

**General**

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point

**Risk of Flooding from Surface Water**

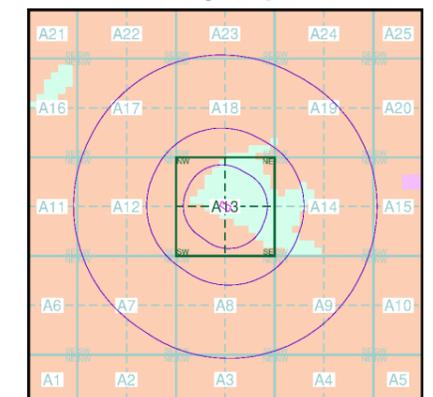
-  High - 30 Year Return
-  Medium - 100 Year Return
-  Low - 1000 Year Return

**Suitability**

See the suitability map below

-  National to county
-  County to town
-  Town to street
-  Street to parcels of land
-  Property

**E/ANRW Suitability Map - Slice A**

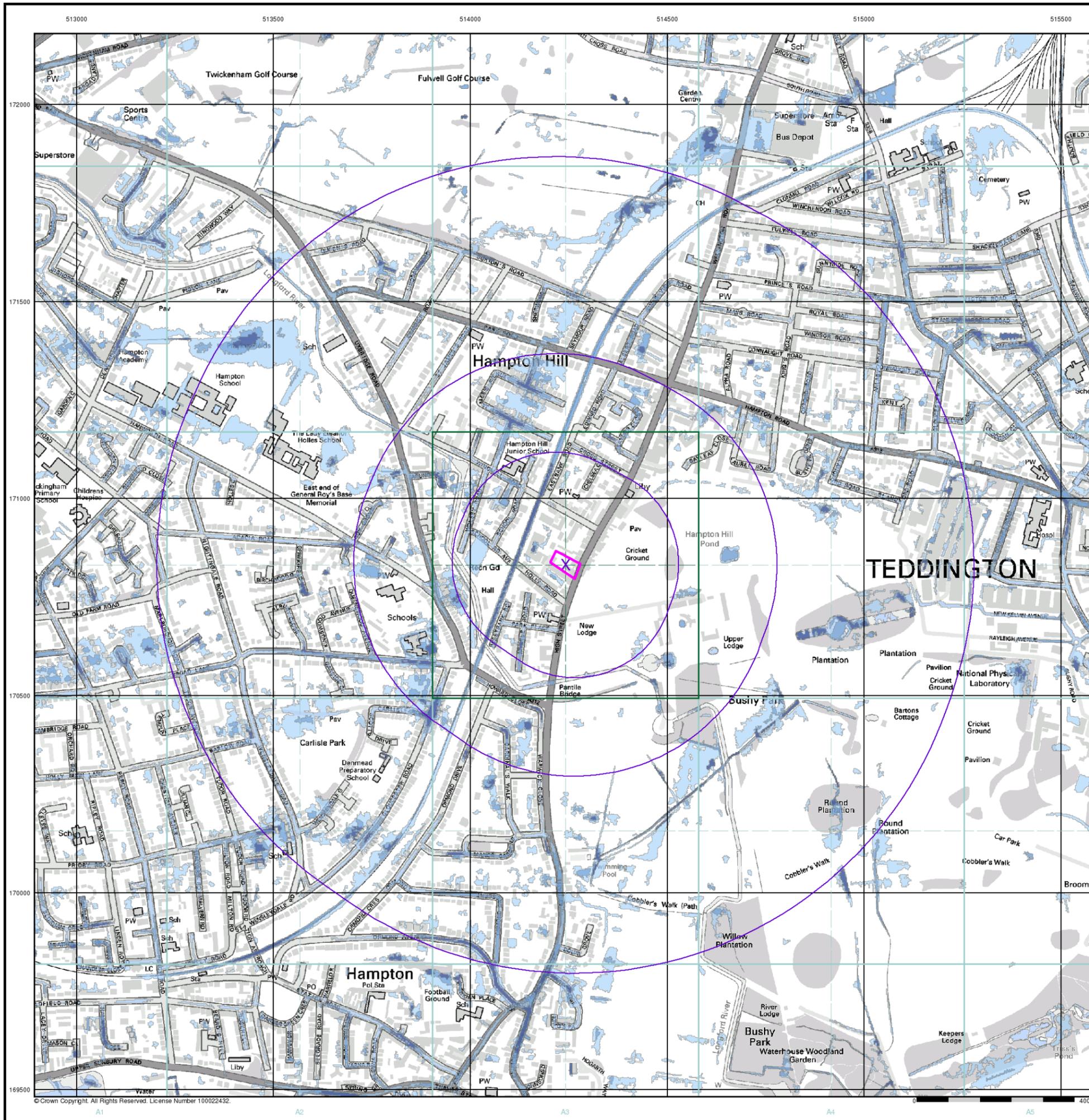


**Order Details**

Order Number: 85332498\_1\_1  
 Customer Ref: SL05030  
 National Grid Reference: 514240, 170830  
 Slice: A  
 Site Area (Ha): 0.27  
 Search Buffer (m): 1000

**Site Details**

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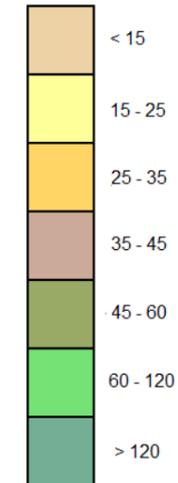
**General**

- ✱ Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

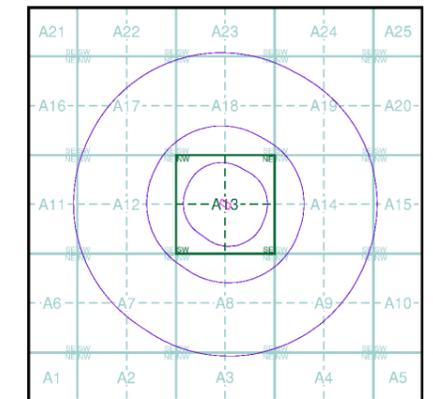
**Urban Soil Chemistry Arsenic**

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Arsenic Concentrations mg/kg



