | 4/1                            | 6/2 | 6/3      | 12/6  | 12/12     |
|                            | <b>Moderate</b><br>(Flats)                | 6/2                            | 6/3 | 9/6      | 12/12 | 24/24     |
|                            | <b>High</b><br>(Residential with Gardens) | 6/3                            | 9/6 | 12/6     | 24/12 | 24/24     |

### Notes

1. First number is the number of readings and the second is the minimum period in months (e.g. 6/2 – six sets of readings over two months).

2. At least two sets of readings must be at low (preferably under 1,000 mb) and falling pressure.

The monitoring programme is decided using the above table prior to the intrusive site investigation. However, if the intrusive investigation reveals that a potential source is better or worse than anticipated the monitoring programme should be modified accordingly. For example, if the made ground contains no evidence of organic material and comprises entirely granular brick fill, the potential for that made ground to generate ground gas is reduced considerably.

### Tier 2 Generic Quantitative Risk Assessment

Generic Quantitative Risk Assessment is undertaken upon completion of the required gas monitoring period.

All three current guidance documents propose that both ground gas concentrations and flow rates are used to calculate the limiting gas well gas volume flow rates for methane and carbon dioxide, based on the ground gas conditions monitored for during the worse-case temporal conditions. This limiting gas well volume flow rate is termed the Gas Screening Value (GSV, note that this was termed borehole gas volume flow), and is calculated as follows:

$$\text{GSV (l/hr)} = \frac{[\text{gas well gas concentration (\%v/v)}] \times [\text{gas well flow rate (l/hr)}]}{100}$$

GSV's are compared to typical max concentrations and limiting gas screening values derived for either Situation A - All development except low rise housing with gardens, or Situation B low rise housing with gardens (NHBC Traffic Light System). Table 8.5 from CIRIA C665 is used for comparison of gas screening values for "Situation A Developments" and is presented hereunder:

| Characteristic Situation (CIRIA R149) | Comparable Partners Technology Regime (see Box 8.2) | Risk Classification   | Gas Screening Value (CH <sub>4</sub> or CO <sub>2</sub> ) (l/hr) <sup>1</sup> | Additional Factors                                                                                     | Typical Source of Generation                                                |
|---------------------------------------|-----------------------------------------------------|-----------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| 1                                     | A                                                   | Very low risk         | <0.07                                                                         | Typically methane ≤ 1% and/or carbon dioxide ≤ 5%. Otherwise consider increase to Situation 2          | Natural soils with low organic content "Typical" made ground                |
| 2                                     | B                                                   | Low risk              | <0.7                                                                          | Borehole air flow rate not to exceed 70l/hr. Otherwise consider increase to characteristic Situation 3 | Natural soil, high peat/organic content. "Typical" made ground              |
| 3                                     | C                                                   | Moderate risk         | <3.5                                                                          |                                                                                                        | Old landfill, inert waste, mine working flooded                             |
| 4                                     | D                                                   | Moderate to high risk | <15                                                                           | Quantitative risk assessment required to evaluate scope of protective measures.                        | Mine working susceptible to flooding, completed landfill (WMP 26B criteria) |
| 5                                     | E                                                   | High risk             | <70                                                                           |                                                                                                        | Mine working unflooded inactive with shallow workings near surface          |
| 6                                     | F                                                   | Very high risk        | >70                                                                           |                                                                                                        | Recent landfill site                                                        |

**Table 8.5 from CIRIA C665 Modified Wilson and Card Classification**

Table 8.7 is used for comparison of gas screening values for "Situation B Developments" and is presented hereunder:

| Traffic light | Methane <sup>1</sup>                                 |                                                   | Carbon dioxide <sup>2</sup>                          |                                                   |
|---------------|------------------------------------------------------|---------------------------------------------------|------------------------------------------------------|---------------------------------------------------|
|               | Typical max concentration <sup>3</sup> (% by volume) | Gas screening value <sup>2,4</sup> (litres /hour) | Typical max concentration <sup>3</sup> (% by volume) | Gas screening value <sup>2,4</sup> (litres /hour) |
| Green         | 1                                                    | 0.13                                              | 5                                                    | 0.78                                              |
| Amber 1       | 5                                                    | 0.63                                              | 10                                                   | 1.60                                              |
| Amber 2       | 20                                                   | 1.60                                              | 30                                                   | 3.10                                              |
| Red           |                                                      |                                                   |                                                      |                                                   |

**Notes:**

1. The worst-case ground gas regime identified on the site, either methane or carbon dioxide, at the worst-case temporal conditions that the site may be expected to encounter will be the decider as to what Traffic Light is allocated;
2. Borehole Gas Volume Flow Rate, in litres per hour as defined in Wilson and Card (1999), is the borehole flow rate multiplied by the concentration in the air stream of the particular gas being considered;
3. The Typical Maximum Concentrations can be exceeded in certain circumstances should the Conceptual Site Model indicate it is safe to do so;
4. The Gas Screening Value thresholds should not generally be exceeded without the completion of a detailed ground gas risk assessment taking into account site-specific conditions.

**CIRIA C665 Table 8.7 NHBC Traffic light system for 150 mm void**

Dependant on the outcome of the assessment of risk posed by ground gas it is determined whether gas protection measures are required for the proposed development, and or whether a detailed quantitative risk assessment is required for the site.

## Selection & Design of Protective Measures

Table 8.6 and Box 8.4 of CIRIA C665 contain information on the detailed design of protection measures and were initially intended for the purposes of determining then level of protection measures a development requires. These tables and related text include some useful information on the design of gas protection measures, however BS8485:2015 which supersedes the guidance included within CIRIA C665, is used for selection of gas protection measures. BS8485:2015 uses a scoring system dependant on the Characteristic Situation / NHBC Traffic Light and proposed end use of the site. The scoring system is summarised in BS8485:2015 Table 4 as presented hereunder:

| Characteristic gas situation, CS                                                                                                                                                                                                                                                                                                                                                                                         | NHBC traffic light | Required gas protection                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                          |                    | <b>Type A Building</b> (private ownership with no building management controls on alterations to the internal structure, the use of rooms, the ventilation of rooms or the structural fabric of the building. Some small rooms present.<br><br>Probably conventional building construction (rather than civil engineering).<br><br>Examples include private housing and some retail premises) | <b>Type B Building</b> (private or commercial property with central building management control of any alterations to the building or its uses but limited or no central building management control of the maintenance of the building, including the gas protection measures. Multiple occupancy.<br><br>Small to medium size rooms with passive ventilation of rooms and other internal spaces throughout ground floor and basement areas. May be conventional building or civil engineering construction. Examples include managed apartments, multiple occupancy offices, some retail premises and parts of some public buildings (such as schools, hospitals, leisure centres) and parts of hotels) | <b>Type C Building</b> (commercial building with central building management control of any alterations to the building or its uses and central building management control of the maintenance of the building, including the gas protection measures. Single occupancy of ground floor and basement areas.<br><br>Small to large size rooms with active ventilation or good passive ventilation of all rooms and other internal spaces throughout ground floor and<br><br>basement areas. Probably civil engineering construction. Examples include<br><br>offices, some retail premises, and parts of some public buildings (such as schools, hospitals, leisure centres and parts of hotels). | <b>Type D Building</b> (industrial style building having large volume internal space(s) that are well ventilated. Corporate ownership with building management controls on alterations to the ground floor and basement areas of the building and on maintenance of ground gas protective measures. Probably civil engineering construction. Examples are retail park sales buildings, factory shop floor areas, warehouses. |
| 1                                                                                                                                                                                                                                                                                                                                                                                                                        | Green              | 0                                                                                                                                                                                                                                                                                                                                                                                             | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                        | Amber 1            | 3.5                                                                                                                                                                                                                                                                                                                                                                                           | 3.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1.5                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3                                                                                                                                                                                                                                                                                                                                                                                                                        | Amber 2            | 4.5                                                                                                                                                                                                                                                                                                                                                                                           | 4.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 3.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 2.5                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                        | Red                | 6.5 (a)                                                                                                                                                                                                                                                                                                                                                                                       | 5.5 (a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 4.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 3.5                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                        |                    | (b)                                                                                                                                                                                                                                                                                                                                                                                           | 6.5 (a)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 5.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.5                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                        |                    | (b)                                                                                                                                                                                                                                                                                                                                                                                           | (b)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 7.5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6.5                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>NOTE</b> Traffic light indications are taken from NHBC Report no.:10627-RO1 (04) and are mainly applicable to low-rise residential housing <sup>1</sup> . These are for comparative purposes but the boundaries between the traffic light indications and CS values do not coincide.                                                                                                                                  |                    |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| a) Residential buildings should not be built on CS4 or higher sites unless the type of construction or site circumstances allow additional levels of protection to be incorporated, e.g. high-performance ventilation or pathway intervention measures, and an associated sustainable system of management of maintenance of the gas control system, e.g. in institutional and/or fully serviced contractual situations. |                    |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                              |
| b) The gas hazard is too high for this empirical method to be used to define the gas protection measures                                                                                                                                                                                                                                                                                                                 |                    |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                              |

The NHBC guidance and CIRIA C665 guidance refers to low rise housing (which is up to three storeys without lifts) that is constructed with a 150mm ventilated sub-floor void.

## BS8485:2015 Table 2 Required gas protection by characteristic gas situation and type of building

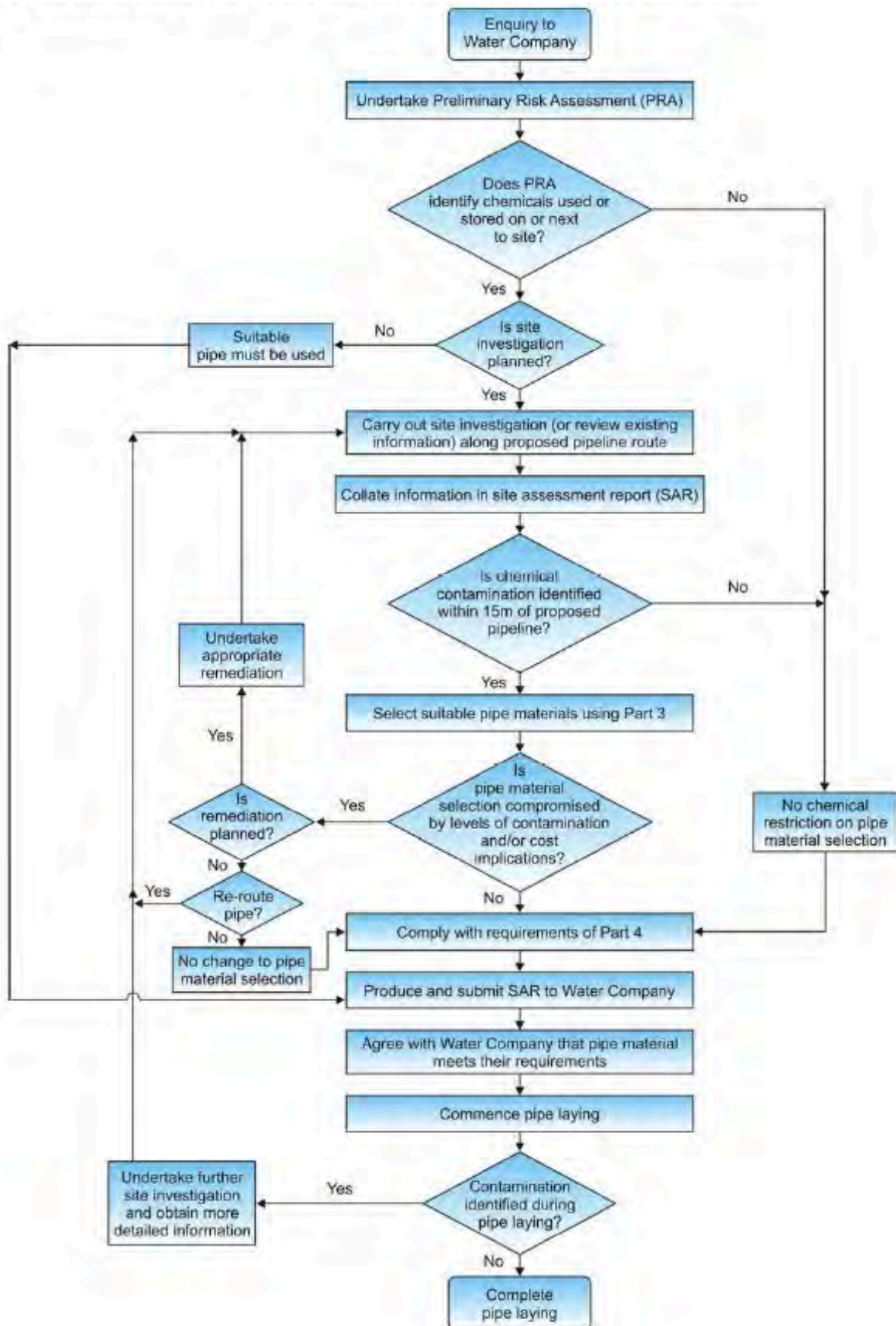
Once a score is assigned, a combination of protection systems / elements is chosen from BS8485:2015 Table 3 shown below:

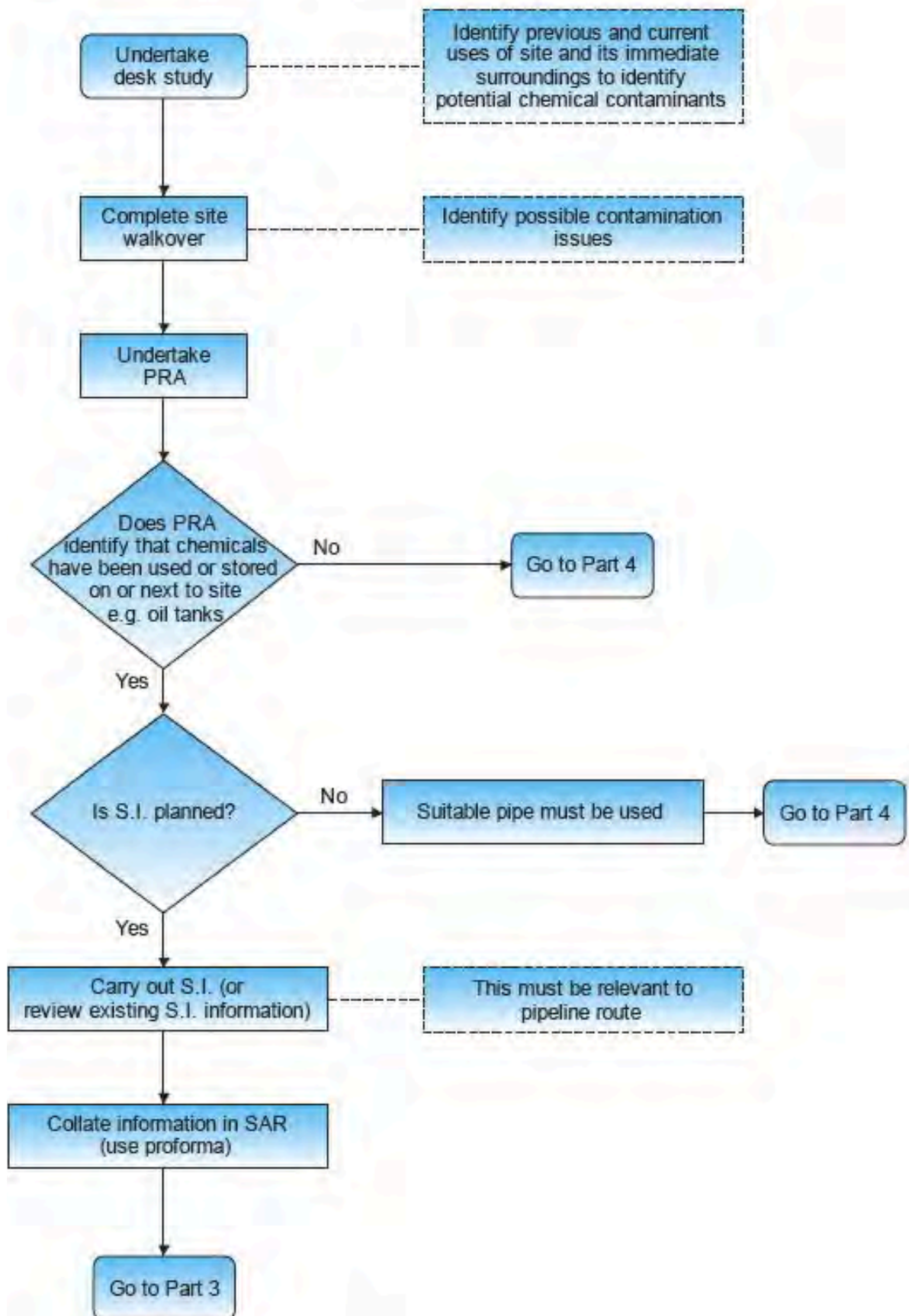
| PROTECTION ELEMENT/SYSTEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SCORE                          | COMMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Gas Protection Scores for Ventilation Protection Measures</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Pressure relief pathway (usually formed of low fines gravel or with a thin geocomposite blanket or strips terminating in a gravel trench external to the building)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.5                            | Whenever possible a pressure relief pathway (as a minimum) should be installed in all gas protection measures systems.<br><br>If the layer has a low permeability and/or is not terminated in a venting trench (or similar), then the score is zero.                                                                                                                                                                                                  |
| Passive sub floor dispersal layer: Very good performance<br><br>Media used to provide the dispersal layer are:<br><br>• Clear void, Polystyrene void former blanket, Geocomposite void former blanket, No-fines Good performance<br>gravel layer with gas drains, No-fines gravel layer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 2.5<br><br><br><br><br><br>1.5 | The ventilation effectiveness of different media depends on a number of different factors including the transmissivity of the medium, the width of the building, the side ventilation spacing and type and the thickness of the layer. The selected score should be assigned taking into account the recommendations in BS8485:2015. Passive ventilation should be designed to meet at least "good performance".                                      |
| Active dispersal layer, usually comprising fans with active abstraction (suction) from a subfloor dilution layer, with roof level vents. The dilution layer may comprise a clear void or be formed of geocomposite or polystyrene void formers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1.5 to 2.5                     | This system relies on continued serviceability of the pumps, therefore alarm and response systems should be in place.<br><br>There should be robust management systems in place to ensure the continued maintenance of the system, including pumps and vents. Active ventilation should always be designed to meet at least "good performance", as described in BS8485:2015.                                                                          |
| Active positive pressurization by the creation of a blanket of external fresh air beneath the building floor slab by pumps supplying air to points across the central footprint of the building into a permeable layer, usually formed of a thin geocomposite blanket                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1.5 to 2.5                     | This system relies on continued operation of the pumps, therefore alarm and response systems should be in place.<br><br>The score assigned should be based on the efficient "coverage" of the building footprint and the redundancy of the system. Active ventilation should always be designed to meet at least "good performance".                                                                                                                  |
| Ventilated car park (floor slab of occupied part of the building under consideration is underlain by a basement or undercroft car park)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 4.0                            | Assumes that the car park is vented to deal with car exhaust fumes, designed to Buildings Regulations 2000, Approved Document F                                                                                                                                                                                                                                                                                                                       |
| <b>Gas Protection Scores for the Structural Barrier</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Floor and Substructure Design</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Precast suspended segmental subfloor (i.e. Block and beam floor slab)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0 (a)                          | a) The scores are conditional on breaches of floor slabs, etc. being effectively sealed;                                                                                                                                                                                                                                                                                                                                                              |
| Cast in situ ground-bearing floor slab (with only nominal mesh reinforcement)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0.5 (a)                        | b) to achieve a score of 1.5 the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in;                                                                                                                                                                                                                                                                                                          |
| Cast in situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetrations                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1.0 or 1.5 (a), (b)            |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Basement floor and walls conforming to BS 8102:2009, Grade 2 waterproofing (c)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2.0                            | c) the score is conditional on the waterproofing not being based on the use of a geosynthetic clay liner waterproofing product                                                                                                                                                                                                                                                                                                                        |
| Basement floor and walls conforming to BS 8102:2009, Grade 3 waterproofing (c)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2.5                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Membranes</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Gas resistant membrane meeting all of the following criteria:<br><br>• sufficiently impervious to the gases with a methane gas transmission rate <40.0 ml/day/m <sup>2</sup> /atm (average) for sheet and joints (tested in accordance with BS ISO 15105-1 manometric method);<br><br>• sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions;<br><br>• sufficiently strong to withstand in-service stresses (e.g. settlement if placed below a floor slab);<br><br>• sufficiently strong to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc);<br><br>• capable, after installation, of providing a complete barrier to the entry of the relevant gas; and<br><br>• verified in accordance with CIRIA C735 | 2                              | The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. For example, a minimum 0.4 mm thickness (equivalent to 370 g/m <sup>2</sup> for polyethylene) reinforced membrane (virgin polymer) meets the performance criteria in BS8485:2015 If a membrane is installed that does not meet all the criteria in column 1 then the score is zero. |



## **WATER MAINS RISK ASSESSMENT**

Risks to water supply pipes are assessed using the document 'Guidance for the Selection of Water Supply Pipes to be Used in Brownfield Sites' published by the UK Water Industry Research (UKWIR). The methodology for the selection of water pipes in brownfield sites is below:





For sites where the preliminarily conceptual site model (PCSM) does not identify the potential for chemical storage either on or next to the site, there are no chemical restrictions on the selection of pipe selection material.

The guidance recommends that if known, samples should be taken along the route of the water mains. At the time of any intrusive investigation the route of the water mains is generally unknown, hence the guidance recommends that samples are taken across the site.

**Table 1: Pipe Selection Table**

|                                                                                                 | Pipe Material               |       |                         |                                              |                                                              |                                     |
|-------------------------------------------------------------------------------------------------|-----------------------------|-------|-------------------------|----------------------------------------------|--------------------------------------------------------------|-------------------------------------|
|                                                                                                 | All thresholds are in mg/kg |       |                         |                                              |                                                              |                                     |
| Contaminant                                                                                     | PE                          | PVC   | Barrier Pipe (PE-AL-PE) | Wrapped Steel                                | Wrapped Ductile Iron                                         | Copper                              |
| Extended VOC suite by purge and trap or head space and GC-MS with TIC                           | 0.5                         | 0.125 | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| Total BTEX and MTBE                                                                             | 0.1                         | 0.03  | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| SVOC's TIC by purge and trap or head space and GC-MS with TIC (aliphatic and aromatic EC5-EC10) | 2.0                         | 1.4   | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| Phenols                                                                                         | 2                           | 0.4   | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| Cresols and chlorinated phenols                                                                 | 2                           | 0.04  | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| Mineral oil C11-C20 (aromatic/aliphatic EC10-EC16, aromatic EC16-EC21 and aliphatic EC16-35)    | 10                          | Pass  | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| Mineral oil C21-C40 (aliphatic EC16-EC35 and aromatic EC21-EC35)                                | 500                         | Pass  | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| pH                                                                                              | Pass                        | Pass  | Pass                    | Corrosive if pH<7 and conductivity >400uS/cm | Corrosive if pH<5, Eh not neutral and conductivity >400uS/cm | Corrosive if 5<pH>8 and Eh positive |
| Conductivity                                                                                    |                             |       |                         |                                              |                                                              |                                     |
| Redox                                                                                           |                             |       |                         |                                              |                                                              |                                     |
| SPECIFIC SUITE IDENTIFIED AS RELEVANT FOLLOWING SITE INVESTIGATION                              |                             |       |                         |                                              |                                                              |                                     |
| Ethers                                                                                          | 0.5                         | 1.0   | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| Nitrobenzene                                                                                    | 0.5                         | 0.4   | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| Ketones                                                                                         | 0.5                         | 0.02  | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| Aldehydes                                                                                       | 0.5                         | 0.02  | Pass                    | Pass                                         | Pass                                                         | Pass                                |
| Amines                                                                                          | Fail                        | Pass  | Pass                    | Pass                                         | Pass                                                         | Pass                                |

It can be seen that barrier pipe is suitable on all sites. Where metallic (steel, ductile iron or copper) pipes are to be used, information on the pH, conductivity and redox of the soils will be required to determine suitability. Where PE or PVC pipes are to be laid, information on the presence of organic contaminants identified in the PCSM will be required.

### **Stage 1 - Assessment Methodology Before Water Mains Alignment is Known**

At the time of a Phase II site investigation the alignment of the water mains is generally unknown, and as part of the investigation the entirety of the site will be investigated. The contaminants subject to analysis will be guided by the preliminarily conceptual model, and only contaminants identified in the preliminary conceptual model will be subject to assessment, which will provide a preliminarily specification of water mains.

The site investigation data will be assessed against Table 1 above and a preliminarily assessment of the suitability of water pipe material will be made.

### **Stage 2 – Assessment Methodology Once Alignment of the Water Mains is Known**

Once the alignment of the water mains is known, if cost effective, additional analysis can be undertaken along the alignment to determine if metallic, PE or PVC pipes would be suitable.

## **RISK TO CONCRETE IN THE GROUND**

The risk to buried concrete is assessed in accordance with the BRE Special Digest 1:2005 – 'Concrete in Aggressive Ground'. Recommendations for the composition of concrete and supplementary protective measures (if required) are given on the basis of the assessment.

## **CURRENT GUIDANCE ON REMEDIATION**

When risk assessment of the site has been completed and it indicates that remedial works are required, the main guidance in managing this process is set out in the EA Guidance on 'Land contamination risk management (LCRM)'. The stages of managing remediation are as follows:

- (a) Options Appraisal and develop Remediation Strategy;
- (b) Develop Implementation Plan and Verification Plan;
- (c) Remediation, Verification and Monitoring.

The Remediation Strategy sets out the remediation targets, identifies technically feasible remedial solutions and presents an evaluation of the options so that these can be assessed enabling that the most suitable solution is adopted. An outline of the proposed remedial method should be presented. Agreement should be sought of the appropriate statutory bodies for the Remediation Strategy before proceeding to the next stage.

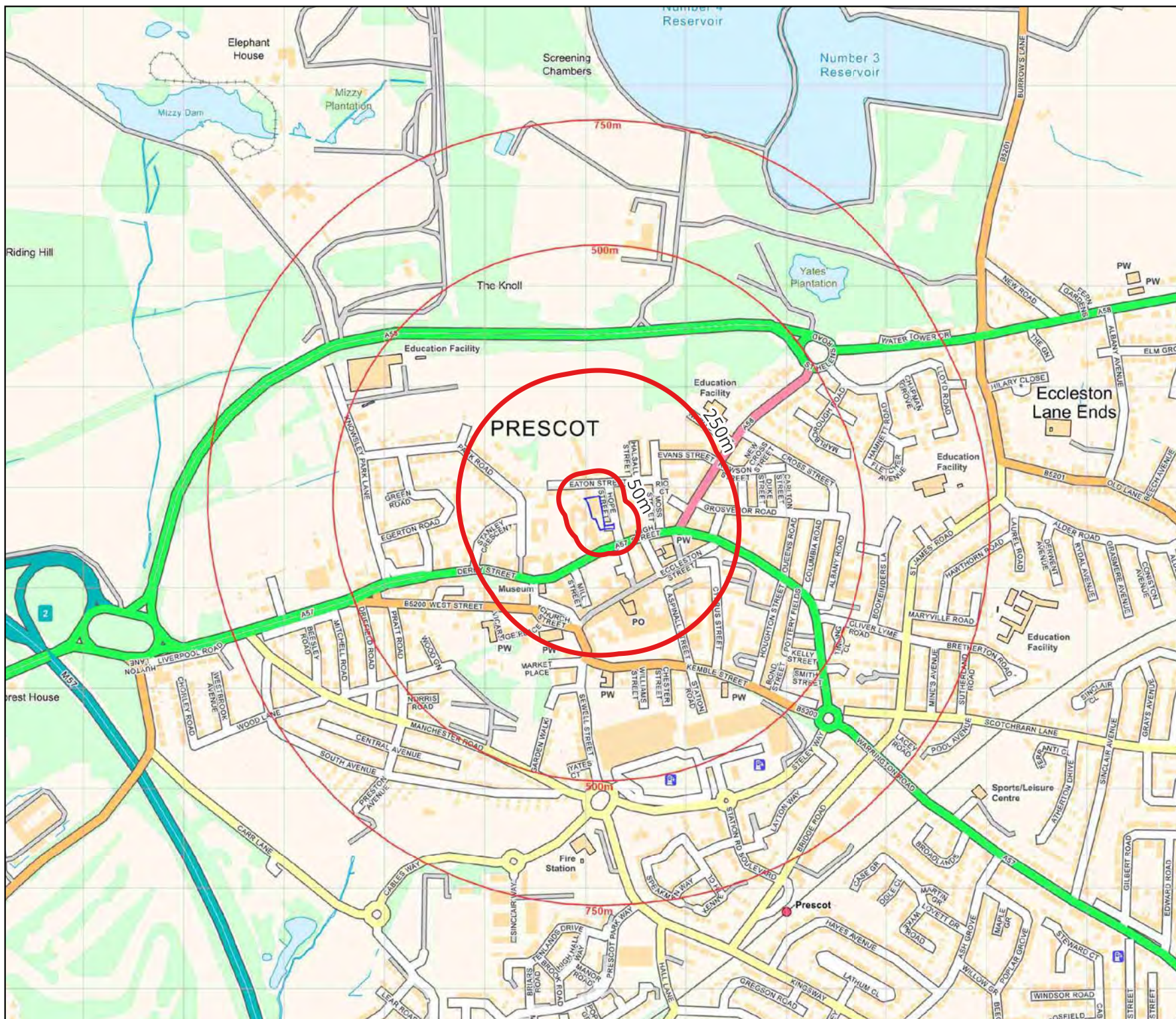
The Implementation Plan is a detailed method statement setting out how the remediation is to be carried out including stating how the site will be managed, welfare procedures, health and safety considerations together with practical measures such as details of temporary works, programme of works, waste management licences and regulatory consents required. Agreement should again be sought of the appropriate statutory bodies for this Plan.

The Verification Plan sets out the requirements for gathering data to demonstrate that the remediation has met the required remediation objectives and criteria. The Verification Plan presents the requirements for a wide range of issues including the level of supervision, sampling and testing regimes for treated materials, waste and imported materials, required monitoring works during and post remediation, how compliance with all licenses and consents will be checked etc. Agreement should again be sought of the appropriate statutory bodies for the Verification Plan. On completion of the remediation a Verification Report should be produced to provide a complete record of all remediation activities on site and the data collected as required in the Verification Plan. The Verification Report should demonstrate that the remediation has met the remedial targets to show that the site is suitable for the proposed use.



## **APPENDIX D: DRAWINGS**





Demeter Environmental Ltd  
Ropewalks  
301 Tea Factory  
St Peters Square  
Fleet Street  
Liverpool, L1 4DQ

Tel: 0151 521 2539  
Fax: 0151 909 3661

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BN3 7BD  
Tel: 01273 741 727

Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

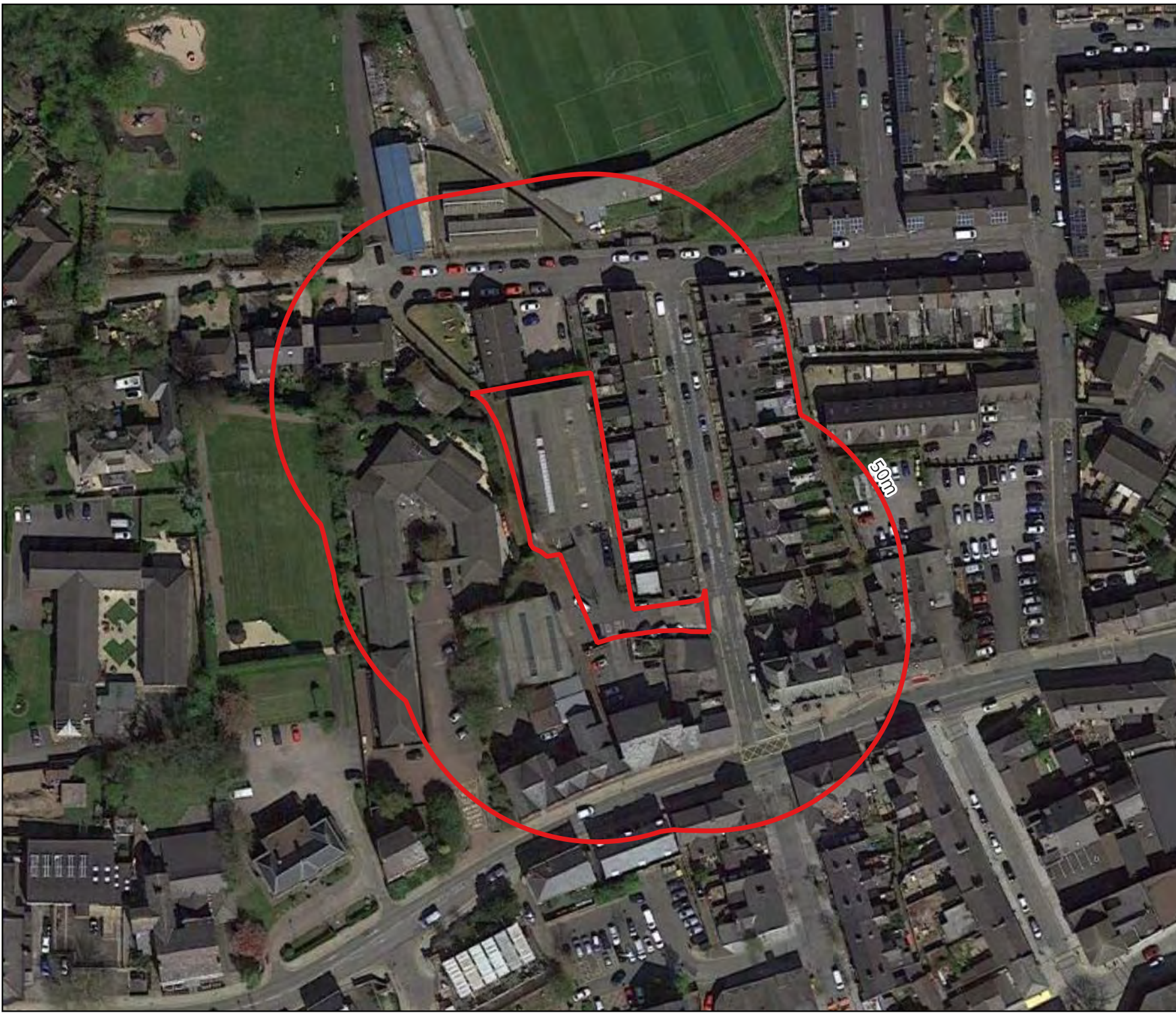
Drawing 1

Site Name: Land To The Rear  
Of 1-25 Hope Street

Site Location

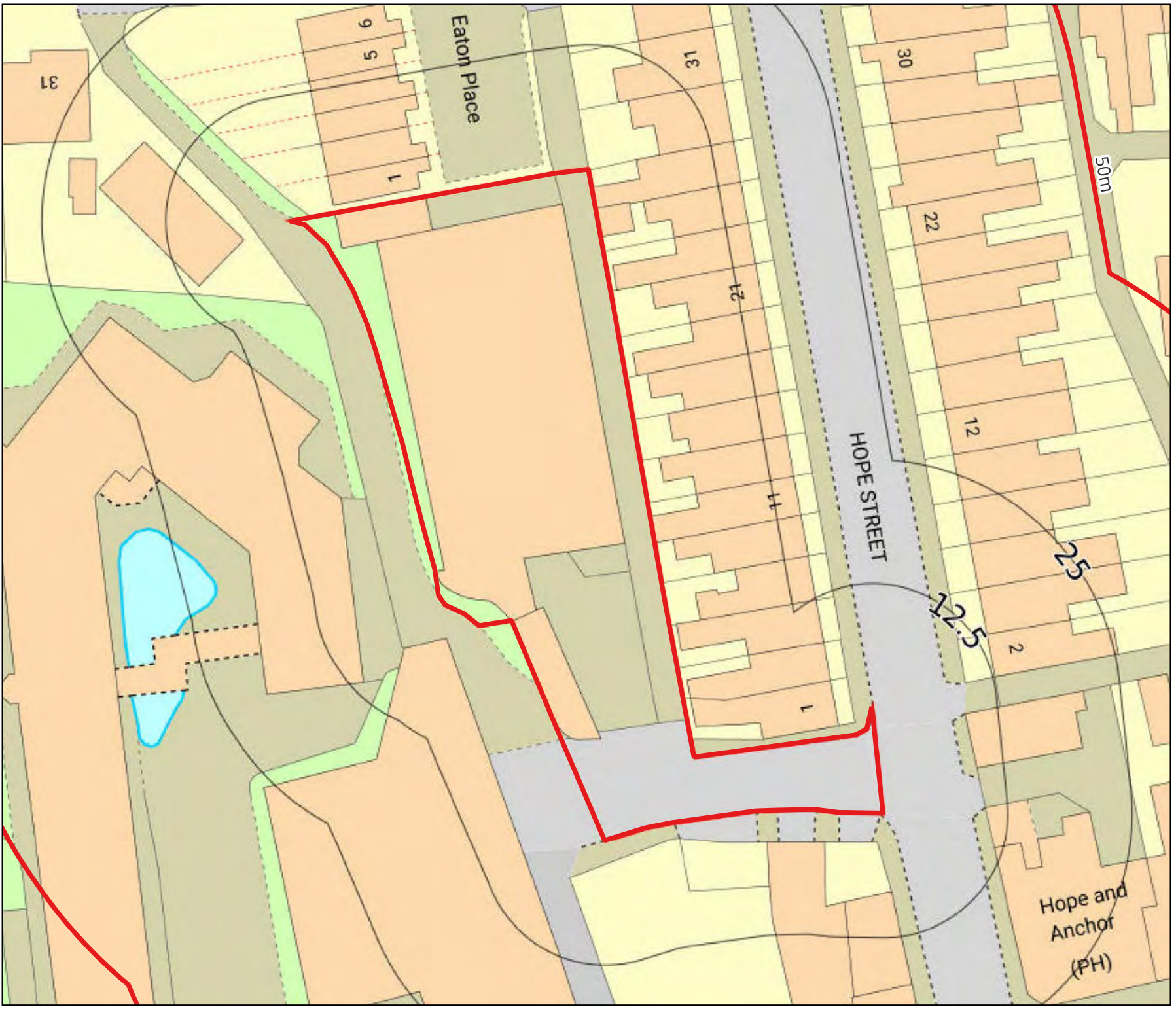
Scale: 1:10,000 at A4





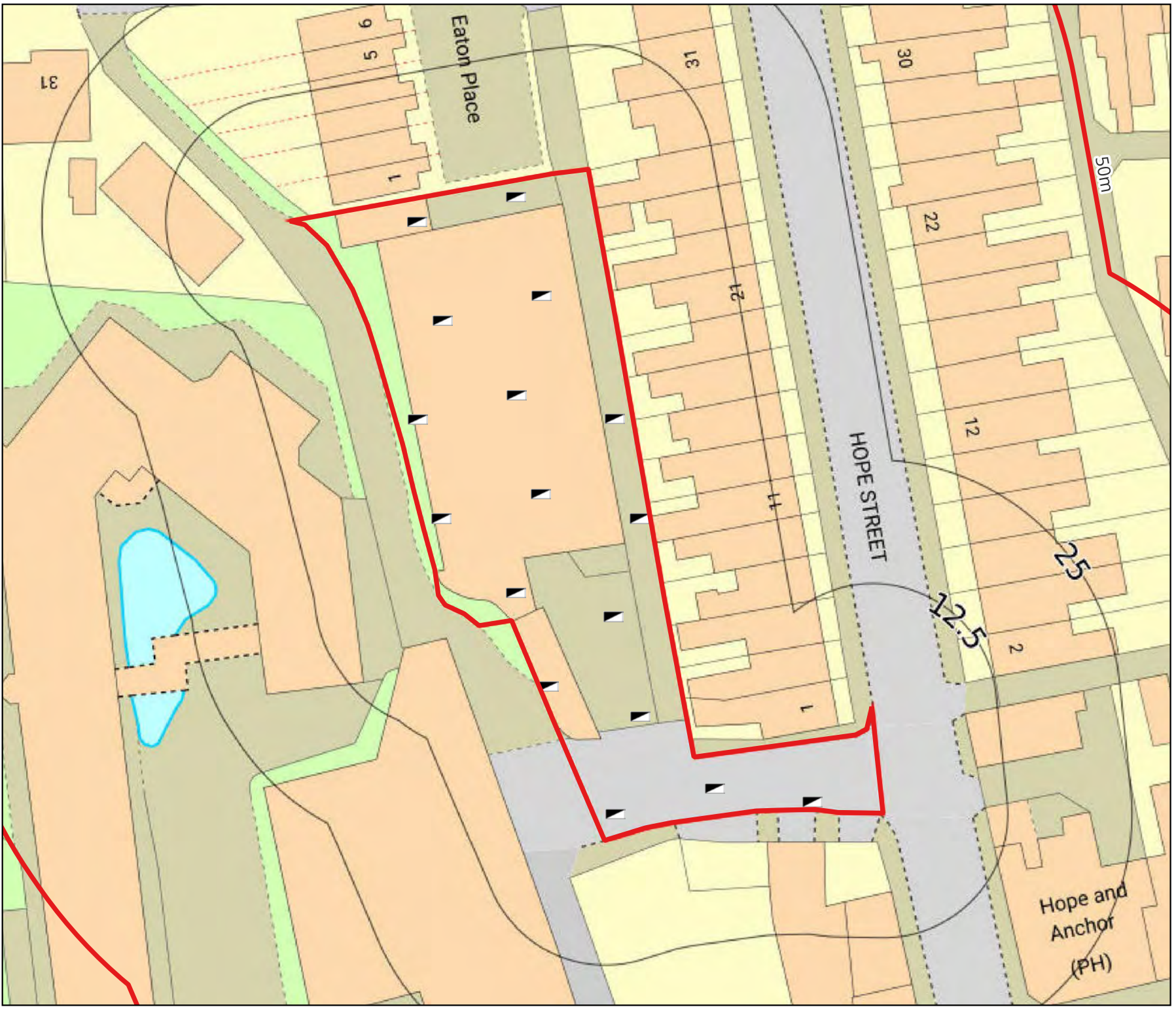
|                                                                                                         |  |
|---------------------------------------------------------------------------------------------------------|--|
|                        |  |
| Demeter Environmental Ltd                                                                               |  |
| Liverpool Office:                                                                                       |  |
| Ropewalks                                                                                               |  |
| 301 Tea Factory                                                                                         |  |
| St Peters Square                                                                                        |  |
| Fleet Street                                                                                            |  |
| Liverpool, L1 4DQ                                                                                       |  |
| Tel: 0151 521 2539                                                                                      |  |
| Fax: 0151 909 3661                                                                                      |  |
| Brighton Office:                                                                                        |  |
| Gemini House                                                                                            |  |
| 136-140 Old Shoreham Road                                                                               |  |
| Brighton, East Sussex                                                                                   |  |
| BN3 7BD                                                                                                 |  |
| Tel: 01273 741 727                                                                                      |  |
| Email: <a href="mailto:enquiries@demeter-environmental.co.uk">enquiries@demeter-environmental.co.uk</a> |  |
| Drawing: 2                                                                                              |  |
| Site Name: Land To The Rear Of 1-25 Hope Street                                                         |  |
| Aerial Plate                                                                                            |  |
| Scale: 1:1,250 at A4                                                                                    |  |





