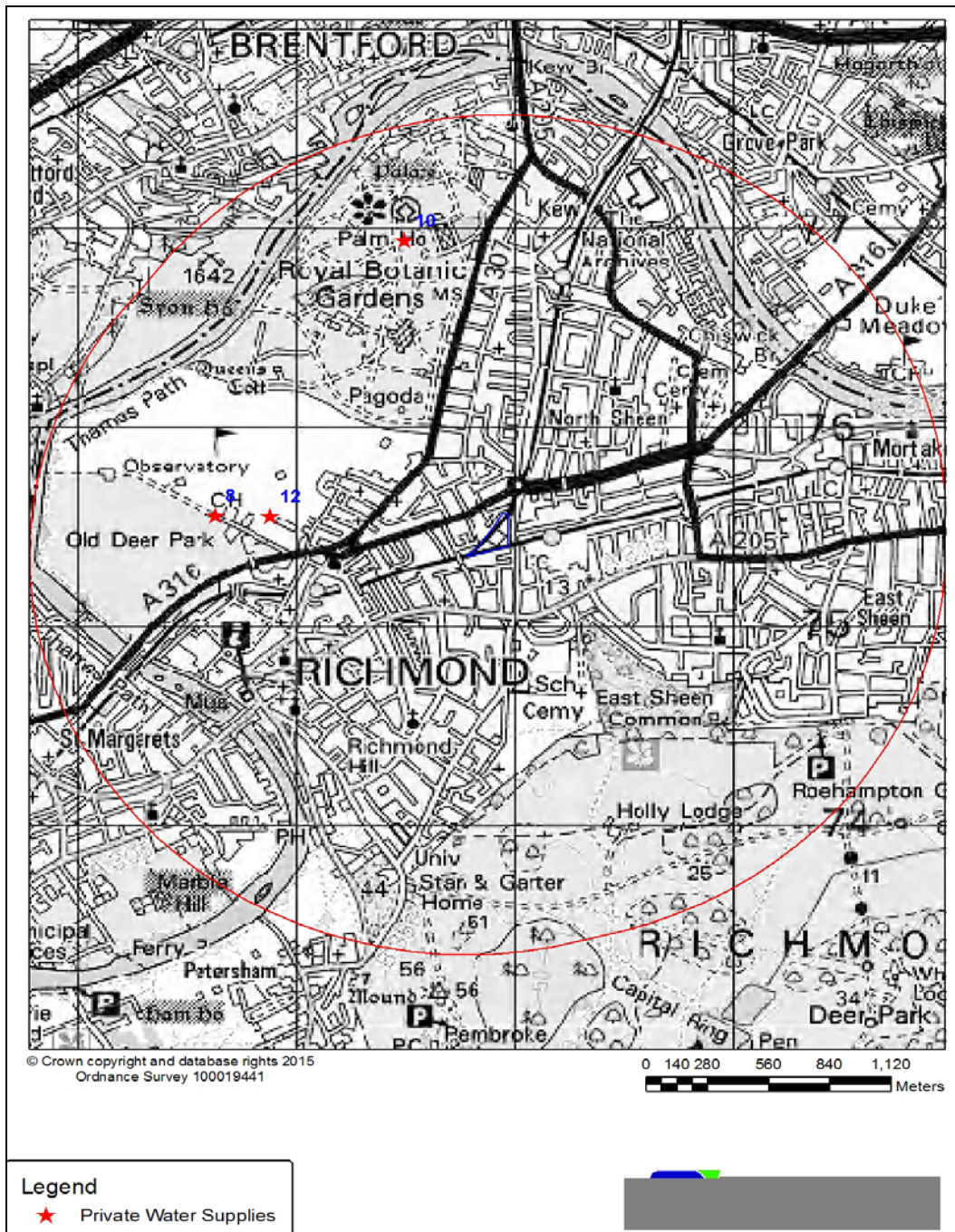


6. Private Water Supplies



6.1 GIS Attribute Data for Private Water Supplies

Selection Summary for layer

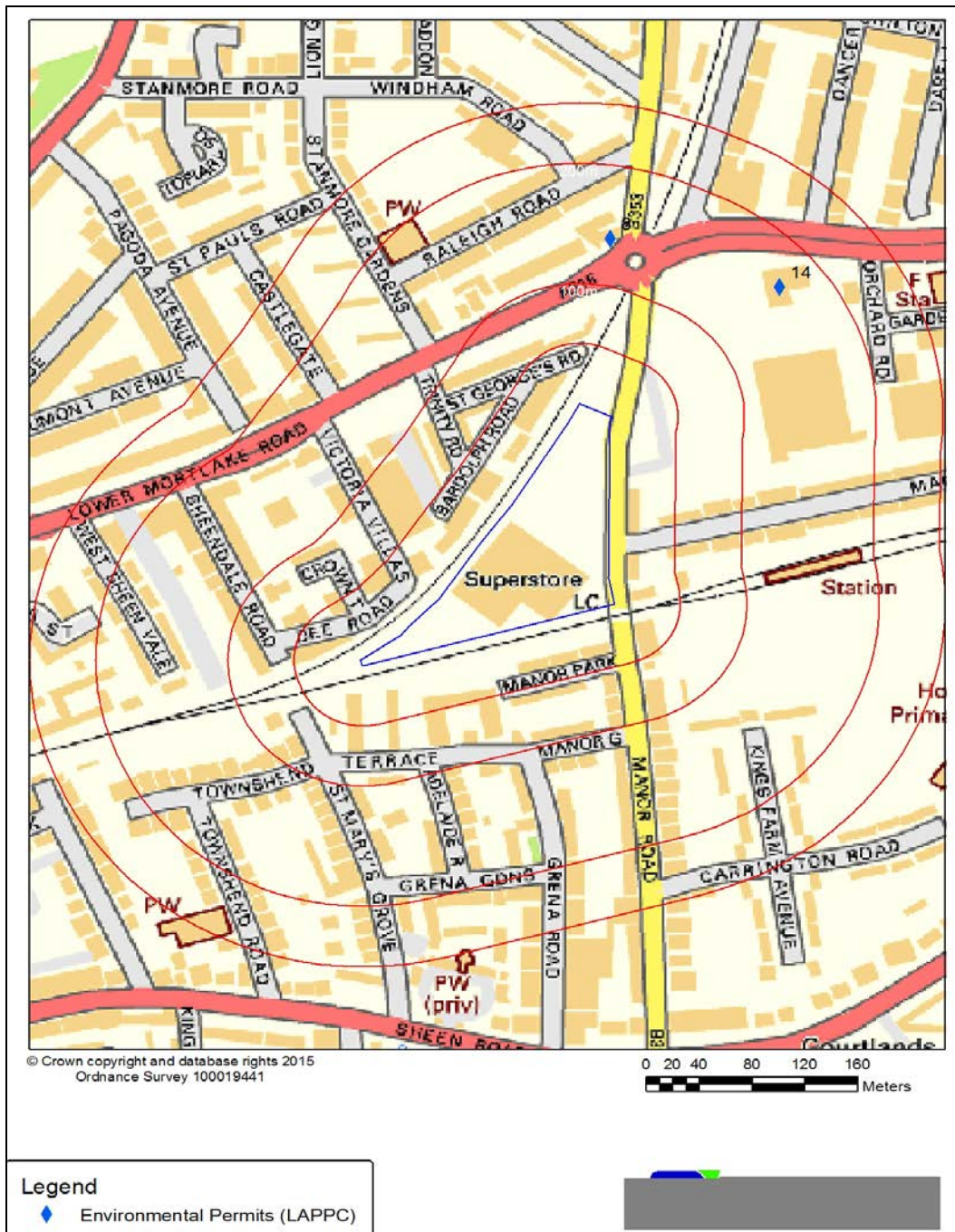
0 feature(s) identified on site.

3 feature(s) identified off site within 2000 metres

Id	Name	Approx. distance (m)	Grid Ref.
On Site			
None			
Identified Off-site - Within 0-2000m			
8	Royal Mid Surrey Golf Club	1165.33	517637, 175561
10	Royal Botanic Gardens	1441.78	518504, 176941
12	Richmond Athletic Association	919.32	517887, 175557

All supplies are used for irrigation of land or garden centres etc. None are used for human consumption.

7. Environmental Permits (LAPPC)



7.1 GIS Attribute Data for Environmental Permits (LAPPC)

Selection Summary for layer

0 feature(s) identified on site.

0 feature(s) identified off site within 50 metres

0 feature(s) identified off site within 50 - 100 metres

2 feature(s) identified off site within 100 - 200 metres

0 feature(s) identified off site within 200 - 250 metres

Id	Address	Issue_Date	Process	Approx. distance (m)	Grid Ref.
On Site					
None					
Identified Off-site - Within 50m					
None					
Identified Off-site - Within 50-100m					
None					
Identified Off-site - Within 100-200m					
8	Lower Mortlake Road, Richmond TW9 2LL	13/03/2006	Installation for the unloading of petrol into stationary storage tanks and filling of vehicle petrol tanks	138.91	518974, 175707
14	Manor Road, Richmond TW9 1YB	06/03/2006	Installation for the unloading of petrol into stationary storage tanks and filling of vehicle petrol tanks	166.41	519102, 175667
Identified Off-site - Within 200-250m					
None					

Please note that the data contained in this report may be incomplete and is provided to you "as is" and you agree to use it at your own risk. The Council or its agent(s) make no guarantees, representations or warranties of any kind, express or implied, arising by law or otherwise, including but not limited to, content, quality, accuracy, completeness, effectiveness, reliability, fitness for a particular purpose.

End of Detailed Report



London Underground
Infrastructure Protection

3rd Floor
Albany House
55 Broadway
London SW1H 0BD

www.tfl.gov.uk/tube

Your ref: 126782
Our ref: 24211-SI-12-100718

Edward Young
Fairhurst
edward.young@fairhurst.co.uk

10 July 2018

Dear Edward,

Manor Road Richmond TW9 1YB

Thank you for your communication of 6th July 2018.