**Urban Soil Chemistry Arsenic - Slice A**

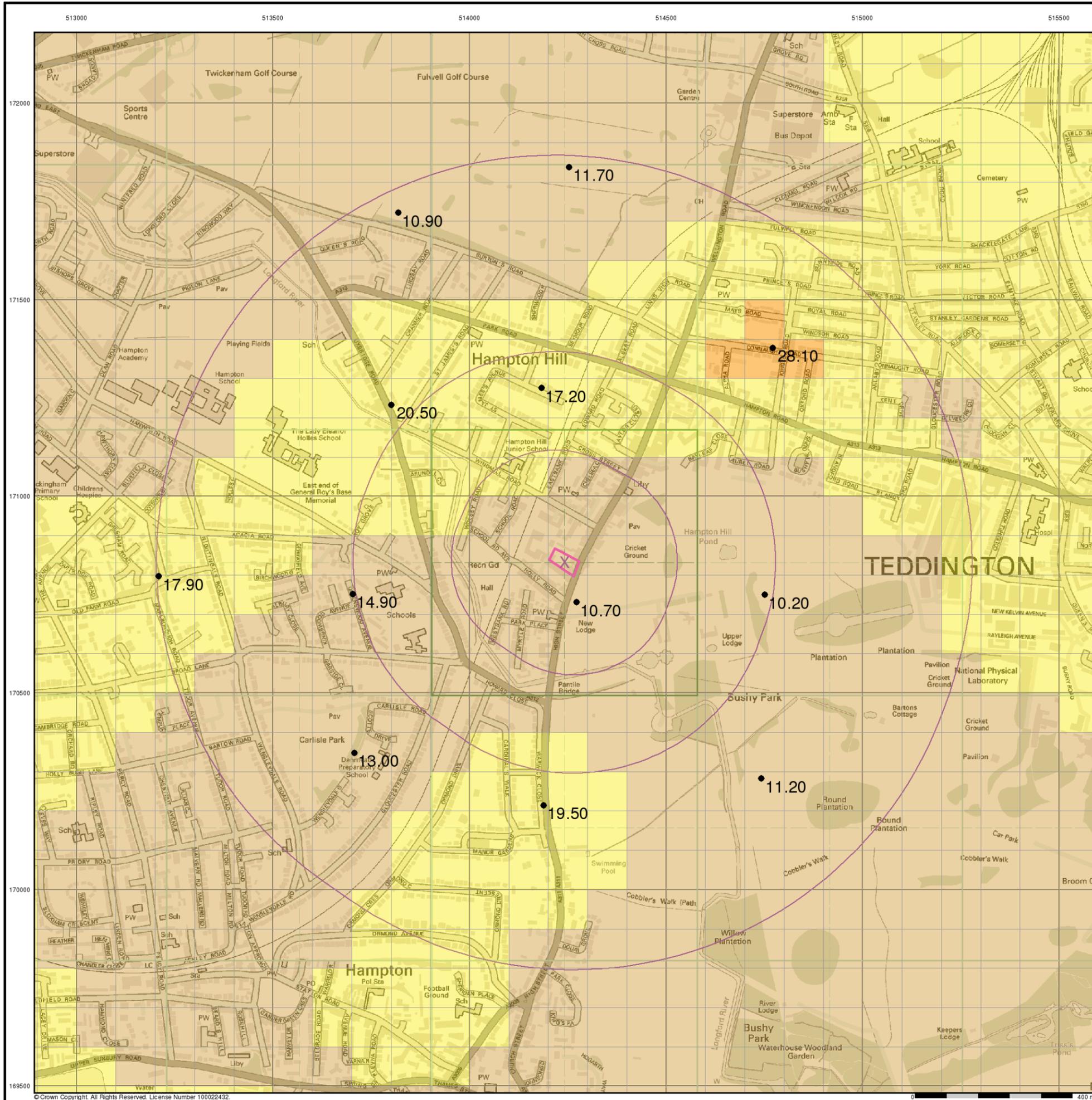


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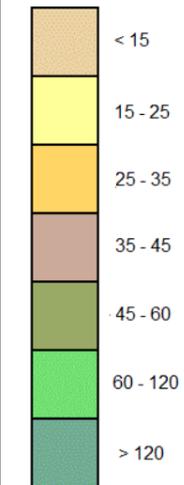


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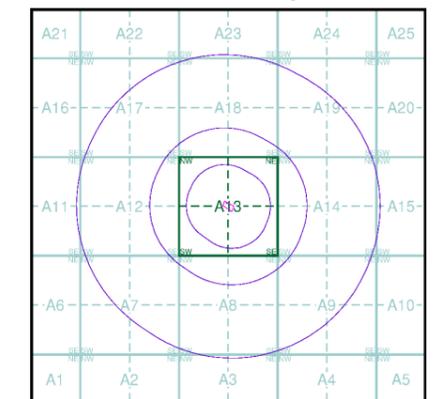
- Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

**Estimated Soil Chemistry Arsenic**

Arsenic Concentrations mg/kg



**Estimated Soil Chemistry Arsenic - Slice A**

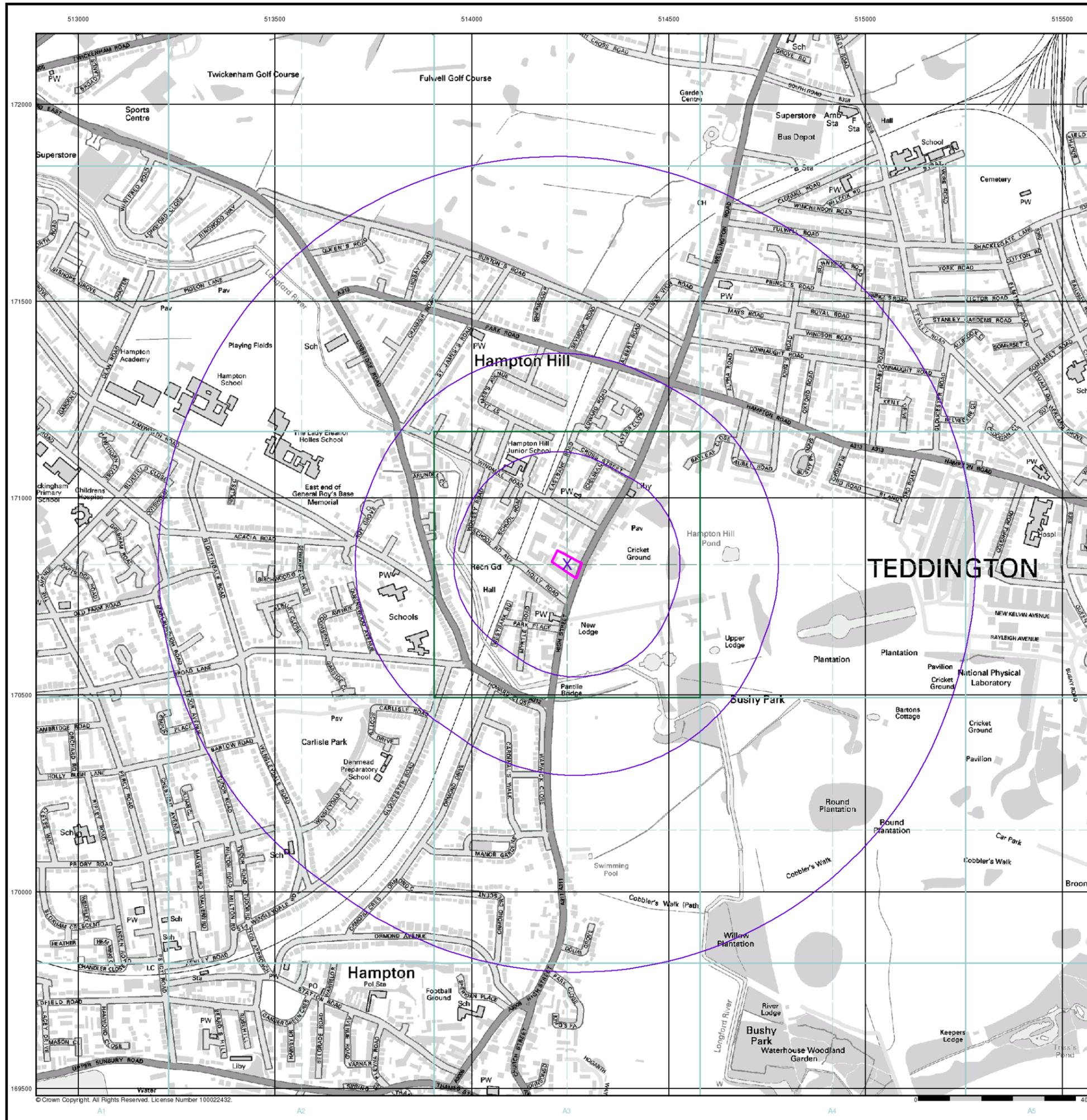


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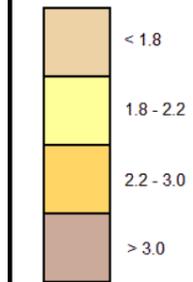
**General**

- Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

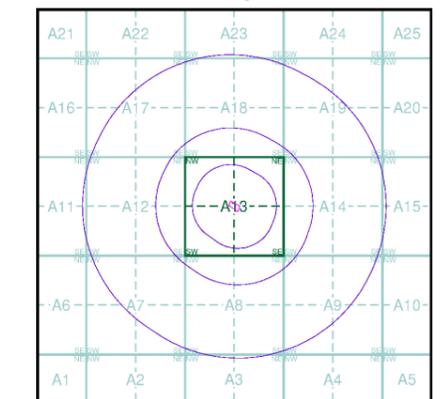
**Urban Soil Chemistry Cadmium**

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Cadmium Concentrations mg/kg



**Urban Soil Chemistry Cadmium - Slice A**

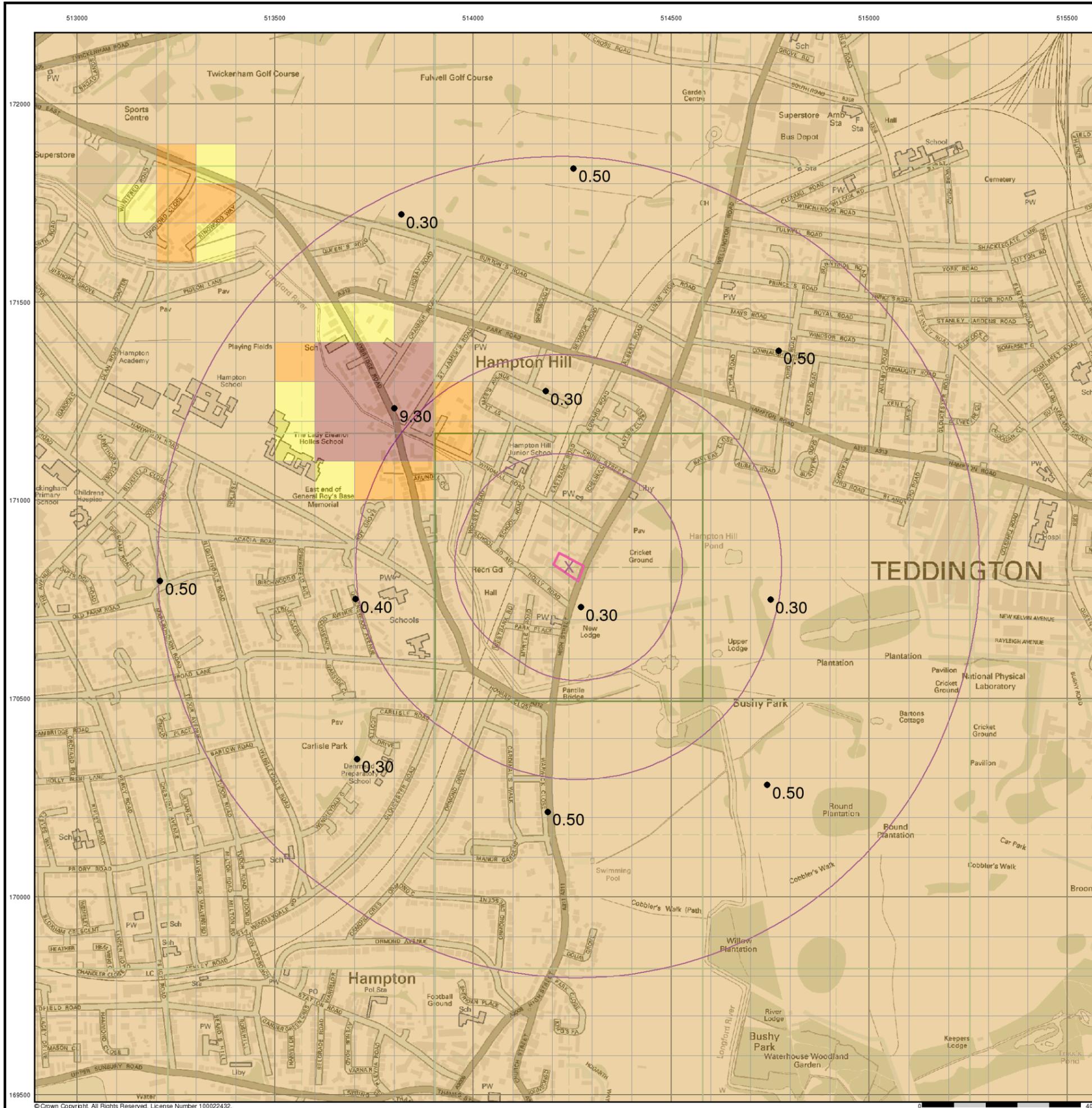


**Order Details**

Order Details: 85332498\_1\_1  
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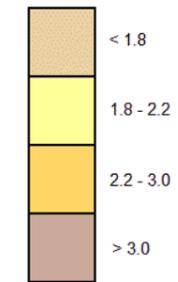


**General**

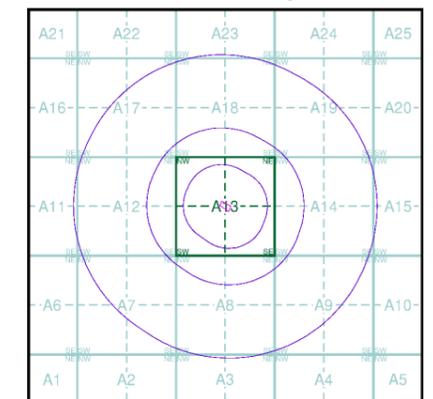
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