|                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                 |  |
| Demeter Environmental Ltd<br>Ropewalks<br>301 Tea Factory<br>St Peters Square<br>Fleet Street<br>Liverpool, L1 4DQ<br><br>Tel: 0151 521 2539<br>Fax: 0151 909 3661<br><br>Brighton Office:<br>Gemini House<br>136-140 Old Shoreham Road<br>Brighton, East Sussex<br>BN3 7BD<br>Tel: 01273 741 727<br><br>Email: <a href="mailto:enquiries@demeter-environmental.co.uk">enquiries@demeter-environmental.co.uk</a> |  |
| Drawing 3                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                                                                                                                                                                                                                                                                                                                               |  |
| Site Layout                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Scale: 1:500 at A4                                                                                                                                                                                                                                                                                                                                                                                               |  |





|                                                                                                                                                                                                                                                                                                                                                                                                                  |      |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|---------------|
|                                                                                                                                                                                                                                                                                                                                 |      |               |
| Demeter Environmental Ltd<br>Ropewalks<br>301 Tea Factory<br>St Peters Square<br>Fleet Street<br>Liverpool, L1 4DQ<br><br>Tel: 0151 521 2539<br>Fax: 0151 909 3661<br><br>Brighton Office:<br>Gemini House<br>136-140 Old Shoreham Road<br>Brighton, East Sussex<br>BN3 7BD<br>Tel: 01273 741 727<br><br>Email: <a href="mailto:enquiries@demeter-environmental.co.uk">enquiries@demeter-environmental.co.uk</a> |      |               |
| Drawing 4                                                                                                                                                                                                                                                                                                                                                                                                        |      |               |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                                                                                                                                                                                                                                                                                                                               |      |               |
| Proposed<br>Layout                                                                                                                                                                                                                                                                                                                                                                                               | Site | Investigation |
| Scale: 1:500 at A4                                                                                                                                                                                                                                                                                                                                                                                               |      |               |



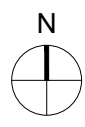
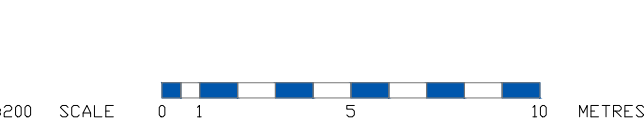


- Legend**
- Soft Landscaped Areas
  - Rear Gardens
  - Road
  - Paving Type 1
  - Paving Type 2
  - Parking Bays
  - 1800 mm close boarded Timber Fence

**NOTES**

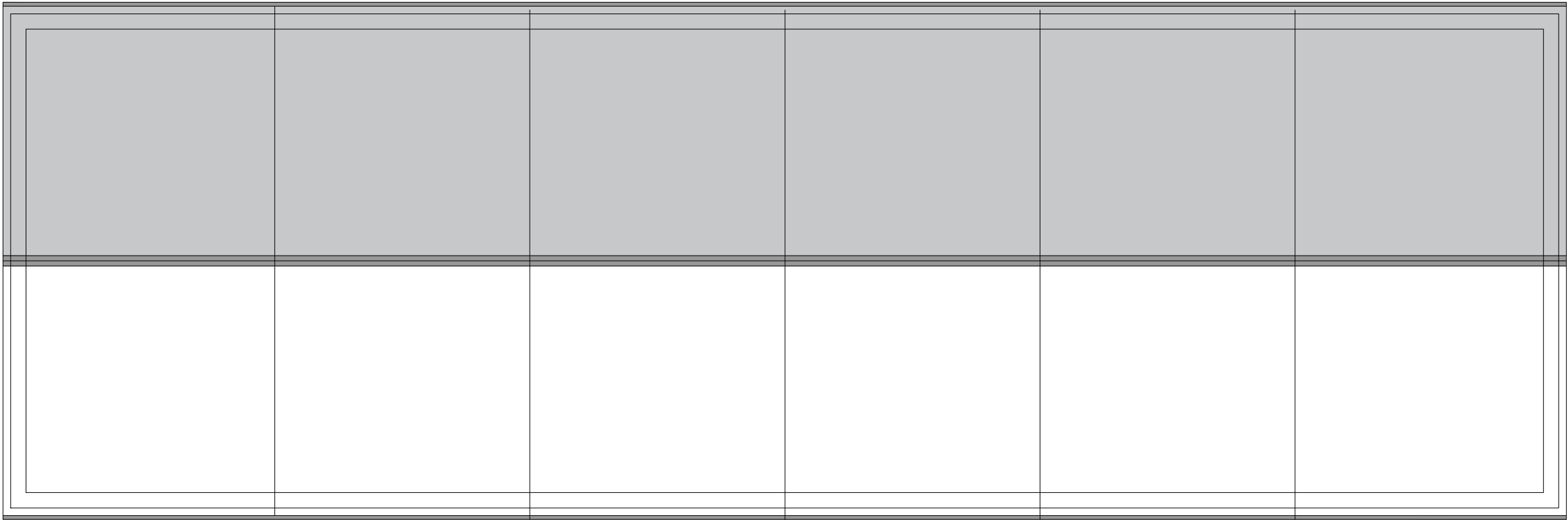
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Proposed Site Plan  
Scale 1:200



|                                                   |                     |                 |                   |                    |
|---------------------------------------------------|---------------------|-----------------|-------------------|--------------------|
| Version                                           | Amendment           | Drawn<br>& Date | Checked<br>& Date | Approved<br>& Date |
| Client<br>Mr Norman Harrison                      |                     |                 |                   |                    |
| Project Name<br>Land to rear of Hope St. Prescott |                     |                 |                   |                    |
| Drawing Title<br>Proposed Site Plan               |                     |                 |                   |                    |
| Scale<br>1:100                                    | Original Size<br>A1 | PLANNING        |                   |                    |
| Date<br>16/02/23                                  | Drawn<br>RM         | Checked<br>DB   | Approved<br>DB    | Status             |
| Drawing Number<br>11                              |                     |                 |                   | Revision           |

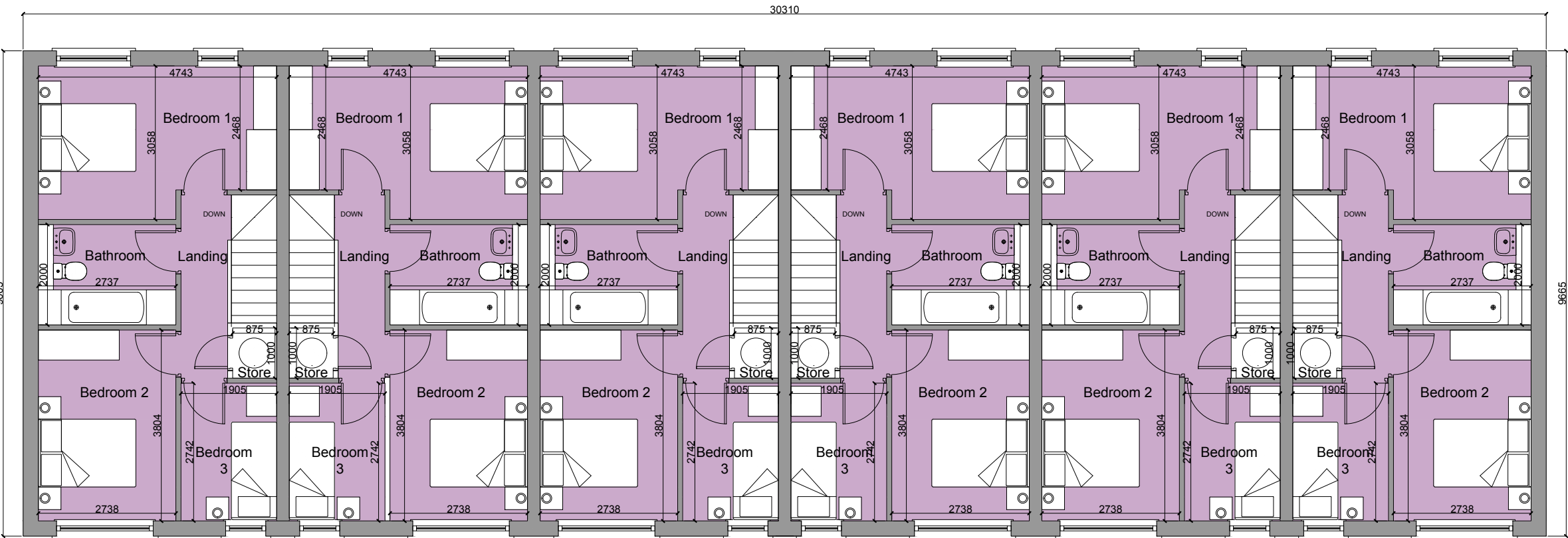




Proposed Roof Plan  
Scale 1:100



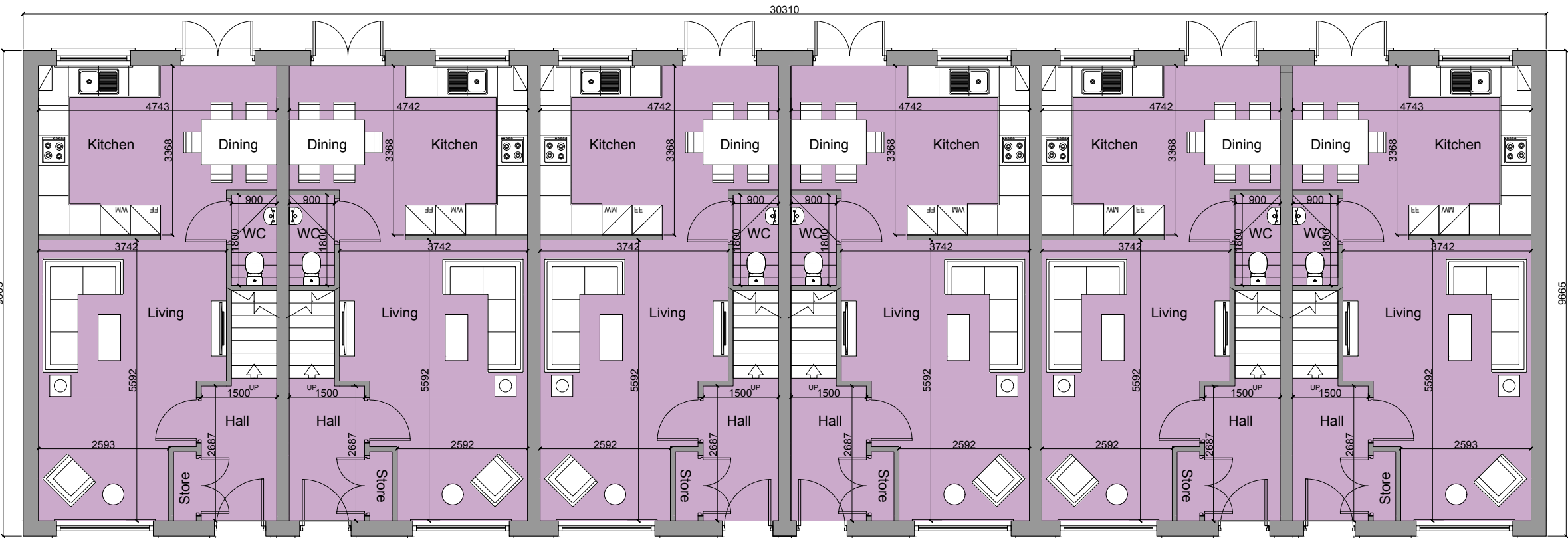
Proposed Front Elevation  
Scale 1:100



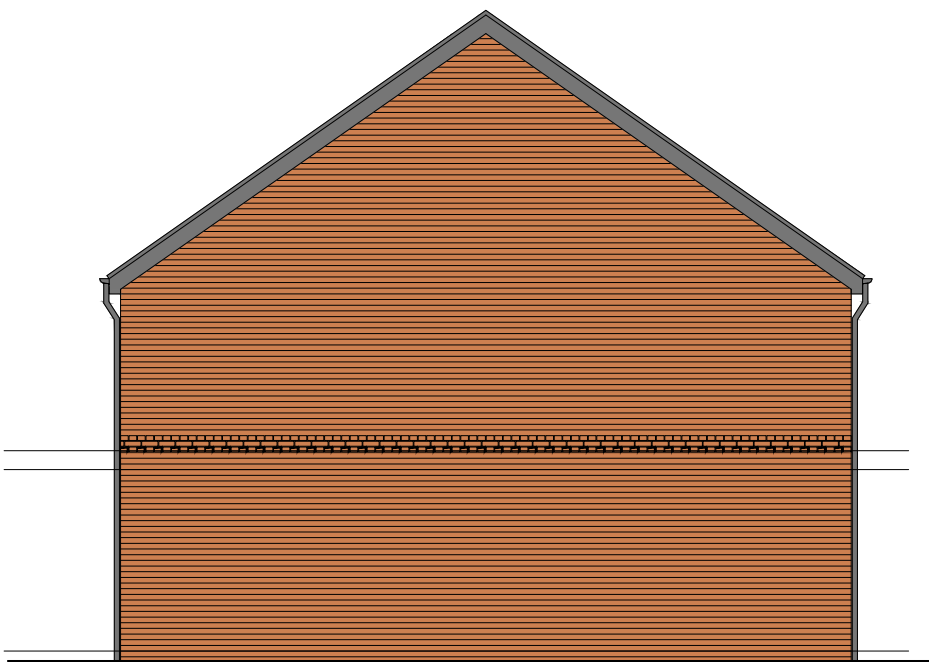
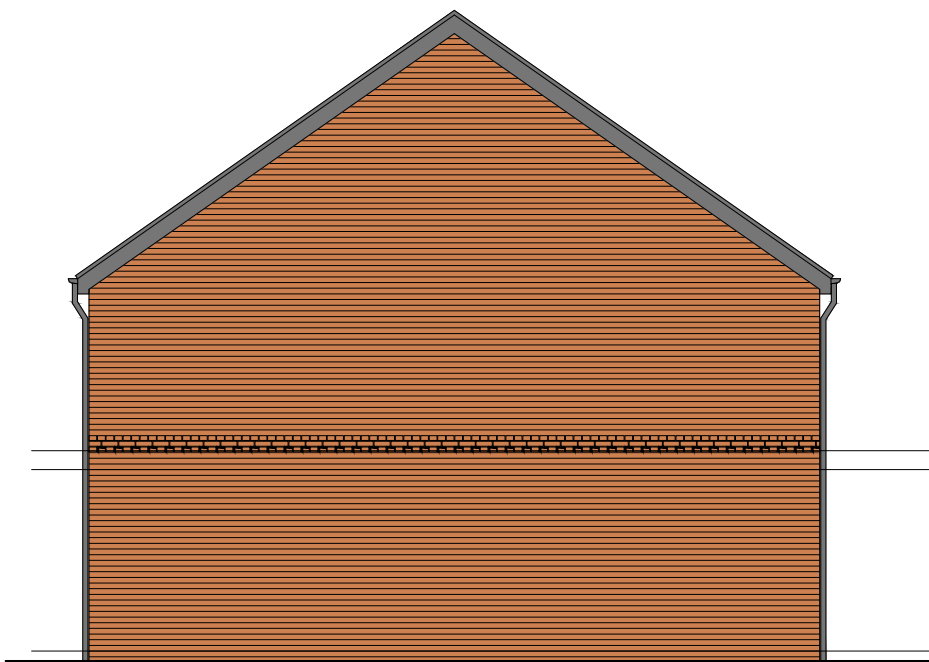
Proposed First Floor  
Scale 1:100



Proposed Rear Elevation  
Scale 1:100



Proposed Ground Floor  
Scale 1:100



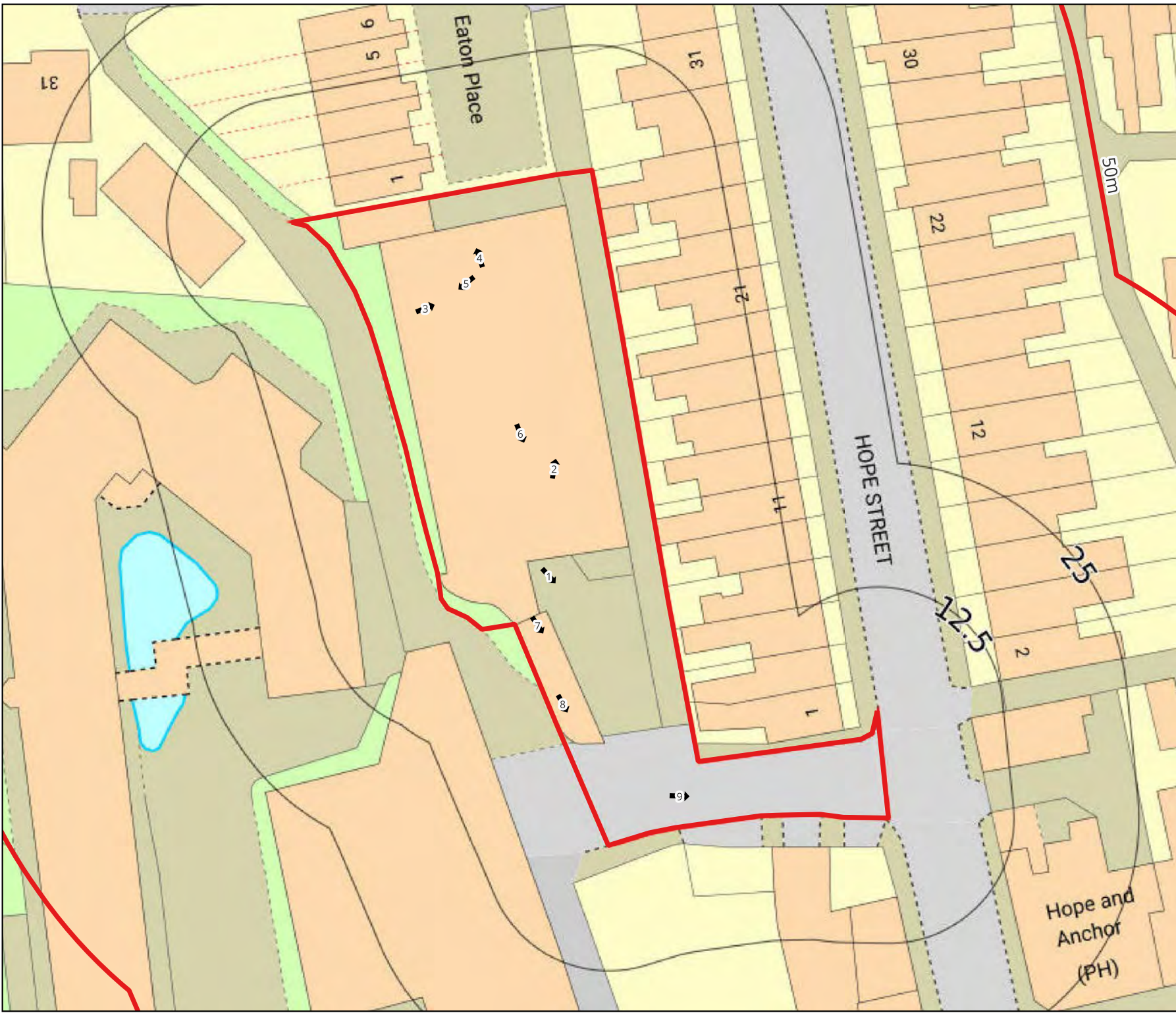
Proposed Side Elevation  
Scale 1:100

NOTES  
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## **APPENDIX E: SITE PHOTOGRAPHS AND PHOTOGRAPH KEY PLAN**





|                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                 |  |
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| Drawing 5                                                                                                                                                                                                                                                                                                                                                                                                        |  |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                                                                                                                                                                                                                                                                                                                               |  |
| Photograph Key Plan                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Scale: 1:500 at A4                                                                                                                                                                                                                                                                                                                                                                                               |  |



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Plate: 1

Site Name: Land To The Rear  
Of 1-25 Hope Street

Description: View of southern  
area of the site



☀ 138°SE (T) ● 53.430601°N, 2.804799°W ±4m ▲ 86m



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17 May 2023, 09:39:32



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Plate: 2

Site Name: Land To The Rear  
Of 1-25 Hope Street

Description: Interior of building  
looking north towards the spray  
booth



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17 May 2023, 09:40:23



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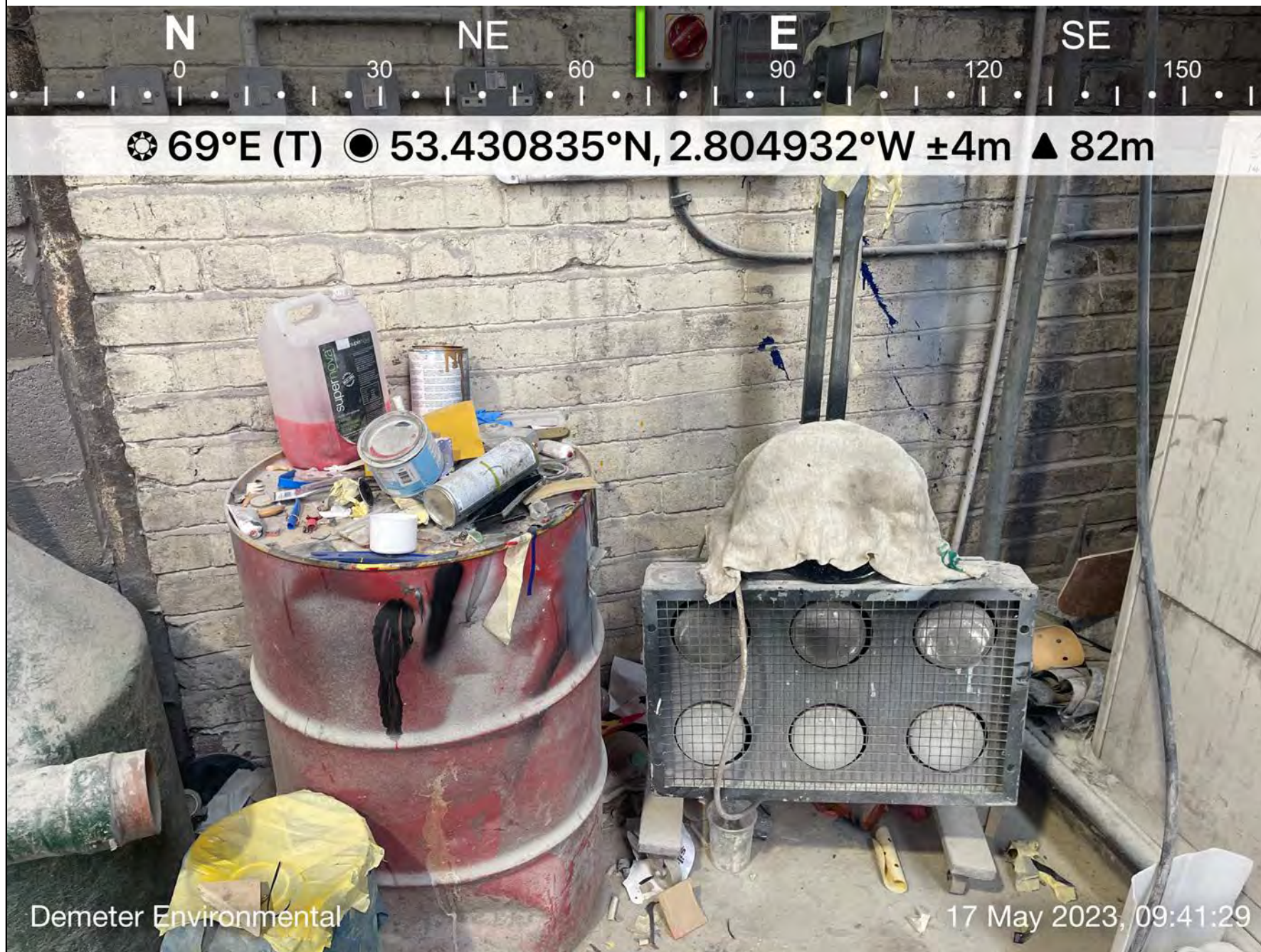
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Plate: 3

Site Name: Land To The Rear  
Of 1-25 Hope Street

Description: Chemical storage  
within building



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17 May 2023, 09:41:29



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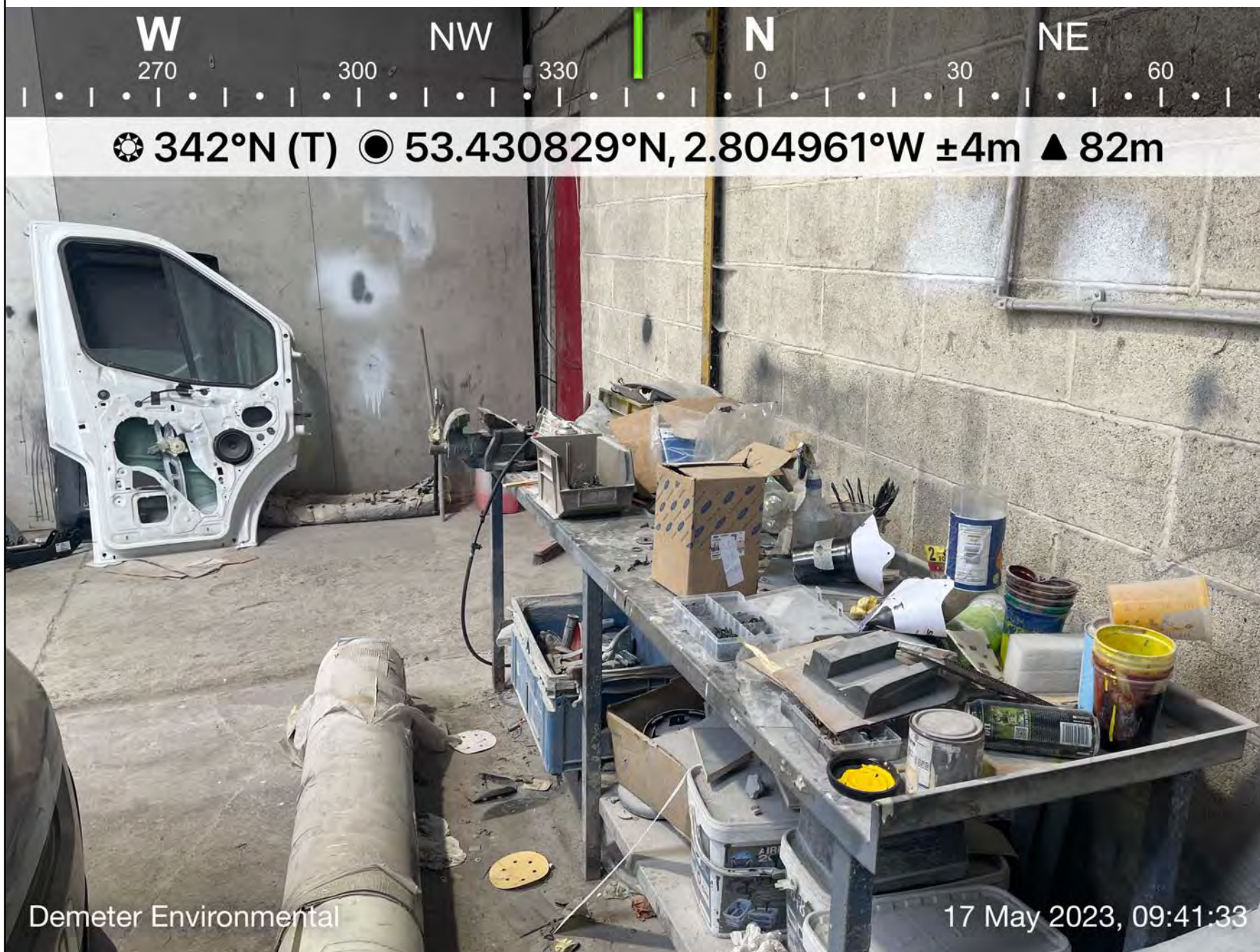
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Plate: 4

Site Name: Land To The Rear  
Of 1-25 Hope Street

Description: Northern area of  
the building



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17 May 2023, 09:41:33



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Plate: 5

Site Name: Land To The Rear  
Of 1-25 Hope Street

Description: View of interior of  
building looking south



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Plate: 6

Site Name: Land To The Rear  
Of 1-25 Hope Street

Description: Southern area of  
the building



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Plate: 7

Site Name: Land To The Rear  
Of 1-25 Hope Street

Description: Office



Demeter Environmental

17 May 2023, 09:44:36



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Plate: 8

Site Name: Land To The Rear  
Of 1-25 Hope Street

Description: Welfare facilities





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Plate: 9

Site Name: Land To The Rear  
Of 1-25 Hope Street

Description: Site access



☀ 92°E (T) ☉ 53.430422°N, 2.804619°W ±4m ▲ 94m

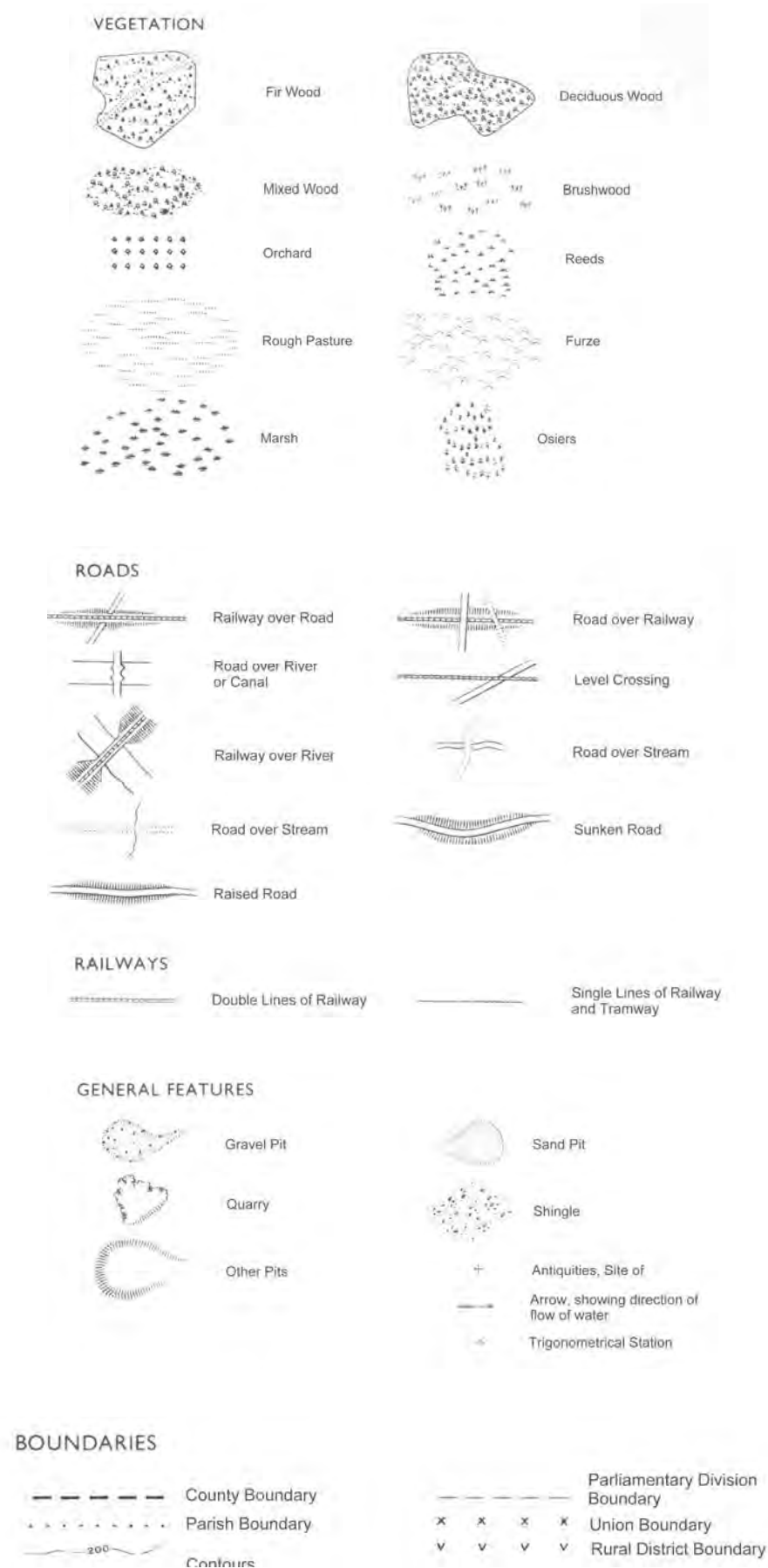




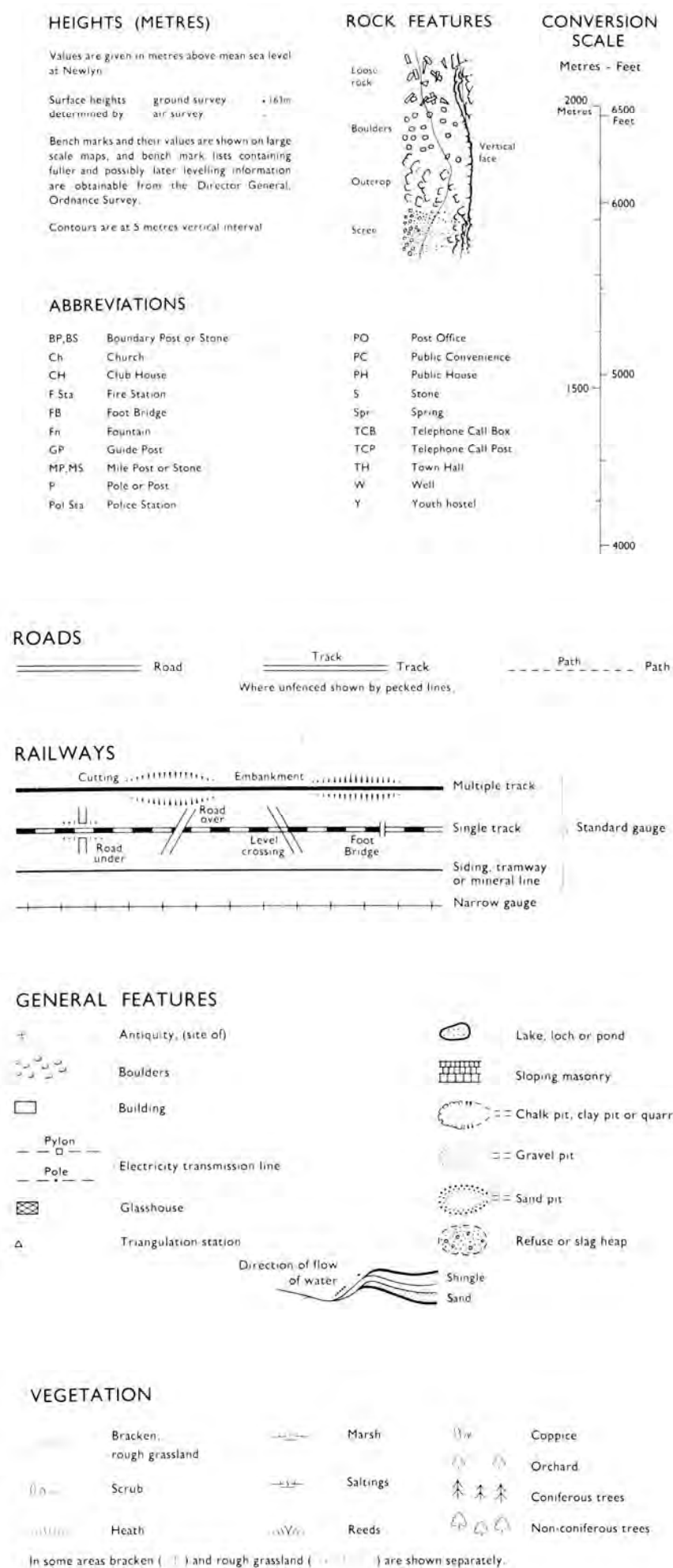
## **APPENDIX F: HISTORICAL O.S. MAPS**



## County Series 1:10,560 scale



## National Grid 1:10,000 scale



## Historical Map Pack Legend

## County Series & National Grid

1:10,560 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

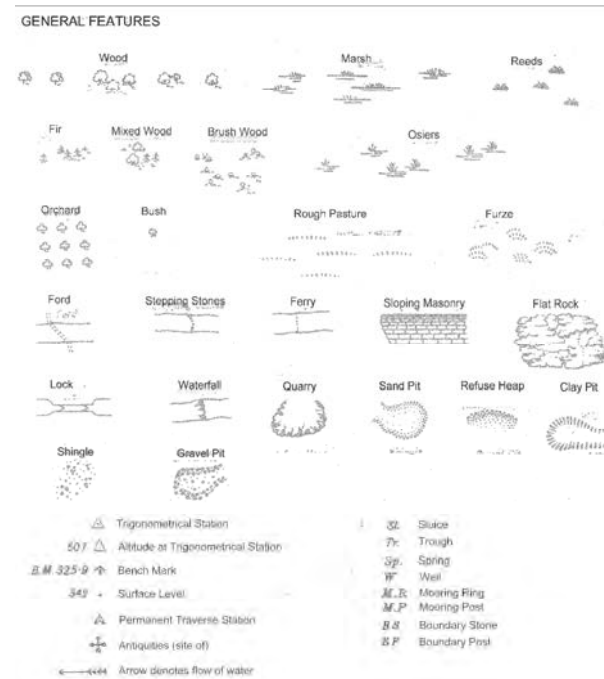
If you have a query regarding any of the maps provided please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline

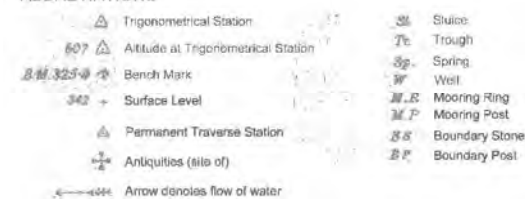
Tel 08444159000

[groundsureinsight@groundsure.com](mailto:groundsureinsight@groundsure.com)  
[www.groundsure.com](http://www.groundsure.com)

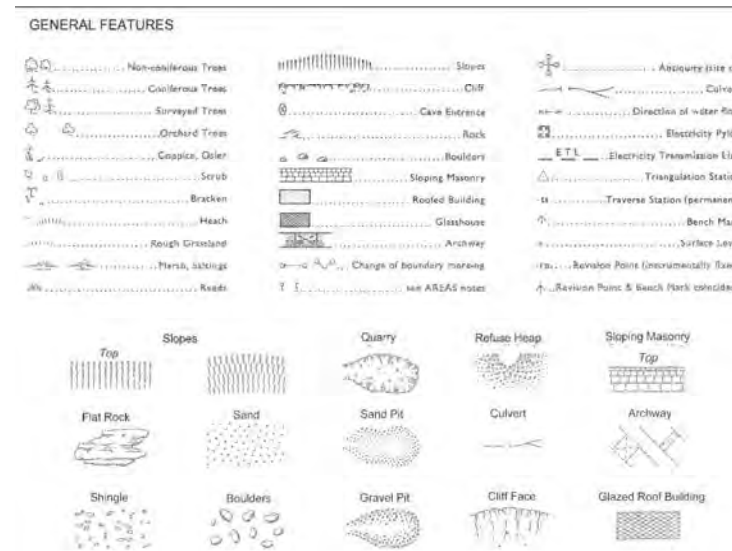
## County Series 1:2,500 scale



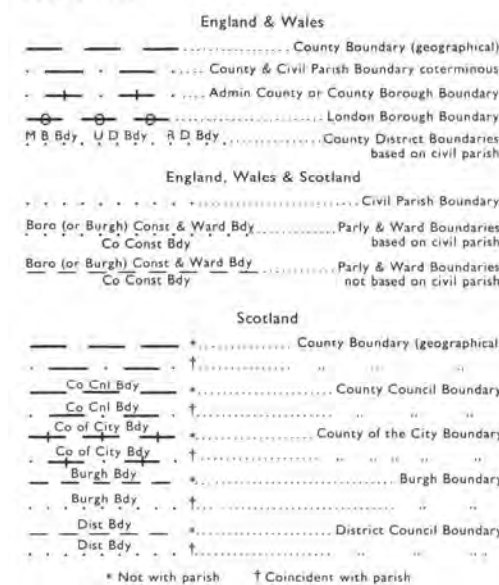
### ABBREVIATIONS



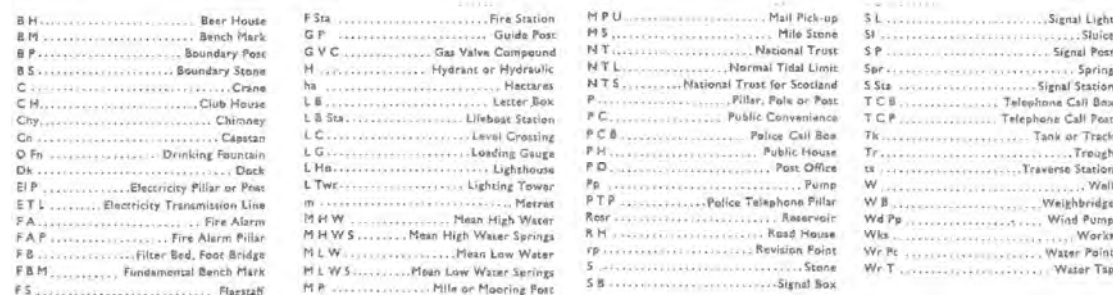
## National Grid 1:2,500 / 1:1,250 scale



### BOUNDARIES



### ABBREVIATIONS



## Historical Map Pack Legend

### County Series

### 1:1,250 scale

~

### County Series & National Grid

### 1:2,500 scale

Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

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Date of Map: 1850

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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Date of Map: 1852

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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Date of Map: 1891

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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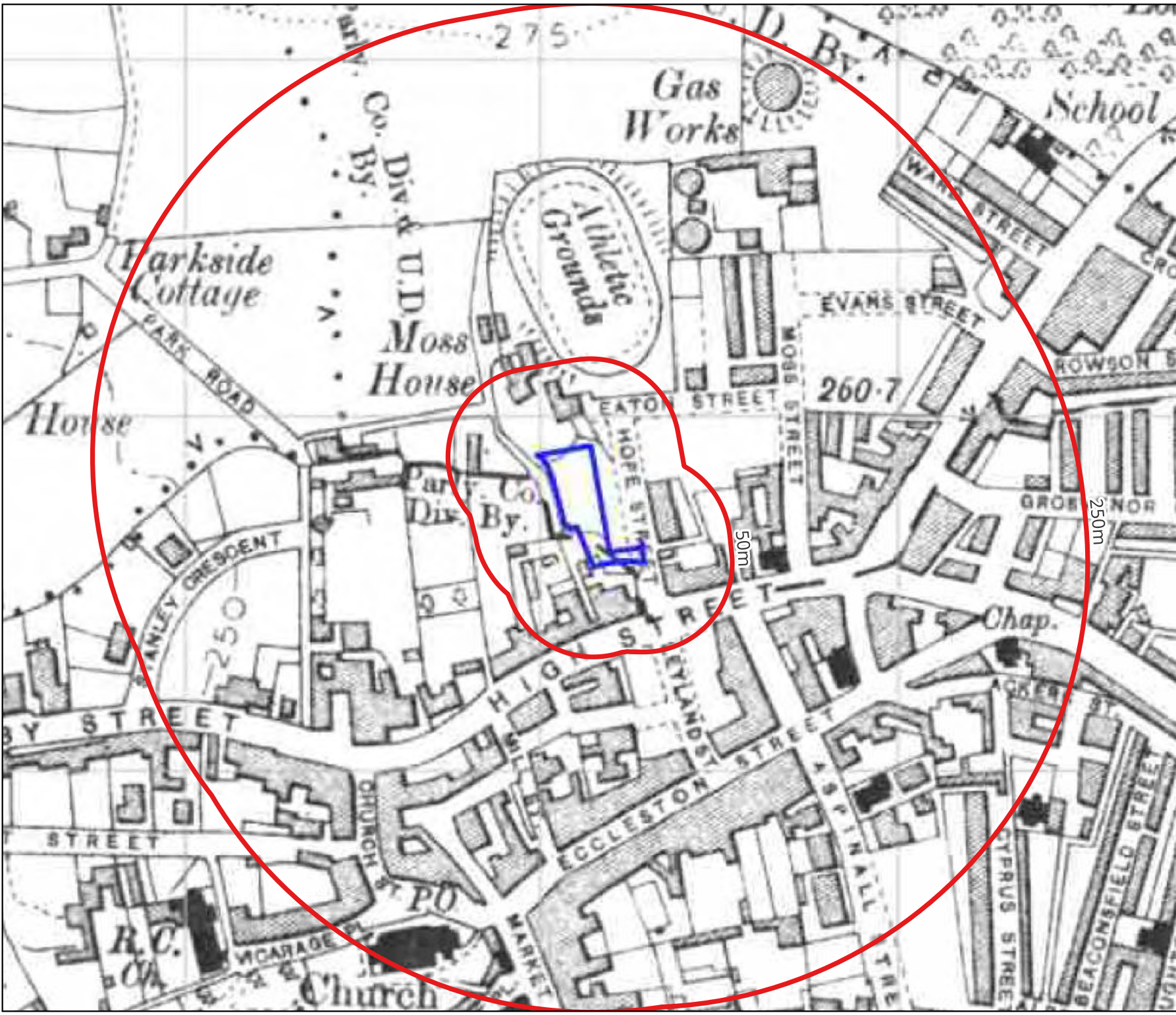
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Date of Map: 1891

Site Name: Land To The Rear  
Of 1-25 Hope Street

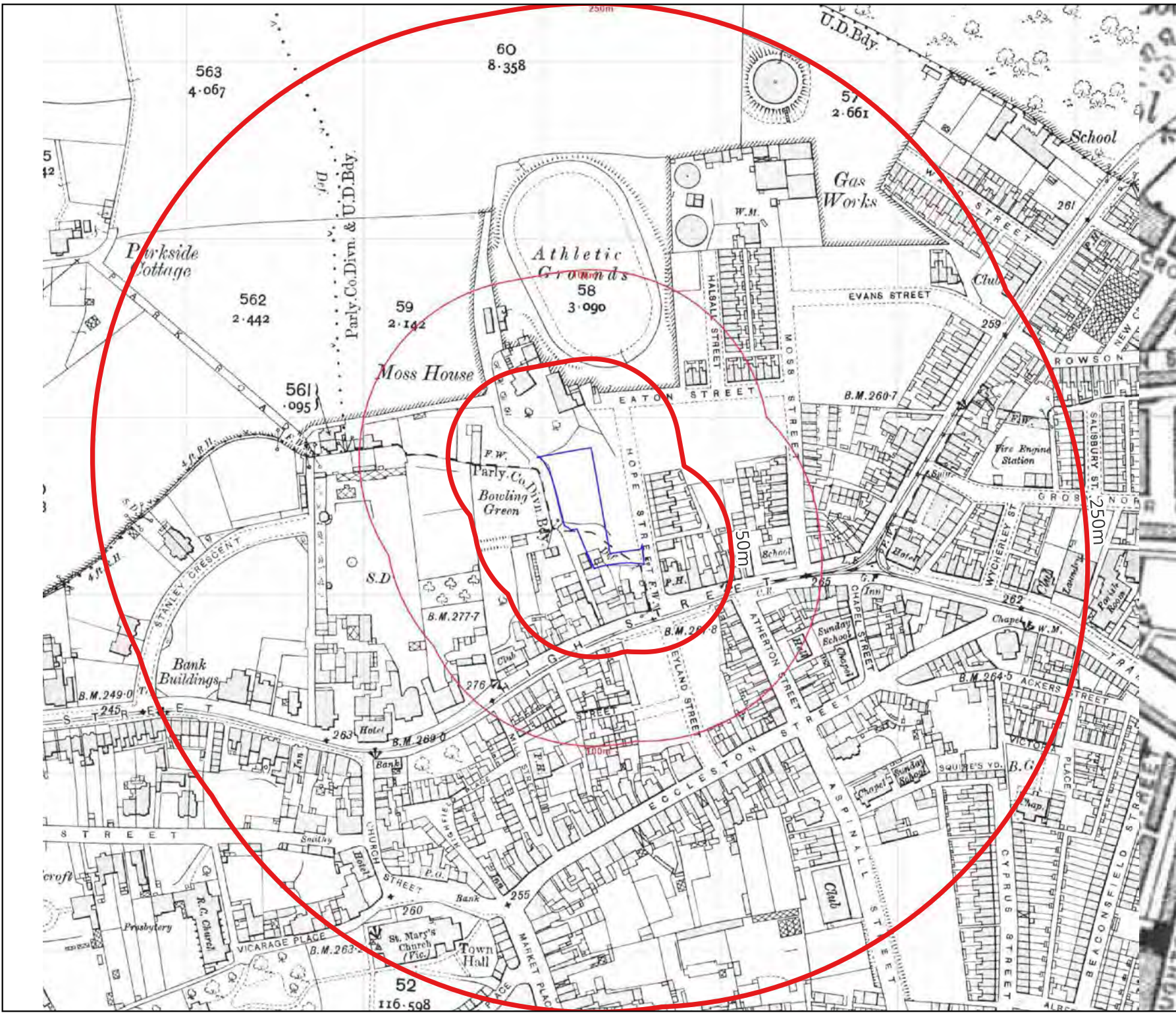
Scale: 1:2,800 at A4





|                                                                                                         |  |
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| Date of Map: 1906                                                                                       |  |
| Site Name: Land To The Rear Of 1-25 Hope Street                                                         |  |
| Scale: 1:2,800 at A4                                                                                    |  |





|                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                      |
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| Date of Map: 1908                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                                                                                                                                                                                                                                                                                                                                                    |
| Scale: 1:2,800 at A4                                                                                                                                                                                                                                                                                                                                                                                                                  |





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Date of Map: 1925

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





Scale: 1:2,800 at A4





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Date of Map: 1937

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4









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Date of Map: 1947-1950

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 1954-1955

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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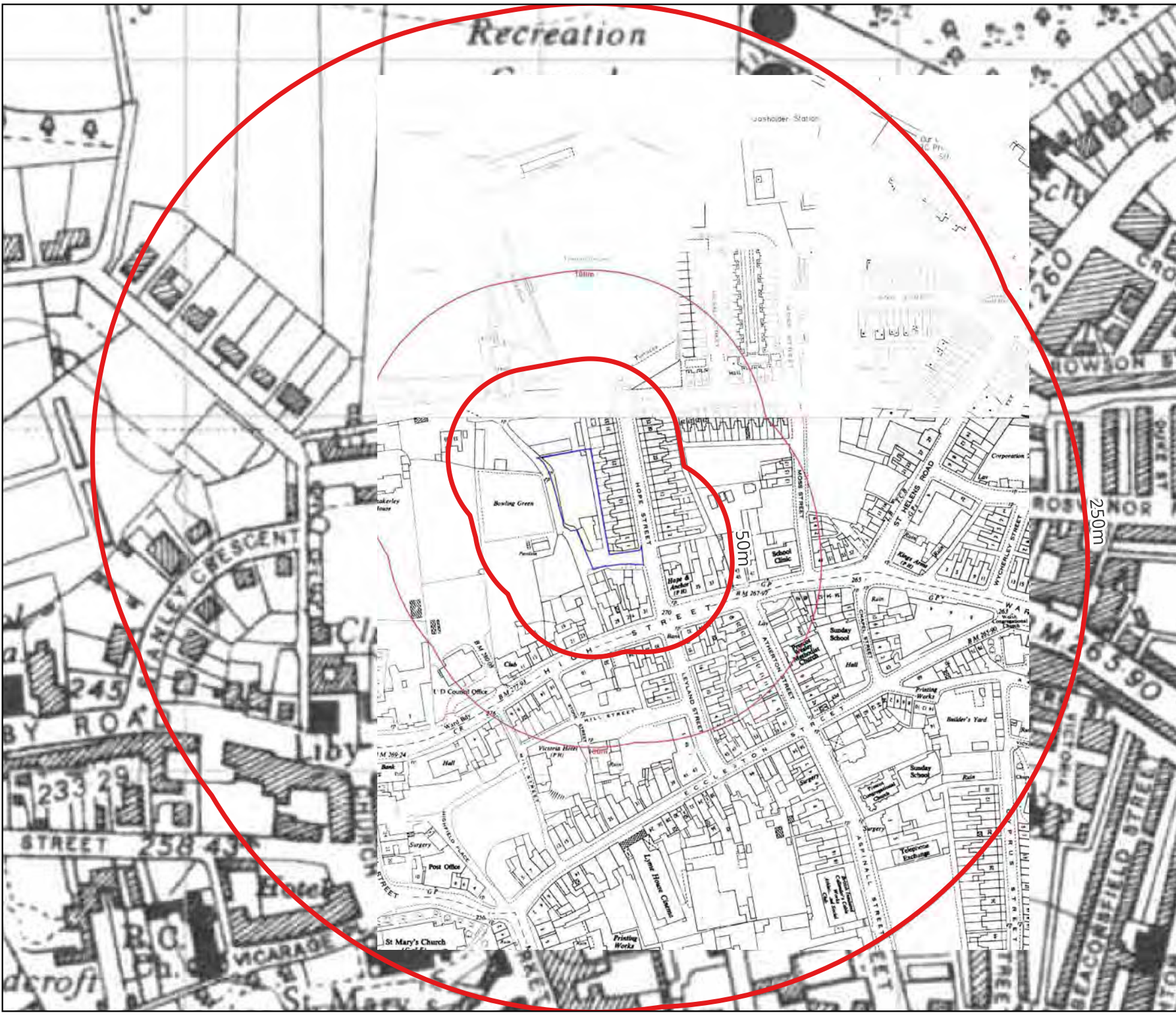
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Date of Map: 1955-1955

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





|                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                      |
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| Date of Map: 1955-1957                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                                                                                                                                                                                                                                                                                                                                                    |
| Scale: 1:2,800 at A4                                                                                                                                                                                                                                                                                                                                                                                                                  |





|                                                                                                         |  |
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| Date of Map: 1956                                                                                       |  |
| Site Name: Land To The Rear Of 1-25 Hope Street                                                         |  |
| Scale: 1:2,800 at A4                                                                                    |  |





|                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                      |
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| Date of Map: 1964-1966                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                                                                                                                                                                                                                                                                                                                                                    |
| Scale: 1:2,800 at A4                                                                                                                                                                                                                                                                                                                                                                                                                  |





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Tel: 01273 741 727

Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 1966

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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Date of Map: 1972-1974

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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Date of Map: 1975

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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Date of Map: 1978

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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Tel: 01273 741 727

Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 1982-1985

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





|                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                      |
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| Date of Map: 1990-1995                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                                                                                                                                                                                                                                                                                                                                                    |
| Scale: 1:2,800 at A4                                                                                                                                                                                                                                                                                                                                                                                                                  |





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Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 1990

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





|                                                                                                         |  |
|---------------------------------------------------------------------------------------------------------|--|
|                        |  |
| Demeter Environmental Ltd                                                                               |  |
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| Ropewalks                                                                                               |  |
| 301 Tea Factory                                                                                         |  |
| St Peters Square                                                                                        |  |
| Fleet Street                                                                                            |  |
| Liverpool, L1 4DQ                                                                                       |  |
| Tel: 0151 521 2539                                                                                      |  |
| Fax: 0151 909 3661                                                                                      |  |
| Brighton Office:                                                                                        |  |
| Gemini House                                                                                            |  |
| 136-140 Old Shoreham Road                                                                               |  |
| Brighton, East Sussex                                                                                   |  |
| BN3 7BD                                                                                                 |  |
| Tel: 01273 741 727                                                                                      |  |
| Email: <a href="mailto:enquiries@demeter-environmental.co.uk">enquiries@demeter-environmental.co.uk</a> |  |
| Date of Map: 1990                                                                                       |  |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                      |  |
| Scale: 1:2,800 at A4                                                                                    |  |





|                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                      |
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| Date of Map: 1993-1995                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                                                                                                                                                                                                                                                                                                                                                    |
| Scale: 1:2,800 at A4                                                                                                                                                                                                                                                                                                                                                                                                                  |





|                                                                                                         |  |
|---------------------------------------------------------------------------------------------------------|--|
|                        |  |
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| Liverpool Office:                                                                                       |  |
| Ropewalks                                                                                               |  |
| 301 Tea Factory                                                                                         |  |
| St Peters Square                                                                                        |  |
| Fleet Street                                                                                            |  |
| Liverpool, L1 4DQ                                                                                       |  |
| Tel: 0151 521 2539                                                                                      |  |
| Fax: 0151 909 3661                                                                                      |  |
| Brighton Office:                                                                                        |  |
| Gemini House                                                                                            |  |
| 136-140 Old Shoreham Road                                                                               |  |
| Brighton, East Sussex                                                                                   |  |
| BN3 7BD                                                                                                 |  |
| Tel: 01273 741 727                                                                                      |  |
| Email: <a href="mailto:enquiries@demeter-environmental.co.uk">enquiries@demeter-environmental.co.uk</a> |  |
| Date of Map: 1994                                                                                       |  |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                      |  |
| Scale: 1:2,800 at A4                                                                                    |  |



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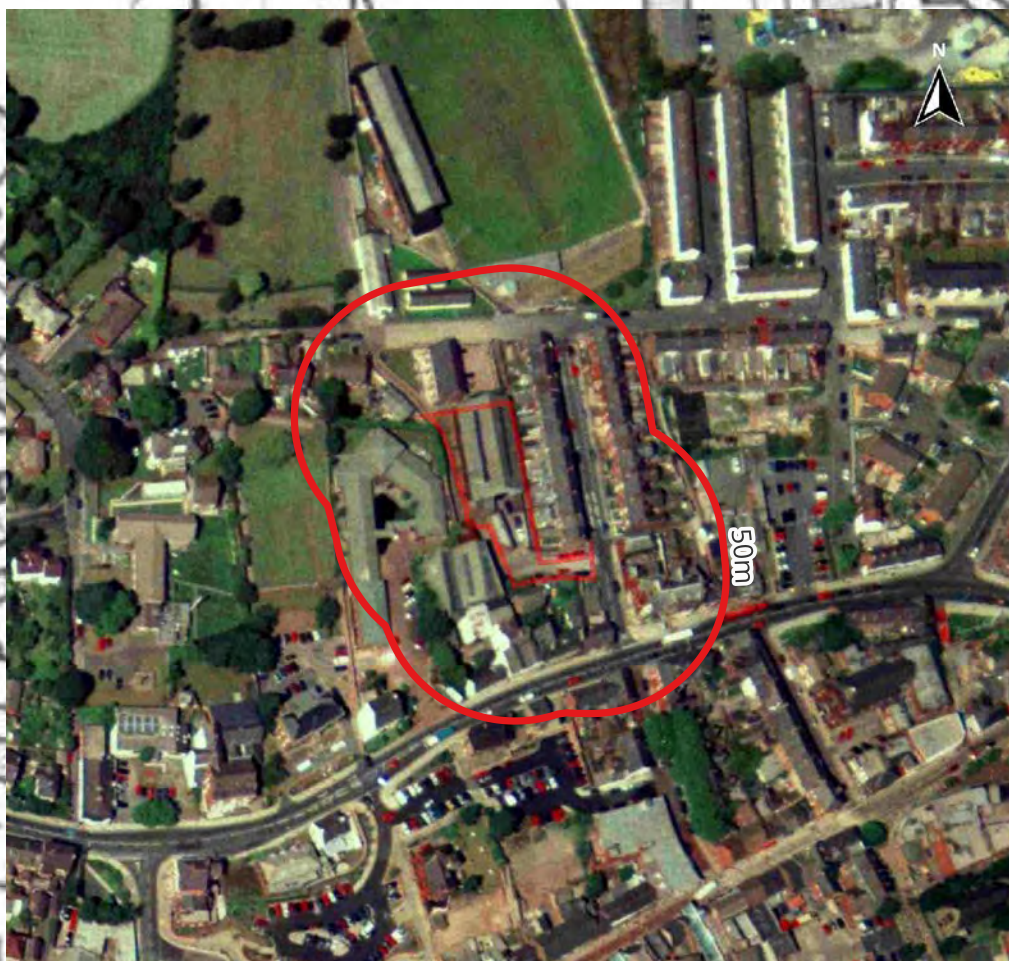
Brighton Office:  
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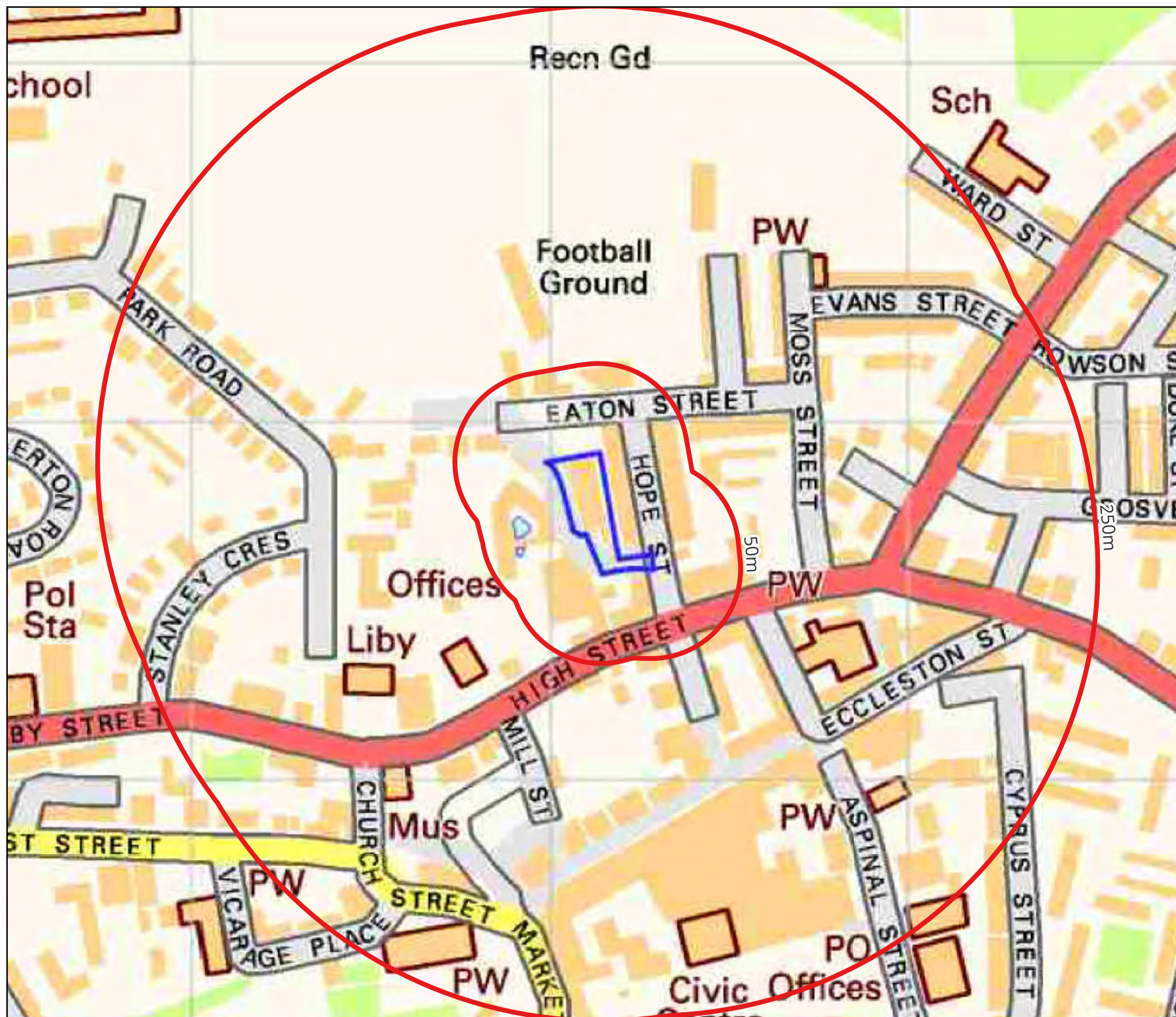
Date of Map: 2000

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4







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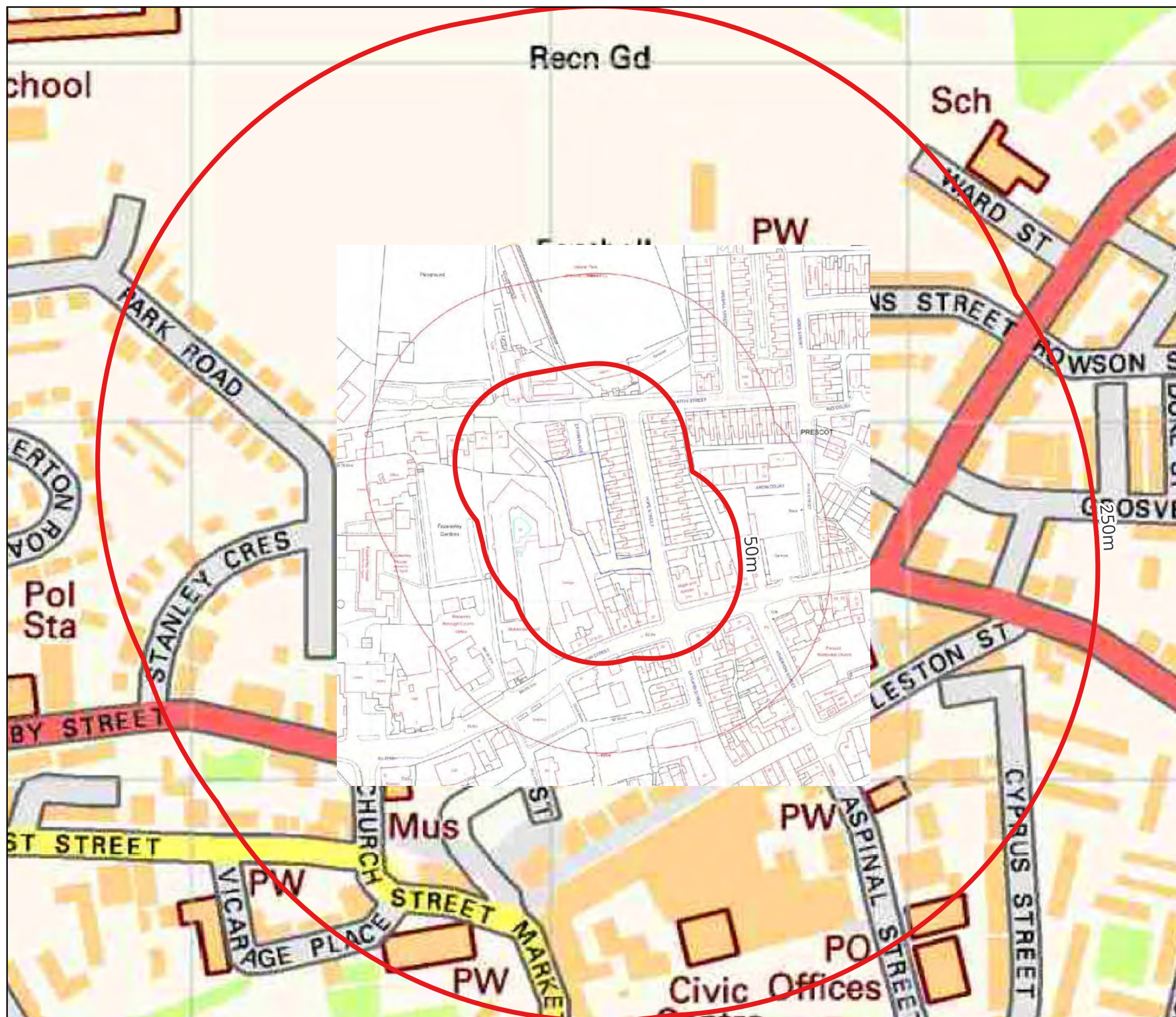
Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 2001

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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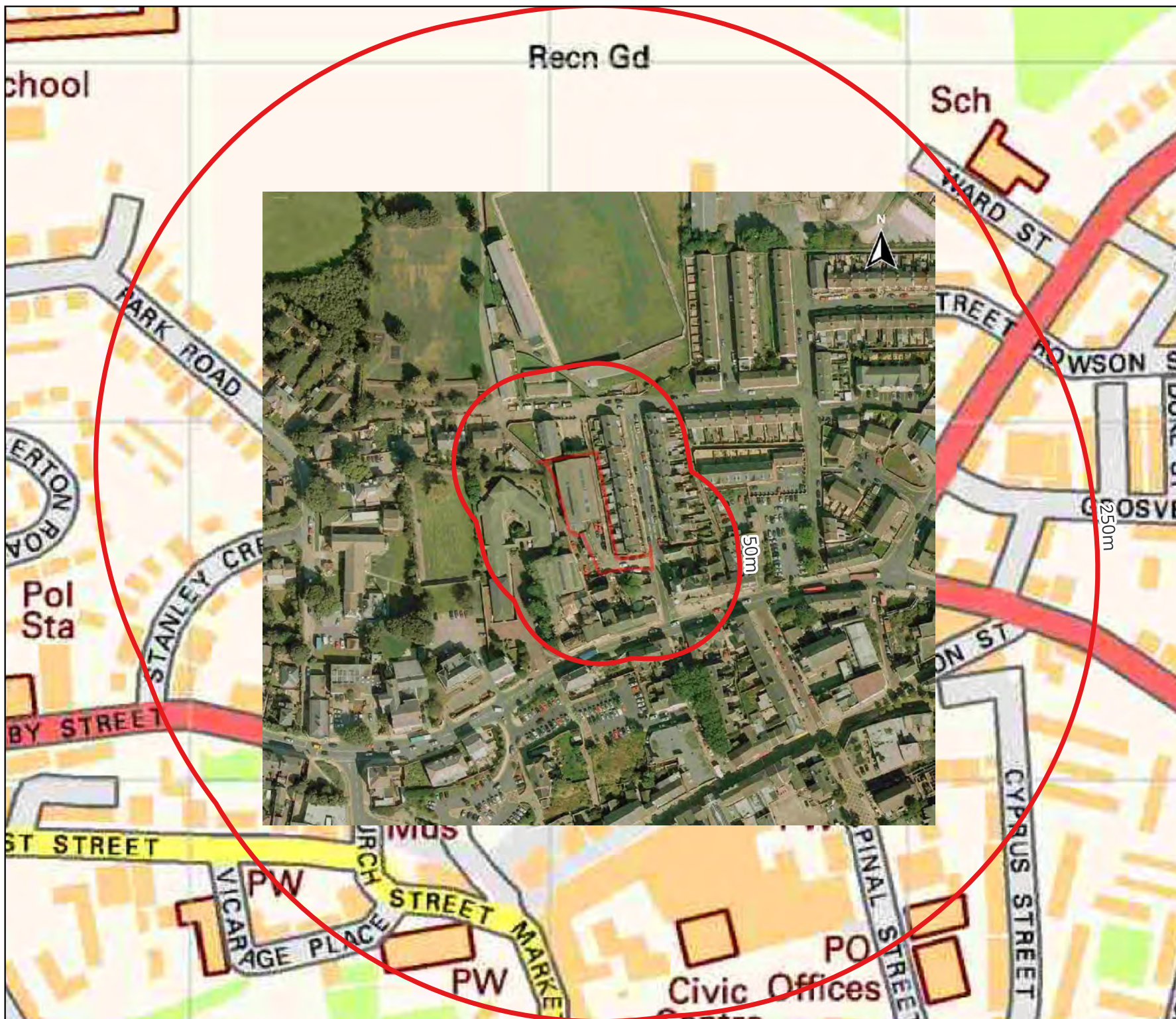
Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 2003

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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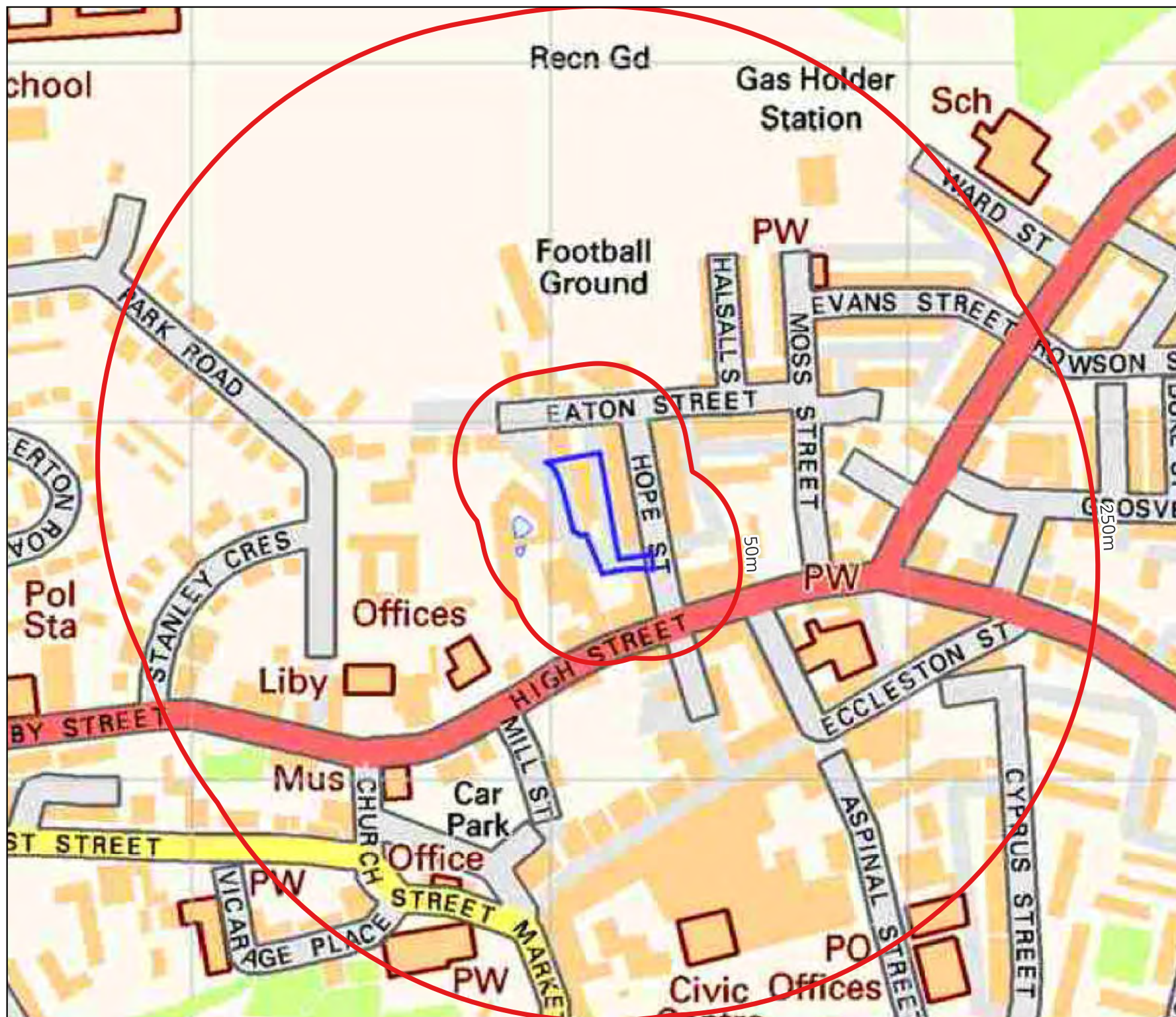
Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 2005