I can confirm that London Underground assets will not be affected by works at the above location.

However, there are Network Rail assets close to this site.

Please contact the following to query what affect if any your proposals will have on the railway:

Asset Protection Anglia Route
Network Rail
Floor 11
One Stratford Place
Stratford
London
E20 1EJ

Email: TownPlanningSE@networkrail.co.uk

If I can be of further assistance, please contact me.

Yours sincerely

Shahina Inayathusein

Information Manager

Email: locationenquiries@tube.tfl.gov.uk

Direct line: 020 3054 1365

London Underground Limited
trading as London Underground
whose registered office is
55 Broadway
London SW1H 0BD

Registered in England and Wales
Company number 1900907

VAT number 238 7244 46

London Underground Limited is
a company controlled by a local
authority within the meaning of
Part V Local Government and
Housing Act 1989. The controlling
authority is Transport for London.

Frederick Siemers

From: Sultan Amjad <AmjadSultan@tfl.gov.uk>
Sent: 06 August 2018 18:12
To: Clare Barber; LOIP; Edward Young
Cc: Frederick Siemers; James Robert
Subject: RE: 126782 Manor Road, Richmond, TW9 1YB

Hi Clare,

The address relates to the LU team that has written to you confirming they have no assets.

Kind regards

Amjad Sultan

Mobile: +44 (0) 7772 001 129

From: Clare Barber [mailto:clare.barber@fairhurst.co.uk]
Sent: 06 August 2018 10:42
To: Sultan Amjad; LOIP; Edward Young
Cc: Frederick Siemers; James Robert
Subject: RE: 126782 Manor Road, Richmond, TW9 1YB

Amjad,

At the moment, we have nobody saying they have assets north of the site, though clearly there is a District Line/Overground line. Can you confirm what the following address relates to? lulcedip@tube.tfl.gov.uk

If it is under TFL ownership and operation, presumably there are TFL asset protection guidelines we are to follow?

Thanks,

Clare

Clare Barber
Project Geotechnical & Environmental Engineer

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London, SE1 9EA
Tel: 020 7828 8205

Website: www.fairhurst.co.uk



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From: Sultan Amjad [mailto:AmjadSultan@tfl.gov.uk]
Sent: 06 August 2018 10:30
To: Clare Barber; LOIP; Edward Young
Cc: Frederick Siemers; James Robert
Subject: RE: 126782 Manor Road, Richmond, TW9 1YB

Hi Clare,

LUL response takes precedence.

The below links discusses the various NR asset protection teams based on region.

<https://www.networkrail.co.uk/communities/lineside-neighbours/working-by-the-railway/contact-asset-protection-team/>

Kind regards

Amjad Sultan

Mobile: +44 (0) 7772 001 129

From: Clare Barber [mailto:clare.barber@fairhurst.co.uk]
Sent: 06 August 2018 10:12
To: LOIP; Edward Young
Cc: Frederick Siemers; James Robert; Sultan Amjad
Subject: RE: 126782 Manor Road, Richmond, TW9 1YB

Thanks Amjad,

We are already in contact with Network Rail regarding the site.

From the below, can you confirm we are required to pass on our query to lulcedip@tube.tfl.gov.uk also?

LUL have responded (copy attached) confirming there are no LUL assets at this location.

Thanks,

Clare

Clare Barber
Project Geotechnical & Environmental Engineer

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From: LOIP [mailto:LOIP@tfl.gov.uk]
Sent: 06 August 2018 10:10
To: Clare Barber; LOIP; Edward Young
Cc: Frederick Siemers; James Robert; Sultan Amjad
Subject: RE: 126782 Manor Road, Richmond, TW9 1YB

Hi Clare,

The Overground Route at this location is owned and managed by Network Rail. TfL only has running rights on this route. AssetProtectionSussex@networkrail.co.uk / AssetProtectionWessex@networkrail.co.uk

The District line is under TfL/LU ownership/ management. lulcedip@tube.tfl.gov.uk

Kind regards

Amjad Sultan

Mobile: +44 (0) 7772 001 129

From: Clare Barber [mailto:clare.barber@fairhurst.co.uk]
Sent: 06 August 2018 09:34
To: LOIP; Edward Young
Cc: Frederick Siemers
Subject: RE: 126782 Manor Road, Richmond, TW9 1YB

To whom it may concern/Robert,

I believe my colleague may have already responded to the below, but he has been on annual leave, so just wanted to check in with you.

The line along the north western boundary of our site is a District and Overground Line – which I believe would be under TFL control? Could you confirm?

We are looking to ascertain any restrictions in respect to construction/development on site (and indeed ground investigation). Our Client would also be keen to start a dialogue with a meeting to discuss the scheme etc., and any impacts/restrictions there would be around the TFL assets.

Kind Regards,

Clare

Clare Barber
Project Geotechnical & Environmental Engineer

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Tel: 020 7828 8205



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From: LOIP [mailto:LOIP@tfl.gov.uk]
Sent: 18 July 2018 16:59
To: Edward Young
Cc: Clare Barber
Subject: RE: 126782 Manor Road, Richmond, TW9 1YB

Edward,

I can confirm there are no LO assets within close proximity of your site.

Kind Regards

Robert James
Assistant Surveyor
Infrastructure Protection
London Overground Infrastructure Management
5 Endeavour Square | Stratford | London E20 1JN
RobertJames@tfl.gov.uk | Mob:07717 646218

From: Edward Young [mailto:edward.young@fairhurst.co.uk]
Sent: 18 July 2018 16:47
To: LOIP
Cc: Clare Barber
Subject: RE: 126782 Manor Road, Richmond, TW9 1YB

Thank you for your response. We understand that the line to the north-west is an Overground line (between Richmond and Kew Gardens).

Please can you confirm that this is not under your control / no further action is needed prior to work being conducted?

We are in contact with Network Rail.

Ed


Ed Young
Environmental Engineer

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From: LOIP [mailto:LOIP@tfl.gov.uk]
Sent: 18 July 2018 16:43
To: Edward Young
Subject: RE: 126782 Manor Road, Richmond, TW9 1YB

Good Afternoon,

Thank you for your enquiry.

There are no LO assets within close proximity of your site.

Please can you ensure you receive a response from Network Rail.

Kind Regards

Robert James
Assistant Surveyor
Infrastructure Protection
London Overground Infrastructure Management
5 Endeavour Square | Stratford | London E20 1JN
RobertJames@tfl.gov.uk | Mob:07717 646218



From: Edward Young [mailto:edward.young@fairhurst.co.uk]

Sent: 17 July 2018 14:41

To: LOIP

Cc: Clare Barber

Subject: 126782 Manor Road, Richmond, TW9 1YB

Good afternoon,

RE Manor Road, Richmond, TW9 1YB

We are currently undertaking work at the above site. Please could you confirm any information you hold in relation to any assets, utilities, train lines at, underneath and within 20m laterally of the site as well as details relating to any easements or access rights? A location plan is provided below.

It is possible that ground investigation works will be undertaken at this location (e.g. trial pit / borehole excavations). Can you please confirm the liaison process with yourselves prior to undertaking this?

If you have any queries with the above, please let me know. If there are any charges relating to the above searches, please could you let me know prior to conducting any work?

Thank you,



Ed


Ed Young
Environmental Engineer

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APPENDIX E
Photographic Record





Photo 1: Car parking in the northern portion of the site



Photo 2: Soft landscaping along site's eastern boundary



Photo 3: Looking west from site access towards electrical substation



Photo 4: Area of paving and possible interceptors at assumed location of former car park



Photo 5: Vent pipe assumed to be associated with possibly identified interceptors