**Estimated Soil Chemistry Cadmium**

Cadmium Concentrations mg/kg



**Estimated Soil Chemistry Cadmium - Slice A**

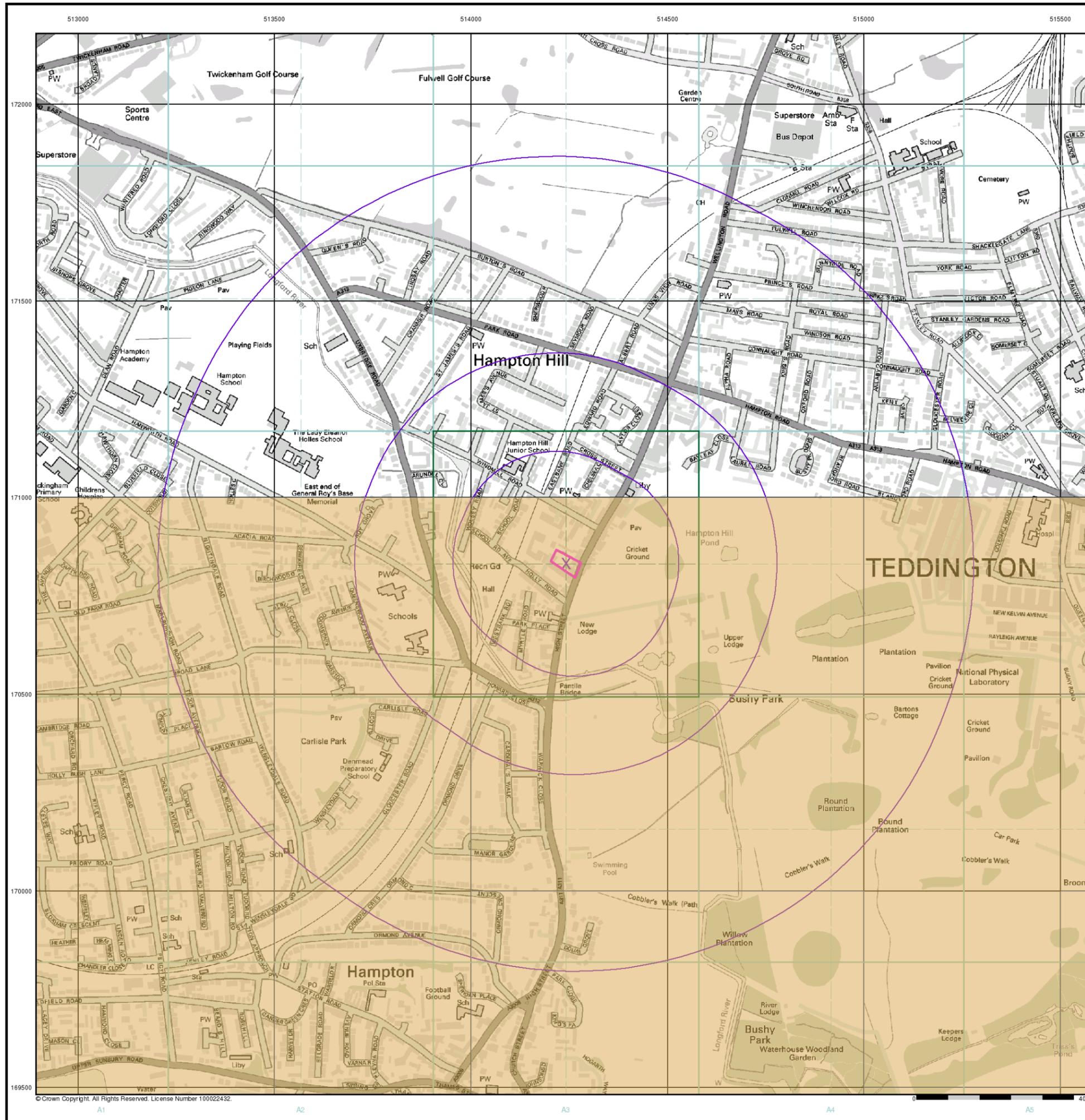


**Order Details**

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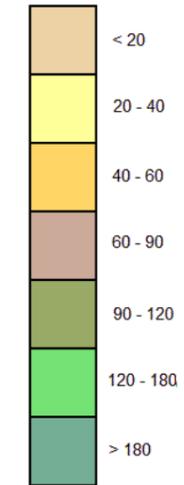
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- Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

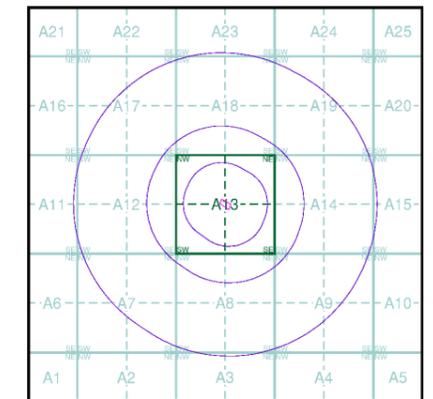
**Urban Soil Chemistry Chromium**

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Chromium Concentrations mg/kg