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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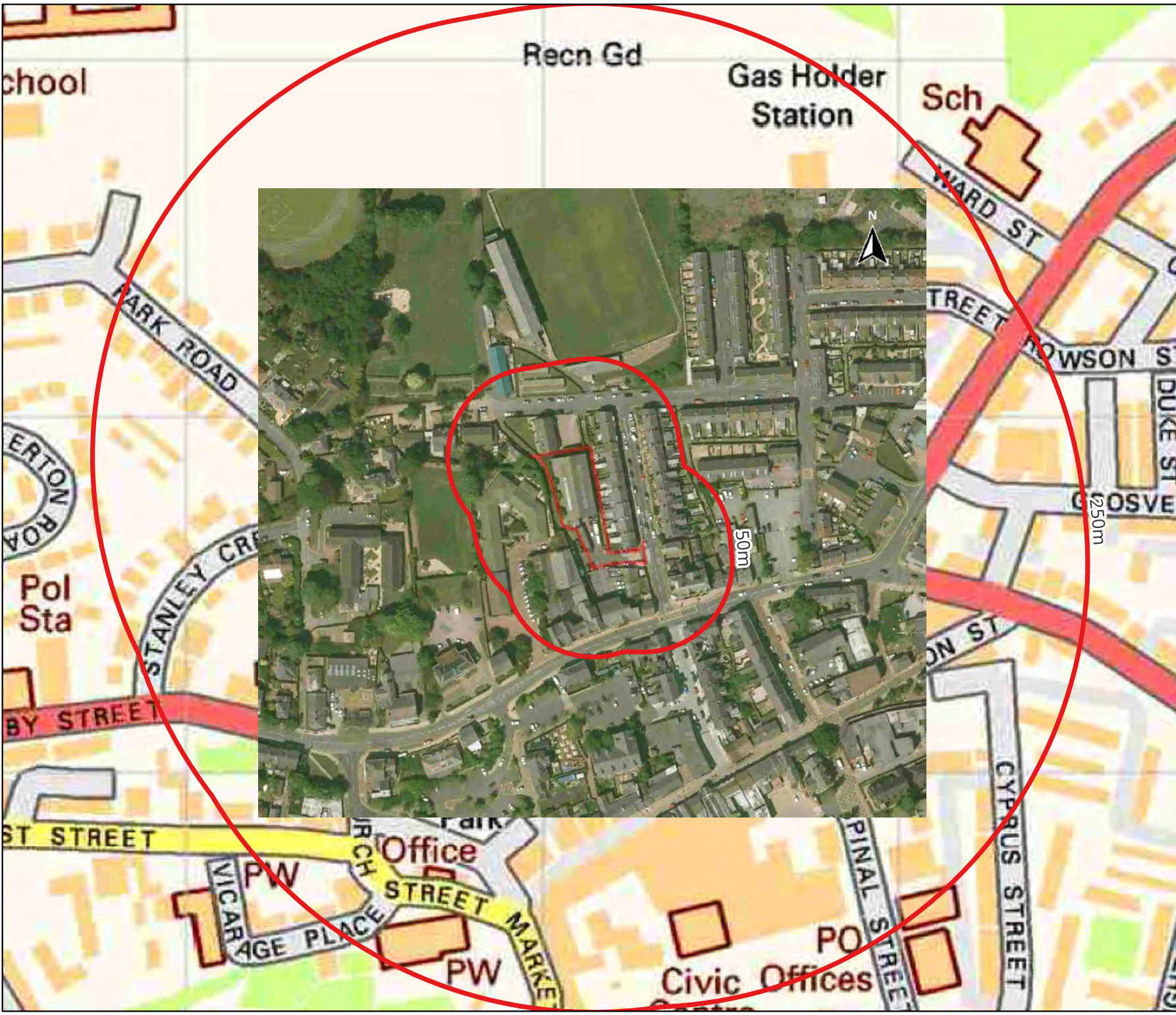
Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 2010

Site Name: Land To The Rear  
Of 1-25 Hope Street

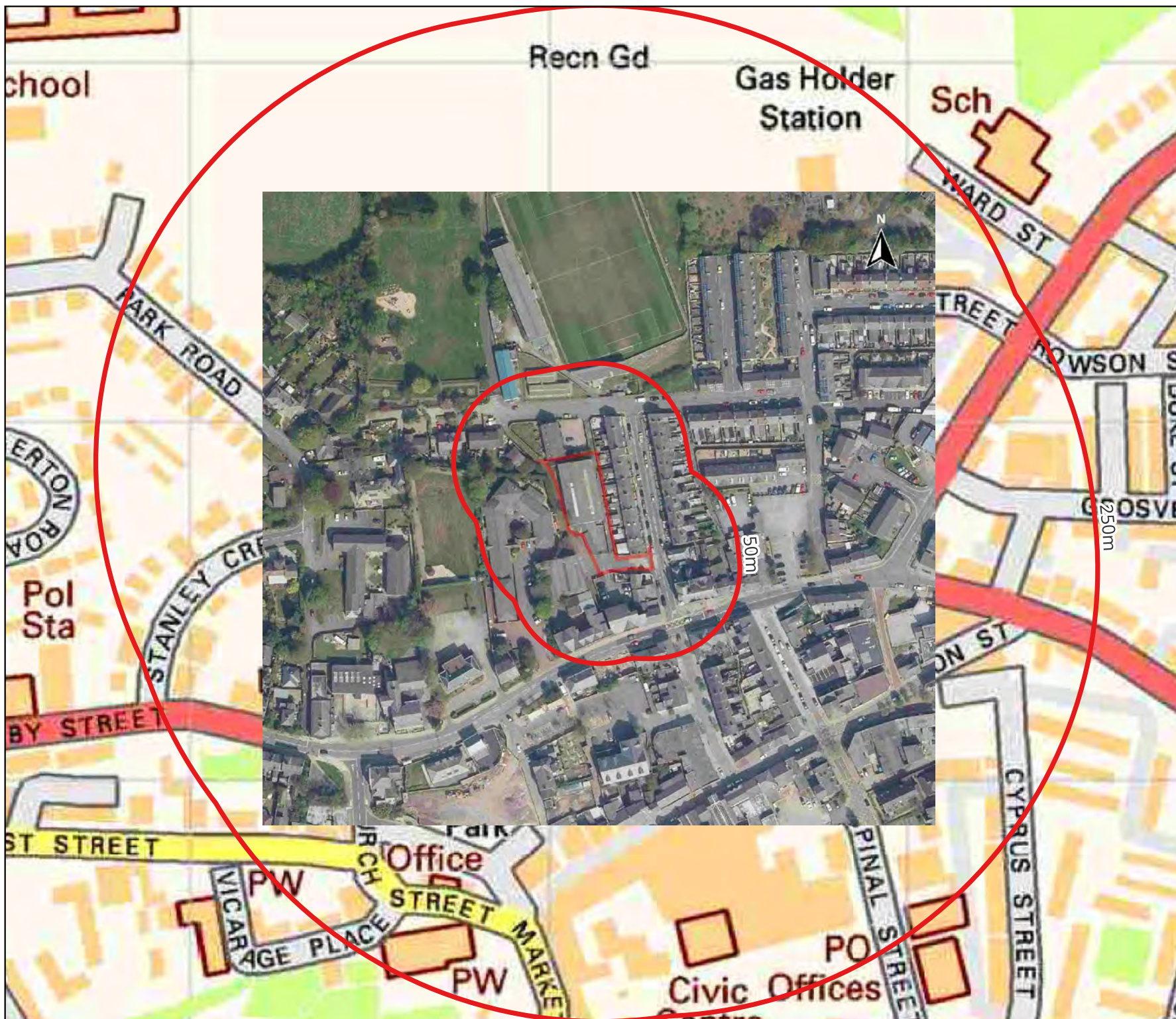
Scale: 1:2,800 at A4





|                                                                                                                                         |  |
|-----------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>DE</b> DEMETER<br>ENVIRONMENTAL LTD                                                                                                  |  |
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| Tel: 0151 521 2539<br>Fax: 0151 909 3661                                                                                                |  |
| Brighton Office:<br>Gemini House<br>136-140 Old Shoreham Road<br>Brighton, East Sussex<br>BN3 7BD<br>Tel: 01273 741 727                 |  |
| Email: <a href="mailto:enquiries@demeter-environmental.co.uk">enquiries@demeter-environmental.co.uk</a>                                 |  |
| Date of Map: 2015                                                                                                                       |  |
| Site Name: Land To The Rear<br>Of 1-25 Hope Street                                                                                      |  |
| Scale: 1:2,800 at A4                                                                                                                    |  |





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Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 2019

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4



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BN3 7BD  
Tel: 01273 741 727

Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

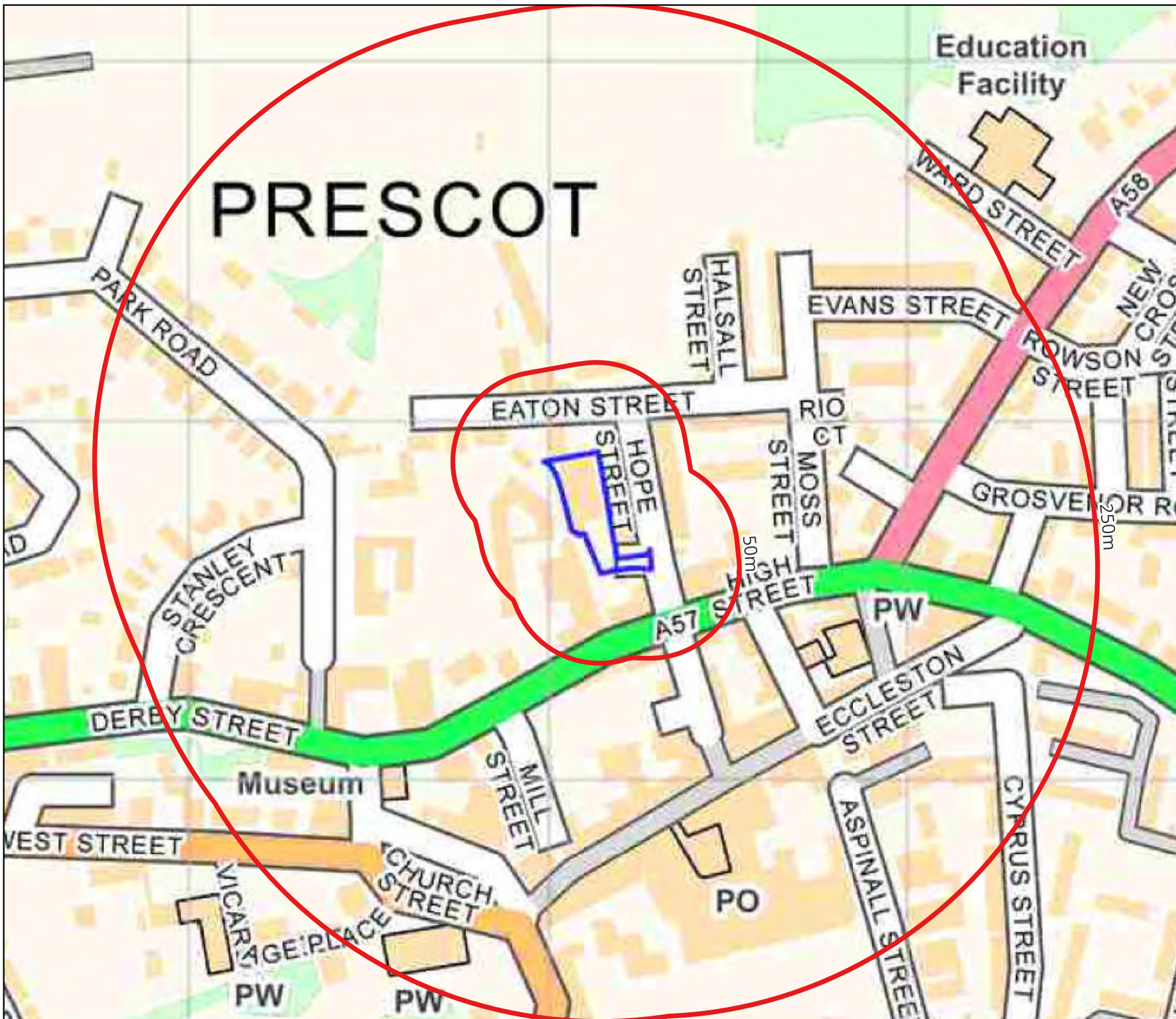
Date of Image: November 2022

Site Name: Land To The Rear  
Of 1-25 Hope Street

Description: View of site from  
the southern boundary







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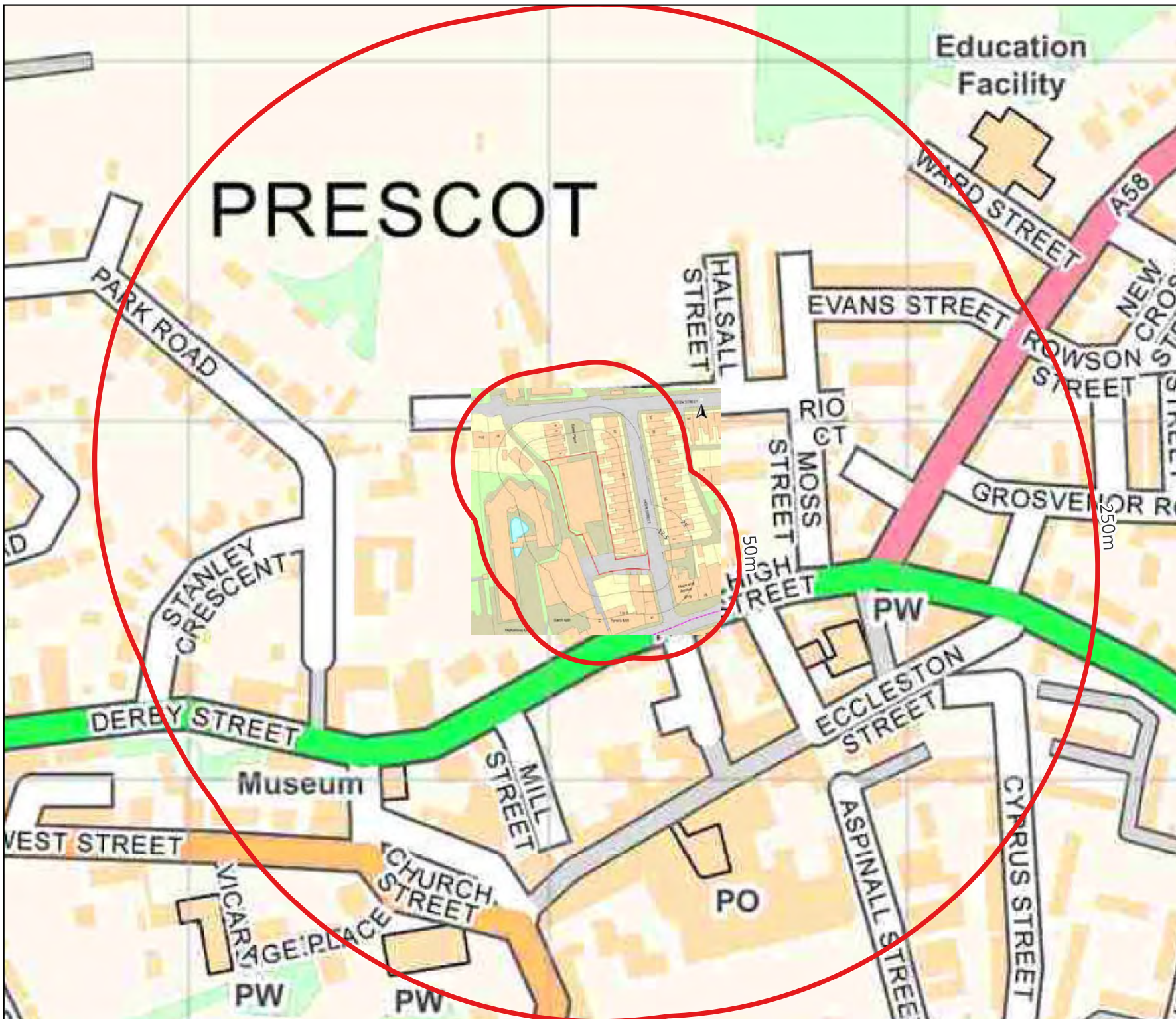
Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 2023

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4





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Email: [enquiries@demeter-environmental.co.uk](mailto:enquiries@demeter-environmental.co.uk)

Date of Map: 2023

Site Name: Land To The Rear  
Of 1-25 Hope Street

Scale: 1:2,800 at A4



## **APPENDIX G: GROUNDSURE REPORTS**

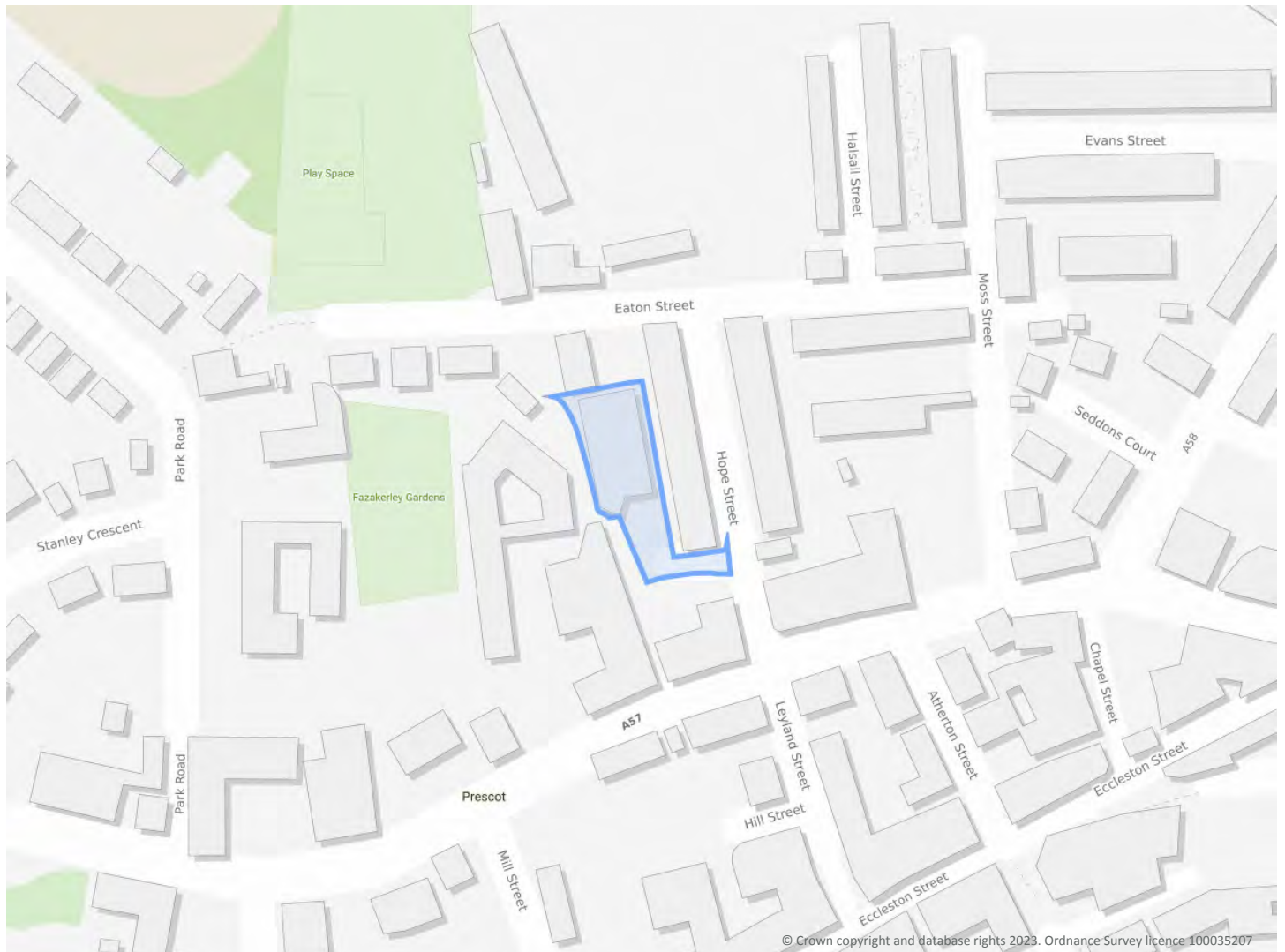
## Land To The Rear Of 1-25 Hope Street, Prescott, Knowsley, L34 6HB

### Order Details

**Date:** 10/05/2023  
**Your ref:** EMS\_865409\_1070435  
**Our Ref:** EMS-865409\_1108598

### Site Details

**Location:** 346623 392950  
**Area:** 0.15 ha  
**Authority:** [Knowsley Metropolitan Borough Council](#) ↗



**Summary of findings**

[p. 2 >](#) **Aerial image**

[p. 8 >](#)

**OS MasterMap site plan**

[p.12 >](#) [groundsure.com/insightuserguide](https://groundsure.com/insightuserguide) ↗

Contact us with any questions at:

[info@groundsure.com](mailto:info@groundsure.com) ↗

01273 257 755



## Summary of findings

| Page                    | Section                  | <a href="#">Past land use &gt;</a>                            | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
|-------------------------|--------------------------|---------------------------------------------------------------|---------|-------|---------|----------|-----------|
| <a href="#">13 &gt;</a> | <a href="#">1.1 &gt;</a> | <a href="#">Historical industrial land uses &gt;</a>          | 0       | 2     | 28      | 68       | -         |
| <a href="#">17 &gt;</a> | <a href="#">1.2 &gt;</a> | <a href="#">Historical tanks &gt;</a>                         | 0       | 0     | 20      | 20       | -         |
| <a href="#">19 &gt;</a> | <a href="#">1.3 &gt;</a> | <a href="#">Historical energy features &gt;</a>               | 0       | 0     | 12      | 18       | -         |
| <a href="#">20 &gt;</a> | <a href="#">1.4 &gt;</a> | <a href="#">Historical petrol stations &gt;</a>               | 0       | 0     | 0       | 0        | -         |
| <a href="#">21 &gt;</a> | <a href="#">1.5 &gt;</a> | <a href="#">Historical garages &gt;</a>                       | 0       | 2     | 3       | 9        | -         |
| <a href="#">21 &gt;</a> | <a href="#">1.6 &gt;</a> | <a href="#">Historical military land &gt;</a>                 | 0       | 0     | 0       | 0        | -         |
| Page                    | Section                  | <a href="#">Past land use - un-grouped &gt;</a>               | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">22 &gt;</a> | <a href="#">2.1 &gt;</a> | <a href="#">Historical industrial land uses &gt;</a>          | 0       | 2     | 38      | 87       | -         |
| <a href="#">27 &gt;</a> | <a href="#">2.2 &gt;</a> | <a href="#">Historical tanks &gt;</a>                         | 0       | 0     | 36      | 35       | -         |
| <a href="#">30 &gt;</a> | <a href="#">2.3 &gt;</a> | <a href="#">Historical energy features &gt;</a>               | 0       | 0     | 30      | 43       | -         |
| <a href="#">33 &gt;</a> | <a href="#">2.4 &gt;</a> | <a href="#">Historical petrol stations &gt;</a>               | 0       | 0     | 0       | 0        | -         |
| <a href="#">33 &gt;</a> | <a href="#">2.5 &gt;</a> | <a href="#">Historical garages &gt;</a>                       | 0       | 4     | 5       | 14       | -         |
| Page                    | Section                  | <a href="#">Waste and landfill &gt;</a>                       | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">35 &gt;</a> | <a href="#">3.1 &gt;</a> | <a href="#">Active or recent landfill &gt;</a>                | 0       | 0     | 0       | 0        | -         |
| <a href="#">35 &gt;</a> | <a href="#">3.2 &gt;</a> | <a href="#">Historical landfill (BGS records) &gt;</a>        | 0       | 0     | 0       | 0        | -         |
| <a href="#">36 &gt;</a> | <a href="#">3.3 &gt;</a> | <a href="#">Historical landfill (LA/mapping records) &gt;</a> | 0       | 0     | 0       | 0        | -         |
| <a href="#">36 &gt;</a> | <a href="#">3.4 &gt;</a> | <a href="#">Historical landfill (EA/NRW records) &gt;</a>     | 0       | 0     | 0       | 0        | -         |
| <a href="#">36 &gt;</a> | <a href="#">3.5 &gt;</a> | <a href="#">Historical waste sites &gt;</a>                   | 0       | 0     | 0       | 0        | -         |
| <a href="#">36 &gt;</a> | <a href="#">3.6 &gt;</a> | <a href="#">Licensed waste sites &gt;</a>                     | 0       | 0     | 0       | 0        | -         |
| <a href="#">36 &gt;</a> | <a href="#">3.7 &gt;</a> | <a href="#">Waste exemptions &gt;</a>                         | 0       | 1     | 2       | 0        | -         |
| Page                    | Section                  | <a href="#">Current industrial land use &gt;</a>              | On site | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">38 &gt;</a> | <a href="#">4.1 &gt;</a> | <a href="#">Recent industrial land uses &gt;</a>              | 0       | 2     | 14      | -        | -         |
| <a href="#">40 &gt;</a> | <a href="#">4.2 &gt;</a> | <a href="#">Current or recent petrol stations &gt;</a>        | 0       | 0     | 1       | 0        | -         |
| <a href="#">40 &gt;</a> | <a href="#">4.3 &gt;</a> | <a href="#">Electricity cables &gt;</a>                       | 0       | 0     | 0       | 0        | -         |
| <a href="#">40 &gt;</a> | <a href="#">4.4 &gt;</a> | <a href="#">Gas pipelines &gt;</a>                            | 0       | 0     | 0       | 0        | -         |
| <a href="#">40 &gt;</a> | <a href="#">4.5 &gt;</a> | <a href="#">Sites determined as Contaminated Land &gt;</a>    | 0       | 0     | 0       | 0        | -         |



| <a href="#">40</a> > | <a href="#">4.6</a> >  | <a href="#">Control of Major Accident Hazards (COMAH)</a> >       | 0                        | 0     | 1       | 0        | -         |
|----------------------|------------------------|-------------------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| <a href="#">41</a> > | <a href="#">4.7</a> >  | <a href="#">Regulated explosive sites</a> >                       | 0                        | 0     | 0       | 0        | -         |
| <a href="#">41</a> > | <a href="#">4.8</a> >  | <a href="#">Hazardous substance storage/usage</a> >               | 0                        | 0     | 0       | 0        | -         |
| <a href="#">41</a> > | <a href="#">4.9</a> >  | <a href="#">Historical licensed industrial activities (IPC)</a> > | 0                        | 0     | 0       | 0        | -         |
| <a href="#">41</a> > | <a href="#">4.10</a> > | <a href="#">Licensed industrial activities (Part A(1))</a> >      | 0                        | 0     | 0       | 0        | -         |
| <a href="#">42</a> > | <a href="#">4.11</a> > | <a href="#">Licensed pollutant release (Part A(2)/B)</a> >        | 0                        | 0     | 3       | 0        | -         |
| <a href="#">42</a> > | <a href="#">4.12</a> > | <a href="#">Radioactive Substance Authorisations</a> >            | 0                        | 0     | 0       | 0        | -         |
| <a href="#">42</a> > | <a href="#">4.13</a> > | <a href="#">Licensed Discharges to controlled waters</a> >        | 0                        | 0     | 0       | 0        | -         |
| <a href="#">43</a> > | <a href="#">4.14</a> > | <a href="#">Pollutant release to surface waters (Red List)</a> >  | 0                        | 0     | 0       | 0        | -         |
| <a href="#">43</a> > | <a href="#">4.15</a> > | <a href="#">Pollutant release to public sewer</a> >               | 0                        | 0     | 0       | 0        | -         |
| <a href="#">43</a> > | <a href="#">4.16</a> > | <a href="#">List 1 Dangerous Substances</a> >                     | 0                        | 0     | 0       | 0        | -         |
| <a href="#">43</a> > | <a href="#">4.17</a> > | <a href="#">List 2 Dangerous Substances</a> >                     | 0                        | 0     | 0       | 0        | -         |
| <a href="#">43</a> > | <a href="#">4.18</a> > | <a href="#">Pollution Incidents (EA/NRW)</a> >                    | 0                        | 0     | 0       | 0        | -         |
| <a href="#">44</a> > | <a href="#">4.19</a> > | <a href="#">Pollution inventory substances</a> >                  | 0                        | 0     | 0       | 0        | -         |
| <a href="#">44</a> > | <a href="#">4.20</a> > | <a href="#">Pollution inventory waste transfers</a> >             | 0                        | 0     | 0       | 0        | -         |
| <a href="#">44</a> > | <a href="#">4.21</a> > | <a href="#">Pollution inventory radioactive waste</a> >           | 0                        | 0     | 0       | 0        | -         |
| Page                 | Section                | <a href="#">Hydrogeology</a> >                                    | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">45</a> > | <a href="#">5.1</a> >  | <a href="#">Superficial aquifer</a> >                             | Identified (within 500m) |       |         |          |           |
| <a href="#">47</a> > | <a href="#">5.2</a> >  | <a href="#">Bedrock aquifer</a> >                                 | Identified (within 500m) |       |         |          |           |
| <a href="#">48</a> > | <a href="#">5.3</a> >  | <a href="#">Groundwater vulnerability</a> >                       | Identified (within 50m)  |       |         |          |           |
| <a href="#">49</a> > | <a href="#">5.4</a> >  | <a href="#">Groundwater vulnerability- soluble rock risk</a> >    | None (within 0m)         |       |         |          |           |
| <a href="#">49</a> > | <a href="#">5.5</a> >  | <a href="#">Groundwater vulnerability- local information</a> >    | None (within 0m)         |       |         |          |           |
| <a href="#">50</a> > | <a href="#">5.6</a> >  | <a href="#">Groundwater abstractions</a> >                        | 0                        | 0     | 0       | 0        | 5         |
| <a href="#">52</a> > | <a href="#">5.7</a> >  | <a href="#">Surface water abstractions</a> >                      | 0                        | 0     | 0       | 0        | 2         |
| <a href="#">53</a> > | <a href="#">5.8</a> >  | <a href="#">Potable abstractions</a> >                            | 0                        | 0     | 0       | 0        | 3         |
| <a href="#">54</a> > | <a href="#">5.9</a> >  | <a href="#">Source Protection Zones</a> >                         | 0                        | 0     | 0       | 0        | -         |
| <a href="#">54</a> > | <a href="#">5.10</a> > | <a href="#">Source Protection Zones (confined aquifer)</a> >      | 0                        | 0     | 0       | 0        | -         |
| Page                 | Section                | <a href="#">Hydrology</a> >                                       | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">55</a> > | <a href="#">6.1</a> >  | <a href="#">Water Network (OS MasterMap)</a> >                    | 0                        | 0     | 0       | -        | -         |



| <a href="#">55</a> > | <a href="#">6.2</a> >   | <a href="#">Surface water features</a> >                      | 0                       | 0     | 0       | -        | -         |
|----------------------|-------------------------|---------------------------------------------------------------|-------------------------|-------|---------|----------|-----------|
| <a href="#">56</a> > | <a href="#">6.3</a> >   | <a href="#">WFD Surface water body catchments</a> >           | 1                       | -     | -       | -        | -         |
| <a href="#">56</a> > | <a href="#">6.4</a> >   | <a href="#">WFD Surface water bodies</a> >                    | 0                       | 0     | 0       | -        | -         |
| <a href="#">57</a> > | <a href="#">6.5</a> >   | <a href="#">WFD Groundwater bodies</a> >                      | 1                       | -     | -       | -        | -         |
| Page                 | Section                 | <a href="#">River and coastal flooding</a> >                  | On site                 | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">58</a> > | <a href="#">7.1</a> >   | <a href="#">Risk of flooding from rivers and the sea</a> >    | None (within 50m)       |       |         |          |           |
| <a href="#">58</a> > | <a href="#">7.2</a> >   | <a href="#">Historical Flood Events</a> >                     | 0                       | 0     | 0       | -        | -         |
| <a href="#">58</a> > | <a href="#">7.3</a> >   | <a href="#">Flood Defences</a> >                              | 0                       | 0     | 0       | -        | -         |
| <a href="#">59</a> > | <a href="#">7.4</a> >   | <a href="#">Areas Benefiting from Flood Defences</a> >        | 0                       | 0     | 0       | -        | -         |
| <a href="#">59</a> > | <a href="#">7.5</a> >   | <a href="#">Flood Storage Areas</a> >                         | 0                       | 0     | 0       | -        | -         |
| <a href="#">60</a> > | <a href="#">7.6</a> >   | <a href="#">Flood Zone 2</a> >                                | None (within 50m)       |       |         |          |           |
| <a href="#">60</a> > | <a href="#">7.7</a> >   | <a href="#">Flood Zone 3</a> >                                | None (within 50m)       |       |         |          |           |
| Page                 | Section                 | <a href="#">Surface water flooding</a> >                      |                         |       |         |          |           |
| <a href="#">61</a> > | <a href="#">8.1</a> >   | <a href="#">Surface water flooding</a> >                      | Negligible (within 50m) |       |         |          |           |
| Page                 | Section                 | <a href="#">Groundwater flooding</a> >                        |                         |       |         |          |           |
| <a href="#">62</a> > | <a href="#">9.1</a> >   | <a href="#">Groundwater flooding</a> >                        | Negligible (within 50m) |       |         |          |           |
| Page                 | Section                 | <a href="#">Environmental designations</a> >                  | On site                 | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">63</a> > | <a href="#">10.1</a> >  | <a href="#">Sites of Special Scientific Interest (SSSI)</a> > | 0                       | 0     | 0       | 0        | 0         |
| <a href="#">64</a> > | <a href="#">10.2</a> >  | <a href="#">Conserved wetland sites (Ramsar sites)</a> >      | 0                       | 0     | 0       | 0        | 0         |
| <a href="#">64</a> > | <a href="#">10.3</a> >  | <a href="#">Special Areas of Conservation (SAC)</a> >         | 0                       | 0     | 0       | 0        | 0         |
| <a href="#">64</a> > | <a href="#">10.4</a> >  | <a href="#">Special Protection Areas (SPA)</a> >              | 0                       | 0     | 0       | 0        | 0         |
| <a href="#">64</a> > | <a href="#">10.5</a> >  | <a href="#">National Nature Reserves (NNR)</a> >              | 0                       | 0     | 0       | 0        | 0         |
| <a href="#">65</a> > | <a href="#">10.6</a> >  | <a href="#">Local Nature Reserves (LNR)</a> >                 | 0                       | 0     | 0       | 0        | 0         |
| <a href="#">65</a> > | <a href="#">10.7</a> >  | <a href="#">Designated Ancient Woodland</a> >                 | 0                       | 0     | 0       | 0        | 0         |
| <a href="#">65</a> > | <a href="#">10.8</a> >  | <a href="#">Biosphere Reserves</a> >                          | 0                       | 0     | 0       | 0        | 0         |
| <a href="#">65</a> > | <a href="#">10.9</a> >  | <a href="#">Forest Parks</a> >                                | 0                       | 0     | 0       | 0        | 0         |
| <a href="#">66</a> > | <a href="#">10.10</a> > | <a href="#">Marine Conservation Zones</a> >                   | 0                       | 0     | 0       | 0        | 0         |
| <a href="#">66</a> > | <a href="#">10.11</a> > | <a href="#">Green Belt</a> >                                  | 0                       | 0     | 0       | 1        | 3         |
| <a href="#">66</a> > | <a href="#">10.12</a> > | <a href="#">Proposed Ramsar sites</a> >                       | 0                       | 0     | 0       | 0        | 0         |





| <a href="#">66</a> > | <a href="#">10.13</a> > | <a href="#">Possible Special Areas of Conservation (pSAC)</a> > | 0                        | 0     | 0       | 0        | 0         |
|----------------------|-------------------------|-----------------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| <a href="#">67</a> > | <a href="#">10.14</a> > | <a href="#">Potential Special Protection Areas (pSPA)</a> >     | 0                        | 0     | 0       | 0        | 0         |
| <a href="#">67</a> > | <a href="#">10.15</a> > | <a href="#">Nitrate Sensitive Areas</a> >                       | 0                        | 0     | 0       | 0        | 0         |
| <a href="#">67</a> > | <a href="#">10.16</a> > | <a href="#">Nitrate Vulnerable Zones</a> >                      | 1                        | 0     | 0       | 1        | 2         |
| <a href="#">68</a> > | <a href="#">10.17</a> > | <a href="#">SSSI Impact Risk Zones</a> >                        | 1                        | -     | -       | -        | -         |
| <a href="#">69</a> > | <a href="#">10.18</a> > | <a href="#">SSSI Units</a> >                                    | 0                        | 0     | 0       | 0        | 0         |
| Page                 | Section                 | <a href="#">Visual and cultural designations</a> >              | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">70</a> > | <a href="#">11.1</a> >  | <a href="#">World Heritage Sites</a> >                          | 0                        | 0     | 0       | -        | -         |
| <a href="#">71</a> > | <a href="#">11.2</a> >  | <a href="#">Area of Outstanding Natural Beauty</a> >            | 0                        | 0     | 0       | -        | -         |
| <a href="#">71</a> > | <a href="#">11.3</a> >  | <a href="#">National Parks</a> >                                | 0                        | 0     | 0       | -        | -         |
| <a href="#">71</a> > | <a href="#">11.4</a> >  | <a href="#">Listed Buildings</a> >                              | 0                        | 1     | 10      | -        | -         |
| <a href="#">72</a> > | <a href="#">11.5</a> >  | <a href="#">Conservation Areas</a> >                            | 1                        | 0     | 0       | -        | -         |
| <a href="#">72</a> > | <a href="#">11.6</a> >  | <a href="#">Scheduled Ancient Monuments</a> >                   | 0                        | 0     | 0       | -        | -         |
| <a href="#">73</a> > | <a href="#">11.7</a> >  | <a href="#">Registered Parks and Gardens</a> >                  | 0                        | 0     | 0       | -        | -         |
| Page                 | Section                 | <a href="#">Agricultural designations</a> >                     | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">74</a> > | <a href="#">12.1</a> >  | <a href="#">Agricultural Land Classification</a> >              | Urban (within 250m)      |       |         |          |           |
| <a href="#">75</a> > | <a href="#">12.2</a> >  | <a href="#">Open Access Land</a> >                              | 0                        | 0     | 0       | -        | -         |
| <a href="#">75</a> > | <a href="#">12.3</a> >  | <a href="#">Tree Felling Licences</a> >                         | 0                        | 0     | 0       | -        | -         |
| <a href="#">75</a> > | <a href="#">12.4</a> >  | <a href="#">Environmental Stewardship Schemes</a> >             | 0                        | 0     | 0       | -        | -         |
| <a href="#">75</a> > | <a href="#">12.5</a> >  | <a href="#">Countryside Stewardship Schemes</a> >               | 0                        | 0     | 0       | -        | -         |
| Page                 | Section                 | <a href="#">Habitat designations</a> >                          | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">76</a> > | <a href="#">13.1</a> >  | <a href="#">Priority Habitat Inventory</a> >                    | 0                        | 0     | 2       | -        | -         |
| <a href="#">77</a> > | <a href="#">13.2</a> >  | <a href="#">Habitat Networks</a> >                              | 0                        | 0     | 0       | -        | -         |
| <a href="#">77</a> > | <a href="#">13.3</a> >  | <a href="#">Open Mosaic Habitat</a> >                           | 0                        | 0     | 0       | -        | -         |
| <a href="#">77</a> > | <a href="#">13.4</a> >  | <a href="#">Limestone Pavement Orders</a> >                     | 0                        | 0     | 0       | -        | -         |
| Page                 | Section                 | <a href="#">Geology 1:10,000 scale</a> >                        | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">78</a> > | <a href="#">14.1</a> >  | <a href="#">10k Availability</a> >                              | Identified (within 500m) |       |         |          |           |
| <a href="#">79</a> > | <a href="#">14.2</a> >  | <a href="#">Artificial and made ground (10k)</a> >              | 0                        | 0     | 0       | 0        | -         |
| <a href="#">80</a> > | <a href="#">14.3</a> >  | <a href="#">Superficial geology (10k)</a> >                     | 0                        | 0     | 0       | 0        | -         |