Photo 6: Access road along the western boundary of the site

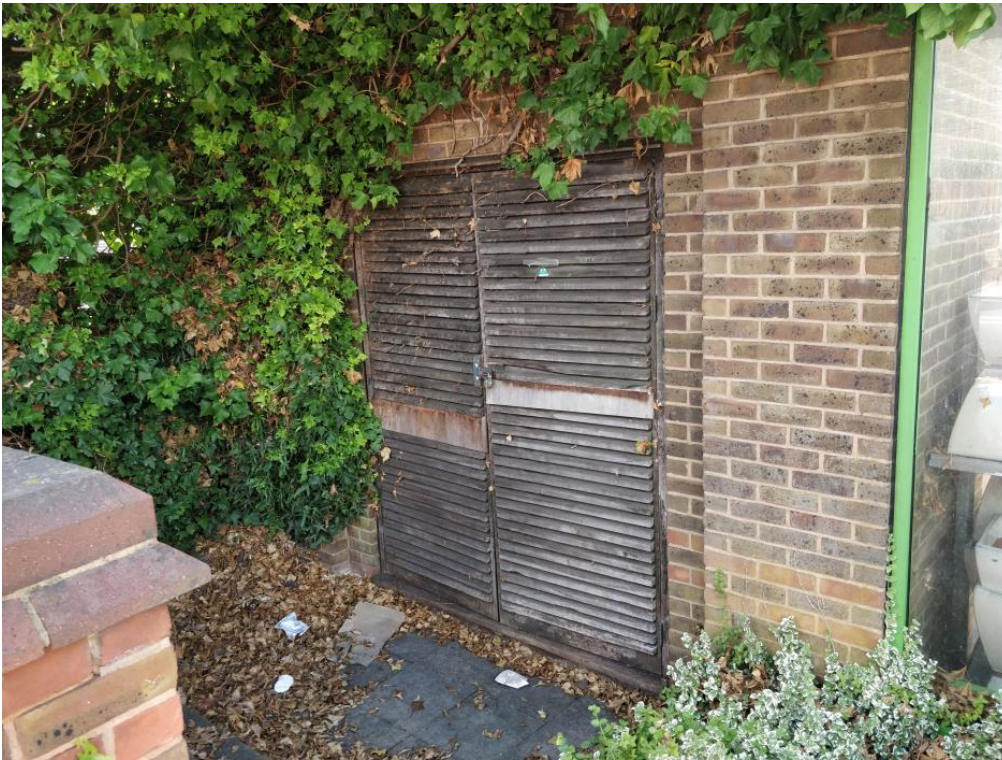


Photo 7: Brick structure assumed to be occupied by Southern Gas Network



Photo 8: Delivery yard in the south-western portion of the site



Photo 9: Homebase delivery yard



Photo 10: Gas canister storage in Homebase delivery yard



Photo 11: Waste paint storage within Homebase delivery yard



Photo 12: Homebase bin and container storage



Photo 13: Fly tipping in the south-western portion of the site



Photo 14: Manor Road ramping up towards the roundabout to the north of the site



Photo 15: Allotment gardens



Photo 16: Bus terminal to the north of the site



Photo 17: Railway line bounding the site to the south



Photo 18: Footbridge adjacent to the south-east of the site



Photo 19: Railway footbridge cutting into Homebase garden centre

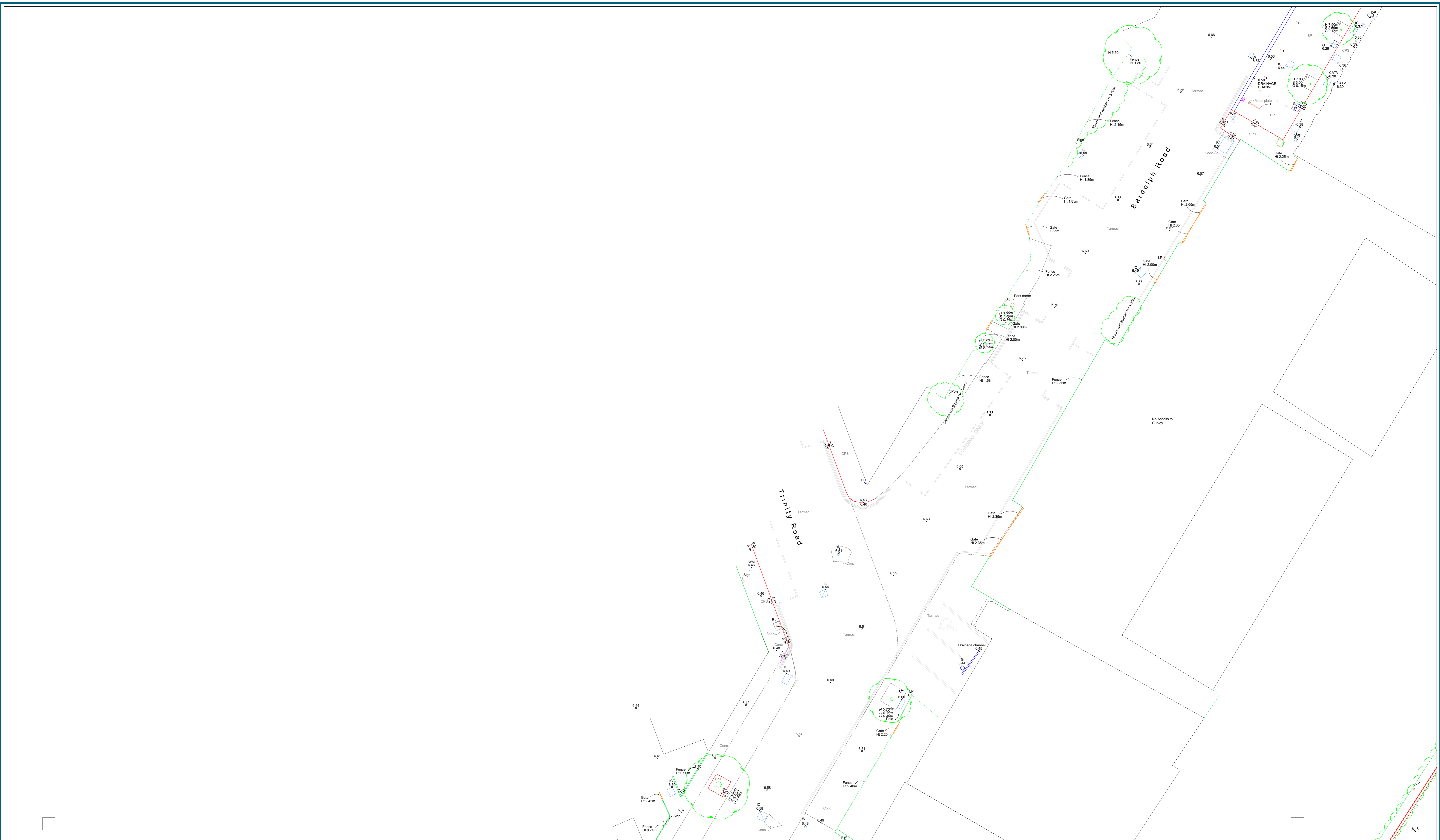


Photo 20: National Rail infrastructure

A

APPENDIX F
Topographical Survey



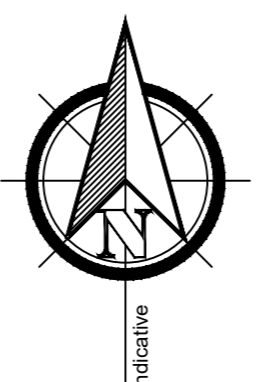


Sources:
 Levels are related to Ordnance Survey Datum via GPS Observations
 Survey location is related to Ordnance Survey Grid via GPS Observations.
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Stations:
 STN01 - 518899.719, 175472.891, 6.147
 STN02 - 518970.579, 175484.687, 6.586
 STN03 - 518969.606, 175528.346, 6.724

- Key:**
- A/C Air Conditioning Unit
 - B Bollard
 - BP Brick Paving
 - BT BT Inspection Cover
 - CATV Cable Television Inspection Cover
 - CPS Concrete Paving Slab
 - DK Dropped Kerb
 - DP Down Pipe
 - EL Eaves Level
 - FH Fire Hydrant
 - G Gully
 - GP Gate Post
 - IC Inspection Cover
 - ILB Illuminated Bollard
 - IRS Illuminated Road Sign
 - JB Junction Box
 - LP Lamp Post
 - MH Man Hole Cover
 - PB Post Box
 - PL Pavement Light

- PO Post
- RL Ridge Level
- SRFC Surface Change
- S/O Smoke Outlet
- SV Stop Valve
- TCB Telephone Call Box
- TP TacCPS Paving
- W Water Inspection Cover
- WM Water Meter



	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10

Project: Homebase, Richmond

Drawn By: SB

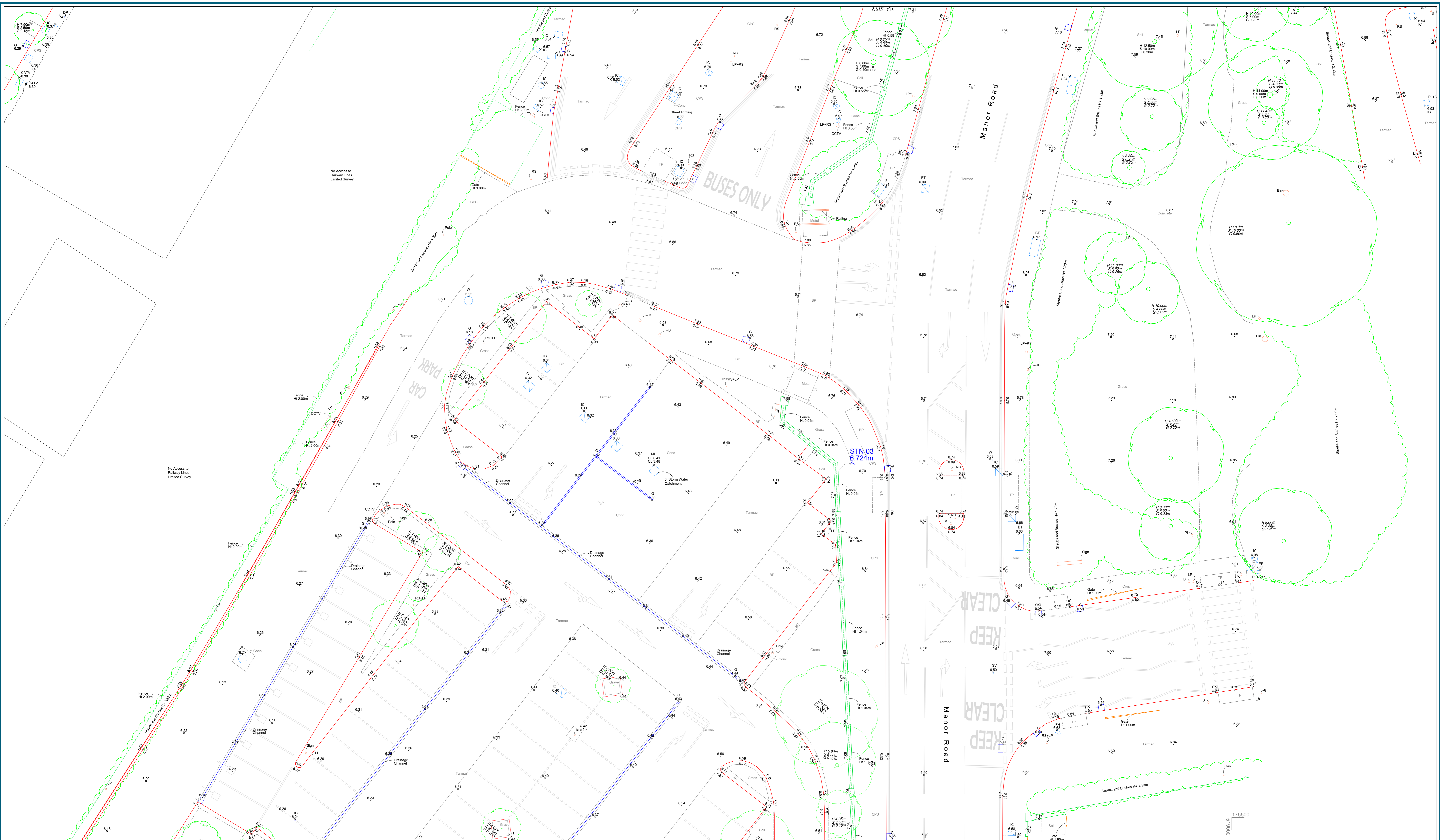
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Date: August 2018