**Urban Soil Chemistry Chromium - Slice A**

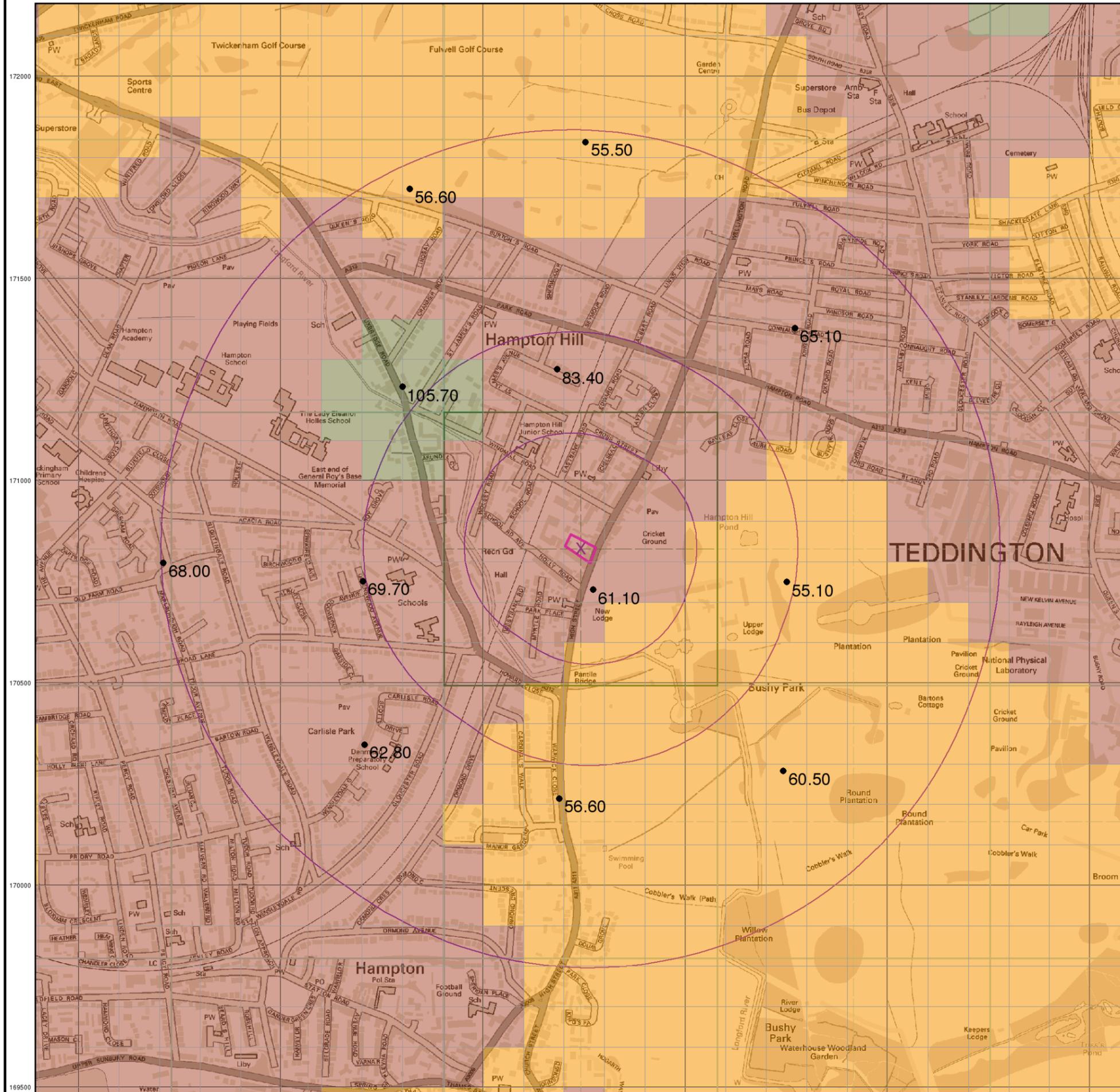


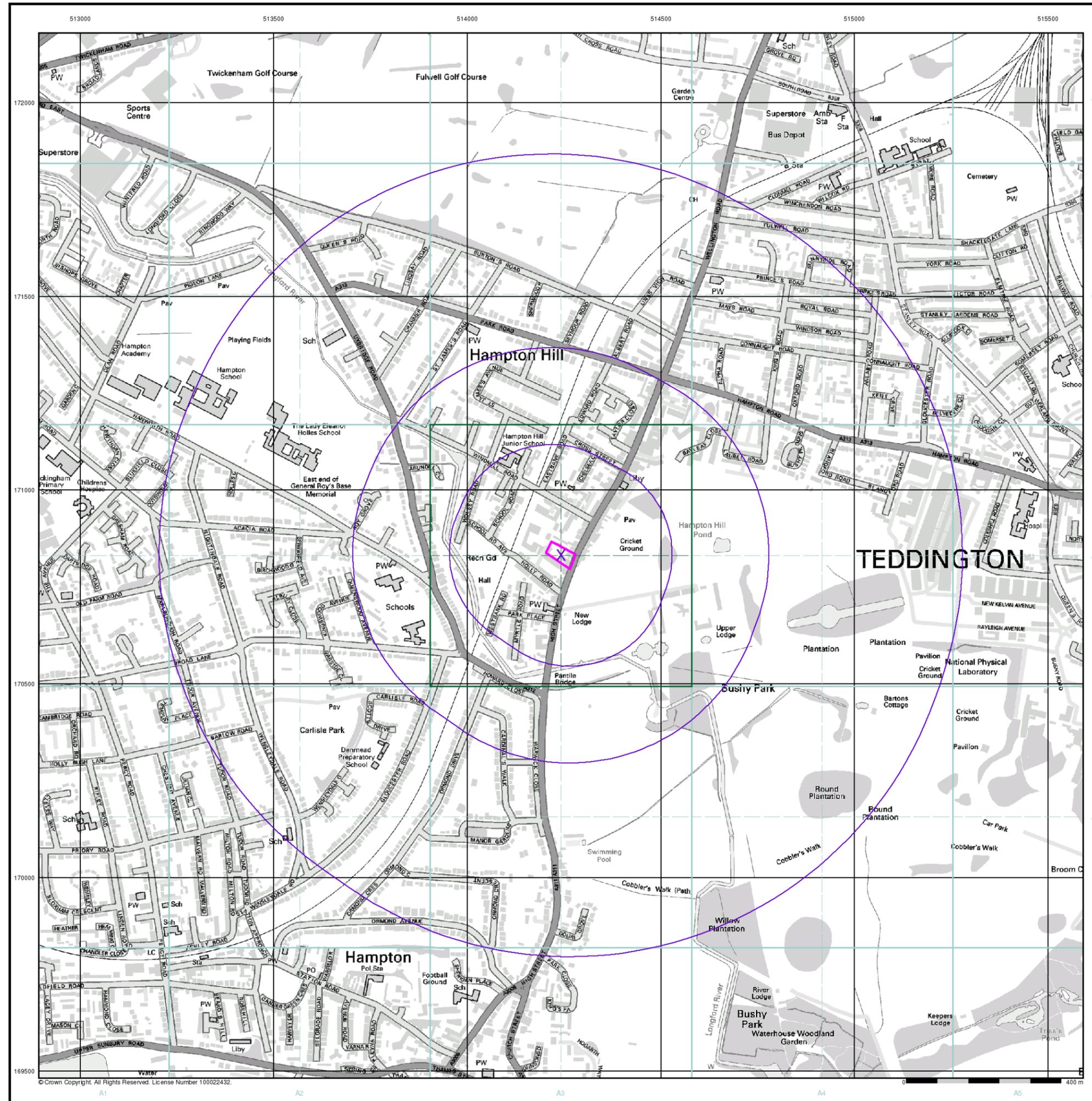
**Order Details**

Order Details: 85332498\_1\_1  
 Customer Ref: SL05030  
 National Grid Reference: 514240, 170830  
 Slice: A  
 Site Area (Ha): 0.27  
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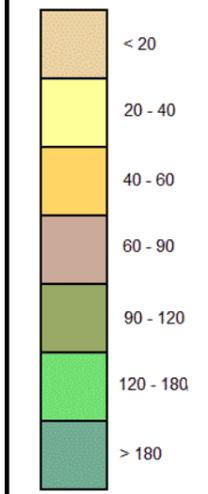


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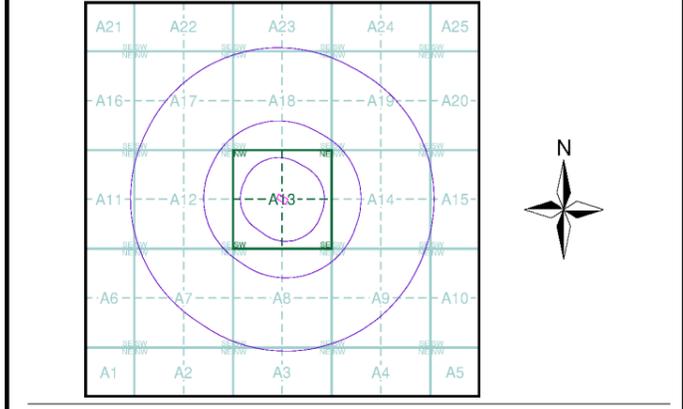
○ Specified Site     
 ○ Specified Buffer(s)     
 X Bearing Reference Point

**Estimated Soil Chemistry Chromium**

Chromium Concentrations mg/kg



**Estimated Soil Chemistry Chromium - Slice A**



**Order Details**

Order Details: 85332498\_1\_1  
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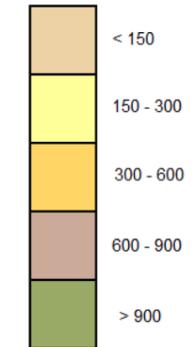
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- ✕ Bearing Reference Point