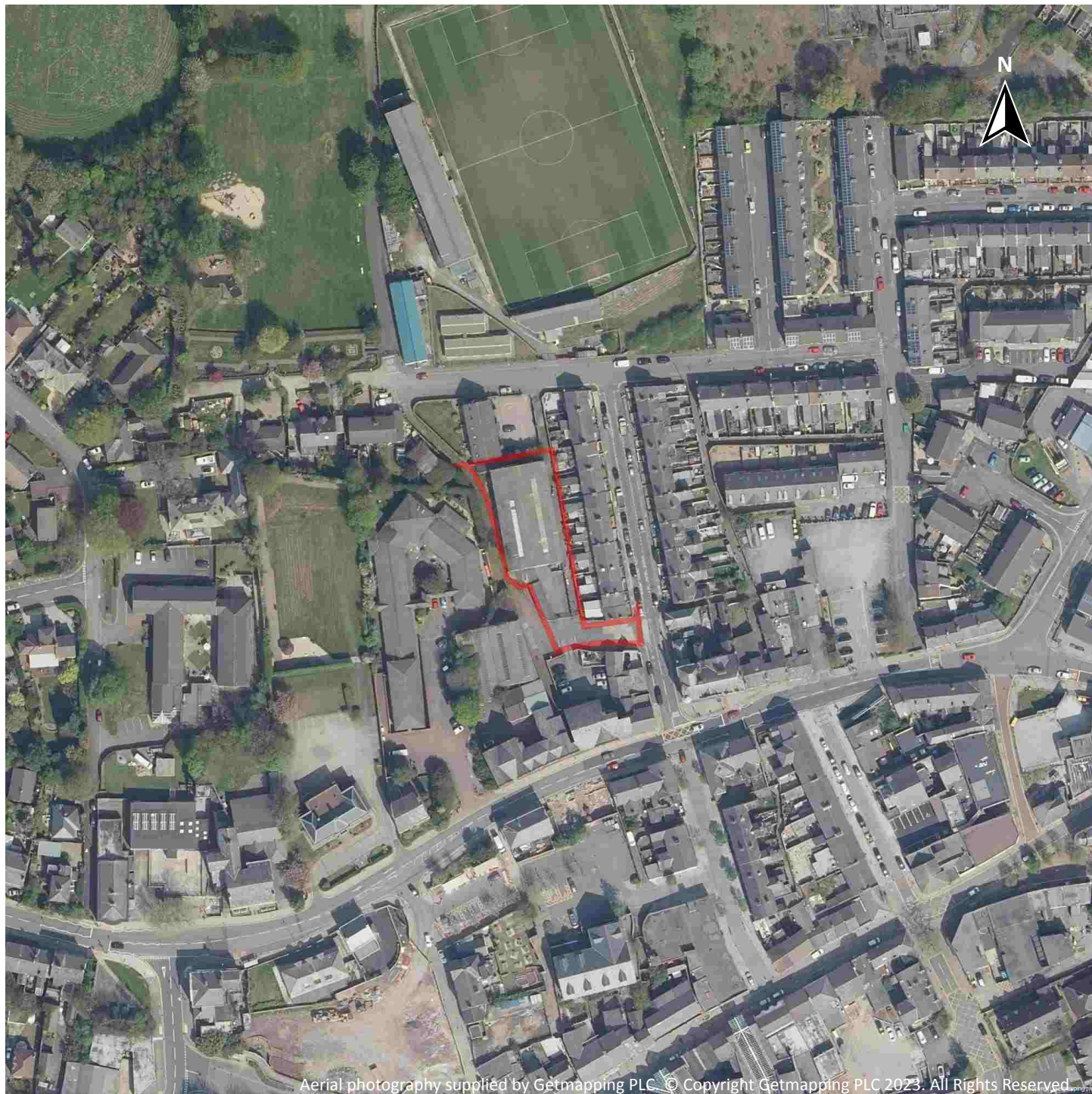
| <a href="#">80</a> >  | <a href="#">14.4</a> >  | <a href="#">Landslip (10k)</a> >                                 | 0                        | 0     | 0       | 0        | -         |
|-----------------------|-------------------------|------------------------------------------------------------------|--------------------------|-------|---------|----------|-----------|
| <a href="#">81</a> >  | <a href="#">14.5</a> >  | <a href="#">Bedrock geology (10k)</a> >                          | 0                        | 0     | 0       | 0        | -         |
| <a href="#">81</a> >  | <a href="#">14.6</a> >  | <a href="#">Bedrock faults and other linear features (10k)</a> > | 0                        | 0     | 0       | 0        | -         |
| Page                  | Section                 | <a href="#">Geology 1:50,000 scale</a> >                         | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">82</a> >  | <a href="#">15.1</a> >  | <a href="#">50k Availability</a> >                               | Identified (within 500m) |       |         |          |           |
| <a href="#">83</a> >  | <a href="#">15.2</a> >  | <a href="#">Artificial and made ground (50k)</a> >               | 0                        | 0     | 0       | 0        | -         |
| <a href="#">83</a> >  | <a href="#">15.3</a> >  | <a href="#">Artificial ground permeability (50k)</a> >           | 0                        | 0     | -       | -        | -         |
| <a href="#">84</a> >  | <a href="#">15.4</a> >  | <a href="#">Superficial geology (50k)</a> >                      | 0                        | 0     | 0       | 2        | -         |
| <a href="#">85</a> >  | <a href="#">15.5</a> >  | <a href="#">Superficial permeability (50k)</a> >                 | None (within 50m)        |       |         |          |           |
| <a href="#">85</a> >  | <a href="#">15.6</a> >  | <a href="#">Landslip (50k)</a> >                                 | 0                        | 0     | 0       | 0        | -         |
| <a href="#">85</a> >  | <a href="#">15.7</a> >  | <a href="#">Landslip permeability (50k)</a> >                    | None (within 50m)        |       |         |          |           |
| <a href="#">86</a> >  | <a href="#">15.8</a> >  | <a href="#">Bedrock geology (50k)</a> >                          | 1                        | 1     | 3       | 12       | -         |
| <a href="#">88</a> >  | <a href="#">15.9</a> >  | <a href="#">Bedrock permeability (50k)</a> >                     | Identified (within 50m)  |       |         |          |           |
| <a href="#">88</a> >  | <a href="#">15.10</a> > | <a href="#">Bedrock faults and other linear features (50k)</a> > | 0                        | 0     | 2       | 9        | -         |
| Page                  | Section                 | <a href="#">Boreholes</a> >                                      | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">89</a> >  | <a href="#">16.1</a> >  | <a href="#">BGS Boreholes</a> >                                  | 0                        | 1     | 4       | -        | -         |
| Page                  | Section                 | <a href="#">Natural ground subsidence</a> >                      |                          |       |         |          |           |
| <a href="#">91</a> >  | <a href="#">17.1</a> >  | <a href="#">Shrink swell clays</a> >                             | Very low (within 50m)    |       |         |          |           |
| <a href="#">92</a> >  | <a href="#">17.2</a> >  | <a href="#">Running sands</a> >                                  | Negligible (within 50m)  |       |         |          |           |
| <a href="#">93</a> >  | <a href="#">17.3</a> >  | <a href="#">Compressible deposits</a> >                          | Negligible (within 50m)  |       |         |          |           |
| <a href="#">94</a> >  | <a href="#">17.4</a> >  | <a href="#">Collapsible deposits</a> >                           | Very low (within 50m)    |       |         |          |           |
| <a href="#">95</a> >  | <a href="#">17.5</a> >  | <a href="#">Landslides</a> >                                     | Very low (within 50m)    |       |         |          |           |
| <a href="#">96</a> >  | <a href="#">17.6</a> >  | <a href="#">Ground dissolution of soluble rocks</a> >            | Negligible (within 50m)  |       |         |          |           |
| Page                  | Section                 | <a href="#">Mining, ground workings and natural cavities</a> >   | On site                  | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">98</a> >  | <a href="#">18.1</a> >  | <a href="#">Natural cavities</a> >                               | 0                        | 0     | 0       | 0        | -         |
| <a href="#">99</a> >  | <a href="#">18.2</a> >  | <a href="#">BritPits</a> >                                       | 0                        | 0     | 0       | 0        | -         |
| <a href="#">99</a> >  | <a href="#">18.3</a> >  | <a href="#">Surface ground workings</a> >                        | 0                        | 1     | 2       | -        | -         |
| <a href="#">99</a> >  | <a href="#">18.4</a> >  | <a href="#">Underground workings</a> >                           | 0                        | 0     | 0       | 0        | 6         |
| <a href="#">100</a> > | <a href="#">18.5</a> >  | <a href="#">Historical Mineral Planning Areas</a> >              | 0                        | 0     | 0       | 0        | -         |



|                       |                         |                                                           |                               |       |         |          |           |
|-----------------------|-------------------------|-----------------------------------------------------------|-------------------------------|-------|---------|----------|-----------|
| <a href="#">100</a> > | <a href="#">18.6</a> >  | <a href="#">Non-coal mining</a> >                         | 0                             | 0     | 0       | 0        | 1         |
| <a href="#">100</a> > | <a href="#">18.7</a> >  | <a href="#">Mining cavities</a> >                         | 0                             | 0     | 0       | 0        | 0         |
| <a href="#">101</a> > | <a href="#">18.8</a> >  | <a href="#">JPB mining areas</a> >                        | None (within 0m)              |       |         |          |           |
| <a href="#">101</a> > | <a href="#">18.9</a> >  | <a href="#">Coal mining</a> >                             | Identified (within 0m)        |       |         |          |           |
| <a href="#">101</a> > | <a href="#">18.10</a> > | <a href="#">Brine areas</a> >                             | None (within 0m)              |       |         |          |           |
| <a href="#">101</a> > | <a href="#">18.11</a> > | <a href="#">Gypsum areas</a> >                            | None (within 0m)              |       |         |          |           |
| <a href="#">101</a> > | <a href="#">18.12</a> > | <a href="#">Tin mining</a> >                              | None (within 0m)              |       |         |          |           |
| <a href="#">102</a> > | <a href="#">18.13</a> > | <a href="#">Clay mining</a> >                             | None (within 0m)              |       |         |          |           |
| Page                  | Section                 | <a href="#">Radon</a> >                                   |                               |       |         |          |           |
| <a href="#">103</a> > | <a href="#">19.1</a> >  | <a href="#">Radon</a> >                                   | Between 3% and 5% (within 0m) |       |         |          |           |
| Page                  | Section                 | <a href="#">Soil chemistry</a> >                          | On site                       | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">105</a> > | <a href="#">20.1</a> >  | <a href="#">BGS Estimated Background Soil Chemistry</a> > | 1                             | 5     | -       | -        | -         |
| <a href="#">105</a> > | <a href="#">20.2</a> >  | <a href="#">BGS Estimated Urban Soil Chemistry</a> >      | 0                             | 0     | -       | -        | -         |
| <a href="#">106</a> > | <a href="#">20.3</a> >  | <a href="#">BGS Measured Urban Soil Chemistry</a> >       | 0                             | 0     | -       | -        | -         |
| Page                  | Section                 | <a href="#">Railway infrastructure and projects</a> >     | On site                       | 0-50m | 50-250m | 250-500m | 500-2000m |
| <a href="#">107</a> > | <a href="#">21.1</a> >  | <a href="#">Underground railways (London)</a> >           | 0                             | 0     | 0       | -        | -         |
| <a href="#">107</a> > | <a href="#">21.2</a> >  | <a href="#">Underground railways (Non-London)</a> >       | 0                             | 0     | 0       | -        | -         |
| <a href="#">107</a> > | <a href="#">21.3</a> >  | <a href="#">Railway tunnels</a> >                         | 0                             | 0     | 0       | -        | -         |
| <a href="#">107</a> > | <a href="#">21.4</a> >  | <a href="#">Historical railway and tunnel features</a> >  | 0                             | 0     | 0       | -        | -         |
| <a href="#">107</a> > | <a href="#">21.5</a> >  | <a href="#">Royal Mail tunnels</a> >                      | 0                             | 0     | 0       | -        | -         |
| <a href="#">108</a> > | <a href="#">21.6</a> >  | <a href="#">Historical railways</a> >                     | 0                             | 0     | 0       | -        | -         |
| <a href="#">108</a> > | <a href="#">21.7</a> >  | <a href="#">Railways</a> >                                | 0                             | 0     | 0       | -        | -         |
| <a href="#">108</a> > | <a href="#">21.8</a> >  | <a href="#">Crossrail 1</a> >                             | 0                             | 0     | 0       | 0        | -         |
| <a href="#">108</a> > | <a href="#">21.9</a> >  | <a href="#">Crossrail 2</a> >                             | 0                             | 0     | 0       | 0        | -         |
| <a href="#">108</a> > | <a href="#">21.10</a> > | <a href="#">HS2</a> >                                     | 0                             | 0     | 0       | 0        | -         |



## Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.15ha





## Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.15ha





## Recent site history - 2005 aerial photograph



Capture Date: 02/09/2005

Site Area: 0.15ha





## Recent site history - 2000 aerial photograph



Capture Date: 21/07/2000

Site Area: 0.15ha





## OS MasterMap site plan

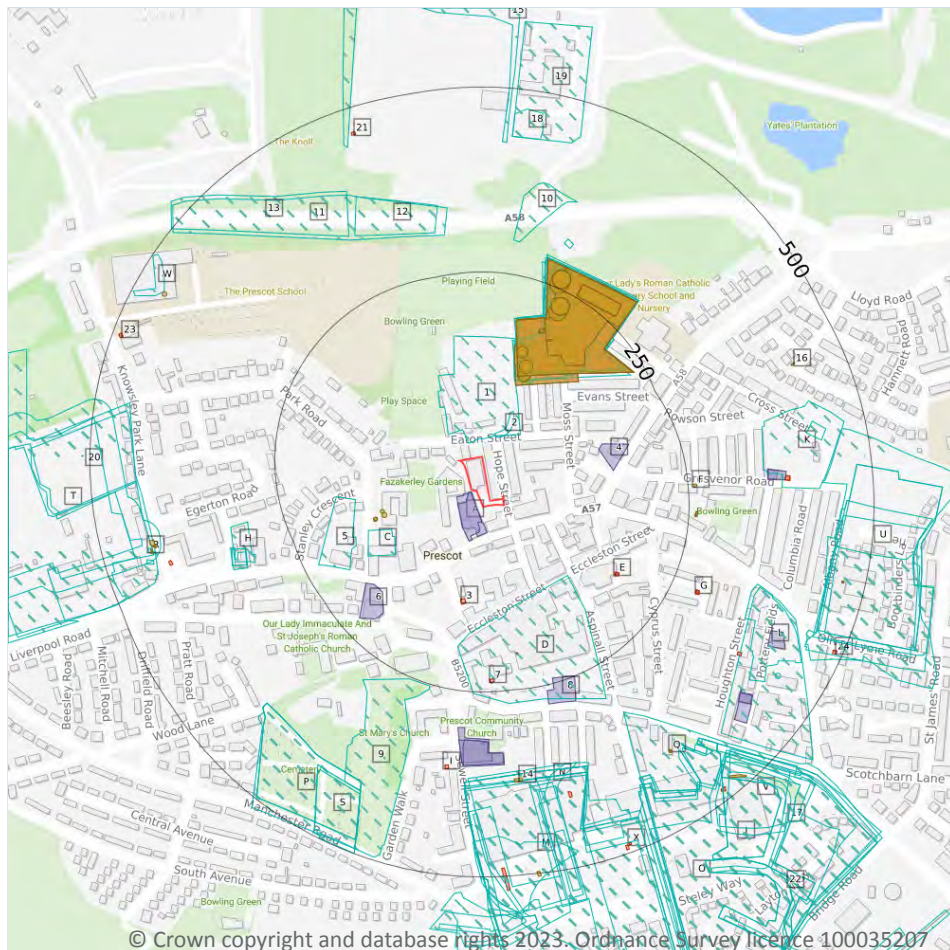


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Site Area: 0.15ha



## 1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

### 1.1 Historical industrial land uses

Records within 500m

98

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 13](#) >

| ID | Location | Land use            | Dates present | Group ID |
|----|----------|---------------------|---------------|----------|
| 1  | 21m N    | Earthenware Pottery | 1851          | 834890   |





| ID | Location | Land use                          | Dates present | Group ID |
|----|----------|-----------------------------------|---------------|----------|
| 2  | 33m N    | Unspecified Ground Workings       | 1925          | 799847   |
| B  | 111m NE  | Gas Works                         | 1891          | 954530   |
| B  | 112m N   | Unspecified Commercial/Industrial | 1925          | 967274   |
| B  | 112m N   | Unspecified Commercial/Industrial | 1925 - 1950   | 991155   |
| B  | 113m N   | Gas Works                         | 1906          | 937755   |
| B  | 117m N   | Unspecified Tank                  | 1925          | 937563   |
| B  | 118m NE  | Gasometer                         | 1891 - 1906   | 864745   |
| B  | 118m N   | Unspecified Tank                  | 1925 - 1950   | 908448   |
| C  | 120m SW  | Police Station                    | 1851          | 832552   |
| B  | 122m N   | Unspecified Works                 | 1966          | 830283   |
| B  | 125m N   | Unspecified Commercial/Industrial | 1955          | 874436   |
| D  | 125m SE  | Unspecified Commercial/Industrial | 1990          | 796683   |
| B  | 126m N   | Gas Holder Station                | 1975          | 891256   |
| B  | 126m N   | Gas Holder Station                | 1990          | 929682   |
| B  | 129m N   | Unspecified Tank                  | 1955          | 886278   |
| B  | 129m N   | Unspecified Tank                  | 1966          | 931710   |
| B  | 145m N   | Gasometer                         | 1891 - 1906   | 881641   |
| B  | 146m N   | Unspecified Tank                  | 1925          | 869636   |
| B  | 147m N   | Unspecified Tank                  | 1925 - 1938   | 905508   |
| 5  | 151m W   | Colliery                          | 1851          | 798244   |
| B  | 155m NE  | Gas Works                         | 1851          | 933630   |
| B  | 198m NE  | Unspecified Heap                  | 1925          | 803329   |
| B  | 210m NE  | Unspecified Tank                  | 1925 - 1950   | 878311   |
| B  | 211m NE  | Gasometer                         | 1906          | 809741   |
| B  | 218m NE  | Unspecified Tanks                 | 1966          | 815149   |
| B  | 220m NE  | Unspecified Tank                  | 1975          | 938846   |
| B  | 221m NE  | Unspecified Tank                  | 1955          | 943827   |
| B  | 244m N   | Unspecified Tank                  | 1950          | 976039   |



| ID | Location | Land use                          | Dates present | Group ID |
|----|----------|-----------------------------------|---------------|----------|
| B  | 246m N   | Unspecified Tank                  | 1938          | 919524   |
| B  | 252m N   | Unspecified Tank                  | 1975          | 899317   |
| 9  | 252m S   | Grave Yard                        | 1950 - 1955   | 941638   |
| B  | 255m N   | Gasometer                         | 1990          | 809742   |
| B  | 257m N   | Unspecified Tank                  | 1955          | 889813   |
| 10 | 295m N   | Water Works                       | 1955          | 809581   |
| H  | 299m W   | Police Station                    | 1955          | 860103   |
| 11 | 304m N   | Cuttings                          | 1975          | 900807   |
| B  | 306m N   | Water Meter House                 | 1925          | 817581   |
| 12 | 309m N   | Cuttings                          | 1990          | 886365   |
| H  | 313m W   | Police Station                    | 1990          | 848585   |
| H  | 313m W   | Police Station                    | 1966 - 1975   | 877999   |
| H  | 314m W   | Police Station                    | 1925 - 1950   | 899232   |
| J  | 323m SE  | Cable Works                       | 1955          | 808436   |
| 13 | 338m NW  | Cuttings                          | 1990          | 921792   |
| K  | 353m E   | Nursery                           | 1950 - 1955   | 890594   |
| L  | 354m E   | Corn Mill                         | 1851          | 823126   |
| M  | 358m S   | Unspecified Commercial/Industrial | 1955          | 896926   |
| L  | 359m SE  | Unspecified Commercial/Industrial | 1990          | 796680   |
| N  | 359m S   | Railway Sidings                   | 1955          | 944895   |
| M  | 363m S   | Unspecified Works                 | 1990          | 925182   |
| M  | 363m S   | Unspecified Works                 | 1966          | 991105   |
| M  | 363m S   | Unspecified Works                 | 1975          | 991861   |
| M  | 371m S   | Railway Sidings                   | 1950          | 926299   |
| O  | 372m S   | Insulated Cable Works             | 1925 - 1938   | 954255   |
| O  | 373m S   | Insulated Cable Works             | 1950          | 848751   |
| M  | 376m S   | Unspecified Commercial/Industrial | 1925          | 948573   |
| M  | 381m S   | Railway Sidings                   | 1938          | 867114   |



| ID | Location | Land use                          | Dates present | Group ID |
|----|----------|-----------------------------------|---------------|----------|
| M  | 386m S   | Railway Sidings                   | 1925          | 878216   |
| M  | 390m S   | Railway Sidings                   | 1925          | 846055   |
| P  | 394m SW  | Cemetery                          | 1950 - 1955   | 868720   |
| P  | 394m SW  | Cemetery                          | 1990          | 938974   |
| P  | 394m SW  | Cemetery                          | 1966 - 1975   | 985196   |
| J  | 400m SE  | Unspecified Works                 | 1966          | 988825   |
| J  | 400m SE  | Unspecified Works                 | 1990          | 990957   |
| J  | 407m SE  | Unspecified Works                 | 1966 - 1975   | 920399   |
| S  | 414m SW  | Cemetery                          | 1925 - 1938   | 901116   |
| M  | 414m S   | Railway Sidings                   | 1925          | 853647   |
| T  | 418m W   | Nursery                           | 1990          | 935132   |
| S  | 418m SW  | Cemetery                          | 1925          | 951793   |
| K  | 419m E   | Glass Works                       | 1966          | 797979   |
| J  | 425m SE  | Insulated Cable Works             | 1925          | 929291   |
| 15 | 426m N   | Unspecified Heap                  | 1990          | 803326   |
| T  | 429m W   | Unspecified Commercial/Industrial | 1950 - 1955   | 970823   |
| U  | 432m E   | Printing Works                    | 1938          | 956635   |
| 17 | 432m SE  | Unspecified Commercial/Industrial | 1990          | 796679   |
| T  | 432m W   | Nursery                           | 1851          | 850321   |
| L  | 433m SE  | Windmill                          | 1851          | 794332   |
| R  | 434m W   | Unspecified Tanks                 | 1950          | 815147   |
| 18 | 435m N   | Unspecified Heap                  | 1990          | 803327   |
| 19 | 435m N   | Unspecified Works                 | 1990          | 830282   |
| R  | 435m W   | Unspecified Tanks                 | 1955          | 815148   |
| 20 | 438m W   | Nursery                           | 1906 - 1938   | 916443   |
| U  | 440m E   | Watch Factory                     | 1891 - 1906   | 853216   |
| T  | 443m W   | Nursery                           | 1966 - 1975   | 964074   |
| M  | 445m S   | Collieries                        | 1851          | 811434   |





| ID | Location | Land use                          | Dates present | Group ID |
|----|----------|-----------------------------------|---------------|----------|
| M  | 446m S   | Railway Sidings                   | 1955          | 878210   |
| J  | 447m SE  | Insulated Wire Works              | 1906          | 823445   |
| U  | 448m E   | Printing Works                    | 1950 - 1955   | 873903   |
| U  | 449m SE  | Printing Works                    | 1925          | 973501   |
| V  | 450m SE  | Cotton Factory                    | 1851          | 833827   |
| U  | 451m E   | Unspecified Works                 | 1966 - 1975   | 886343   |
| V  | 451m SE  | Pottery                           | 1891          | 818629   |
| U  | 455m E   | Unspecified Commercial/Industrial | 1990          | 796678   |
| J  | 456m SE  | Railway Sidings                   | 1950          | 922745   |
| J  | 456m SE  | Railway Sidings                   | 1925 - 1938   | 937161   |
| T  | 458m W   | Nursery                           | 1925          | 859770   |
| W  | 460m NW  | Unspecified Ground Workings       | 1975          | 799848   |
| 22 | 472m SE  | Railway Sidings                   | 1925          | 859532   |

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.2 Historical tanks

### Records within 500m

40

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 13 >](#)

| ID | Location | Land use         | Dates present | Group ID |
|----|----------|------------------|---------------|----------|
| B  | 107m N   | Gas Works        | 1893 - 1908   | 139697   |
| B  | 115m NE  | Gasometer        | 1893 - 1908   | 142135   |
| B  | 115m NE  | Unspecified Tank | 1927 - 1937   | 143786   |
| C  | 119m W   | Unspecified Tank | 1893          | 140280   |
| B  | 119m N   | Gas Works        | 1955          | 148951   |



| ID | Location | Land use           | Dates present | Group ID |
|----|----------|--------------------|---------------|----------|
| B  | 120m N   | Gas Holder Station | 1996          | 122151   |
| C  | 121m W   | Unspecified Tank   | 1908 - 1927   | 134423   |
| B  | 127m N   | Unspecified Tank   | 1955 - 1963   | 123474   |
| C  | 132m W   | Unspecified Tank   | 1966 - 1993   | 133537   |
| C  | 133m W   | Unspecified Tank   | 1982          | 133794   |
| B  | 144m N   | Unspecified Tank   | 1927 - 1937   | 127825   |
| B  | 144m N   | Gasometer          | 1893 - 1908   | 133576   |
| B  | 163m NE  | Gasholder Station  | 1957 - 1984   | 144213   |
| B  | 179m NE  | Unspecified Tank   | 1955          | 129297   |
| B  | 184m N   | Tanks              | 1955          | 140210   |
| D  | 201m S   | Unspecified Tank   | 1985          | 113163   |
| B  | 209m NE  | Unspecified Tank   | 1908 - 1937   | 147823   |
| B  | 217m NE  | Unspecified Tank   | 1955 - 1963   | 133684   |
| B  | 217m NE  | Gasometer          | 1955          | 108457   |
| B  | 243m N   | Unspecified Tank   | 1937 - 1963   | 123743   |
| B  | 250m N   | Gasholder          | 1957 - 1996   | 149183   |
| B  | 251m N   | Gasometer          | 1955          | 108458   |
| B  | 252m NE  | Tanks              | 1996          | 132850   |
| B  | 253m NE  | Tanks              | 1957 - 1984   | 136880   |
| F  | 257m E   | Unspecified Tank   | 1985          | 113162   |
| F  | 258m E   | Unspecified Tank   | 1990          | 143360   |
| F  | 259m E   | Unspecified Tank   | 1975          | 125744   |
| 14 | 370m S   | Unspecified Tank   | 1975          | 113173   |
| Q  | 399m SE  | Unspecified Tank   | 1985 - 1990   | 137667   |
| Q  | 400m SE  | Unspecified Tank   | 1994          | 125807   |
| R  | 427m W   | Tanks              | 1954 - 1993   | 138418   |
| R  | 428m W   | Tanks              | 1982          | 132179   |
| 16 | 428m E   | Tanks              | 1972 - 1984   | 147786   |



| ID | Location | Land use         | Dates present | Group ID |
|----|----------|------------------|---------------|----------|
| R  | 433m W   | Tanks            | 1908 - 1937   | 133952   |
| W  | 455m NW  | Unspecified Tank | 1937          | 113185   |
| U  | 468m E   | Unspecified Tank | 1999          | 123410   |
| U  | 468m E   | Unspecified Tank | 1996          | 140207   |
| U  | 469m E   | Unspecified Tank | 1985          | 131755   |
| V  | 476m SE  | Tanks            | 1937          | 105887   |
| M  | 497m S   | Unspecified Tank | 1954          | 133496   |

*This data is sourced from Ordnance Survey / Groundsure.*

### 1.3 Historical energy features

|                            |           |
|----------------------------|-----------|
| <b>Records within 500m</b> | <b>30</b> |
|----------------------------|-----------|

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 13 >](#)

| ID | Location | Land use               | Dates present | Group ID |
|----|----------|------------------------|---------------|----------|
| B  | 107m N   | Gas Works              | 1893 - 1908   | 70988    |
| B  | 115m NE  | Gasometer              | 1893 - 1908   | 82186    |
| B  | 119m N   | Gas Works              | 1955          | 67245    |
| B  | 120m N   | Gas Holder Station     | 1996          | 63809    |
| 3  | 126m S   | Electricity Substation | 1975 - 1994   | 74750    |
| B  | 136m NE  | Electricity Substation | 1955 - 1996   | 72698    |
| B  | 144m N   | Gasometer              | 1893 - 1908   | 64390    |
| B  | 163m NE  | Gasholder Station      | 1957 - 1984   | 66739    |
| E  | 175m SE  | Electricity Substation | 1985 - 1990   | 64436    |
| E  | 176m SE  | Electricity Substation | 1994          | 69487    |
| B  | 217m NE  | Gasometer              | 1955          | 59650    |





| ID | Location | Land use                | Dates present | Group ID |
|----|----------|-------------------------|---------------|----------|
| 7  | 232m S   | Electricity Substation  | 1975 - 1994   | 83532    |
| B  | 250m N   | Gasholder               | 1957 - 1996   | 80382    |
| B  | 251m N   | Gasometer               | 1955          | 59651    |
| G  | 284m SE  | Electricity Substation  | 1975 - 1990   | 66197    |
| G  | 285m SE  | Electricity Substation  | 1994          | 71399    |
| I  | 352m S   | Electricity Substation  | 1975 - 1994   | 66390    |
| N  | 368m S   | Electricity Substation  | 1954          | 68813    |
| L  | 373m SE  | Electricity Substation  | 1975 - 1994   | 81796    |
| K  | 381m E   | Electricity Substation  | 1972 - 1999   | 83724    |
| K  | 381m E   | Electricity Substation  | 1985          | 80559    |
| N  | 397m S   | Electricity Substation  | 1985 - 1990   | 65078    |
| R  | 412m W   | Electricity Substation  | 1982 - 1993   | 76582    |
| 21 | 463m N   | Electricity Substation  | 1955          | 73359    |
| V  | 483m SE  | Electricity Substation  | 1954          | 73765    |
| 23 | 485m W   | Electricity Substation  | 1974 - 1995   | 77412    |
| 24 | 486m SE  | Electricity Substation  | 1972 - 1996   | 65285    |
| X  | 487m S   | Electricity Substation  | 1972 - 1984   | 81206    |
| M  | 489m S   | Electricity Substations | 1984          | 59875    |
| X  | 489m S   | Electricity Substation  | 1972 - 1984   | 77122    |

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.4 Historical petrol stations

### Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

*This data is sourced from Ordnance Survey / Groundsure.*



## 1.5 Historical garages

Records within 500m

14

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 13 >](#)

| ID | Location | Land use | Dates present | Group ID |
|----|----------|----------|---------------|----------|
| A  | 3m SW    | Garage   | 1985 - 1990   | 27772    |
| A  | 4m SW    | Garage   | 1994          | 22612    |
| 4  | 144m E   | Garage   | 1975 - 1985   | 25295    |
| 6  | 178m SW  | Garage   | 1982 - 1993   | 24369    |
| 8  | 243m S   | Garage   | 1985          | 20156    |
| I  | 299m S   | Garage   | 1994          | 21932    |
| I  | 316m S   | Garage   | 1964 - 1975   | 26302    |
| I  | 316m S   | Garage   | 1985 - 1990   | 25814    |
| K  | 358m E   | Garage   | 1996 - 1999   | 24551    |
| K  | 359m E   | Garage   | 1985          | 20935    |
| L  | 399m SE  | Garage   | 1960          | 20155    |
| L  | 406m SE  | Garage   | 1994          | 20728    |
| L  | 407m SE  | Garage   | 1985 - 1990   | 26952    |
| L  | 408m SE  | Garage   | 1990          | 21456    |

*This data is sourced from Ordnance Survey / Groundsure.*

## 1.6 Historical military land

Records within 500m

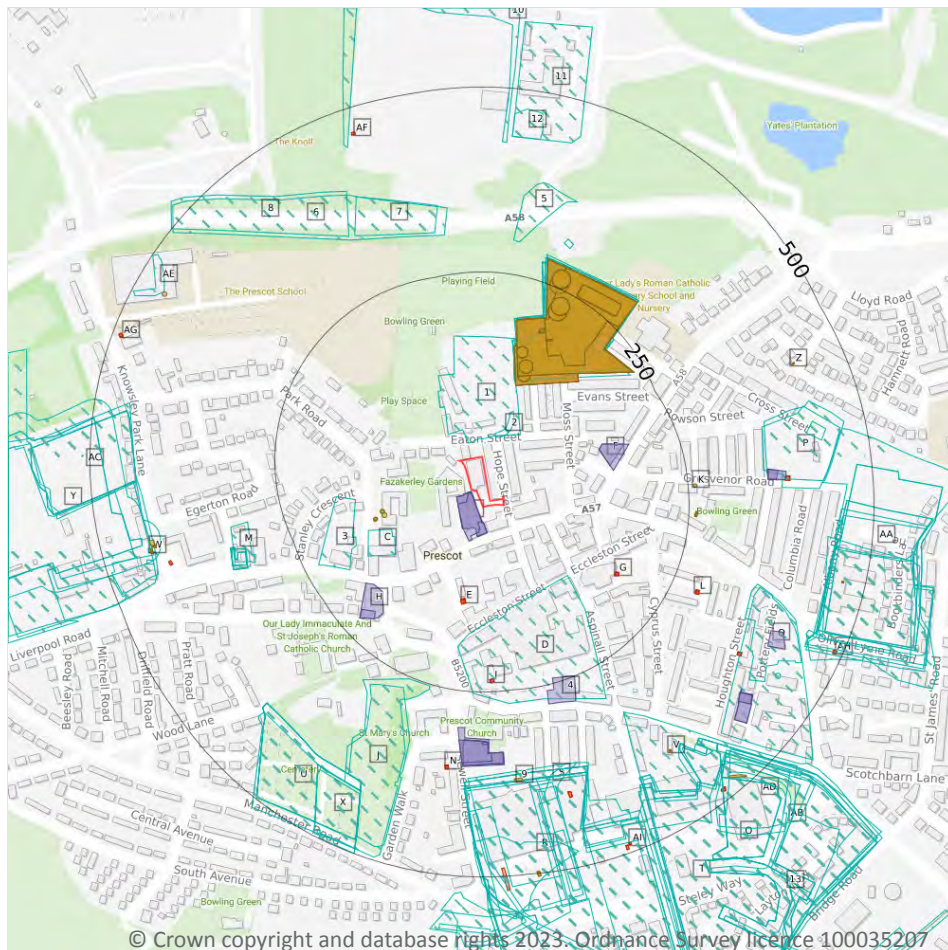
0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