Title: Topographic Survey Sheet 1

Dwg No: LS2024/T/01RevA

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 3rd Floor,
 17 Slingsby Place,
 London WC2E 9AB,
 0207 836 5828
 www.point2surveyors.com

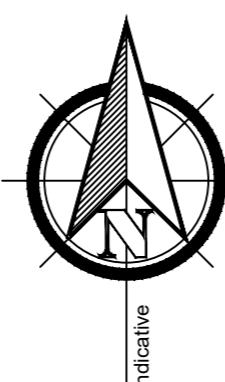


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 STN02 - 518970.579, 175484.687, 6.586
 STN03 - 518969.606, 175528.346, 6.724

Key:

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
CPS	Concrete Paving Slab	TCB	Telephone Call Box
DK	Dropped Kerb	TP	TacCPS Paving
DP	Down Pipe	W	Water Inspection Cover
EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
GP	Gate Post		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		



S1	S2	
S3	S4	
S5	S6	S7
S8	S9	S10

Project: Homebase, Richmond

Title: Topographic Survey Sheet 2

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 17 Slingsby Place,
 London WC2E 9AB,
 0207 836 5828
 www.point2surveyors.com

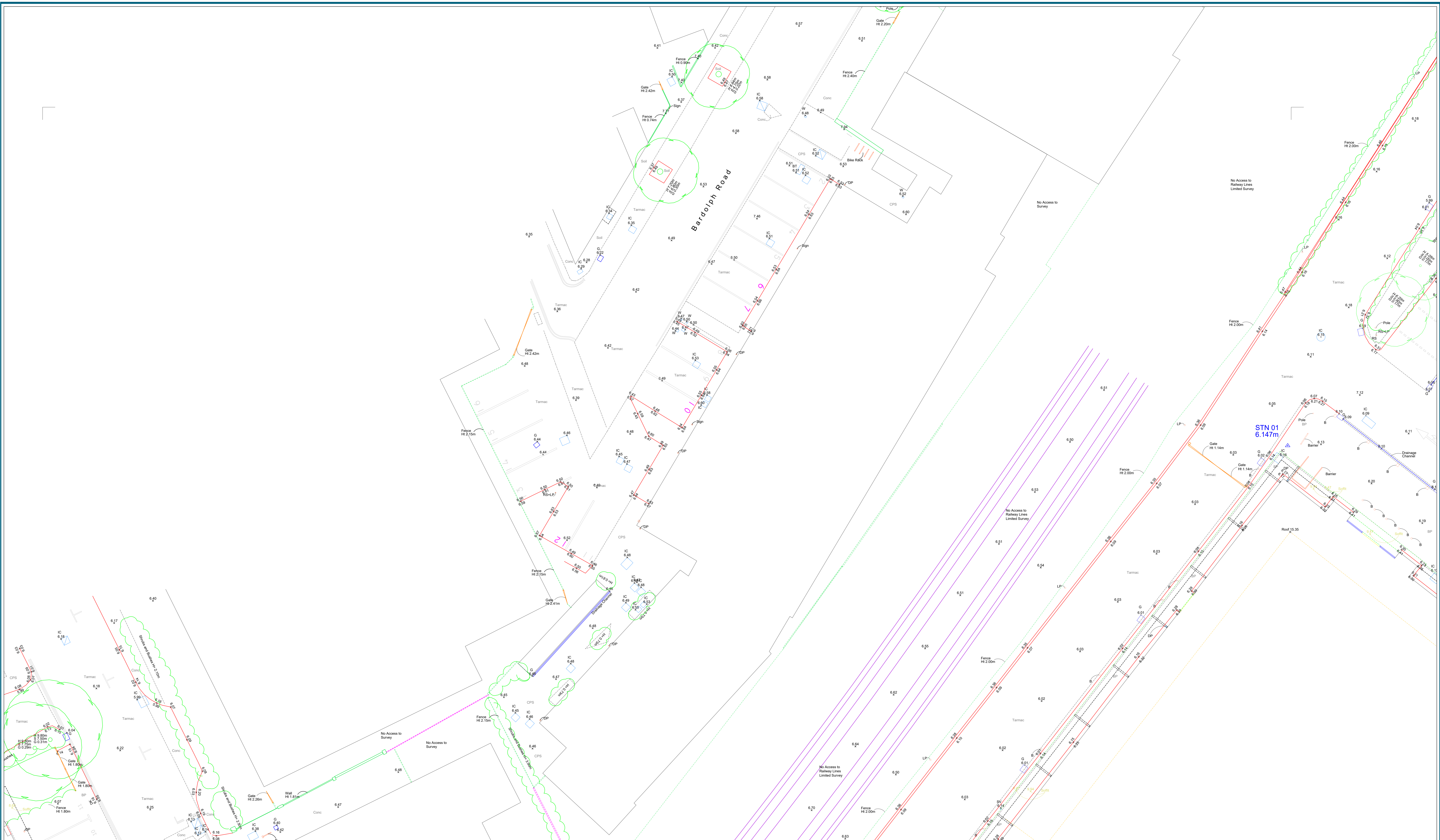


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Scale: 1:100 @ A0

Date: August 2018

Dwg No: **LS2024/T/02RevA**



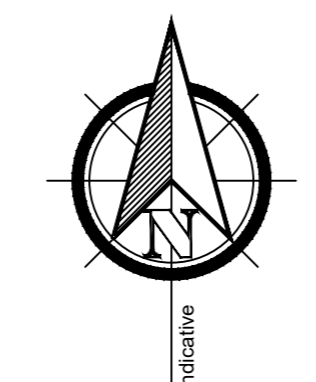
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Stations:
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 STN02 - 518970.579, 175484.687, 6.586
 STN03 - 518969.606, 175528.346, 6.724

Key:

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
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CATV	Cable Television Inspection Cover	SV	Stop Valve
CPS	Concrete Paving Slab	TCB	Telephone Call Box
DK	Dropped Kerb	TP	TacCPS Paving
DP	Down Pipe	W	Water Inspection Cover
EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
G	Gully		
GP	Gate Post		
IC	Inspection Cover		
ILB	Illuminated Bollard		
IRS	Illuminated Road Sign		
JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10



Project: Homebase, Richmond

Drawn By: SB

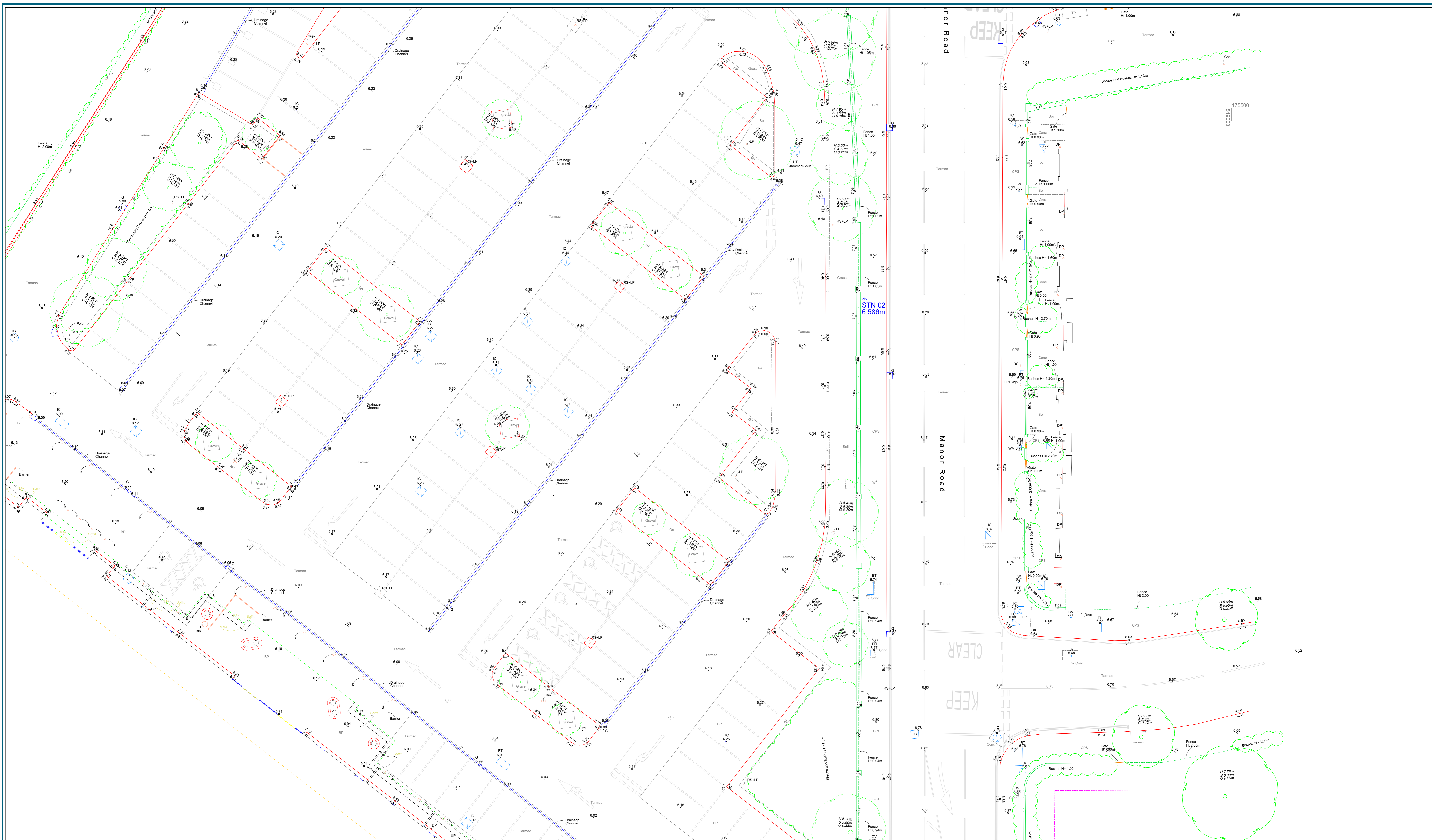
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Date: August 2018