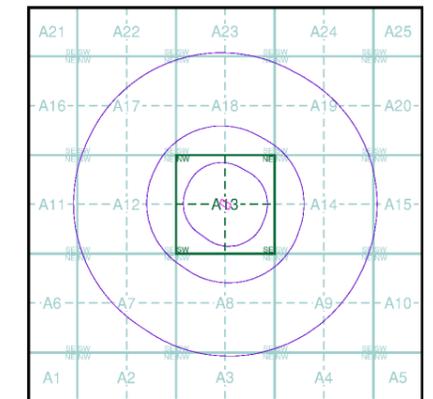
**Urban Soil Chemistry Lead**

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Lead Concentrations mg/kg



**Urban Soil Chemistry Lead - Slice A**

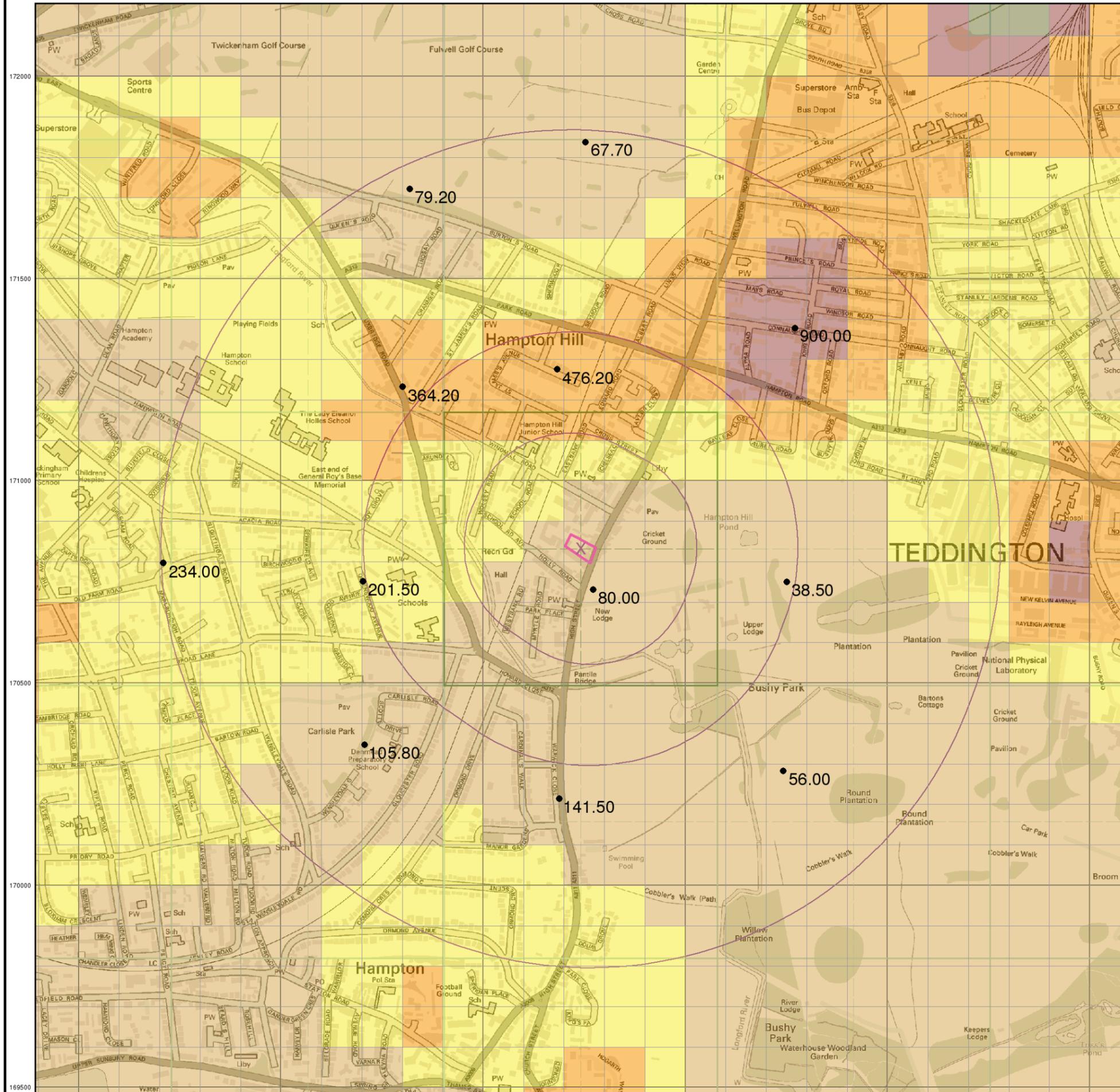


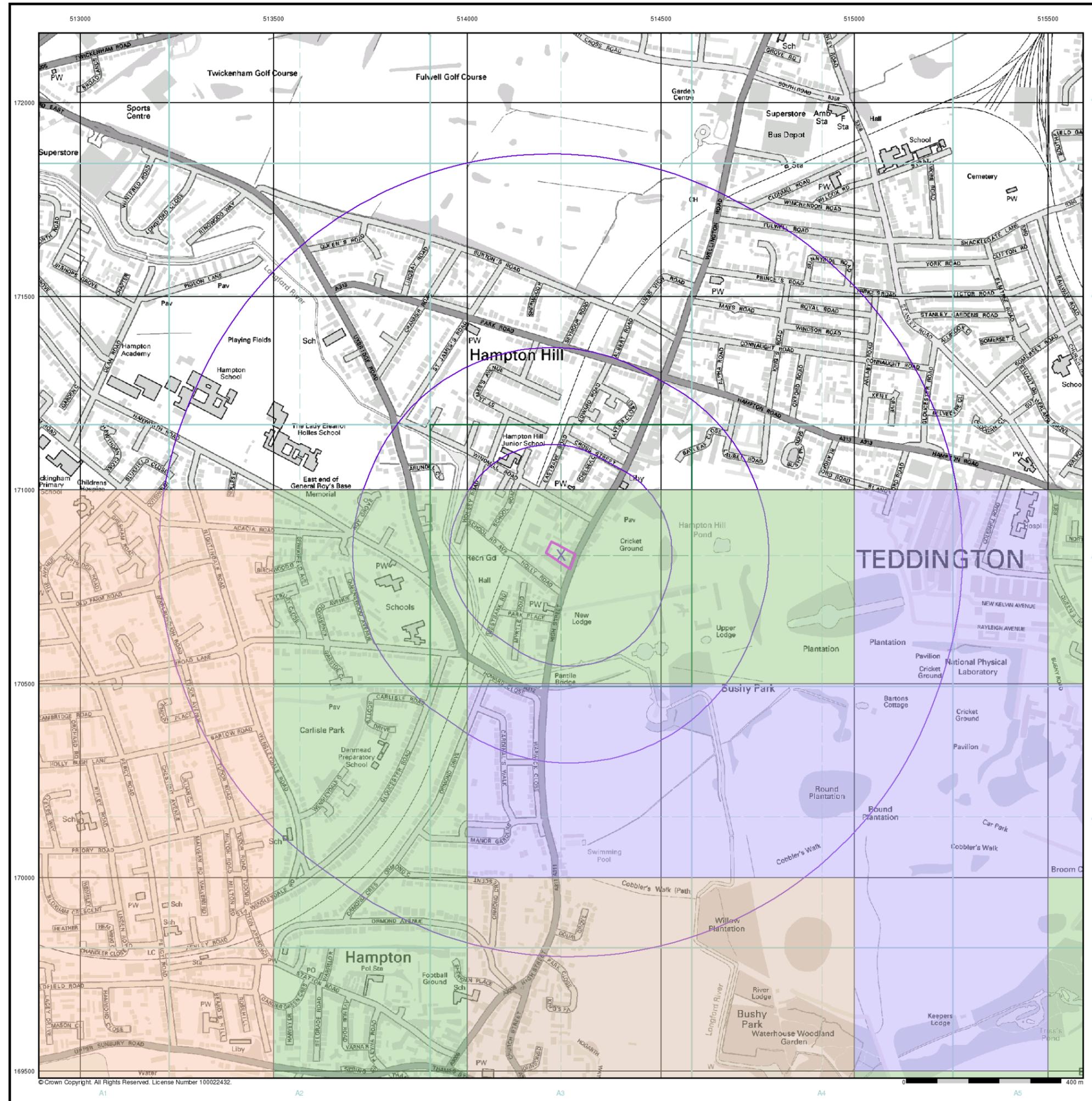
**Order Details**

Order Details: 85332498\_1\_1  
 Customer Ref: SL05030  
 National Grid Reference: 514240, 170830  
 Slice: A  
 Site Area (Ha): 0.27  
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**Site Details**

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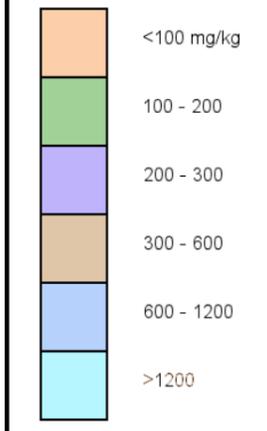


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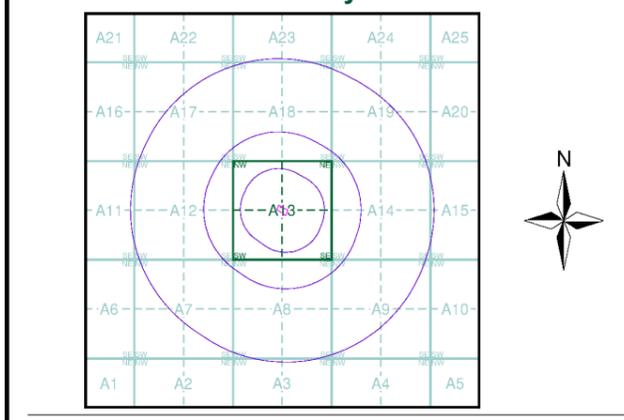
- Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

**Estimated Soil Chemistry Lead**

Lead Concentrations mg/kg



**Estimated Soil Chemistry Lead - Slice A**



**Order Details**

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Tel: 0844 844 9952  
 Fax: 0844 844 9951  
 Web: www.envirocheck.co.uk