*This data is sourced from Ordnance Survey / Groundsure / other sources.*



## 2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

### 2.1 Historical industrial land uses

Records within 500m

127

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22](#) >

| ID | Location | Land Use                    | Date | Group ID |
|----|----------|-----------------------------|------|----------|
| 1  | 21m N    | Earthenware Pottery         | 1851 | 834890   |
| 2  | 33m N    | Unspecified Ground Workings | 1925 | 799847   |
| B  | 111m NE  | Gas Works                   | 1891 | 954530   |





| ID | Location | Land Use                          | Date | Group ID |
|----|----------|-----------------------------------|------|----------|
| B  | 112m N   | Unspecified Commercial/Industrial | 1925 | 967274   |
| B  | 112m N   | Unspecified Commercial/Industrial | 1938 | 991155   |
| B  | 112m N   | Unspecified Commercial/Industrial | 1925 | 991155   |
| B  | 112m N   | Unspecified Commercial/Industrial | 1950 | 991155   |
| B  | 113m N   | Gas Works                         | 1906 | 937755   |
| B  | 117m N   | Unspecified Tank                  | 1925 | 937563   |
| B  | 118m NE  | Gasometer                         | 1891 | 864745   |
| B  | 118m N   | Gasometer                         | 1906 | 864745   |
| B  | 118m N   | Unspecified Tank                  | 1938 | 908448   |
| B  | 118m N   | Unspecified Tank                  | 1925 | 908448   |
| B  | 118m N   | Unspecified Tank                  | 1950 | 908448   |
| C  | 120m SW  | Police Station                    | 1851 | 832552   |
| B  | 122m N   | Unspecified Works                 | 1966 | 830283   |
| B  | 125m N   | Unspecified Commercial/Industrial | 1955 | 874436   |
| D  | 125m SE  | Unspecified Commercial/Industrial | 1990 | 796683   |
| B  | 126m N   | Gas Holder Station                | 1975 | 891256   |
| B  | 126m N   | Gas Holder Station                | 1990 | 929682   |
| B  | 129m N   | Unspecified Tank                  | 1955 | 886278   |
| B  | 129m N   | Unspecified Tank                  | 1966 | 931710   |
| B  | 145m N   | Gasometer                         | 1891 | 881641   |
| B  | 146m N   | Unspecified Tank                  | 1925 | 869636   |
| B  | 147m N   | Unspecified Tank                  | 1938 | 905508   |
| B  | 147m N   | Unspecified Tank                  | 1925 | 905508   |
| B  | 150m N   | Gasometer                         | 1906 | 881641   |
| 3  | 151m W   | Colliery                          | 1851 | 798244   |
| B  | 155m NE  | Gas Works                         | 1851 | 933630   |
| B  | 198m NE  | Unspecified Heap                  | 1925 | 803329   |
| B  | 210m NE  | Unspecified Tank                  | 1925 | 878311   |



| ID | Location | Land Use          | Date | Group ID |
|----|----------|-------------------|------|----------|
| B  | 211m NE  | Gasometer         | 1906 | 809741   |
| B  | 211m NE  | Unspecified Tank  | 1938 | 878311   |
| B  | 211m NE  | Unspecified Tank  | 1925 | 878311   |
| B  | 211m NE  | Unspecified Tank  | 1950 | 878311   |
| B  | 218m NE  | Unspecified Tanks | 1966 | 815149   |
| B  | 220m NE  | Unspecified Tank  | 1975 | 938846   |
| B  | 221m NE  | Unspecified Tank  | 1955 | 943827   |
| B  | 244m N   | Unspecified Tank  | 1950 | 976039   |
| B  | 246m N   | Unspecified Tank  | 1938 | 919524   |
| B  | 252m N   | Unspecified Tank  | 1975 | 899317   |
| J  | 252m S   | Grave Yard        | 1950 | 941638   |
| B  | 255m N   | Gasometer         | 1990 | 809742   |
| B  | 257m N   | Unspecified Tank  | 1955 | 889813   |
| J  | 267m S   | Grave Yard        | 1955 | 941638   |
| 5  | 295m N   | Water Works       | 1955 | 809581   |
| M  | 299m W   | Police Station    | 1955 | 860103   |
| 6  | 304m N   | Cuttings          | 1975 | 900807   |
| B  | 306m N   | Water Meter House | 1925 | 817581   |
| 7  | 309m N   | Cuttings          | 1990 | 886365   |
| M  | 313m W   | Police Station    | 1975 | 877999   |
| M  | 313m W   | Police Station    | 1990 | 848585   |
| M  | 313m W   | Police Station    | 1966 | 877999   |
| M  | 314m W   | Police Station    | 1938 | 899232   |
| M  | 314m W   | Police Station    | 1925 | 899232   |
| M  | 314m W   | Police Station    | 1950 | 899232   |
| O  | 323m SE  | Cable Works       | 1955 | 808436   |
| 8  | 338m NW  | Cuttings          | 1990 | 921792   |
| P  | 353m E   | Nursery           | 1950 | 890594   |

| ID | Location | Land Use                          | Date | Group ID |
|----|----------|-----------------------------------|------|----------|
| Q  | 354m E   | Corn Mill                         | 1851 | 823126   |
| P  | 358m E   | Nursery                           | 1955 | 890594   |
| R  | 358m S   | Unspecified Commercial/Industrial | 1955 | 896926   |
| Q  | 359m SE  | Unspecified Commercial/Industrial | 1990 | 796680   |
| S  | 359m S   | Railway Sidings                   | 1955 | 944895   |
| R  | 363m S   | Unspecified Works                 | 1975 | 991861   |
| R  | 363m S   | Unspecified Works                 | 1990 | 925182   |
| R  | 363m S   | Unspecified Works                 | 1966 | 991105   |
| R  | 371m S   | Railway Sidings                   | 1950 | 926299   |
| T  | 372m S   | Insulated Cable Works             | 1938 | 954255   |
| T  | 373m S   | Insulated Cable Works             | 1925 | 954255   |
| T  | 373m S   | Insulated Cable Works             | 1950 | 848751   |
| R  | 376m S   | Unspecified Commercial/Industrial | 1925 | 948573   |
| R  | 381m S   | Railway Sidings                   | 1938 | 867114   |
| R  | 386m S   | Railway Sidings                   | 1925 | 878216   |
| R  | 390m S   | Railway Sidings                   | 1925 | 846055   |
| U  | 394m SW  | Cemetery                          | 1955 | 868720   |
| U  | 394m SW  | Cemetery                          | 1975 | 985196   |
| U  | 394m SW  | Cemetery                          | 1990 | 938974   |
| U  | 394m SW  | Cemetery                          | 1966 | 985196   |
| O  | 400m SE  | Unspecified Works                 | 1990 | 990957   |
| O  | 400m SE  | Unspecified Works                 | 1966 | 988825   |
| U  | 405m SW  | Cemetery                          | 1950 | 868720   |
| O  | 407m SE  | Unspecified Works                 | 1975 | 920399   |
| X  | 414m SW  | Cemetery                          | 1938 | 901116   |
| X  | 414m SW  | Cemetery                          | 1925 | 901116   |
| R  | 414m S   | Railway Sidings                   | 1925 | 853647   |
| Y  | 418m W   | Nursery                           | 1990 | 935132   |





| ID | Location | Land Use                          | Date | Group ID |
|----|----------|-----------------------------------|------|----------|
| X  | 418m SW  | Cemetery                          | 1925 | 951793   |
| P  | 419m E   | Glass Works                       | 1966 | 797979   |
| O  | 425m SE  | Insulated Cable Works             | 1925 | 929291   |
| 10 | 426m N   | Unspecified Heap                  | 1990 | 803326   |
| Y  | 429m W   | Unspecified Commercial/Industrial | 1955 | 970823   |
| AA | 432m E   | Printing Works                    | 1938 | 956635   |
| Y  | 432m W   | Nursery                           | 1851 | 850321   |
| AB | 432m SE  | Unspecified Commercial/Industrial | 1990 | 796679   |
| AB | 432m SE  | Unspecified Works                 | 1966 | 920399   |
| Q  | 433m SE  | Windmill                          | 1851 | 794332   |
| W  | 434m W   | Unspecified Tanks                 | 1950 | 815147   |
| Y  | 435m W   | Unspecified Commercial/Industrial | 1950 | 970823   |
| 11 | 435m N   | Unspecified Works                 | 1990 | 830282   |
| 12 | 435m N   | Unspecified Heap                  | 1990 | 803327   |
| W  | 435m W   | Unspecified Tanks                 | 1955 | 815148   |
| AC | 438m W   | Nursery                           | 1938 | 916443   |
| AC | 438m W   | Nursery                           | 1925 | 916443   |
| AC | 438m W   | Nursery                           | 1906 | 916443   |
| AA | 440m E   | Watch Factory                     | 1891 | 853216   |
| Y  | 443m W   | Nursery                           | 1975 | 964074   |
| Y  | 443m W   | Nursery                           | 1966 | 964074   |
| R  | 445m S   | Collieries                        | 1851 | 811434   |
| R  | 446m S   | Railway Sidings                   | 1955 | 878210   |
| O  | 447m SE  | Insulated Wire Works              | 1906 | 823445   |
| AA | 448m E   | Printing Works                    | 1950 | 873903   |
| AA | 448m SE  | Watch Factory                     | 1906 | 853216   |
| AA | 449m SE  | Printing Works                    | 1925 | 973501   |
| AA | 449m E   | Printing Works                    | 1925 | 973501   |



| ID | Location | Land Use                          | Date | Group ID |
|----|----------|-----------------------------------|------|----------|
| AD | 450m SE  | Cotton Factory                    | 1851 | 833827   |
| AA | 451m E   | Printing Works                    | 1955 | 873903   |
| AA | 451m E   | Unspecified Works                 | 1966 | 886343   |
| AD | 451m SE  | Pottery                           | 1891 | 818629   |
| AA | 455m E   | Unspecified Works                 | 1975 | 886343   |
| AA | 455m E   | Unspecified Commercial/Industrial | 1990 | 796678   |
| O  | 456m SE  | Railway Sidings                   | 1925 | 937161   |
| O  | 456m SE  | Railway Sidings                   | 1950 | 922745   |
| O  | 458m SE  | Railway Sidings                   | 1938 | 937161   |
| Y  | 458m W   | Nursery                           | 1925 | 859770   |
| AE | 460m NW  | Unspecified Ground Workings       | 1975 | 799848   |
| 13 | 472m SE  | Railway Sidings                   | 1925 | 859532   |

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.2 Historical tanks

### Records within 500m

71

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

| ID | Location | Land Use         | Date | Group ID |
|----|----------|------------------|------|----------|
| B  | 107m N   | Gas Works        | 1893 | 139697   |
| B  | 107m N   | Gas Works        | 1908 | 139697   |
| B  | 115m NE  | Gasometer        | 1893 | 142135   |
| B  | 115m NE  | Gasometer        | 1908 | 142135   |
| B  | 115m NE  | Unspecified Tank | 1927 | 143786   |
| B  | 115m NE  | Unspecified Tank | 1937 | 143786   |
| C  | 119m W   | Unspecified Tank | 1893 | 140280   |
| B  | 119m N   | Gas Works        | 1955 | 148951   |



| ID | Location | Land Use           | Date | Group ID |
|----|----------|--------------------|------|----------|
| B  | 120m N   | Gas Works          | 1955 | 148951   |
| B  | 120m N   | Gas Holder Station | 1996 | 122151   |
| C  | 121m W   | Unspecified Tank   | 1908 | 134423   |
| C  | 121m W   | Unspecified Tank   | 1927 | 134423   |
| B  | 127m N   | Unspecified Tank   | 1963 | 123474   |
| B  | 127m N   | Unspecified Tank   | 1955 | 123474   |
| B  | 127m N   | Unspecified Tank   | 1955 | 123474   |
| C  | 132m W   | Unspecified Tank   | 1993 | 133537   |
| C  | 133m W   | Unspecified Tank   | 1966 | 133537   |
| C  | 133m W   | Unspecified Tank   | 1982 | 133794   |
| B  | 144m N   | Gasometer          | 1893 | 133576   |
| B  | 144m N   | Gasometer          | 1908 | 133576   |
| B  | 144m N   | Unspecified Tank   | 1927 | 127825   |
| B  | 144m N   | Unspecified Tank   | 1937 | 127825   |
| B  | 163m NE  | Gasholder Station  | 1984 | 144213   |
| B  | 163m NE  | Gasholder Station  | 1957 | 144213   |
| B  | 179m NE  | Unspecified Tank   | 1955 | 129297   |
| B  | 179m NE  | Unspecified Tank   | 1955 | 129297   |
| B  | 184m N   | Tanks              | 1955 | 140210   |
| B  | 184m N   | Tanks              | 1955 | 140210   |
| D  | 201m S   | Unspecified Tank   | 1985 | 113163   |
| B  | 209m NE  | Unspecified Tank   | 1908 | 147823   |
| B  | 209m NE  | Unspecified Tank   | 1927 | 147823   |
| B  | 209m NE  | Unspecified Tank   | 1937 | 147823   |
| B  | 217m NE  | Unspecified Tank   | 1963 | 133684   |
| B  | 217m NE  | Unspecified Tank   | 1955 | 133684   |
| B  | 217m NE  | Gasometer          | 1955 | 108457   |
| B  | 243m N   | Unspecified Tank   | 1937 | 123743   |





| ID | Location | Land Use         | Date | Group ID |
|----|----------|------------------|------|----------|
| B  | 250m N   | Unspecified Tank | 1963 | 123743   |
| B  | 250m N   | Unspecified Tank | 1955 | 123743   |
| B  | 250m N   | Gasholder        | 1984 | 149183   |
| B  | 250m N   | Gasholder        | 1957 | 149183   |
| B  | 251m N   | Gasometer        | 1955 | 108458   |
| B  | 251m N   | Gasholder        | 1996 | 149183   |
| B  | 252m NE  | Tanks            | 1996 | 132850   |
| B  | 253m NE  | Tanks            | 1984 | 136880   |
| B  | 253m NE  | Tanks            | 1957 | 136880   |
| K  | 257m E   | Unspecified Tank | 1985 | 113162   |
| K  | 258m E   | Unspecified Tank | 1990 | 143360   |
| K  | 258m E   | Unspecified Tank | 1990 | 143360   |
| K  | 259m E   | Unspecified Tank | 1975 | 125744   |
| 9  | 370m S   | Unspecified Tank | 1975 | 113173   |
| V  | 399m SE  | Unspecified Tank | 1985 | 137667   |
| V  | 399m SE  | Unspecified Tank | 1990 | 137667   |
| V  | 399m SE  | Unspecified Tank | 1990 | 137667   |
| V  | 400m SE  | Unspecified Tank | 1994 | 125807   |
| W  | 427m W   | Tanks            | 1993 | 138418   |
| W  | 427m W   | Tanks            | 1966 | 138418   |
| W  | 427m W   | Tanks            | 1954 | 138418   |
| W  | 427m W   | Tanks            | 1954 | 138418   |
| W  | 428m W   | Tanks            | 1982 | 132179   |
| Z  | 428m E   | Tanks            | 1972 | 147786   |
| Z  | 429m E   | Tanks            | 1984 | 147786   |
| W  | 433m W   | Tanks            | 1908 | 133952   |
| W  | 433m W   | Tanks            | 1927 | 133952   |
| W  | 433m W   | Tanks            | 1937 | 133952   |



| ID | Location | Land Use         | Date | Group ID |
|----|----------|------------------|------|----------|
| AE | 455m NW  | Unspecified Tank | 1937 | 113185   |
| AA | 468m E   | Unspecified Tank | 1996 | 140207   |
| AA | 468m E   | Unspecified Tank | 1999 | 123410   |
| AA | 469m E   | Unspecified Tank | 1985 | 131755   |
| AD | 476m SE  | Tanks            | 1937 | 105887   |
| R  | 497m S   | Unspecified Tank | 1954 | 133496   |
| R  | 497m S   | Unspecified Tank | 1954 | 133496   |

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.3 Historical energy features

**Records within 500m**

**73**

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

| ID | Location | Land Use               | Date | Group ID |
|----|----------|------------------------|------|----------|
| B  | 107m N   | Gas Works              | 1893 | 70988    |
| B  | 107m N   | Gas Works              | 1908 | 70988    |
| B  | 115m NE  | Gasometer              | 1893 | 82186    |
| B  | 115m NE  | Gasometer              | 1908 | 82186    |
| B  | 119m N   | Gas Works              | 1955 | 67245    |
| B  | 120m N   | Gas Works              | 1955 | 67245    |
| B  | 120m N   | Gas Holder Station     | 1996 | 63809    |
| E  | 126m S   | Electricity Substation | 1975 | 74750    |
| E  | 126m S   | Electricity Substation | 1985 | 74750    |
| E  | 126m S   | Electricity Substation | 1990 | 74750    |
| E  | 126m S   | Electricity Substation | 1990 | 74750    |
| E  | 128m S   | Electricity Substation | 1994 | 74750    |
| B  | 136m NE  | Electricity Substation | 1955 | 72698    |



| ID | Location | Land Use               | Date | Group ID |
|----|----------|------------------------|------|----------|
| B  | 136m NE  | Electricity Substation | 1996 | 72698    |
| B  | 136m NE  | Electricity Substation | 1955 | 72698    |
| B  | 136m NE  | Electricity Substation | 1984 | 72698    |
| B  | 136m NE  | Electricity Substation | 1957 | 72698    |
| B  | 144m N   | Gasometer              | 1893 | 64390    |
| B  | 144m N   | Gasometer              | 1908 | 64390    |
| B  | 163m NE  | Gasholder Station      | 1984 | 66739    |
| B  | 163m NE  | Gasholder Station      | 1957 | 66739    |
| G  | 175m SE  | Electricity Substation | 1985 | 64436    |
| G  | 175m SE  | Electricity Substation | 1990 | 64436    |
| G  | 175m SE  | Electricity Substation | 1990 | 64436    |
| G  | 176m SE  | Electricity Substation | 1994 | 69487    |
| B  | 217m NE  | Gasometer              | 1955 | 59650    |
| I  | 232m S   | Electricity Substation | 1985 | 83532    |
| I  | 232m S   | Electricity Substation | 1990 | 83532    |
| I  | 232m S   | Electricity Substation | 1994 | 83532    |
| I  | 233m S   | Electricity Substation | 1975 | 83532    |
| B  | 250m N   | Gasholder              | 1984 | 80382    |
| B  | 250m N   | Gasholder              | 1957 | 80382    |
| B  | 251m N   | Gasometer              | 1955 | 59651    |
| B  | 251m N   | Gasholder              | 1996 | 80382    |
| L  | 284m SE  | Electricity Substation | 1985 | 66197    |
| L  | 284m SE  | Electricity Substation | 1990 | 66197    |
| L  | 284m SE  | Electricity Substation | 1990 | 66197    |
| L  | 284m SE  | Electricity Substation | 1975 | 66197    |
| L  | 285m SE  | Electricity Substation | 1994 | 71399    |
| N  | 352m S   | Electricity Substation | 1975 | 66390    |
| N  | 352m S   | Electricity Substation | 1990 | 66390    |





| ID | Location | Land Use               | Date | Group ID |
|----|----------|------------------------|------|----------|
| N  | 352m S   | Electricity Substation | 1985 | 66390    |
| N  | 353m S   | Electricity Substation | 1994 | 66390    |
| S  | 368m S   | Electricity Substation | 1954 | 68813    |
| S  | 368m S   | Electricity Substation | 1954 | 68813    |
| Q  | 373m SE  | Electricity Substation | 1985 | 81796    |
| Q  | 373m SE  | Electricity Substation | 1990 | 81796    |
| Q  | 373m SE  | Electricity Substation | 1990 | 81796    |
| Q  | 373m SE  | Electricity Substation | 1975 | 81796    |
| Q  | 374m SE  | Electricity Substation | 1994 | 81796    |
| P  | 381m E   | Electricity Substation | 1972 | 83724    |
| P  | 381m E   | Electricity Substation | 1985 | 80559    |
| P  | 382m E   | Electricity Substation | 1996 | 83724    |
| P  | 382m E   | Electricity Substation | 1999 | 83724    |
| S  | 397m S   | Electricity Substation | 1985 | 65078    |
| S  | 397m S   | Electricity Substation | 1990 | 65078    |
| S  | 397m S   | Electricity Substation | 1990 | 65078    |
| W  | 412m W   | Electricity Substation | 1993 | 76582    |
| W  | 413m W   | Electricity Substation | 1982 | 76582    |
| AF | 463m N   | Electricity Substation | 1955 | 73359    |
| AF | 463m N   | Electricity Substation | 1955 | 73359    |
| AD | 483m SE  | Electricity Substation | 1954 | 73765    |
| AD | 483m SE  | Electricity Substation | 1954 | 73765    |
| AG | 485m W   | Electricity Substation | 1995 | 77412    |
| AG | 486m W   | Electricity Substation | 1974 | 77412    |
| AH | 486m SE  | Electricity Substation | 1972 | 65285    |
| AI | 487m S   | Electricity Substation | 1972 | 81206    |
| AH | 487m SE  | Electricity Substation | 1996 | 65285    |
| AH | 487m SE  | Electricity Substation | 1985 | 65285    |



| ID | Location | Land Use                | Date | Group ID |
|----|----------|-------------------------|------|----------|
| AI | 487m S   | Electricity Substation  | 1984 | 81206    |
| R  | 489m S   | Electricity Substations | 1984 | 59875    |
| AI | 489m S   | Electricity Substation  | 1972 | 77122    |
| AI | 489m S   | Electricity Substation  | 1984 | 77122    |

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.4 Historical petrol stations

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

*This data is sourced from Ordnance Survey / Groundsure.*

## 2.5 Historical garages

|                            |           |
|----------------------------|-----------|
| <b>Records within 500m</b> | <b>23</b> |
|----------------------------|-----------|

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

| ID | Location | Land Use | Date | Group ID |
|----|----------|----------|------|----------|
| A  | 3m SW    | Garage   | 1985 | 27772    |
| A  | 3m SW    | Garage   | 1990 | 27772    |
| A  | 3m SW    | Garage   | 1990 | 27772    |
| A  | 4m SW    | Garage   | 1994 | 22612    |
| F  | 144m E   | Garage   | 1985 | 25295    |
| F  | 145m E   | Garage   | 1975 | 25295    |
| H  | 178m SW  | Garage   | 1982 | 24369    |
| H  | 203m SW  | Garage   | 1993 | 24369    |
| 4  | 243m S   | Garage   | 1985 | 20156    |

| ID | Location | Land Use | Date | Group ID |
|----|----------|----------|------|----------|
| N  | 299m S   | Garage   | 1994 | 21932    |
| N  | 316m S   | Garage   | 1975 | 26302    |
| N  | 316m S   | Garage   | 1985 | 25814    |
| N  | 316m S   | Garage   | 1990 | 25814    |
| N  | 316m S   | Garage   | 1990 | 25814    |
| N  | 316m S   | Garage   | 1964 | 26302    |
| P  | 358m E   | Garage   | 1999 | 24551    |
| P  | 358m E   | Garage   | 1996 | 24551    |
| P  | 359m E   | Garage   | 1985 | 20935    |
| Q  | 399m SE  | Garage   | 1960 | 20155    |
| Q  | 406m SE  | Garage   | 1994 | 20728    |
| Q  | 407m SE  | Garage   | 1985 | 26952    |
| Q  | 407m SE  | Garage   | 1990 | 26952    |
| Q  | 408m SE  | Garage   | 1990 | 21456    |

*This data is sourced from Ordnance Survey / Groundsure.*





## 3 Waste and landfill



— Site Outline  
Search buffers in metres (m)  
● Waste exemptions

### 3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

### 3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

*This data is sourced from the British Geological Survey.*



### 3.3 Historical landfill (LA/mapping records)

**Records within 500m****0**

Landfill sites identified from Local Authority records and high detail historical mapping.

*This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.*

### 3.4 Historical landfill (EA/NRW records)

**Records within 500m****0**

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

### 3.5 Historical waste sites

**Records within 500m****0**

Waste site records derived from Local Authority planning records and high detail historical mapping.

*This data is sourced from Ordnance Survey/Groundsure and Local Authority records.*

### 3.6 Licensed waste sites

**Records within 500m****0**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

### 3.7 Waste exemptions

**Records within 500m****3**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 35](#) >

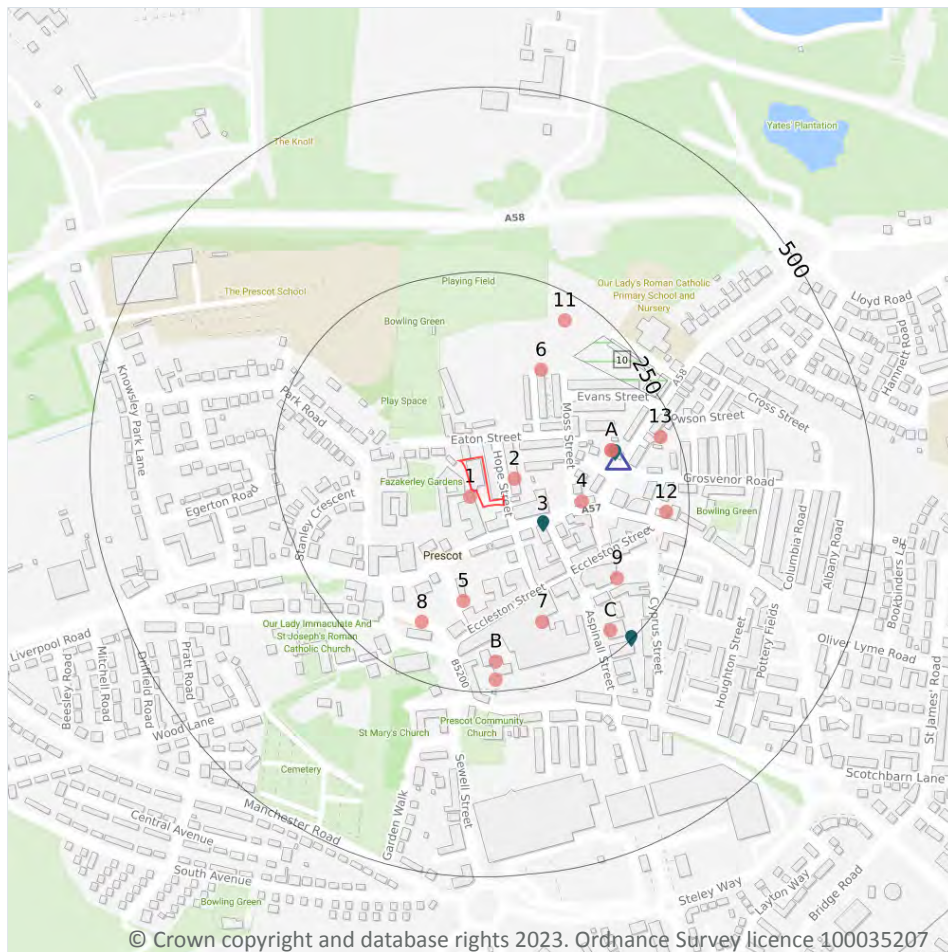
| ID | Location | Site                                                   | Reference | Category                    | Sub-Category     | Description                                                 |
|----|----------|--------------------------------------------------------|-----------|-----------------------------|------------------|-------------------------------------------------------------|
| 1  | 36m W    | MCKENNA COURT 11A,<br>HIGH STREET, PRESCOT,<br>L34 3LD | WEX164956 | Treating waste<br>exemption | Not on a<br>Farm | Sorting and de-naturing of<br>controlled drugs for disposal |
| 2  | 108m S   | 8, MILL STREET, PRESCOT,<br>L34 6HA                    | WEX167417 | Treating waste<br>exemption | Not on a<br>farm | Screening and blending of waste                             |
| 3  | 129m SW  | PRESCOT HOUSE, 3, HIGH<br>STREET, PRESCOT, L34 3LD     | WEX258709 | Treating waste<br>exemption | Not on a<br>farm | Sorting and de-naturing of<br>controlled drugs for disposal |

*This data is sourced from the Environment Agency and Natural Resources Wales.*





## 4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- ▲ Current or recent petrol stations
- Control of Major Accident Hazards
- ◆ Licensed pollutant release (Part A(2)/B)

### 4.1 Recent industrial land uses

Records within 250m

16

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 38](#) >

| ID | Location | Company            | Address                                       | Activity                               | Category             |
|----|----------|--------------------|-----------------------------------------------|----------------------------------------|----------------------|
| 1  | 9m SW    | Prescot Car Centre | Hope Street, Prescot, Merseyside, L34 6HB     | Vehicle Repair, Testing and Servicing  | Repair and Servicing |
| 2  | 29m E    | Luxtel Ltd         | 10, Hope Street, Prescot, Merseyside, L34 6HB | Radar and Telecommunications Equipment | Industrial Products  |



| ID | Location | Company                      | Address                                                                        | Activity                                     | Category                                      |
|----|----------|------------------------------|--------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------|
| 4  | 105m E   | The Computer Clinic Prescott | Mobility and Reupholstery Centre 51, High Street, Prescot, Merseyside, L34 6HF | Electrical Equipment Repair and Servicing    | Repair and Servicing                          |
| 5  | 130m S   | Electricity Sub Station      | Merseyside, L34                                                                | Electrical Features                          | Infrastructure and Facilities                 |
| 6  | 142m NE  | Electricity Sub Station      | Merseyside, L34                                                                | Electrical Features                          | Infrastructure and Facilities                 |
| A  | 159m E   | Texaco                       | 29, St. Helens Road, Prescot, Merseyside, L34 6HN                              | Petrol and Fuel Stations                     | Road and Rail                                 |
| A  | 159m E   | Prescot Fuel Service Station | St. Helens Road, Prescot, Merseyside, L34 6HN                                  | Vehicle Cleaning Services                    | Personal, Consumer and Other Services         |
| 7  | 166m SE  | Mobile Gallery               | The Prescot Centre, Eccleston Street, Prescot, Merseyside, L34 5GA             | Electrical Equipment Repair and Servicing    | Repair and Servicing                          |
| 8  | 176m S   | Bus Station                  | Merseyside, L34                                                                | Bus and Coach Stations, Depots and Companies | Public Transport, Stations and Infrastructure |
| 9  | 182m SE  | Electricity Sub Station      | Merseyside, L34                                                                | Electrical Features                          | Infrastructure and Facilities                 |
| B  | 210m S   | Works                        | Merseyside, L34                                                                | Unspecified Works Or Factories               | Industrial Features                           |
| 11 | 215m NE  | Gas Holder Station           | Merseyside, L34                                                                | Gas Features                                 | Infrastructure and Facilities                 |
| 12 | 219m E   | All Black Cabs               | 17, Warrington Road, Prescot, Merseyside, L34 5QX                              | Vehicle Hire and Rental                      | Hire Services                                 |
| C  | 222m SE  | Telephone Exchange           | Merseyside, L34                                                                | Telecommunications Features                  | Infrastructure and Facilities                 |
| 13 | 227m E   | Metalcrafts Ltd              | 22a, St Helens Road, Prescot, Merseyside, L34 6HR                              | Fences, Gates and Railings                   | Industrial Products                           |
| B  | 235m S   | Electricity Sub Station      | Merseyside, L34                                                                | Electrical Features                          | Infrastructure and Facilities                 |

*This data is sourced from Ordnance Survey.*



## 4.2 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 38](#) >

| ID | Location | Company | Address                                           | LPG | Status |
|----|----------|---------|---------------------------------------------------|-----|--------|
| A  | 163m E   | TEXACO  | 19, St Helens Road, Prescott, Merseyside, L34 6HN | No  | Open   |

*This data is sourced from Experian.*

## 4.3 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

*This data is sourced from National Grid.*

## 4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

*This data is sourced from National Grid.*

## 4.5 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

*This data is sourced from Local Authority records.*

## 4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

1

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

Features are displayed on the Current industrial land use map on [page 38](#) >





| ID | Location | Company     | Address                                    | Operational status    | Tier |
|----|----------|-------------|--------------------------------------------|-----------------------|------|
| 10 | 184m NE  | British Gas | British Gas, Ward Street, Prescot, L34 6JJ | Historical NIHHS Site | -    |

*This data is sourced from the Health and Safety Executive.*

## 4.7 Regulated explosive sites

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

*This data is sourced from the Health and Safety Executive.*

## 4.8 Hazardous substance storage/usage

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

*This data is sourced from Local Authority records.*

## 4.9 Historical licensed industrial activities (IPC)

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.10 Licensed industrial activities (Part A(1))

|                            |          |
|----------------------------|----------|
| <b>Records within 500m</b> | <b>0</b> |
|----------------------------|----------|

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m

3

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 38](#) >

| ID | Location | Address                                                                           | Details                                                                                                        |                                                                                                                             |
|----|----------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| 3  | 57m SE   | Prescot Dry Cleaners, 40 High Street, Prescot, L34 6HQ                            | Process: Dry Cleaning<br>Status: Current Permit<br>Permit Type: Part B                                         | Enforcement: No Enforcements Notified<br>Date of enforcement: No Enforcements Notified<br>Comment: No Enforcements Notified |
| A  | 162m E   | Prescot Fuel Service Station (Formerly Texaco), St. Helens Road, Prescot, L34 6HN | Process: Unloading of Petrol into Storage at Service Stations<br>Status: Current Permit<br>Permit Type: Part B | Enforcement: No Enforcements Notified<br>Date of enforcement: No Enforcements Notified<br>Comment: No Enforcements Notified |
| C  | 248m SE  | Pirelli Components, Hall Lane, Prescot, L34 5UR                                   | Process: Di-isocyanate Processes<br>Status: Revoked<br>Permit Type: Part B                                     | Enforcement: No Enforcements Notified<br>Date of enforcement: No Enforcements Notified<br>Comment: No Enforcements Notified |

*This data is sourced from Local Authority records.*

## 4.12 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 4.13 Licensed Discharges to controlled waters

Records within 500m

0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

*This data is sourced from the Environment Agency and Natural Resources Wales.*



#### 4.14 Pollutant release to surface waters (Red List)

**Records within 500m****0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

#### 4.15 Pollutant release to public sewer

**Records within 500m****0**

Discharges of Special Category Effluents to the public sewer.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

#### 4.16 List 1 Dangerous Substances

**Records within 500m****0**

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

#### 4.17 List 2 Dangerous Substances

**Records within 500m****0**

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

#### 4.18 Pollution Incidents (EA/NRW)

**Records within 500m****0**

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

*This data is sourced from the Environment Agency and Natural Resources Wales.*



#### 4.19 Pollution inventory substances

**Records within 500m****0**

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

*This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.*

#### 4.20 Pollution inventory waste transfers

**Records within 500m****0**

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

*This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.*

#### 4.21 Pollution inventory radioactive waste

**Records within 500m****0**

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

*This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.*



## 5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive
  - Unknown

### 5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 45 >](#)

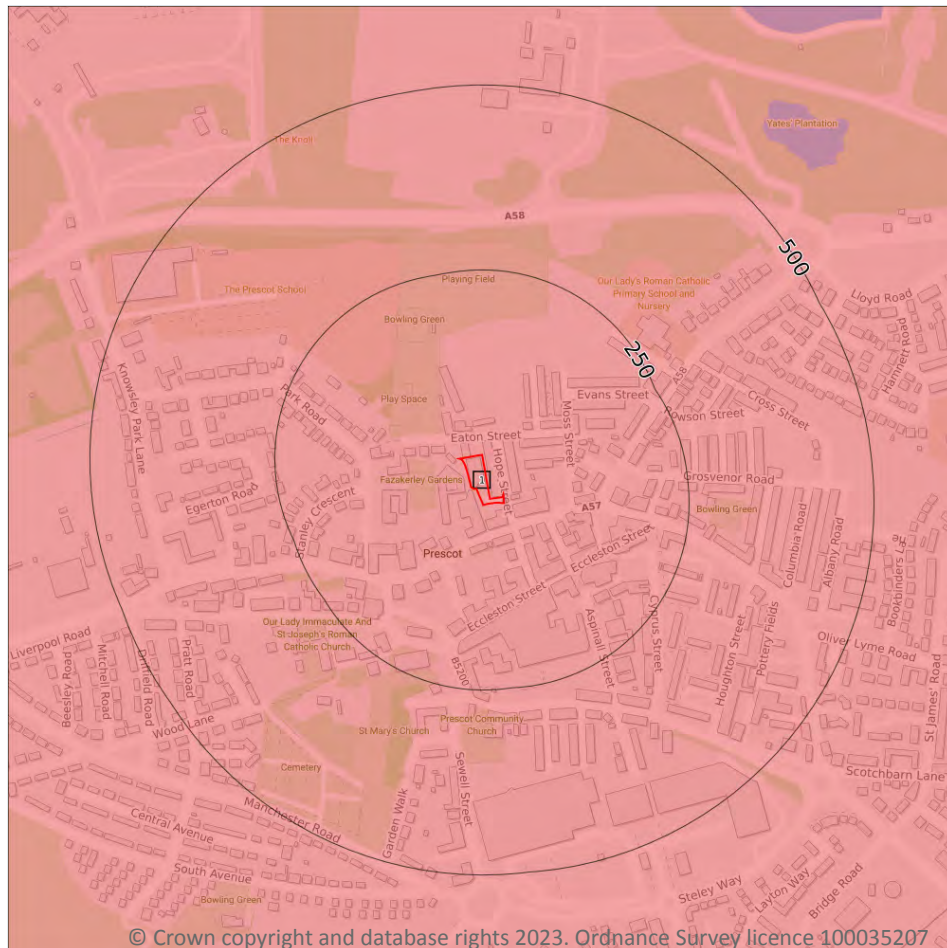
| ID | Location | Designation                | Description                                                                                                                                                                                                                                             |
|----|----------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | 368m E   | Secondary Undifferentiated | Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type |
| 2  | 433m S   | Secondary A                | Permeable layers 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. These are generally aquifers formerly classified as minor aquifers                  |

*This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.*





## Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive

## 5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

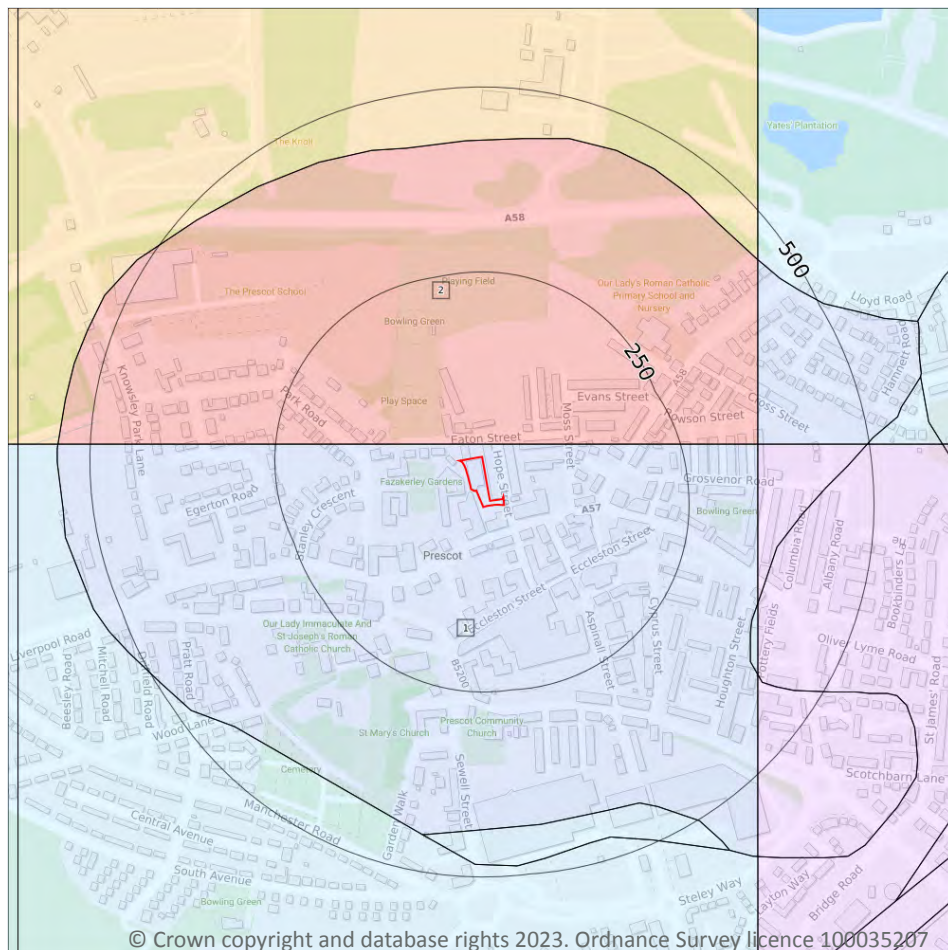
Features are displayed on the Bedrock aquifer map on [page 47 >](#)

| ID | Location | Designation | Description                                                                                                                                                                                                                            |
|----|----------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | Secondary A | Permeable layers 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. These are generally aquifers formerly classified as minor aquifers |

*This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.*



## Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

### 5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 48](#) >



| ID | Location | Summary                                                                                                                                                                         | Soil / surface                                                                                                 | Superficial geology                                                                                                                             | Bedrock geology                                                                                                    |
|----|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <b>Summary Classification:</b><br>Secondary bedrock aquifer -<br>Low Vulnerability<br><b>Combined classification:</b><br>Productive Bedrock Aquifer,<br>No Superficial Aquifer  | <b>Leaching class:</b> Low<br><b>Infiltration value:</b><br><40%<br><b>Dilution value:</b> 300-<br>550mm/year  | <b>Vulnerability:</b> -<br><b>Aquifer type:</b> -<br><b>Thickness:</b> 3-10m<br><b>Patchiness value:</b> <90%<br><b>Recharge potential:</b> Low | <b>Vulnerability:</b> Low<br><b>Aquifer type:</b> Secondary<br><b>Flow mechanism:</b> Well<br>connected fractures  |
| 2  | 17m N    | <b>Summary Classification:</b><br>Secondary bedrock aquifer -<br>High Vulnerability<br><b>Combined classification:</b><br>Productive Bedrock Aquifer,<br>No Superficial Aquifer | <b>Leaching class:</b> High<br><b>Infiltration value:</b><br>>70%<br><b>Dilution value:</b> 300-<br>550mm/year | <b>Vulnerability:</b> -<br><b>Aquifer type:</b> -<br><b>Thickness:</b> <3m<br><b>Patchiness value:</b> <90%<br><b>Recharge potential:</b> Low   | <b>Vulnerability:</b> High<br><b>Aquifer type:</b> Secondary<br><b>Flow mechanism:</b> Well<br>connected fractures |

*This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.*

## 5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

*This data is sourced from the British Geological Survey and the Environment Agency.*

## 5.5 Groundwater vulnerability- local information

Records on site

0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk) ↗.