Title: Topographic Survey Sheet 3

Dwg No: LS2024/T/03RevA

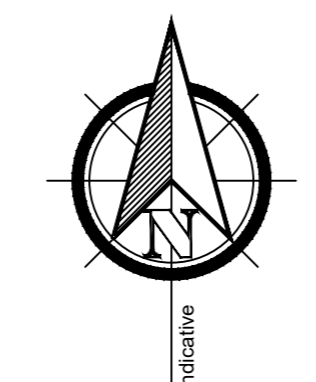
Point 2 Surveyors Ltd,
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 17 Slingsby Place,
 London WC2E 9AB,
 0207 836 5828
 www.point2surveyors.com



Sources:
 Levels are related to Ordnance Survey Datum via GPS Observations
 Survey location is related to Ordnance Survey Grid via GPS Observations.
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Stations:
 STN01 - 518899.719, 175472.891, 6.147
 STN02 - 518970.579, 175484.687, 6.586
 STN03 - 518969.606, 175528.346, 6.724

- Key:**
- | | | | |
|------|-----------------------------------|------|------------------------|
| A/C | Air Conditioning Unit | PO | Post |
| B | Bollard | RL | Ridge Level |
| BP | Brick Paving | SRFC | Surface Change |
| BT | BT Inspection Cover | S/O | Smoke Outlet |
| CATV | Cable Television Inspection Cover | SV | Stop Valve |
| CPS | Concrete Paving Slab | TCB | Telephone Call Box |
| DK | Dropped Kerb | TP | TacCPS Paving |
| DP | Down Pipe | W | Water Inspection Cover |
| EL | Eaves Level | WM | Water Meter |
| FH | Fire Hydrant | | |
| G | Gully | | |
| GP | Gate Post | | |
| IC | Inspection Cover | | |
| ILB | Illuminated Bollard | | |
| IRS | Illuminated Road Sign | | |
| JB | Junction Box | | |
| LP | Lamp Post | | |
| MH | Man Hole Cover | | |
| PB | Post Box | | |
| PL | Pavement Light | | |



S1	S2
S3	S4
S5	S6
S8	S9
	S7
	S10

Project: Homebase, Richmond

Title: Topographic Survey Sheet 4

Point 2 Surveyors Ltd,
 3rd Floor,
 17 Slingsby Place,
 London WC2E 9AB,
 0207 836 5828
 www.point2surveyors.com

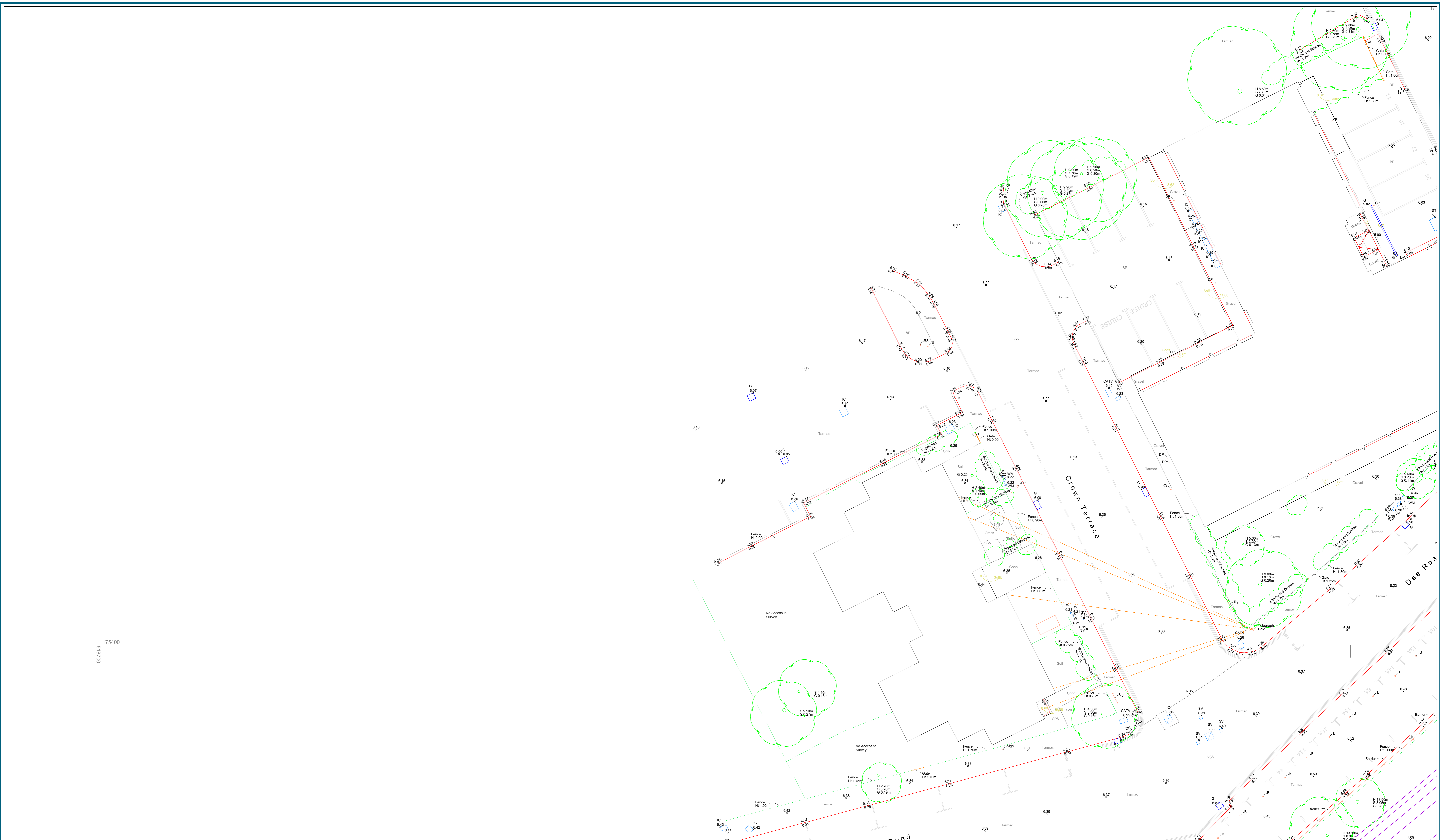


Drawn By: SB

Scale: 1:100 @ A0

Date: August 2018

Dwg No: LS2024/T/04RevA



Sources:
 Levels are related to Ordnance Survey Datum via GPS Observations
 Survey location is related to Ordnance Survey Grid via GPS Observations.
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Stations:
 STN01 - 518899.719, 175472.891, 6.147
 STN02 - 518970.579, 175484.687, 6.586
 STN03 - 518969.606, 175528.346, 6.724

Key:

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
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JB	Junction Box		
LP	Lamp Post		
MH	Man Hole Cover		
PB	Post Box		
PL	Pavement Light		

	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10

Project: Homebase, Richmond

Drawn By: SB

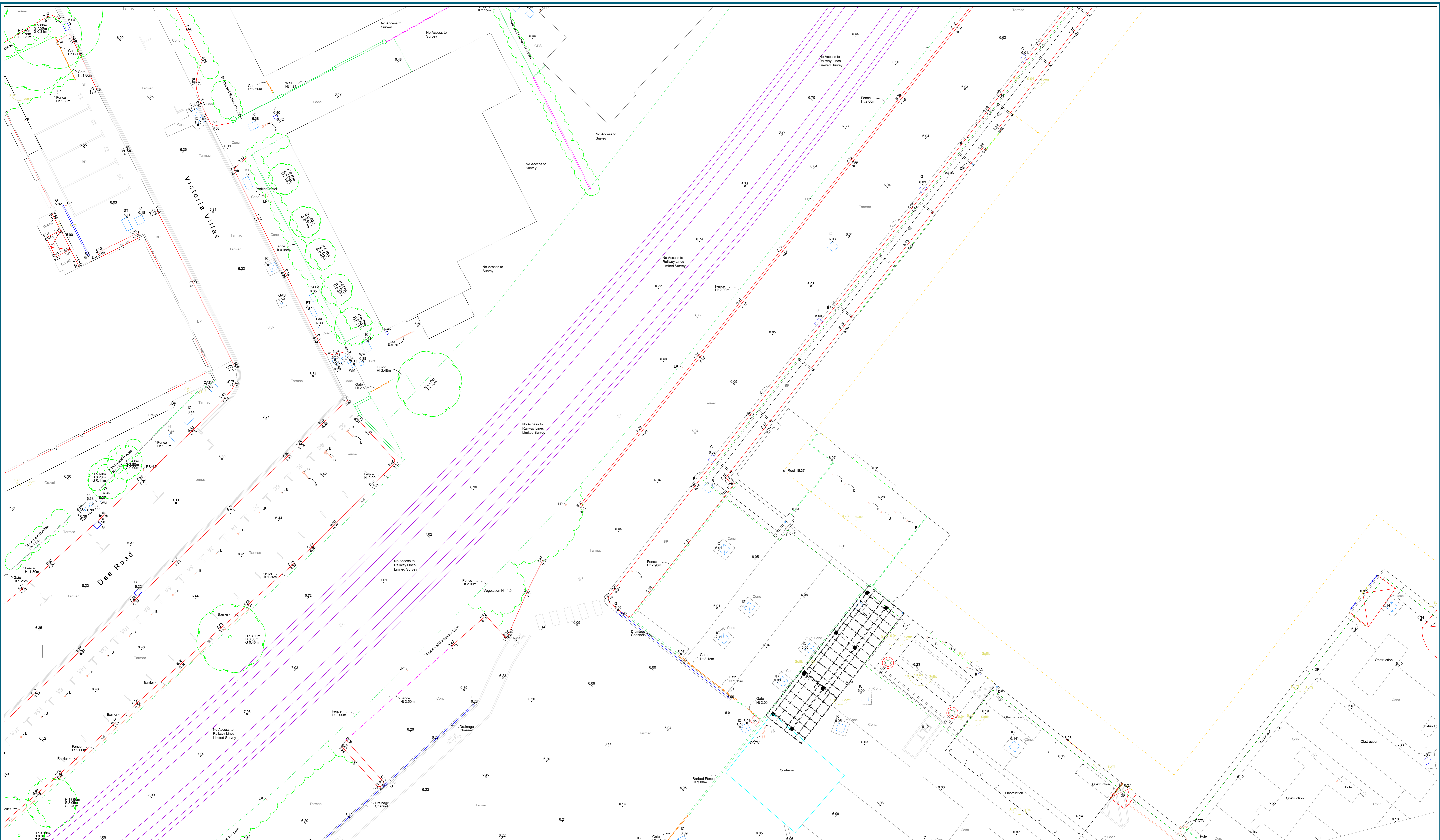
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Date: August 2018