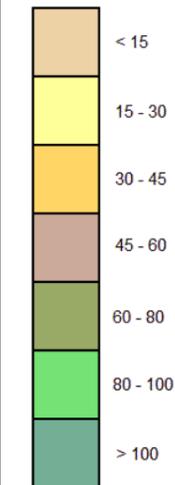
**General**

- Specified Site
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- X Bearing Reference Point

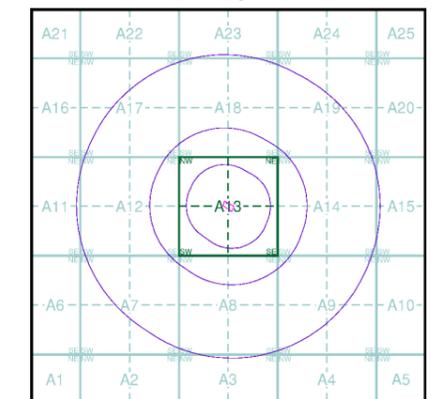
**Urban Soil Chemistry Nickel**

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Nickel Concentrations mg/kg



**Urban Soil Chemistry Nickel - Slice A**

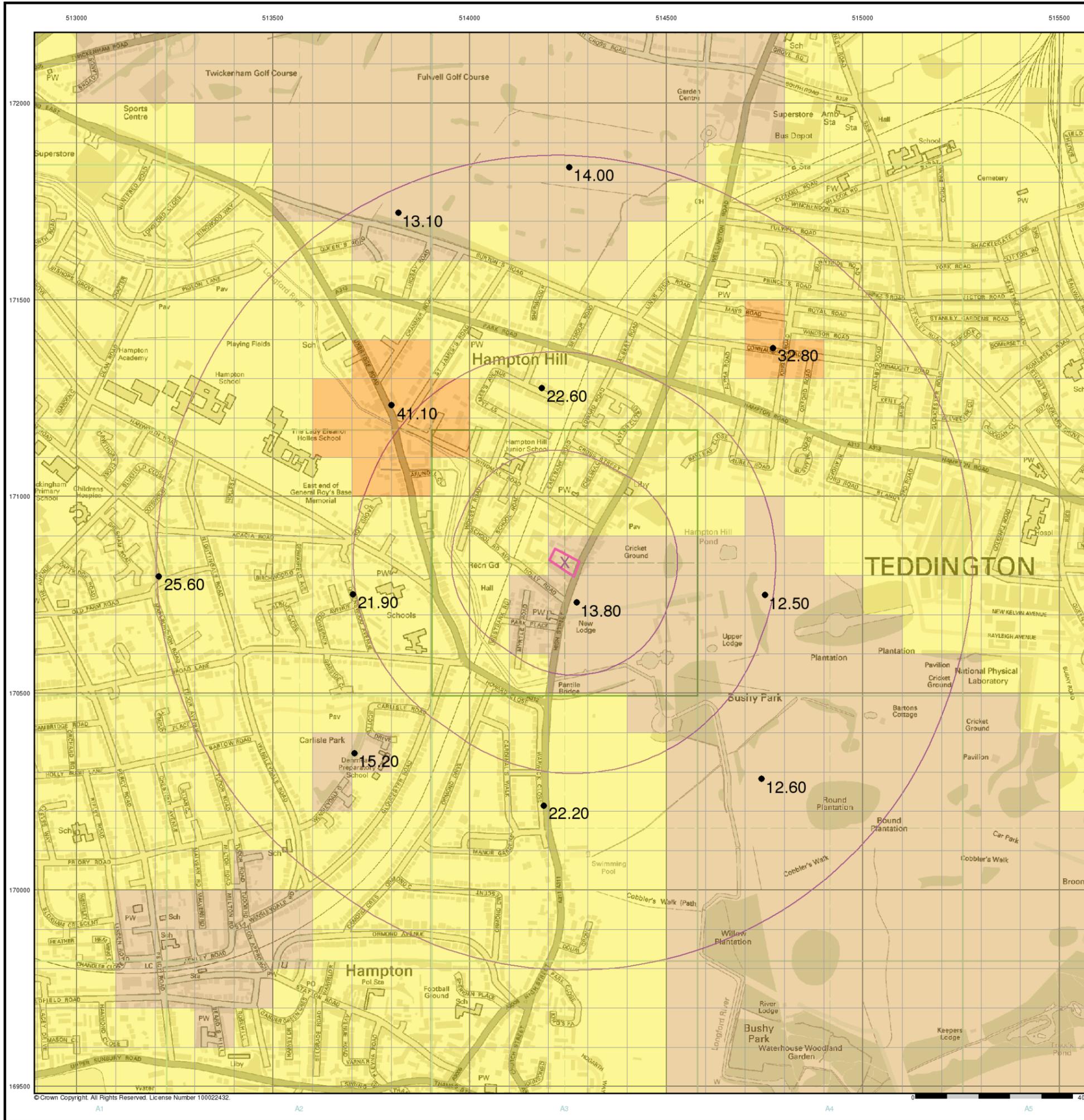


**Order Details**

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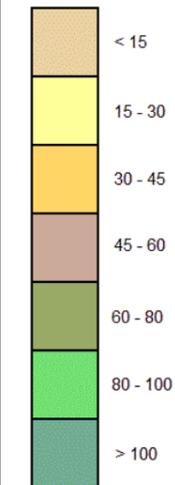


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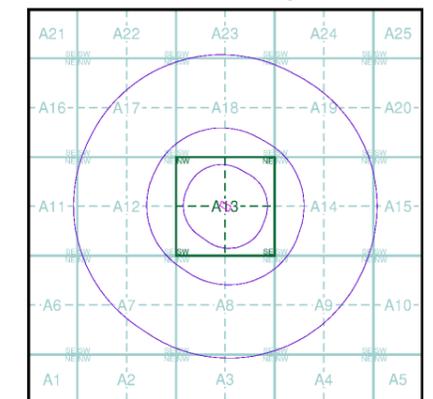
- ◻ Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