*This data is sourced from the British Geological Survey and the Environment Agency.*





## Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1  
Inner catchment
- Source Protection Zone 2  
Outer catchment
- Source Protection Zone 3  
Total catchment
- Source Protection Zone 4  
Zone of Special Interest
- Source Protection Zone 1c  
Inner catchment - confined aquifer
- Source Protection Zone 2c  
Outer catchment - confined aquifer
- Source Protection Zone 3c  
Total catchment - confined aquifer
- Drinking water abstraction licences  
Polygon features
- Drinking water abstraction licences  
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

### 5.6 Groundwater abstractions

#### Records within 2000m

5

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 50](#) >



| ID | Location | Details                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                          |
|----|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1572m SE | Status: Historical<br>Licence No: 2569025072<br>Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services"<br>Direct Source: Ground Water - North West Region<br>Point: "TWO BOREHOLES AT WHISTON HOSPITAL, PRESCOT, MERSEYSIDE"<br>Data Type: Point<br>Name: ST HELENS AND KNOWSLEY HOSPITALS<br>Easting: 348000<br>Northing: 392100 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 13/08/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 13/08/1992<br>Version End Date: - |
| -  | 1572m SE | Status: Historical<br>Licence No: 2569025072<br>Details: General use relating to Secondary Category (Medium Loss)<br>Direct Source: Ground Water - North West Region<br>Point: "TWO BOREHOLES AT WHISTON HOSPITAL, PRESCOT, MERSEYSIDE"<br>Data Type: Point<br>Name: ST HELENS AND KNOWSLEY HOSPITALS<br>Easting: 348000<br>Northing: 392100                                       | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 13/08/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 13/08/1992<br>Version End Date: - |
| -  | 1572m SE | Status: Historical<br>Licence No: 2569025072<br>Details: General use relating to Secondary Category (Medium Loss)<br>Direct Source: Ground Water - North West Region<br>Point: TWO BOREHOLES AT WHISTON HOSPITAL, PRESCOT, MERSEYSIDE<br>Data Type: Point<br>Name: ST HELENS AND KNOWSLEY HOSPITALS<br>Easting: 348000<br>Northing: 392100                                         | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 13/08/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 13/08/1992<br>Version End Date: - |
| -  | 1572m SE | Status: Historical<br>Licence No: 2569025072<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: Ground Water - North West Region<br>Point: TWO BOREHOLES AT WHISTON HOSPITAL, PRESCOT, MERSEYSIDE<br>Data Type: Point<br>Name: ST HELENS AND KNOWSLEY HOSPITALS<br>Easting: 348000<br>Northing: 392100     | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 13/08/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 13/08/1992<br>Version End Date: - |



| ID | Location | Details                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                     |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1643m E  | Status: Historical<br>Licence No: 2569025020<br>Details: Potable Water Supply - Direct<br>Direct Source: Ground Water - North West Region<br>Point: BOREHOLE AT ECCLESTON PARK RAILWAY STATION<br>Data Type: Point<br>Name: UNITED UTILITIES WATER PLC<br>Easting: 348300<br>Northing: 392900 | Annual Volume (m <sup>3</sup> ): 295490<br>Max Daily Volume (m <sup>3</sup> ): 986.482<br>Original Application No: -<br>Original Start Date: 31/05/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 10/07/1975<br>Version End Date: - |

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 5.7 Surface water abstractions

### Records within 2000m

2

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 50 >](#)

| ID | Location | Details                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                    |
|----|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 750m W   | Status: Historical<br>Licence No: 2569028003<br>Details: Spray Irrigation - Direct<br>Direct Source: "Surface, Non-Tidal - North West Region"<br>Point: "LOGWOOD MILL BROOK AT LH'S PREMISES, PRESCOT, MERSEYSIDE"<br>Data Type: Point<br>Name: JAMES WHITAKER & SONS NURSERYMEN LTD<br>Easting: 345900<br>Northing: 392700 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 04/02/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/03/1999<br>Version End Date: -           |
| -  | 750m W   | Status: Historical<br>Licence No: 2569028003<br>Details: Spray Irrigation - Direct<br>Direct Source: Surface, Non-Tidal - North West Region<br>Point: LOGWOOD MILL BROOK AT LH'S PREMISES, PRESCOT, MERSEYSIDE<br>Data Type: Point<br>Name: JAMES WHITAKER & SONS NURSERYMEN LTD<br>Easting: 345900<br>Northing: 392700     | Annual Volume (m <sup>3</sup> ): 772.82<br>Max Daily Volume (m <sup>3</sup> ): 77.282<br>Original Application No: -<br>Original Start Date: 04/02/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 01/03/1999<br>Version End Date: - |

*This data is sourced from the Environment Agency and Natural Resources Wales.*





## 5.8 Potable abstractions

### Records within 2000m

**3**

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 50 >](#)

| ID | Location | Details                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                     |
|----|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 1572m SE | Status: Historical<br>Licence No: 2569025072<br>Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services"<br>Direct Source: Ground Water - North West Region<br>Point: "TWO BOREHOLES AT WHISTON HOSPITAL, PRESCOT, MERSEYSIDE"<br>Data Type: Point<br>Name: ST HELENS AND KNOWSLEY HOSPITALS<br>Easting: 348000<br>Northing: 392100 | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 13/08/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 13/08/1992<br>Version End Date: -            |
| -  | 1572m SE | Status: Historical<br>Licence No: 2569025072<br>Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services<br>Direct Source: Ground Water - North West Region<br>Point: TWO BOREHOLES AT WHISTON HOSPITAL, PRESCOT, MERSEYSIDE<br>Data Type: Point<br>Name: ST HELENS AND KNOWSLEY HOSPITALS<br>Easting: 348000<br>Northing: 392100     | Annual Volume (m <sup>3</sup> ): -<br>Max Daily Volume (m <sup>3</sup> ): -<br>Original Application No: -<br>Original Start Date: 13/08/1992<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 13/08/1992<br>Version End Date: -            |
| -  | 1643m E  | Status: Historical<br>Licence No: 2569025020<br>Details: Potable Water Supply - Direct<br>Direct Source: Ground Water - North West Region<br>Point: BOREHOLE AT ECCLESTON PARK RAILWAY STATION<br>Data Type: Point<br>Name: UNITED UTILITIES WATER PLC<br>Easting: 348300<br>Northing: 392900                                                                                      | Annual Volume (m <sup>3</sup> ): 295490<br>Max Daily Volume (m <sup>3</sup> ): 986.482<br>Original Application No: -<br>Original Start Date: 31/05/1966<br>Expiry Date: -<br>Issue No: 100<br>Version Start Date: 10/07/1975<br>Version End Date: - |

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

### 6.1 Water Network (OS MasterMap)

Records within 250m

0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

*This data is sourced from the Ordnance Survey.*

### 6.2 Surface water features

Records within 250m

0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.





*This data is sourced from the Ordnance Survey.*

## 6.3 WFD Surface water body catchments

### Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 55 >](#)

| ID | Location | Type  | Water body catchment    | Water body ID  | Operational catchment | Management catchment |
|----|----------|-------|-------------------------|----------------|-----------------------|----------------------|
| 1  | On site  | River | Hardshaw (Windle) Brook | GB112069061210 | Sankey                | Mersey Lower         |

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 6.4 WFD Surface water bodies

### Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 55 >](#)

| ID | Location | Type  | Name                    | Water body ID                    | Overall rating | Chemical rating | Ecological rating | Year |
|----|----------|-------|-------------------------|----------------------------------|----------------|-----------------|-------------------|------|
| -  | 4263m NE | River | Hardshaw (Windle) Brook | <a href="#">GB112069061210 ↗</a> | Moderate       | Fail            | Moderate          | 2019 |

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 6.5 WFD Groundwater bodies

### Records on site

**1**

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 55 >](#)

| ID | Location | Name                                    | Water body ID                    | Overall rating | Chemical rating | Quantitative | Year |
|----|----------|-----------------------------------------|----------------------------------|----------------|-----------------|--------------|------|
| 2  | On site  | Sankey and Glaze Carboniferous aquifers | <a href="#">GB41202G100100</a> ↗ | Poor           | Poor            | Good         | 2019 |

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 7 River and coastal flooding

### 7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

*This data is sourced from the Environment Agency and Natural Resources Wales.*

### 7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

### 7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

*This data is sourced from the Environment Agency and Natural Resources Wales.*





## 7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

## 7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## River and coastal flooding - Flood Zones

### 7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

*This data is sourced from the Environment Agency and Natural Resources Wales.*

### 7.7 Flood Zone 3

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

*This data is sourced from the Environment Agency and Natural Resources Wales.*



## 8 Surface water flooding

### 8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

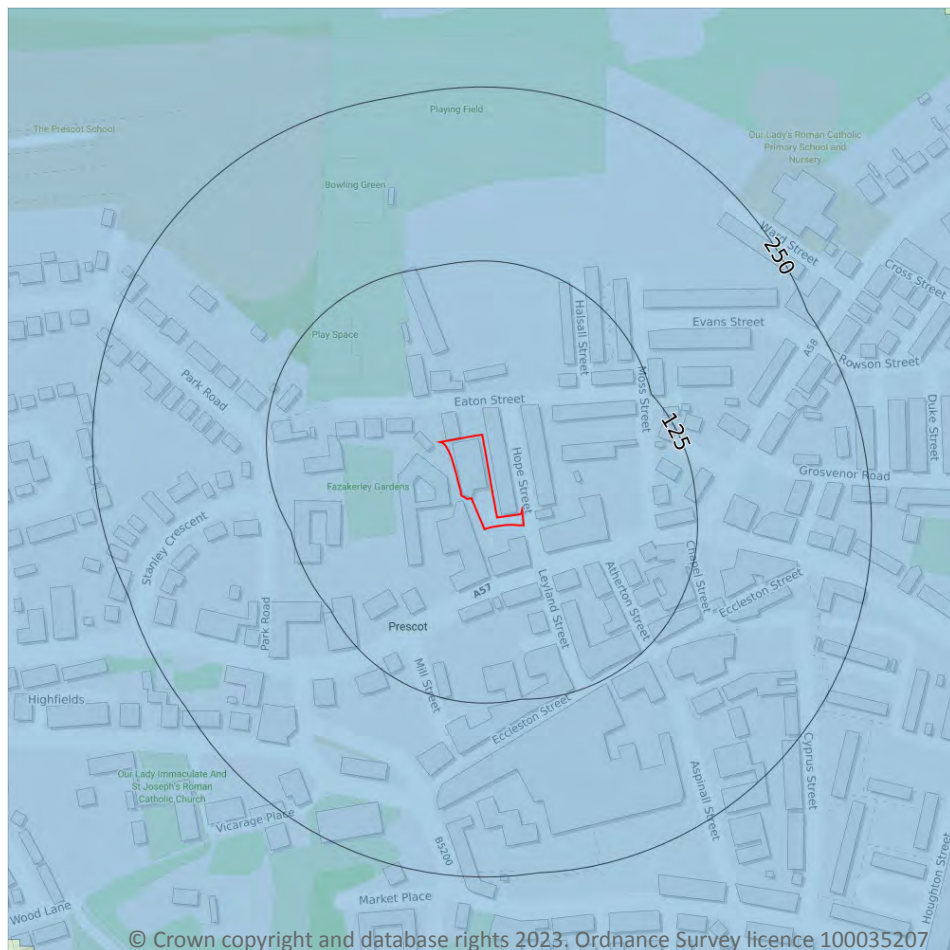
| Return period  | Maximum modelled depth |
|----------------|------------------------|
| 1 in 1000 year | Negligible             |
| 1 in 250 year  | Negligible             |
| 1 in 100 year  | Negligible             |
| 1 in 30 year   | Negligible             |

*This data is sourced from Ambiental Risk Analytics.*





## 9 Groundwater flooding



— Site Outline  
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

### 9.1 Groundwater flooding

**Highest risk on site**

**Negligible**

**Highest risk within 50m**

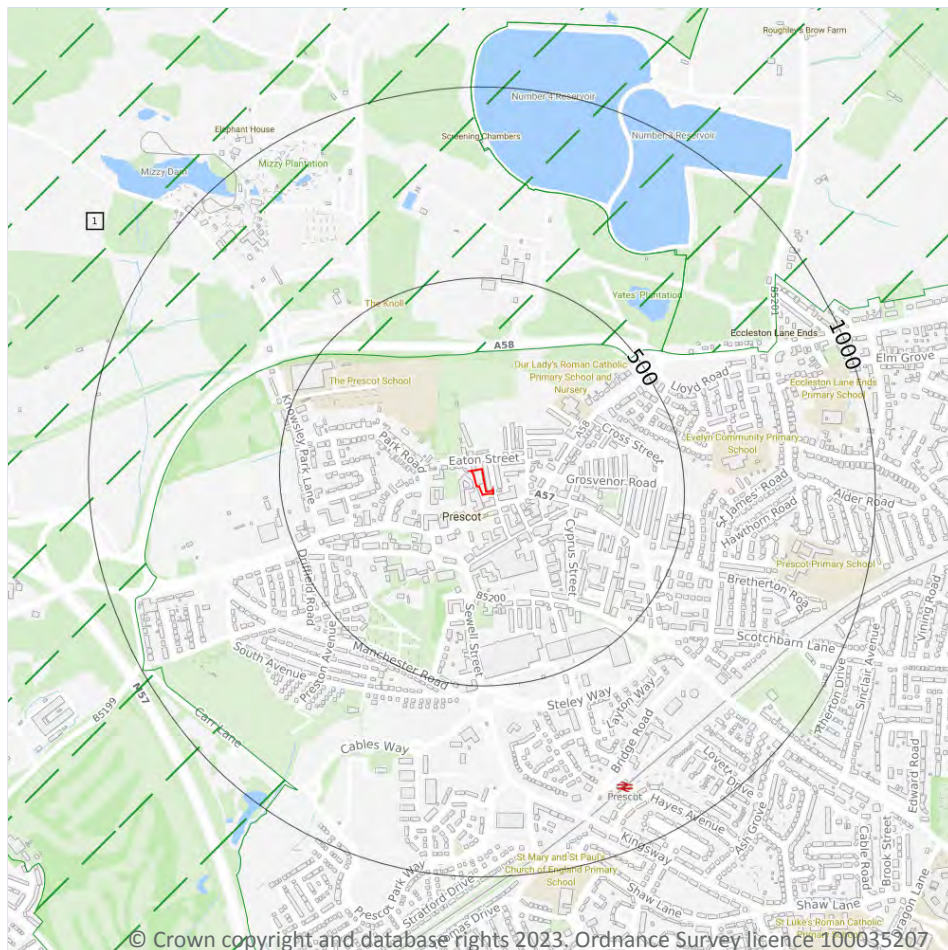
**Negligible**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 62 >](#)

*This data is sourced from Ambient Risk Analytics.*

## 10 Environmental designations



— Site Outline  
Search buffers in metres (m)  
Green Belt

### 10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.2 Conserved wetland sites (Ramsar sites)

**Records within 2000m****0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.3 Special Areas of Conservation (SAC)

**Records within 2000m****0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.4 Special Protection Areas (SPA)

**Records within 2000m****0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.5 National Nature Reserves (NNR)

**Records within 2000m****0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*



## 10.6 Local Nature Reserves (LNR)

**Records within 2000m****0**

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.7 Designated Ancient Woodland

**Records within 2000m****0**

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.8 Biosphere Reserves

**Records within 2000m****0**

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.9 Forest Parks

**Records within 2000m****0**

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

*This data is sourced from the Forestry Commission.*

## 10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 10.11 Green Belt

Records within 2000m

4

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 63 >](#)

| ID | Location | Name                              | Local Authority name |
|----|----------|-----------------------------------|----------------------|
| 1  | 303m N   | Merseyside and Greater Manchester | Knowsley             |
| 2  | 564m NE  | Merseyside and Greater Manchester | St. Helens           |
| -  | 1511m E  | Merseyside and Greater Manchester | St. Helens           |
| -  | 1652m E  | Merseyside and Greater Manchester | Knowsley             |

*This data is sourced from the Ministry of Housing, Communities and Local Government.*

## 10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

*This data is sourced from Natural England.*

## 10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

*This data is sourced from Natural England and Natural Resources Wales.*



## 10.14 Potential Special Protection Areas (pSPA)

**Records within 2000m****0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

*This data is sourced from Natural England.*

## 10.15 Nitrate Sensitive Areas

**Records within 2000m****0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

*This data is sourced from Natural England.*

## 10.16 Nitrate Vulnerable Zones

**Records within 2000m****4**

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

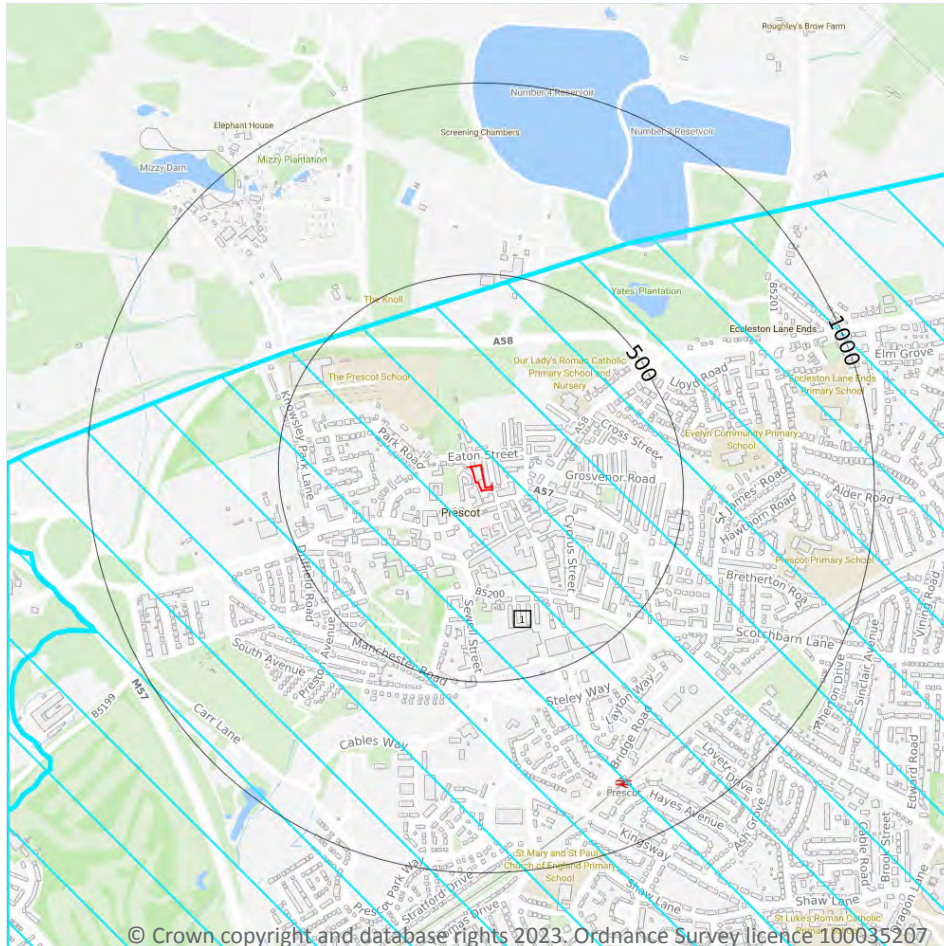
| Location | Name                                           | Type          | NVZ ID | Status   |
|----------|------------------------------------------------|---------------|--------|----------|
| On site  | Dittton Brook (Halewood to Mersey Estuary) NVZ | Surface Water | 640    | Existing |
| 412m E   | Sankey Brook (Black Bk to Mersey) NVZ          | Surface Water | 639    | Existing |
| 1124m SW | ALT NVZ                                        | Surface Water | 642    | Existing |
| 1431m NW | Dittton Brook (Halewood to Mersey Estuary) NVZ | Surface Water | 640    | Existing |

*This data is sourced from Natural England and Natural Resources Wales.*





## SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

### 10.17 SSSI Impact Risk Zones

#### Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 68](#) >

| ID | Location | Type of developments requiring consultation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | On site  | <p>Infrastructure - Airports, helipads and other aviation proposals.</p> <p>Wind and Solar - Solar schemes with footprint &gt; 0.5ha, all wind turbines.</p> <p>Air pollution - Livestock &amp; poultry units with floorspace &gt; 500m<sup>2</sup>, slurry lagoons &amp; digestate stores &gt; 4000m<sup>2</sup>.</p> <p>Combustion - General combustion processes &gt;50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Landfill. incl: inert landfill, non-hazardous landfill, hazardous landfill.</p> <p>Discharges - Any discharge of water or liquid waste of more than 20m<sup>3</sup>/day to ground (ie to seep away) or to surface water, such as a beck or stream.</p> |

*This data is sourced from Natural England.*

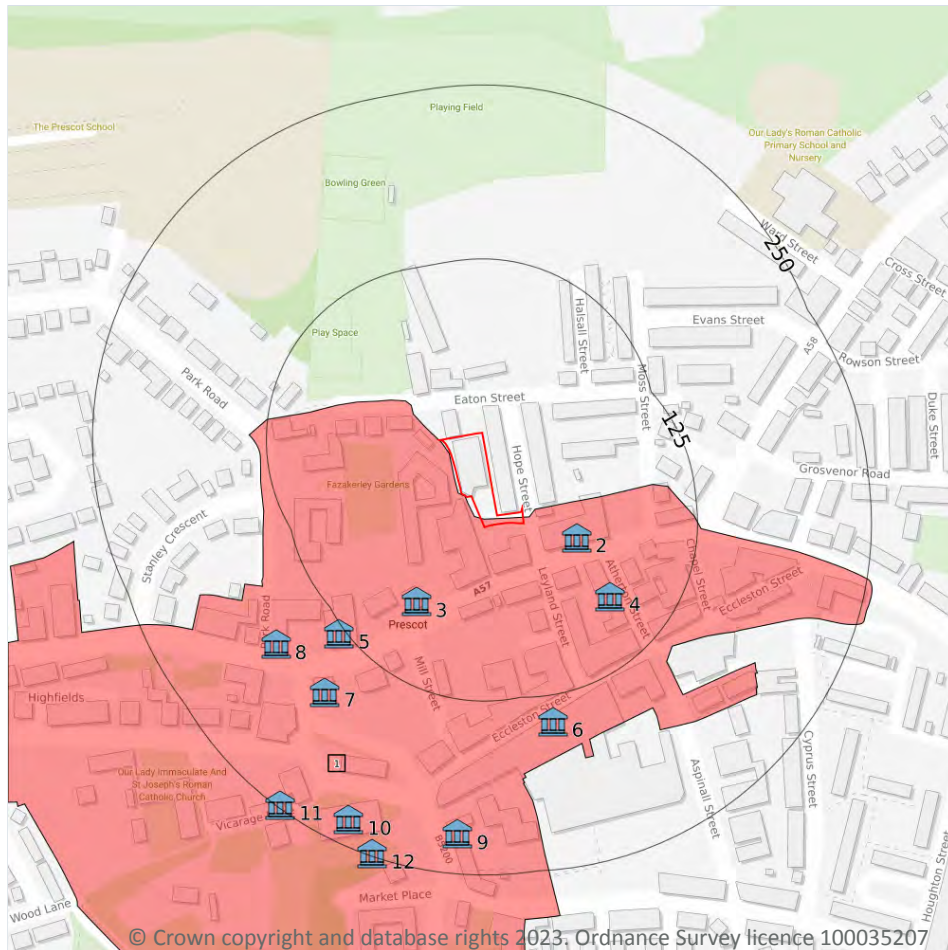
## 10.18 SSSI Units

|                      |   |
|----------------------|---|
| Records within 2000m | 0 |
|----------------------|---|

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

*This data is sourced from Natural England and Natural Resources Wales.*

## 11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

### 11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*



## 11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

*This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.*

## 11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

*This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.*

## 11.4 Listed Buildings

Records within 250m

11

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 70 >](#)

| ID | Location | Name                                                             | Grade | Reference Number | Listed date |
|----|----------|------------------------------------------------------------------|-------|------------------|-------------|
| 2  | 39m SE   | 37, High Street, Prescott, Knowsley, L34                         | II    | 1199549          | 30/06/1980  |
| 3  | 73m SW   | Number 11, including Wall and Gatepiers, Prescott, Knowsley, L34 | II    | 1075504          | 19/03/1951  |
| 4  | 81m SE   | 17, Atherton Street, Prescott, Knowsley, L34                     | II    | 1288245          | 21/05/1991  |
| 5  | 129m SW  | Masonic Hall, Prescott, Knowsley, L34                            | II    | 1283414          | 19/03/1951  |
| 6  | 144m S   | 30 Eccleston Street, Prescott, Knowsley, L34                     | II    | 1075503          | 09/12/1985  |



| ID | Location | Name                                                           | Grade | Reference Number | Listed date |
|----|----------|----------------------------------------------------------------|-------|------------------|-------------|
| 7  | 165m SW  | Former Town House and Parr's Bank, Prescott, Knowsley, L34     | II    | 1075500          | 19/03/1987  |
| 8  | 172m SW  | 2, Derby Street, Prescott, Knowsley, L34                       | II    | 1075501          | 19/03/1987  |
| 9  | 221m S   | Number 9 With Former Workshop To Rear, Prescott, Knowsley, L34 | II    | 1075509          | 21/05/1991  |
| 10 | 232m S   | Church of St Mary, Prescott, Knowsley, L34                     | I     | 1199139          | 19/03/1951  |
| 11 | 248m SW  | 2, Vicarage Place, Prescott, Knowsley, L34                     | II    | 1075506          | 19/03/1951  |
| 12 | 248m S   | Prescot War Memorial, Prescott, Knowsley, L34                  | II    | 1425867          | 06/05/2015  |

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*

## 11.5 Conservation Areas

### Records within 250m

1

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on [page 70 >](#)

| ID | Location | Name                          | District | Date of designation |
|----|----------|-------------------------------|----------|---------------------|
| 1  | On site  | Prescot Town Centre, Knowsley | Knowsley | 1974                |

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*

## 11.6 Scheduled Ancient Monuments

### Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*



## 11.7 Registered Parks and Gardens

Records within 250m

0

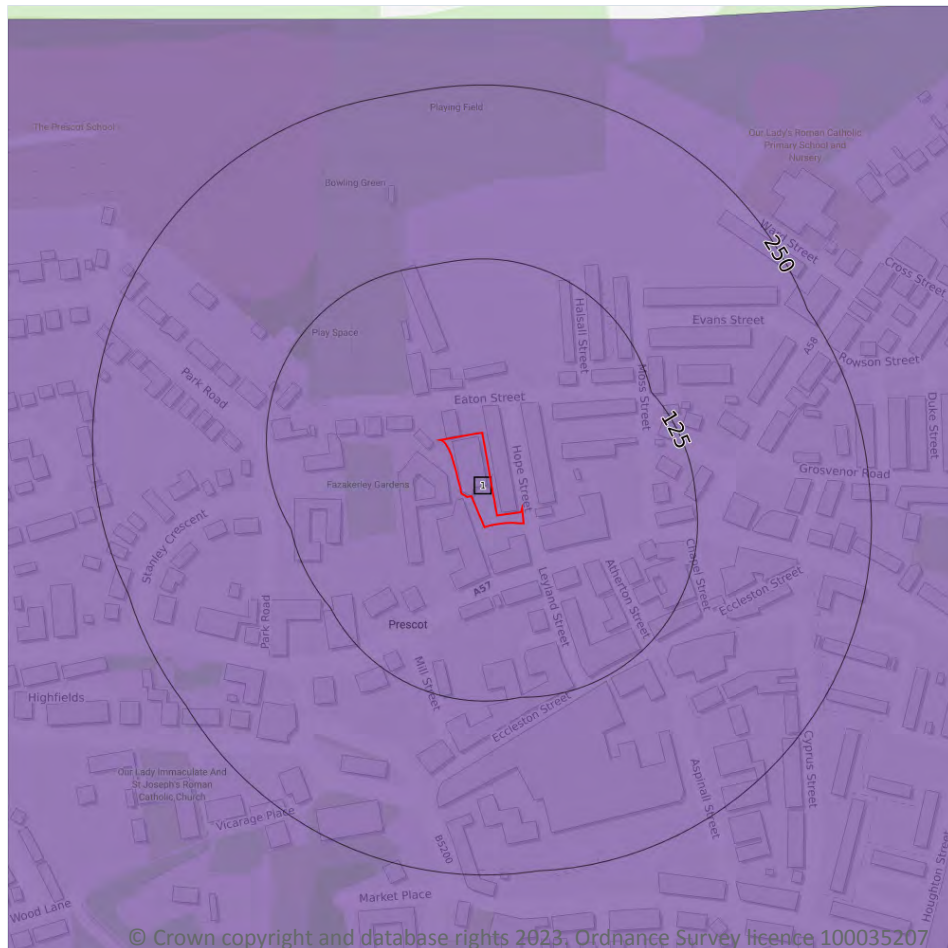
Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

*This data is sourced from Historic England, Cadw and Historic Environment Scotland.*





## 12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

### 12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 74](#) >

| ID | Location | Classification | Description |
|----|----------|----------------|-------------|
| 1  | On site  | Urban          | -           |

This data is sourced from Natural England.



## 12.2 Open Access Land

**Records within 250m****0**

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

*This data is sourced from Natural England and Natural Resources Wales.*

## 12.3 Tree Felling Licences

**Records within 250m****0**

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

*This data is sourced from the Forestry Commission.*

## 12.4 Environmental Stewardship Schemes

**Records within 250m****0**

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

*This data is sourced from Natural England.*

## 12.5 Countryside Stewardship Schemes

**Records within 250m****0**

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

*This data is sourced from Natural England.*

## 13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

### 13.1 Priority Habitat Inventory

Records within 250m

2

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 76 >](#)

| ID | Location | Main Habitat       | Other habitats                  |
|----|----------|--------------------|---------------------------------|
| 1  | 242m SW  | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |
| 2  | 245m S   | Deciduous woodland | Main habitat: DWOOD (INV > 50%) |

This data is sourced from Natural England.





## 13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

*This data is sourced from Natural England.*

## 13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

*This data is sourced from Natural England.*

## 13.4 Limestone Pavement Orders

Records within 250m

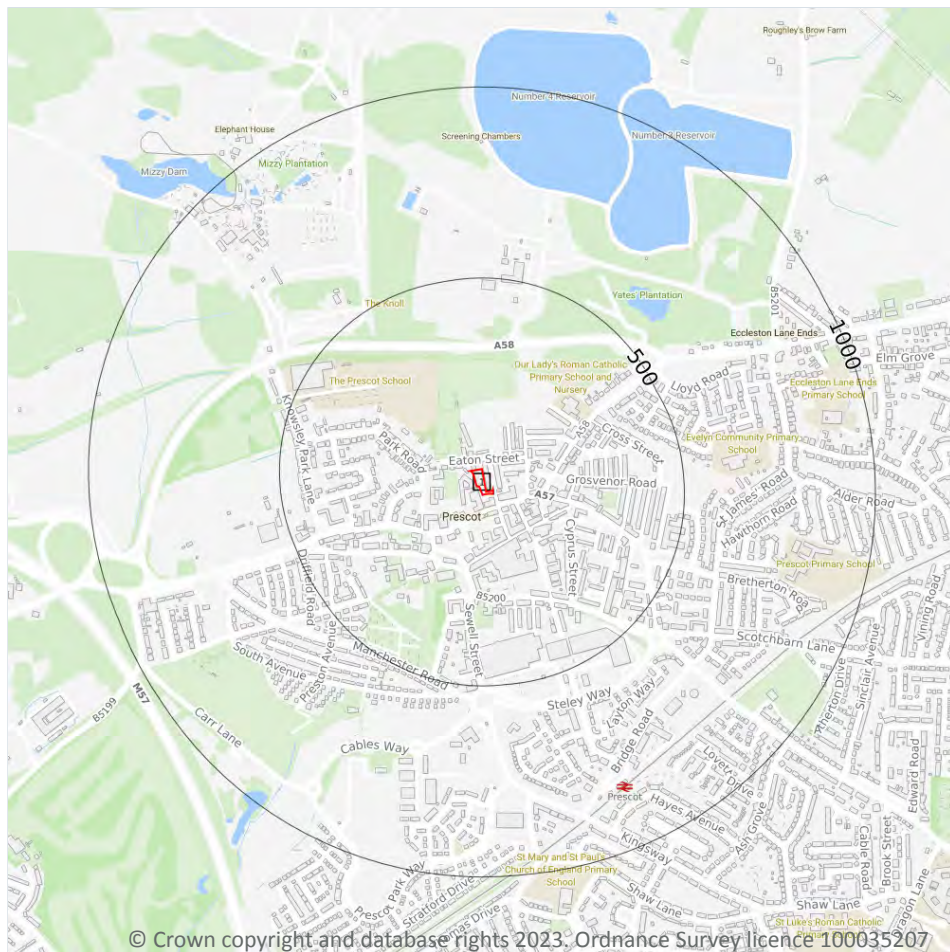
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

*This data is sourced from Natural England.*



## 14 Geology 1:10,000 scale - Availability



— Site Outline  
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

### 14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 78](#) >

| ID | Location | Artificial  | Superficial | Bedrock     | Mass movement | Sheet No. |
|----|----------|-------------|-------------|-------------|---------------|-----------|
| 1  | On site  | No coverage | No coverage | No coverage | No coverage   | NoCov     |

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Artificial and made ground

### 14.2 Artificial and made ground (10k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

*This data is sourced from the British Geological Survey.*





## Geology 1:10,000 scale - Superficial

### 14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

*This data is sourced from the British Geological Survey.*

### 14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

*This data is sourced from the British Geological Survey.*



## Geology 1:10,000 scale - Bedrock

### 14.5 Bedrock geology (10k)

Records within 500m

0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

*This data is sourced from the British Geological Survey.*

### 14.6 Bedrock faults and other linear features (10k)

Records within 500m

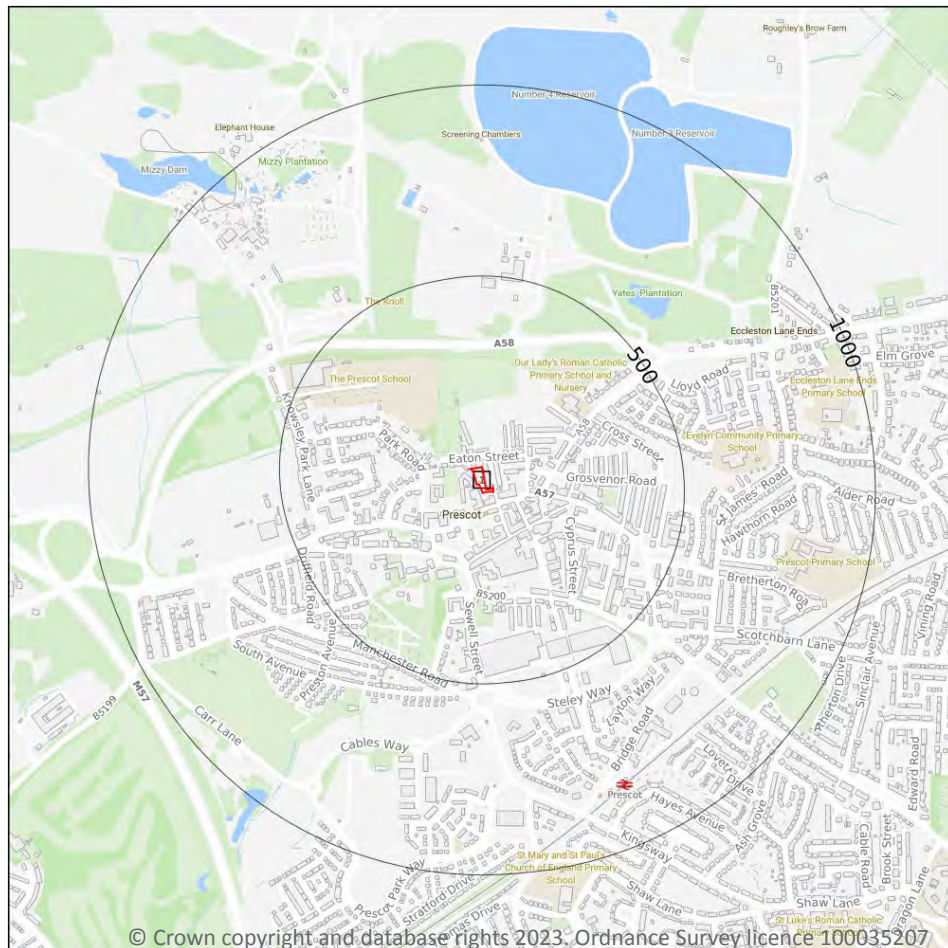
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

*This data is sourced from the British Geological Survey.*



## 15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

### 15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 82](#) >

| ID | Location | Artificial  | Superficial | Bedrock | Mass movement | Sheet No.        |
|----|----------|-------------|-------------|---------|---------------|------------------|
| 1  | On site  | No coverage | Full        | Full    | No coverage   | EW097_runcorn_v4 |

This data is sourced from the British Geological Survey.