Title: Topographic Survey Sheet 5

Dwg No: LS2024/T/05RevA

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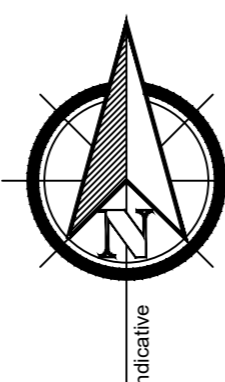


Sources:
 Levels are related to Ordnance Survey Datum via GPS Observations
 Survey location is related to Ordnance Survey Grid via GPS Observations.
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Stations:
 STN01 - 518899.719, 175472.891, 6.147
 STN02 - 518970.579, 175484.687, 6.586
 STN03 - 518969.606, 175528.346, 6.724

Key:

A/C	Air Conditioning Unit	PO	Post
B	Bollard	RL	Ridge Level
BP	Brick Paving	SRFC	Surface Change
BT	BT Inspection Cover	S/O	Smoke Outlet
CATV	Cable Television Inspection Cover	SV	Stop Valve
CP	Concrete Paving Slab	TCB	Telephone Call Box
DK	Dropped Kerb	TP	TacCPS Paving
DP	Down Pipe	W	Water Inspection Cover
EL	Eaves Level	WM	Water Meter
FH	Fire Hydrant		
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	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10

Project: Homebase, Richmond

Drawn By: SB

Scale: 1:100 @ A0

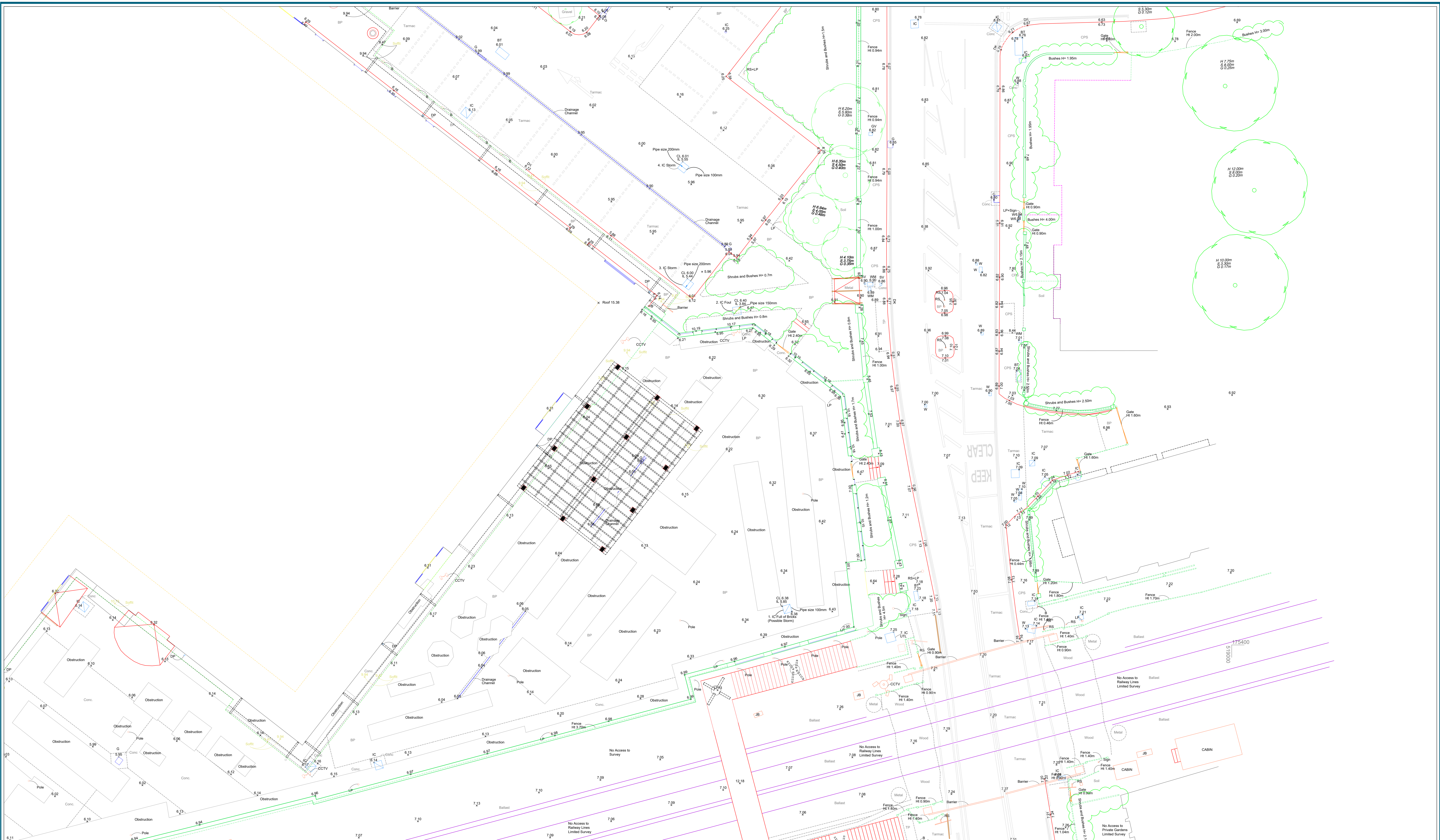
Date: August 2018

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Dwg No: LS2024/T/06RevA

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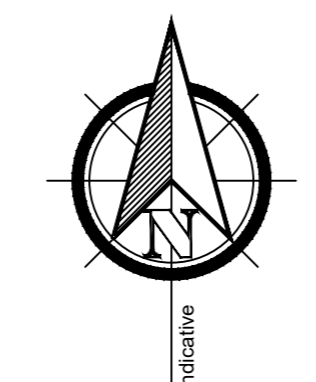
Sources:
 Levels are related to Ordnance Survey Datum via GPS Observations
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PL	Pavement Light		

S1	S2
S3	S4
S5	S6
S8	S9
	S7
	S10



Project: Homebase, Richmond		Title: Topographic Survey Sheet 7	
Drawn By: SB	Scale: 1:100 @ A0	Date: August 2018	Dwg No: LS2024/T/07RevA

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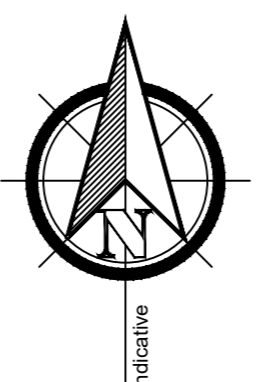


Sources:
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- Key:**
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 - CATV Cable Television Inspection Cover
 - CP Concrete Paving Slab
 - DK Dropped Kerb
 - DP Down Pipe
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 - FH Fire Hydrant
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 - IRS Illuminated Road Sign
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 - MH Man Hole Cover
 - PB Post Box
 - PL Pavement Light

- PO Post
- RL Ridge Level
- SRFC Surface Change
- S/O Smoke Outlet
- SV Stop Valve
- TCB Telephone Call Box
- TP TacCPS Paving
- W Water Inspection Cover
- WM Water Meter