## Geology 1:50,000 scale - Artificial and made ground

### 15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

*This data is sourced from the British Geological Survey.*

### 15.3 Artificial ground permeability (50k)

Records within 50m

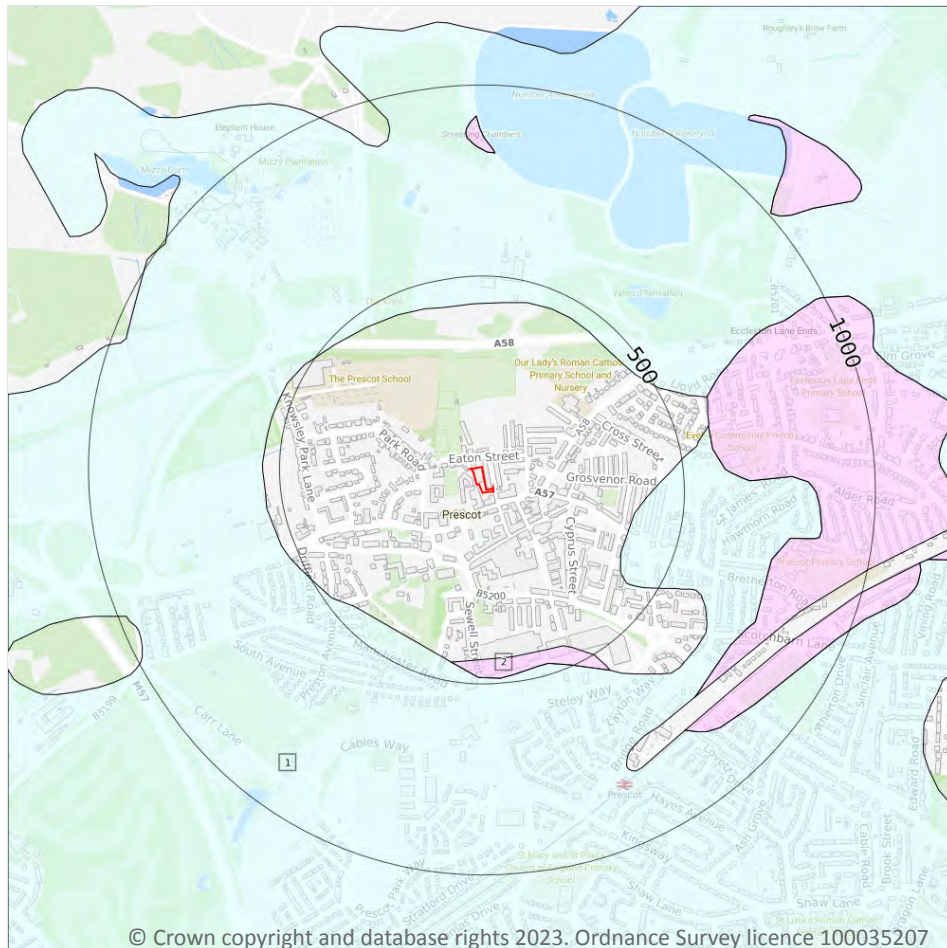
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

*This data is sourced from the British Geological Survey.*



## Geology 1:50,000 scale - Superficial



**Site Outline**

Search buffers in metres (m)

**Landslip (50k)**

**Superficial geology (50k)**  
Please see table for more details.

### 15.4 Superficial geology (50k)

#### Records within 500m

2

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 84](#) >

| ID | Location | LEX Code   | Description                       | Rock description |
|----|----------|------------|-----------------------------------|------------------|
| 1  | 368m E   | TILLD-DMTN | TILL, DEVANSIAN                   | DIAMICTON        |
| 2  | 433m S   | GFDUD-XSV  | GLACIOFLUVIAL DEPOSITS, DEVANSIAN | SAND AND GRAVEL  |

This data is sourced from the British Geological Survey.



## 15.5 Superficial permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

*This data is sourced from the British Geological Survey.*

## 15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

*This data is sourced from the British Geological Survey.*

## 15.7 Landslip permeability (50k)

Records within 50m

0

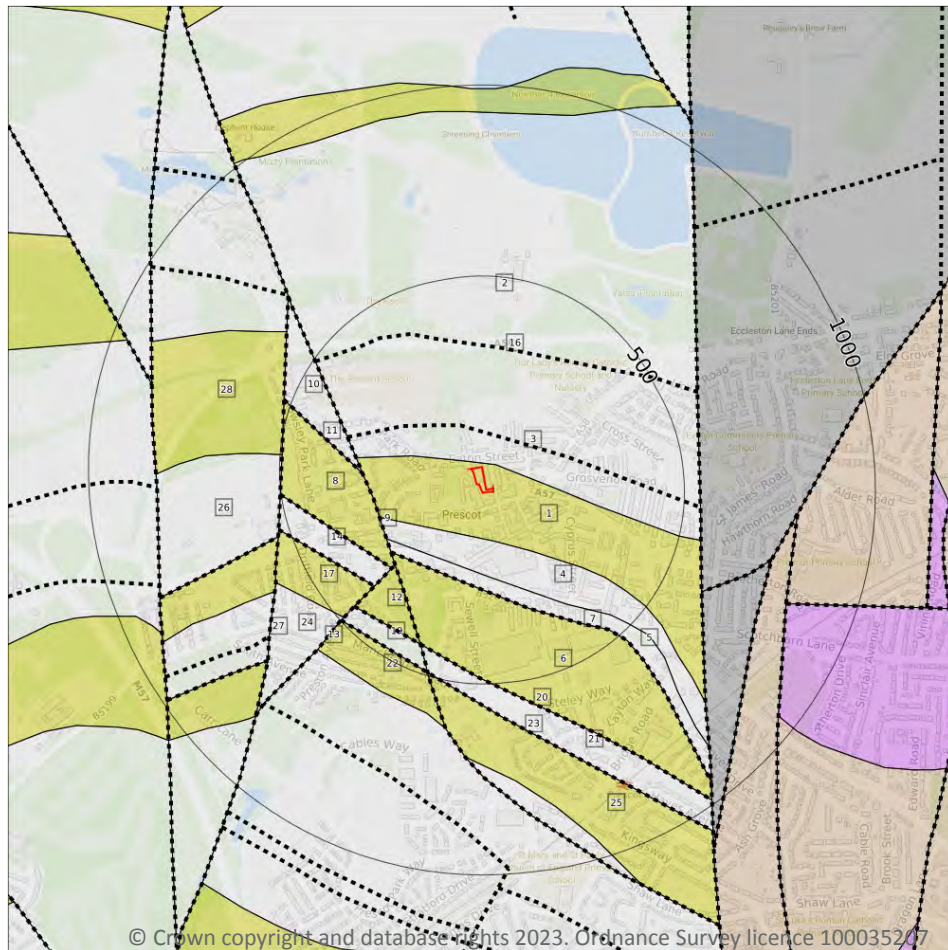
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

*This data is sourced from the British Geological Survey.*





## Geology 1:50,000 scale - Bedrock



**— Site Outline**

Search buffers in metres (m)

**.... Bedrock faults and other linear features (50k)**

**Bedrock geology (50k)**  
Please see table for more details.

### 15.8 Bedrock geology (50k)

Records within 500m

17

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 86 >](#)

| ID | Location | LEX Code  | Description                                                               | Rock age    |
|----|----------|-----------|---------------------------------------------------------------------------|-------------|
| 1  | On site  | PLCM-SDST | PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE                         | WESTPHALIAN |
| 2  | 10m N    | PLCM-MDSS | PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE | WESTPHALIAN |

| ID | Location | LEX Code  | Description                                                               | Rock age    |
|----|----------|-----------|---------------------------------------------------------------------------|-------------|
| 4  | 117m S   | PLCM-MDSS | PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE | WESTPHALIAN |
| 5  | 200m S   | PLCM-MDSS | PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE | WESTPHALIAN |
| 6  | 235m S   | PLCM-SDST | PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE                         | WESTPHALIAN |
| 8  | 265m W   | PLCM-SDST | PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE                         | WESTPHALIAN |
| 10 | 283m W   | PLCM-MDSS | PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE | WESTPHALIAN |
| 12 | 298m SW  | PLCM-SDST | PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE                         | WESTPHALIAN |
| 14 | 309m SW  | PLCM-MDSS | PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE | WESTPHALIAN |
| 17 | 374m SW  | PLCM-SDST | PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE                         | WESTPHALIAN |
| 19 | 425m SW  | PLCM-MDSS | PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE | WESTPHALIAN |
| 21 | 428m S   | PLCM-MDSS | PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE | WESTPHALIAN |
| 22 | 477m SW  | PLCM-SDST | PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE                         | WESTPHALIAN |
| 24 | 488m SW  | PLCM-MDSS | PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE | WESTPHALIAN |
| 25 | 492m S   | PLCM-SDST | PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE                         | WESTPHALIAN |
| 26 | 494m W   | PLCM-MDSS | PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE | WESTPHALIAN |
| 28 | 495m W   | PLCM-SDST | PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE                         | WESTPHALIAN |

*This data is sourced from the British Geological Survey.*



## 15.9 Bedrock permeability (50k)

### Records within 50m

**2**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

| Location       | Flow type       | Maximum permeability | Minimum permeability |
|----------------|-----------------|----------------------|----------------------|
| <b>On site</b> | <b>Fracture</b> | <b>High</b>          | <b>Moderate</b>      |
| 10m N          | Fracture        | Moderate             | Low                  |

*This data is sourced from the British Geological Survey.*

## 15.10 Bedrock faults and other linear features (50k)

### Records within 500m

**11**

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 86 >](#)

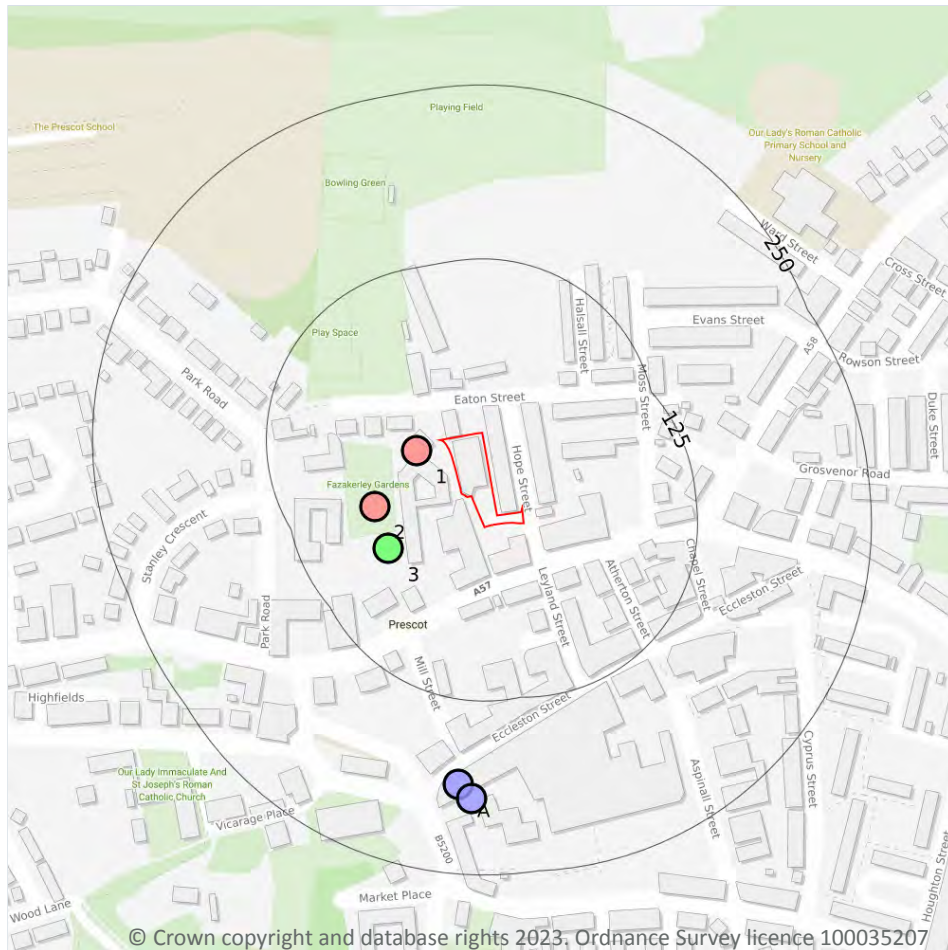
| ID | Location | Category | Description         |
|----|----------|----------|---------------------|
| 3  | 89m N    | ROCK     | Coal seam, inferred |
| 7  | 235m S   | ROCK     | Coal seam, inferred |
| 9  | 265m W   | FAULT    | Fault, inferred     |
| 11 | 283m W   | ROCK     | Coal seam, inferred |
| 13 | 298m SW  | FAULT    | Fault, observed     |
| 15 | 309m SW  | ROCK     | Coal seam, inferred |
| 16 | 316m N   | ROCK     | Coal seam, inferred |
| 18 | 374m SW  | ROCK     | Coal seam, inferred |
| 20 | 425m SW  | ROCK     | Coal seam, inferred |
| 23 | 477m SW  | ROCK     | Coal seam, inferred |
| 27 | 494m W   | FAULT    | Fault, inferred     |

*This data is sourced from the British Geological Survey.*





## 16 Boreholes



— Site Outline  
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

### 16.1 BGS Boreholes

#### Records within 250m

5

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 89](#) >

| ID | Location | Grid reference | Name                    | Length | Confidential | Web link                 |
|----|----------|----------------|-------------------------|--------|--------------|--------------------------|
| 1  | 19m NW   | 346580 392970  | NURSING HOME PRESCOTT 1 | 40.0   | N            | <a href="#">165875</a> ↗ |
| 2  | 63m W    | 346550 392930  | NURSING HOME PRESCOTT 2 | 36.0   | N            | <a href="#">165876</a> ↗ |
| 3  | 66m SW   | 346560 392900  | NURSING HOME PRESCOTT 3 | 26.0   | N            | <a href="#">165877</a> ↗ |

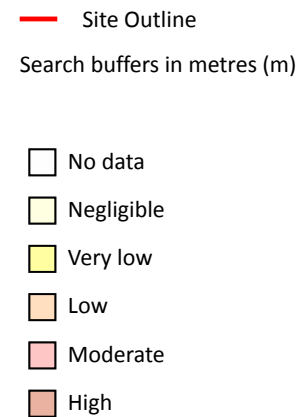
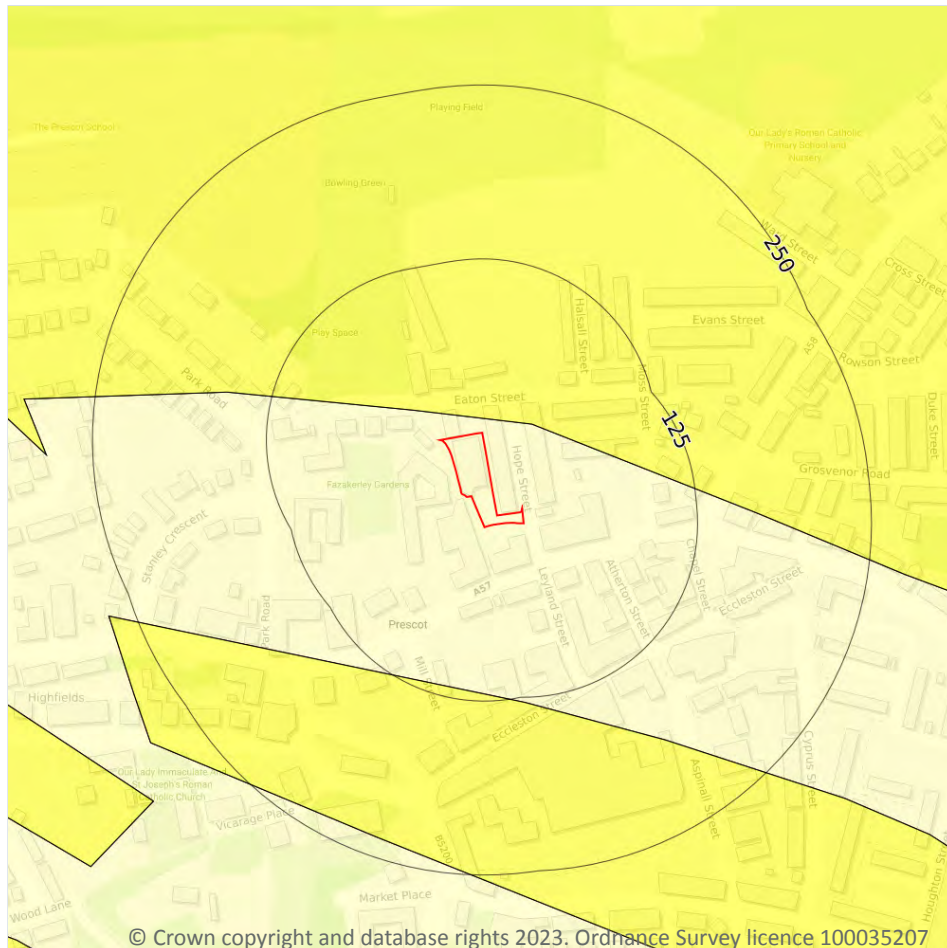


| ID | Location | Grid reference | Name            | Length | Confidential | Web link                 |
|----|----------|----------------|-----------------|--------|--------------|--------------------------|
| A  | 186m S   | 346610 392730  | TSB PRESCOT TP1 | 1.7    | N            | <a href="#">165856 ↗</a> |
| A  | 195m S   | 346620 392720  | TSB PRESCOT TP2 | 1.7    | N            | <a href="#">165857 ↗</a> |

*This data is sourced from the British Geological Survey.*



## 17 Natural ground subsidence - Shrink swell clays



### 17.1 Shrink swell clays

#### Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 91](#) >

| Location | Hazard rating | Details                                         |
|----------|---------------|-------------------------------------------------|
| On site  | Negligible    | Ground conditions predominantly non-plastic.    |
| 10m N    | Very low      | Ground conditions predominantly low plasticity. |

This data is sourced from the British Geological Survey.





## Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☐ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

### 17.2 Running sands

#### Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

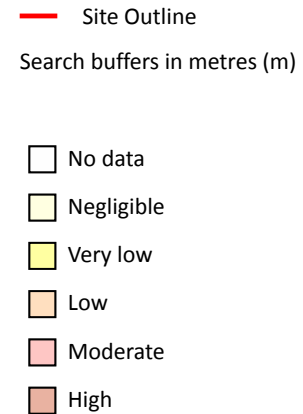
Features are displayed on the Natural ground subsidence - Running sands map on [page 92 >](#)

| Location | Hazard rating | Details                                                                                                                                                      |
|----------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On site  | Negligible    | Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Compressible deposits



### 17.3 Compressible deposits

#### Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

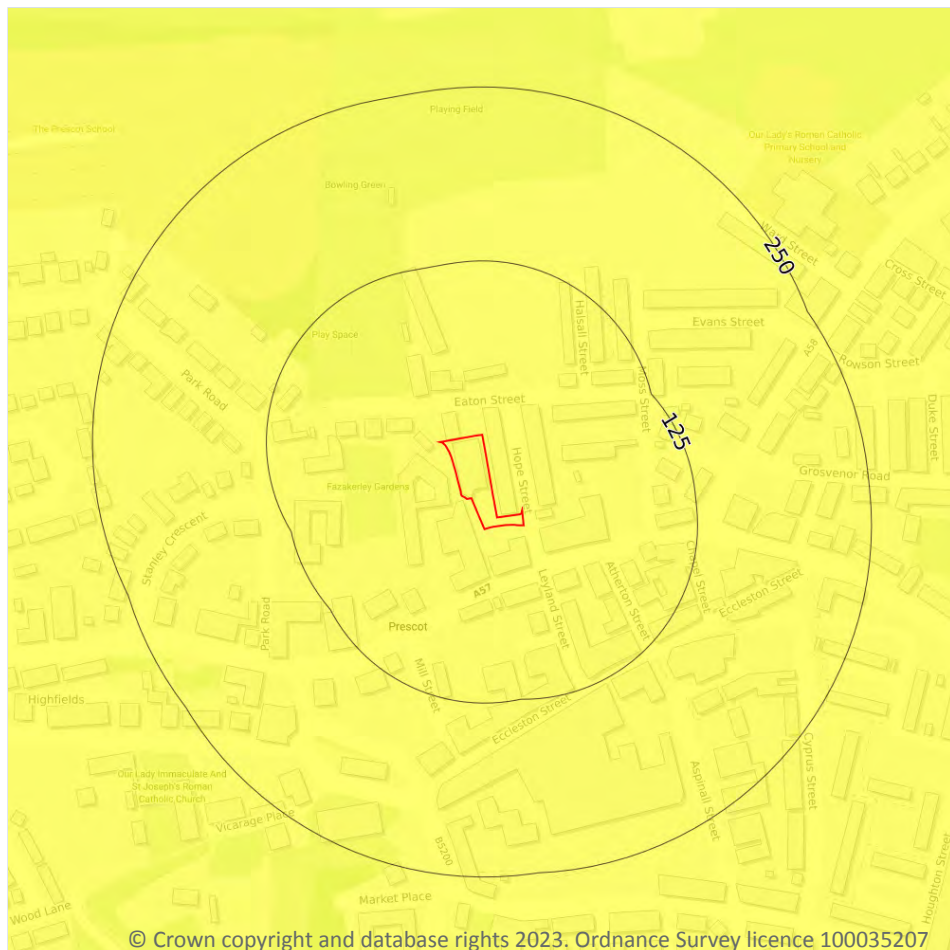
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 93 >](#)

| Location | Hazard rating | Details                                       |
|----------|---------------|-----------------------------------------------|
| On site  | Negligible    | Compressible strata are not thought to occur. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☒ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

### 17.4 Collapsible deposits

#### Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 94](#) >

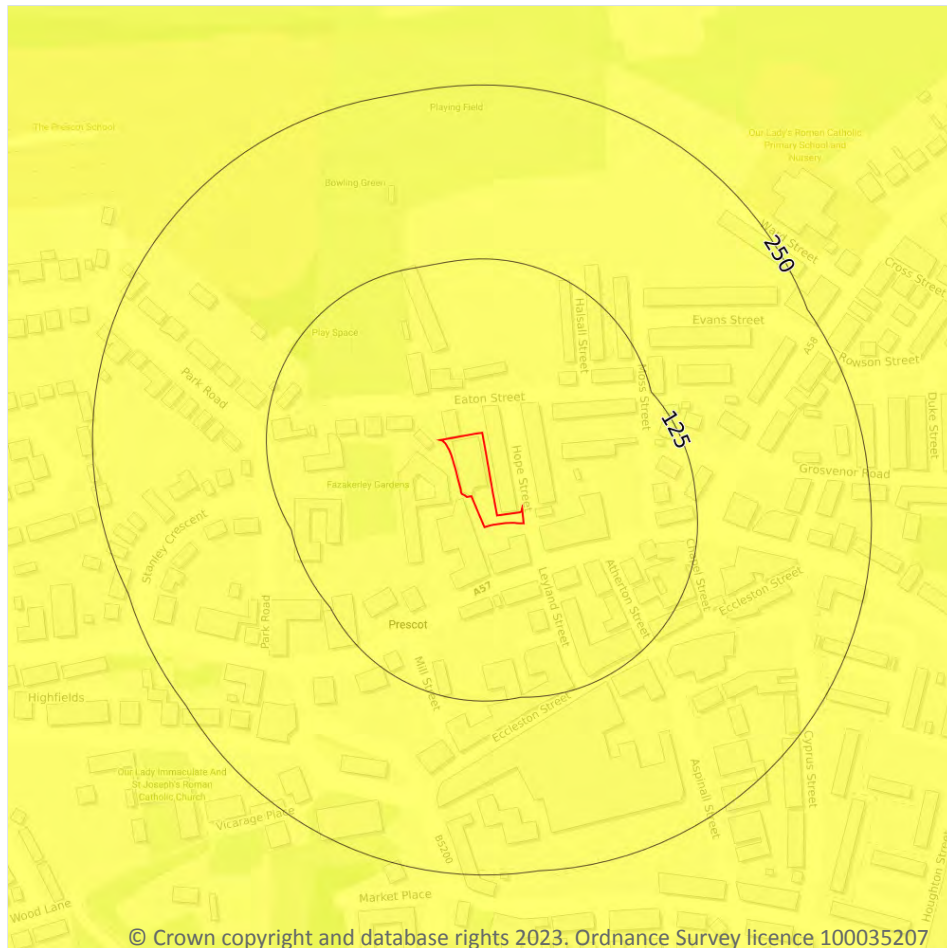
| Location | Hazard rating | Details                                                                                   |
|----------|---------------|-------------------------------------------------------------------------------------------|
| On site  | Very low      | Deposits with potential to collapse when loaded and saturated are unlikely to be present. |

*This data is sourced from the British Geological Survey.*





## Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
  - ☐ Negligible
  - ☐ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

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### 17.5 Landslides

#### Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 95 >](#)

| Location | Hazard rating | Details                                                                                                                                                         |
|----------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On site  | Very low      | Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered. |

*This data is sourced from the British Geological Survey.*



## Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline**
- Search buffers in metres (m)**
- ☐ No data
  - ☐ Negligible
  - ☐ Very low
  - ☐ Low
  - ☐ Moderate
  - ☐ High

### 17.6 Ground dissolution of soluble rocks

#### Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 96](#)

| Location | Hazard rating | Details                                                                                                                                             |
|----------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| On site  | Negligible    | Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present. |

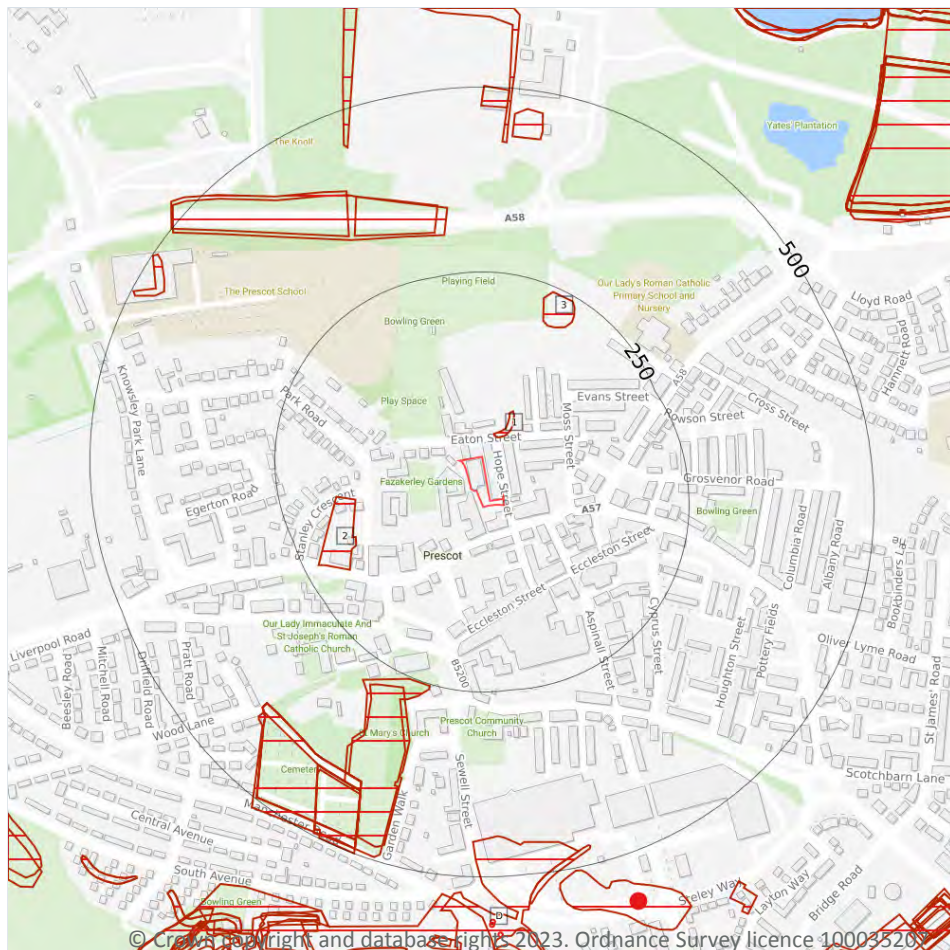


*This data is sourced from the British Geological Survey.*





## 18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

### 18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

*This data is sourced from Stantec UK Ltd.*

## 18.2 BritPits

### Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

*This data is sourced from the British Geological Survey.*

## 18.3 Surface ground workings

### Records within 250m

3

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on [page 98 >](#)

| ID | Location | Land Use                    | Year of mapping | Mapping scale |
|----|----------|-----------------------------|-----------------|---------------|
| 1  | 33m N    | Unspecified Ground Workings | 1925            | 1:10560       |
| 2  | 151m W   | Colliery                    | 1851            | 1:10560       |
| 3  | 198m NE  | Unspecified Heap            | 1925            | 1:10560       |

*This data is sourced from Ordnance Survey/Groundsure.*

## 18.4 Underground workings

### Records within 1000m

6

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining, ground workings and natural cavities map on [page 98 >](#)

| ID | Location | Land Use              | Year of mapping | Mapping scale |
|----|----------|-----------------------|-----------------|---------------|
| D  | 558m S   | Unspecified Old Shaft | 1906            | 1:10560       |
| D  | 562m S   | Unspecified Old Shaft | 1925            | 1:10560       |
| D  | 576m S   | Unspecified Old Shaft | 1891            | 1:10560       |
| -  | 628m S   | Unspecified Old Shaft | 1906            | 1:10560       |
| -  | 631m S   | Unspecified Old Shaft | 1925            | 1:10560       |
| -  | 634m S   | Unspecified Old Shaft | 1891            | 1:10560       |



*This is data is sourced from Ordnance Survey/Groundsure.*

## 18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

*This data is sourced from the British Geological Survey.*

## 18.6 Non-coal mining

Records within 1000m

1

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining, ground workings and natural cavities map on [page 98 >](#)

| ID | Location | Name          | Commodity    | Class | Likelihood                                                                                                                                                                                    |
|----|----------|---------------|--------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| -  | 820m E   | Not available | Vein Mineral | A     | Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered |

*This data is sourced from the British Geological Survey.*

## 18.7 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

*This data is sourced from Stantec UK Ltd.*





## 18.8 JPB mining areas

|                 |   |
|-----------------|---|
| Records on site | 0 |
|-----------------|---|

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

*This data is sourced from Johnson Poole and Bloomer.*

## 18.9 Coal mining

|                 |   |
|-----------------|---|
| Records on site | 1 |
|-----------------|---|

Areas which could be affected by past, current or future coal mining.

| Location | Details                                                                                                                                                                                                                                                              |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On site  | The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider. |

*This data is sourced from the Coal Authority.*

## 18.10 Brine areas

|                 |   |
|-----------------|---|
| Records on site | 0 |
|-----------------|---|

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

*This data is sourced from the Cheshire Brine Subsidence Compensation Board.*

## 18.11 Gypsum areas

|                 |   |
|-----------------|---|
| Records on site | 0 |
|-----------------|---|

Generalised areas that may be affected by gypsum extraction.

*This data is sourced from British Gypsum.*

## 18.12 Tin mining

|                 |   |
|-----------------|---|
| Records on site | 0 |
|-----------------|---|

Generalised areas that may be affected by historical tin mining.

*This data is sourced from Groundsure.*



## 18.13 Clay mining

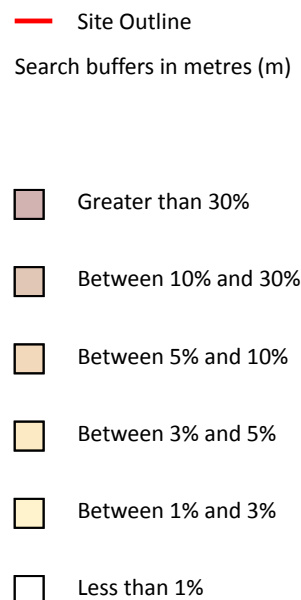
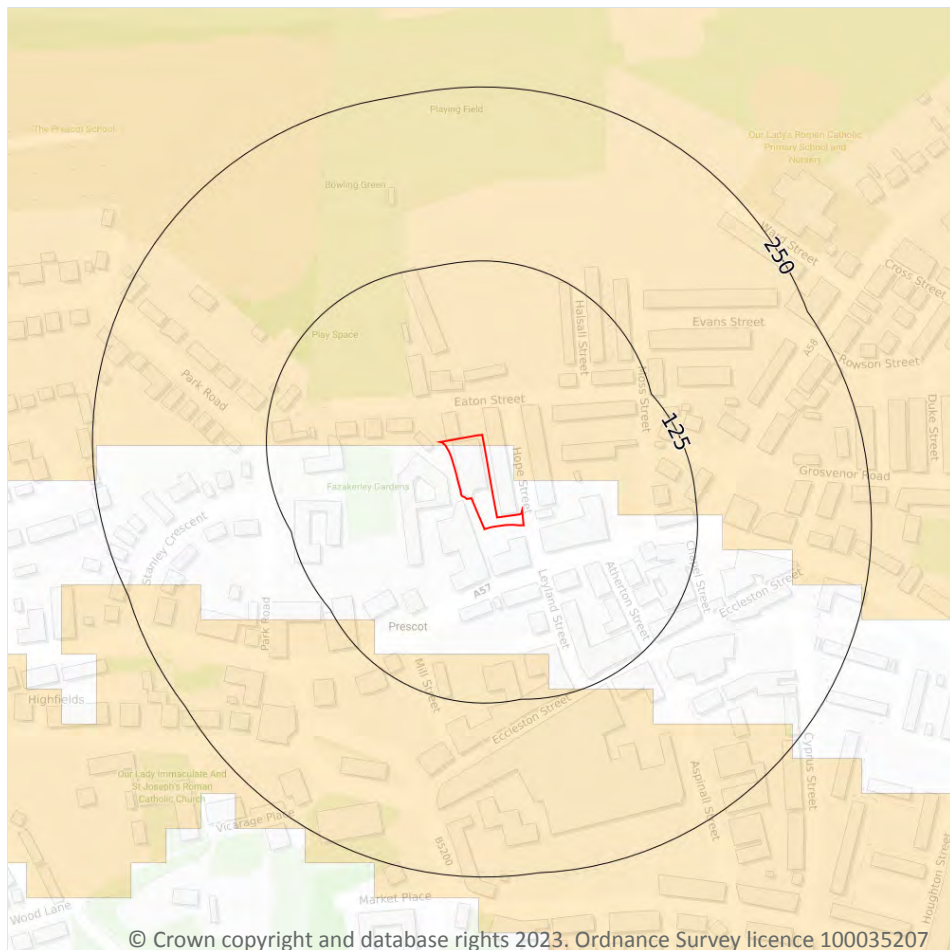
|                 |   |
|-----------------|---|
| Records on site | 0 |
|-----------------|---|

Generalised areas that may be affected by kaolin and ball clay extraction.

*This data is sourced from the Kaolin and Ball Clay Association (UK).*



## 19 Radon



### 19.1 Radon

#### Records on site

2

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 103](#) >

| Location | Estimated properties affected | Radon Protection Measures required |
|----------|-------------------------------|------------------------------------|
| On site  | Between 3% and 5%             | Basic                              |





| Location | Estimated properties affected | Radon Protection Measures required |
|----------|-------------------------------|------------------------------------|
| On site  | Less than 1%                  | None                               |

*This data is sourced from the British Geological Survey and UK Health Security Agency.*



## 20 Soil chemistry

### 20.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km<sup>2</sup>. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km<sup>2</sup>; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

| Location       | Arsenic              | Bioaccessible Arsenic | Lead                   | Bioaccessible Lead    | Cadmium                | Chromium              | Nickel               |
|----------------|----------------------|-----------------------|------------------------|-----------------------|------------------------|-----------------------|----------------------|
| <b>On site</b> | <b>15 - 25 mg/kg</b> | <b>No data</b>        | <b>100 - 200 mg/kg</b> | <b>60 - 120 mg/kg</b> | <b>1.8 - 2.2 mg/kg</b> | <b>90 - 120 mg/kg</b> | <b>15 - 30 mg/kg</b> |
| 10m N          | 15 - 25 mg/kg        | No data               | 100 - 200 mg/kg        | 60 - 120 mg/kg        | 1.8 - 2.2 mg/kg        | 60 - 90 mg/kg         | 15 - 30 mg/kg        |
| 17m N          | 15 - 25 mg/kg        | No data               | 100 - 200 mg/kg        | 60 - 120 mg/kg        | 1.8 mg/kg              | 60 - 90 mg/kg         | 15 - 30 mg/kg        |
| 17m N          | 15 - 25 mg/kg        | No data               | 100 - 200 mg/kg        | 60 - 120 mg/kg        | 1.8 mg/kg              | 60 - 90 mg/kg         | 15 - 30 mg/kg        |
| 37m NW         | 15 - 25 mg/kg        | No data               | 100 - 200 mg/kg        | 60 - 120 mg/kg        | 1.8 mg/kg              | 90 - 120 mg/kg        | 15 - 30 mg/kg        |
| 37m NW         | 15 - 25 mg/kg        | No data               | 100 - 200 mg/kg        | 60 - 120 mg/kg        | 1.8 mg/kg              | 90 - 120 mg/kg        | 15 - 30 mg/kg        |

*This data is sourced from the British Geological Survey.*

### 20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km<sup>2</sup>).

*This data is sourced from the British Geological Survey.*



## 20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km<sup>2</sup>.

*This data is sourced from the British Geological Survey.*



## 21 Railway infrastructure and projects

### 21.1 Underground railways (London)

|                     |   |
|---------------------|---|
| Records within 250m | 0 |
|---------------------|---|

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

*This data is sourced from publicly available information by Groundsure.*

### 21.2 Underground railways (Non-London)

|                     |   |
|---------------------|---|
| Records within 250m | 0 |
|---------------------|---|

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

*This data is sourced from publicly available information by Groundsure.*

### 21.3 Railway tunnels

|                     |   |
|---------------------|---|
| Records within 250m | 0 |
|---------------------|---|

Railway tunnels taken from contemporary Ordnance Survey mapping.

*This data is sourced from the Ordnance Survey.*

### 21.4 Historical railway and tunnel features

|                     |   |
|---------------------|---|
| Records within 250m | 0 |
|---------------------|---|

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

*This data is sourced from Ordnance Survey/Groundsure.*

### 21.5 Royal Mail tunnels

|                     |   |
|---------------------|---|
| Records within 250m | 0 |
|---------------------|---|

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.





*This data is sourced from Groundsure/the Postal Museum.*

## 21.6 Historical railways

**Records within 250m**

**0**

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

*This data is sourced from OpenStreetMap.*

## 21.7 Railways

**Records within 250m**

**0**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

*This data is sourced from Ordnance Survey and OpenStreetMap.*

## 21.8 Crossrail 1

**Records within 500m**

**0**

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

*This data is sourced from publicly available information by Groundsure.*

## 21.9 Crossrail 2

**Records within 500m**

**0**

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

*This data is sourced from publicly available information by Groundsure.*

## 21.10 HS2

**Records within 500m**

**0**

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

*This data is sourced from HS2 Ltd.*



## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

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