	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10

Project: Homebase, Richmond

Drawn By: SB

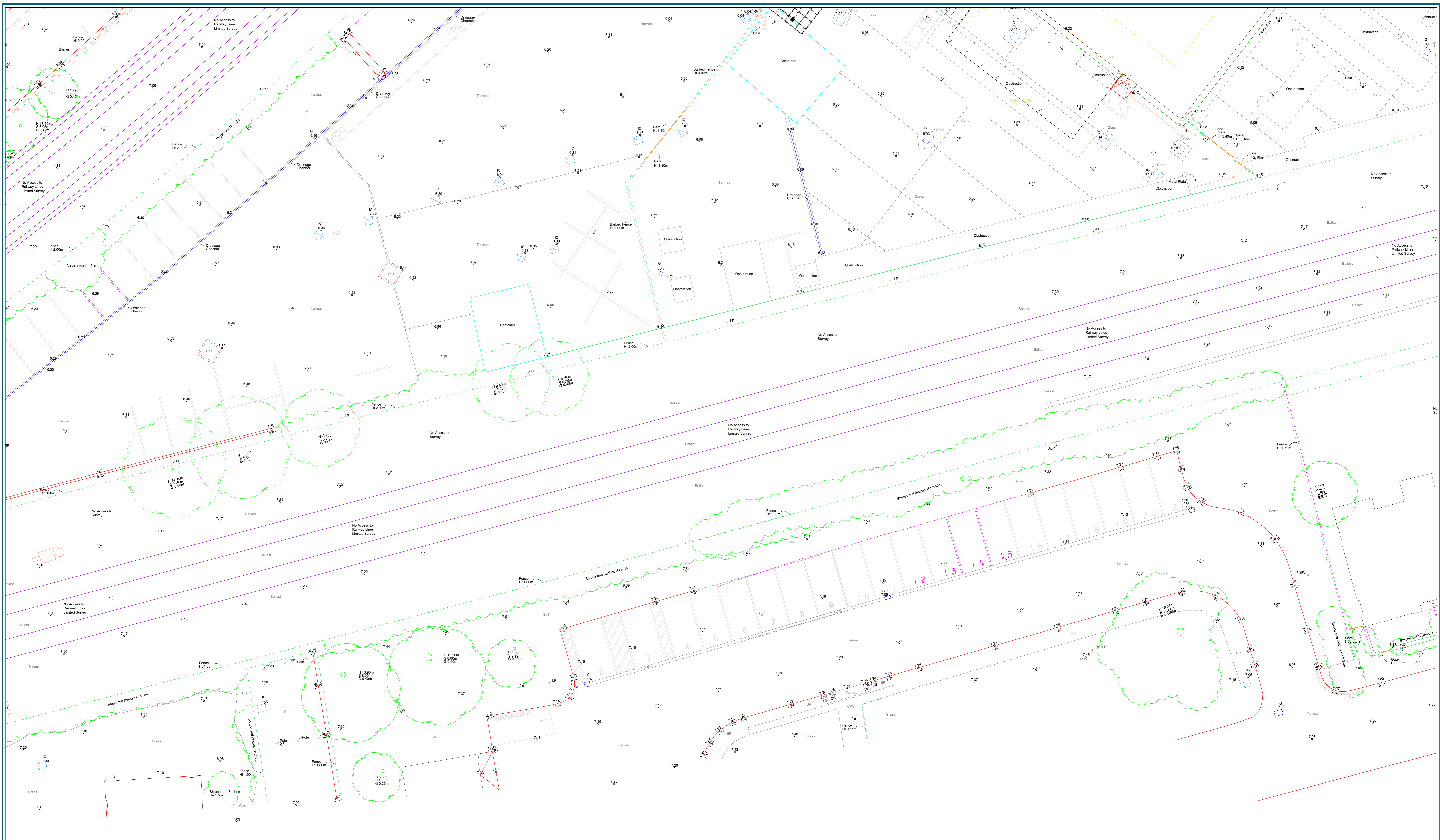
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Date: August 2018

Title: Topographic Survey Sheet 8

Dwg No: LS2024/T/08RevA

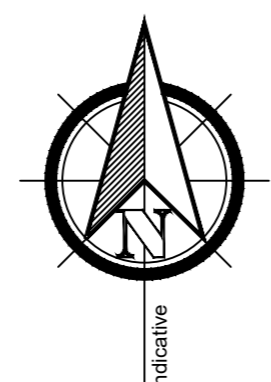
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 - SV Stop Valve
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 - TP TacCPS Paving
 - W Water Inspection Cover
 - WM Water Meter



S1	S2
S3	S4
S5	S6
S8	S9
	S10

Project: Homebase, Richmond

Title: Topographic Survey Sheet 9

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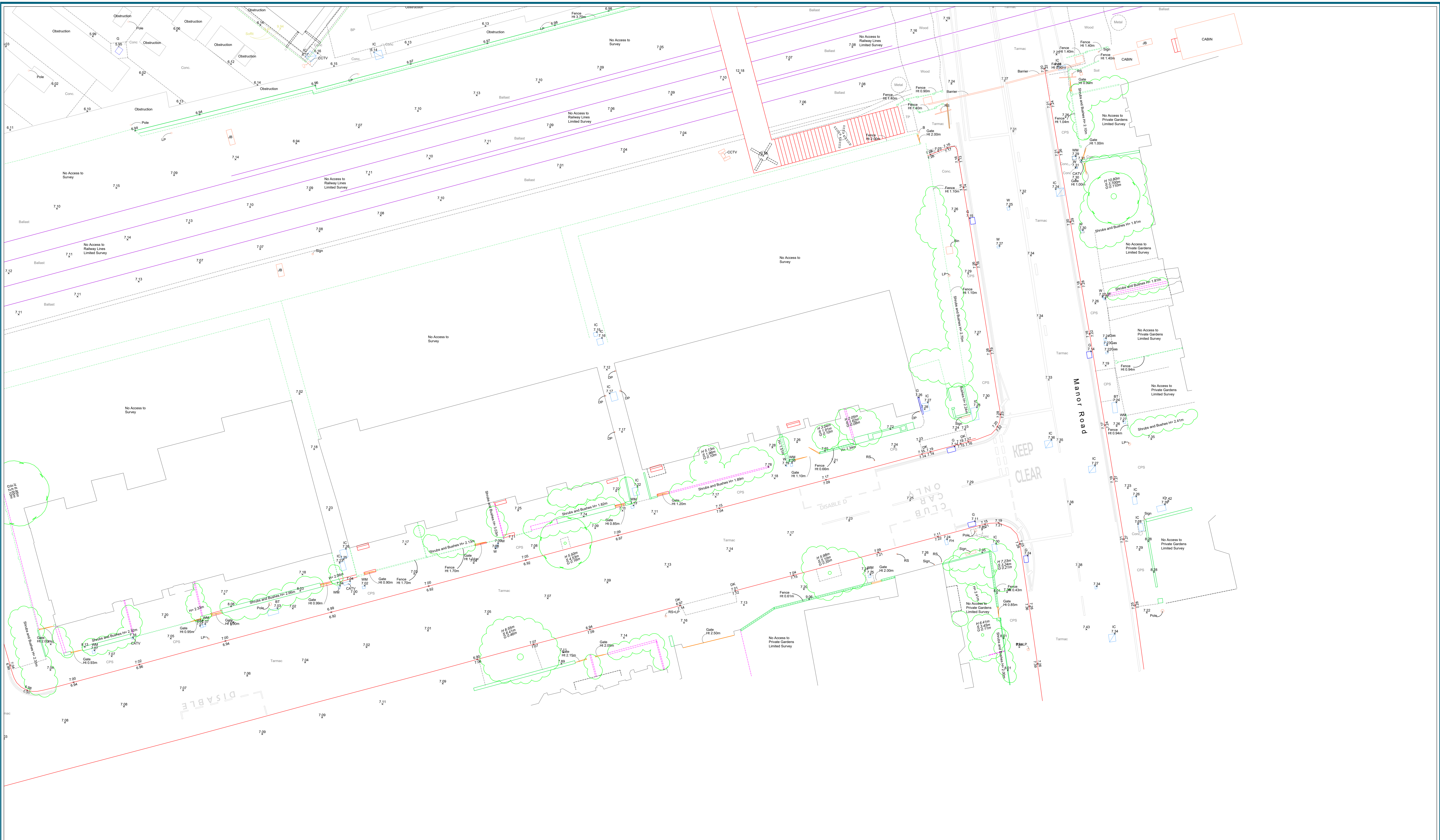


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Date: August 2018

Dwg No: LS2024/T/09RevA



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S1	S2
S3	S4
S5	S6
S8	S9
	S10

Project: Homebase, Richmond

Drawn By: SB

Scale: 1:100 @ A0

Date: August 2018

Title: Topographic Survey Sheet 10

Dwg No: LS2024/T/10RevA

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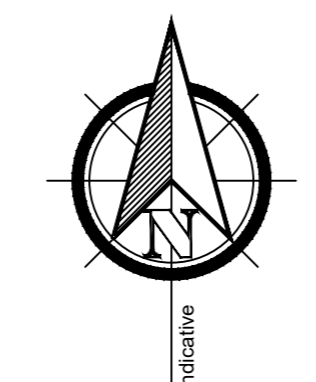
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		S13
S11		S12
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	S3	S4
S5	S6	S7
S8	S9	S10



Project: Homebase, Richmond

Drawn By: SB

Scale: 1:100 @ A0

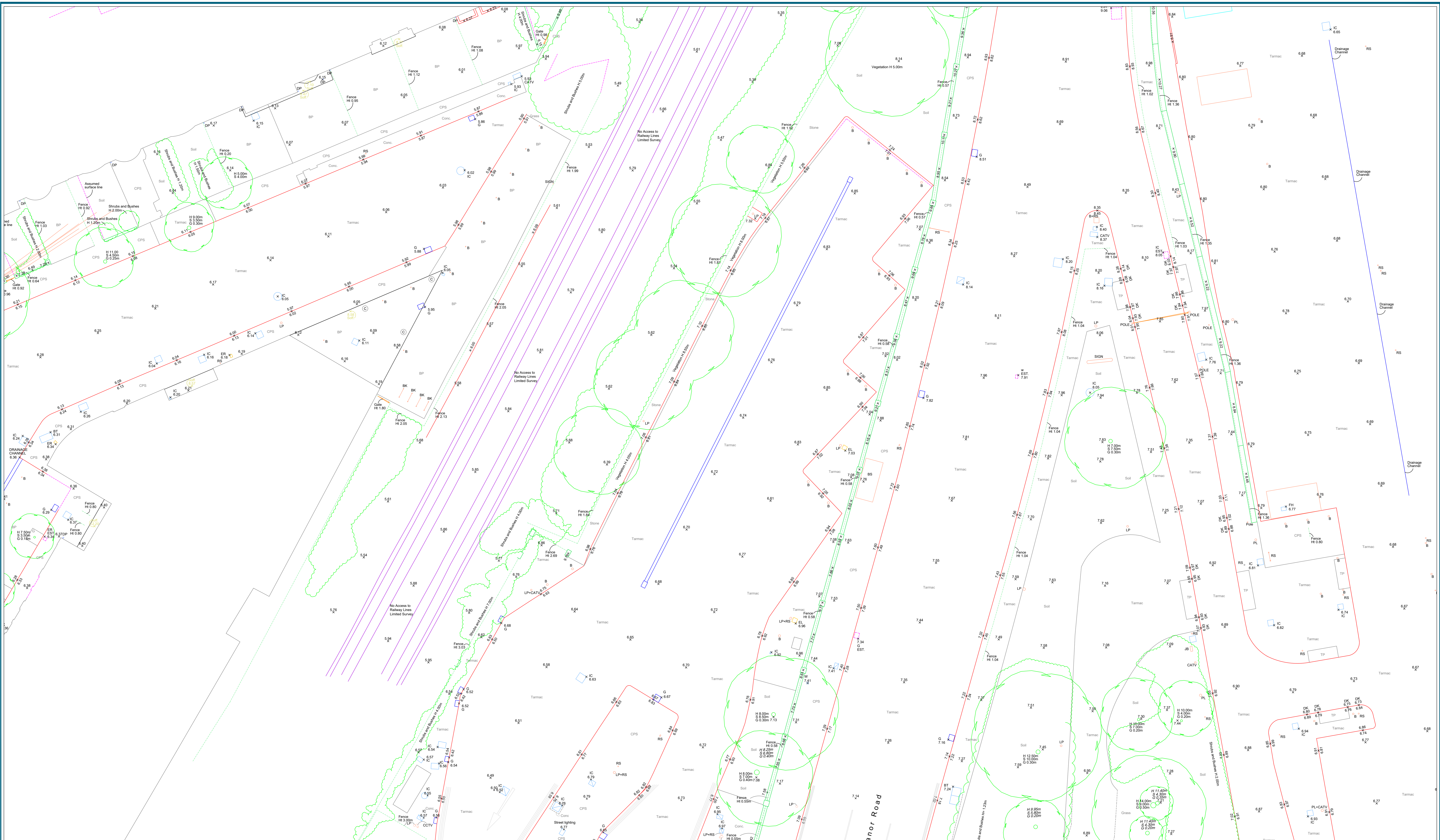
Date: August 2018

Title: Topographic Survey Sheet 11

RevB: Additional Area Added to Plan

Dwg No: LS2024/T/11RevA

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		S13
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S5	S6	S7
S8	S9	S10

Project: Homebase, Richmond

Drawn By: SB

Scale: 1:100 @ A0

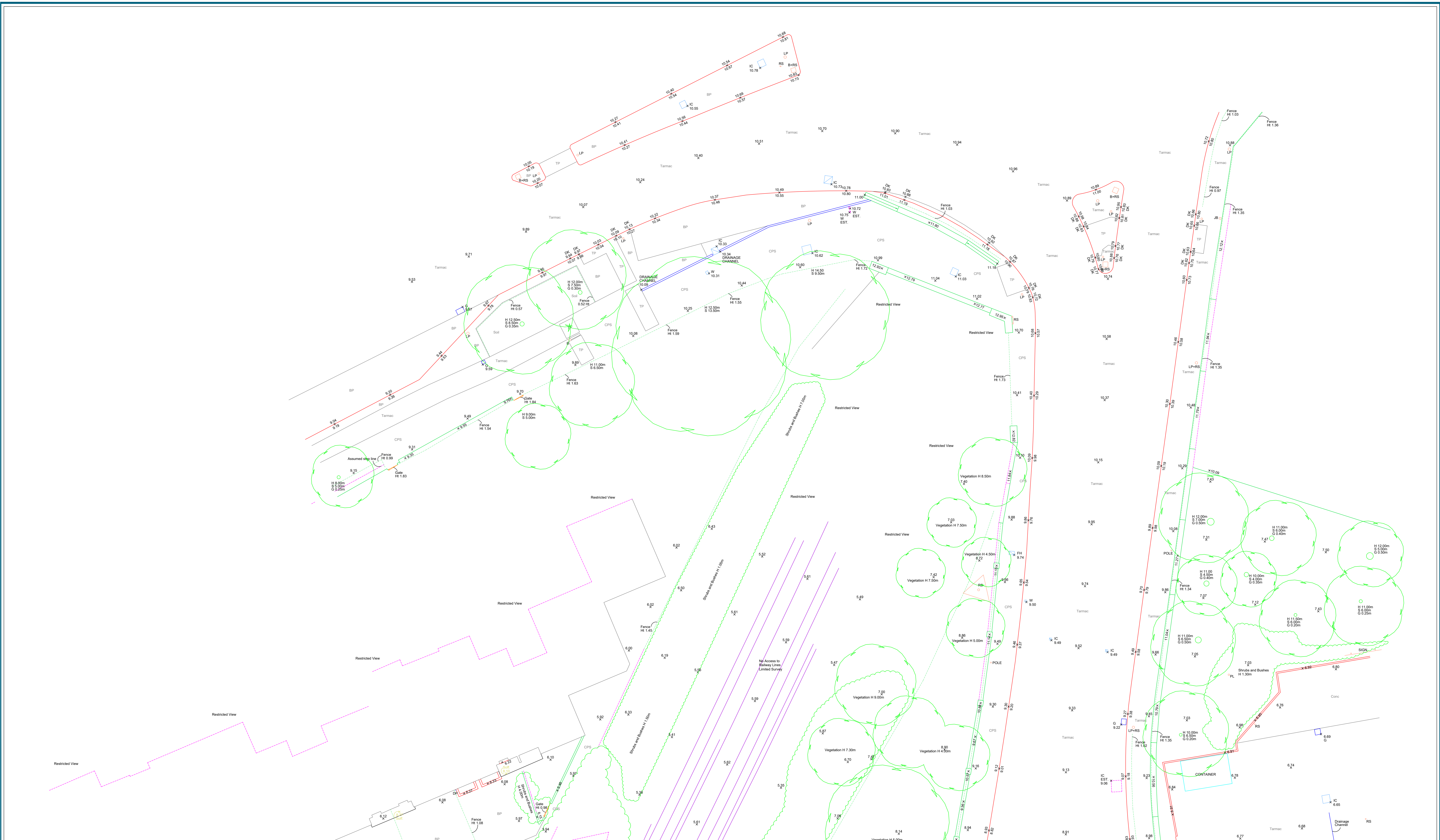
Date: August 2018

Title: Topographic Survey Sheet 12

RevB: Additional Area Added to Plan

Dwg No: LS2024/T/12RevA

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		S13
	S11	S12
	S1	S2
	S3	S4
S5	S6	S7
S8	S9	S10

Project: Homebase, Richmond

Drawn By: SB

Scale: 1:100 @ A0

Date: August 2018

Title: Topographic Survey Sheet 13

RevB: Additional Area Added to Plan

Dwg No: LS2024/T/13RevA

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APPENDIX G

Principles of Geo-Environmental Risk Assessment



Principles of Environmental Risk Assessment

The Environmental Protection Act 1990, Part II A Contaminated Land (Section 57 of the Environment Act 1995) and the Contaminated Land Regulations 2006 (and 2012 amendments) provide a basis on which to determine the risks and liabilities presented by a contaminated site. Contaminated Land is defined within Section 78A(2) of the Environmental Protection Act 1990, Part II A Contaminated Land (by commencement of Section 86 of The Water Act 2003 [Commencement Order No. 11] Order 2012) 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-

- (a) Significant harm is being caused or there is significant possibility of such harm being caused; or
- (b) Significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused.”

Section 57 of the Environment Act 1995 requires that any site identified as being “contaminated” by the Local Authority will be registered by them and remediation will be required to render the site fit for use.

The presence of contamination is not the sole factor for deciding whether a site is contaminated. Relevant parties should identify site-specific risks and provide objective, cost-effective methods to manage the contamination in a manner which satisfies the proposed end-use.

A risk-based approach, which takes both technical and non-technical aspects into consideration when making decisions on contamination resulting from past, present or future human activities, is advocated. The assessment of environmental risks generally relies on the identification of three principal elements forming a ‘pollutant or contaminant linkage’:

Source:	the contaminant
Pathway:	the route through which the contaminant can migrate, and
Receptor:	all human, animal, plant, controlled water or property that may be adversely affected (harmed) by the contaminant

In the absence of one of these elements, on a given site, there is no risk. Where all three elements are present, risk assessment is required to determine the significance of the harm or pollution that is being or may be caused. As outlined above, the terms of the Contaminated Land regime specify that remediation need only be implemented where a site is causing, or there is a significant possibility that it will cause, significant harm, or that pollution of controlled waters is being caused or there is a significant possibility of such pollution being caused.

Development of contaminated land is usually addressed through the application of planning and development legislation and guidance (i.e. NPPF). The suitable for use approach is regarded as the most appropriate basis to deal with contaminated land, taking account of environmental, social and economic objectives. The assessment is made in the context of the proposed land use.

Risk Classification Matrix

		Consequence			
		Severe (Sv)	Medium (Md)	Mild (Mi)	Minor (Mr)
Probability	High (Hi)	Very high risk	High Risk	Moderate Risk	Moderate/low risk
	Likely (Li)	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood (Lw)	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely (Ul)	Moderate/low risk	Low risk	Very low risk	Very low risk

After CIRIA Report C552, Contaminated Land Risk Assessment A Guide to Good Practice, 2001

Classification of Consequence

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in “significant harm” as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem or organisation forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health (“significant harm” as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem or organism forming part of such ecosystem, (note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentration of a contaminant from site exceeds the generic or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a species within a designated nature reserve. Lesser toxic and asphyxiate effects of carbon dioxide
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services (“significant harm” as defined in the Draft Circular on Contaminated Land, DETR, 2000). Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	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.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discoloration of concrete.

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