**Estimated Soil Chemistry Nickel**

Nickel Concentrations mg/kg



**Estimated Soil Chemistry Nickel - Slice A**

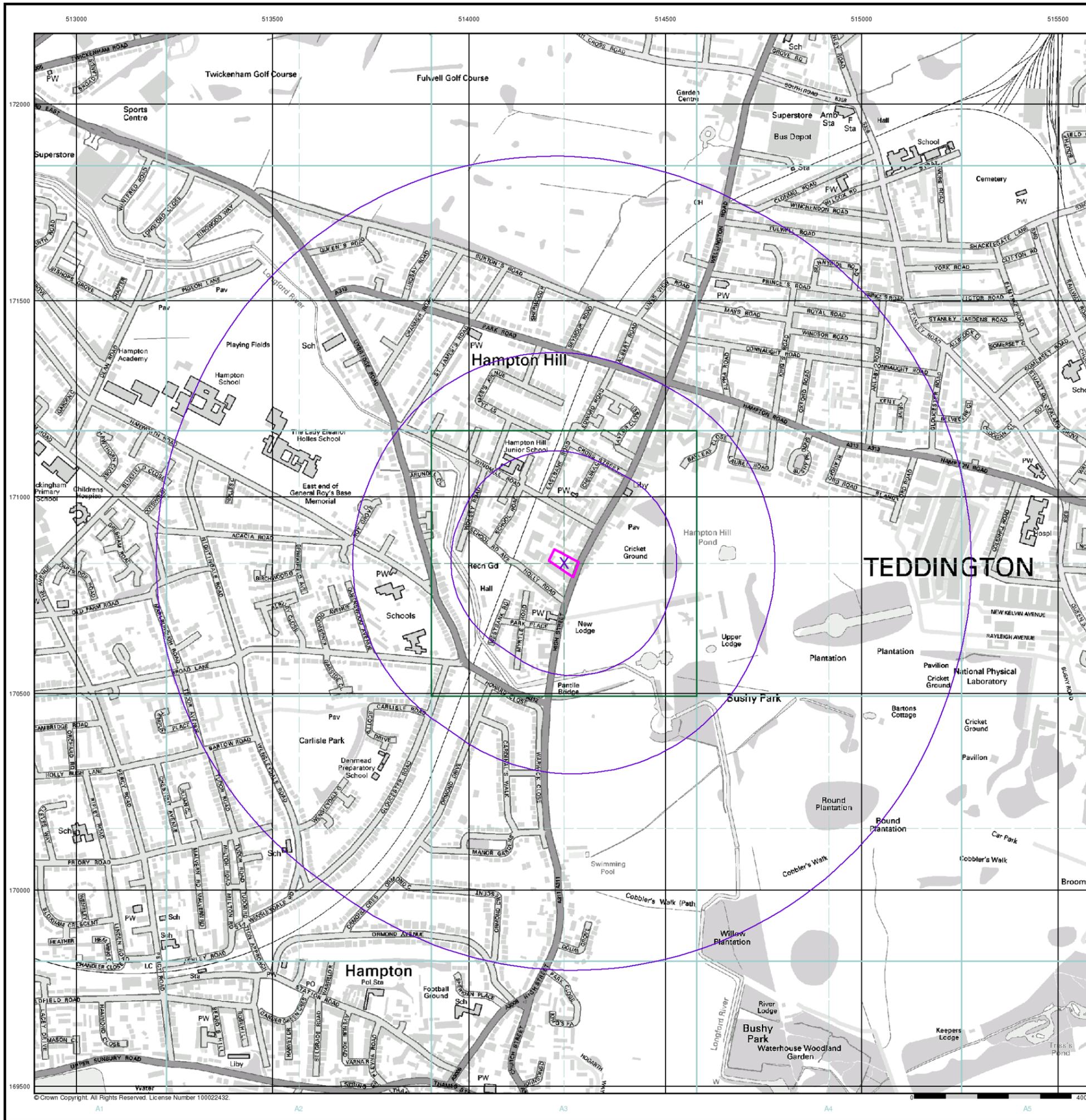


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## Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

### Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

### Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

### Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

## Prepared For

HBPW LLP  
43 Bridgegate  
Retford  
Notts  
DN22 7UX

## Client Details

Ms H Haynes, HBPW Consulting LLP, 43 Bridgegate,  
Retford, Nottinghamshire, DN22 7UX

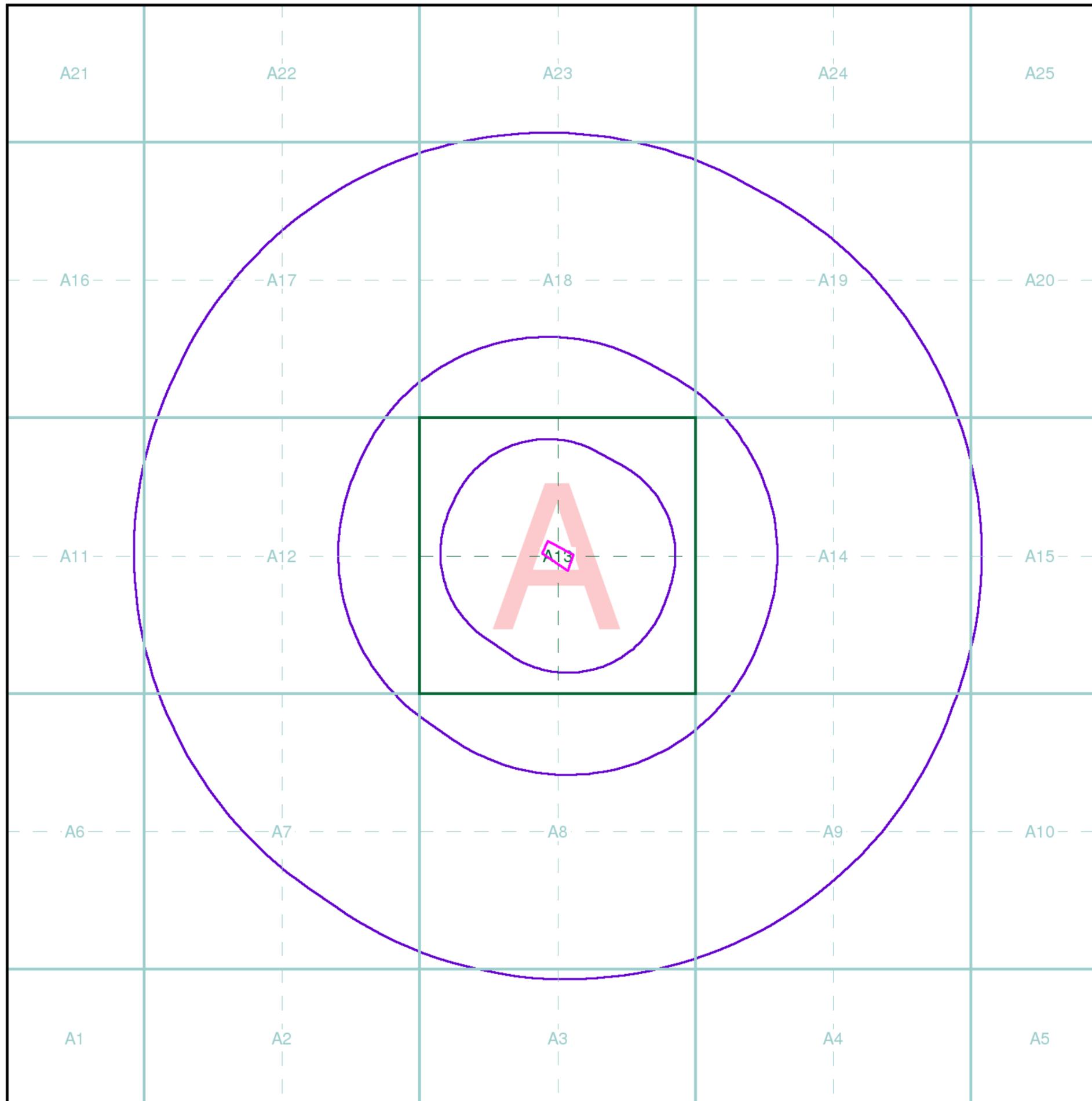
## Order Details

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TW12 1PD

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<http://www.landmarkinfo.co.uk/Terms/Show/515>



# **Appendix 3**

## **BGS Borehole Records (Not Used)**

## Appendix 4

# Risk Evaluation Methodology

The following classification was published by the NHBC, EA, and CIEH (2008). This was developed from *DOE Guide to Risk Assessment and Risk Management for Environmental Protection and the Statutory Guidance on Contaminated Land* (Defra September 2006).

The methodology differs from that presented in *Contaminated Land Risk Assessment, A Guide to Good Practice* (CIRIA C552, 2001), particularly in terms of the definitions of classification of consequence, which includes consideration of immediacy of hazards. The risk assessment methodology is now better aligned with health and safety and geotechnical risk assessment processes.

The designation of risk is based upon the consideration of both:

- **the magnitude of the potential consequence (i.e. severity).**  
[takes into account both the potential severity of the hazard and the sensitivity of the receptor]
- **the magnitude of probability (i.e. likelihood).**  
[takes into account both the presence of the hazard and receptor and the integrity of the pathway]

The potential consequences of contamination risks occurring at this Site are classified in accordance with Table 1 below:

**Table 1: Classification of Consequence (Source: R&D 66:2008)**

Classification	Definition of Consequence
<b>Severe</b>	<p>Highly elevated concentrations <b>likely</b> to result in “significant harm” to human health as defined by the EPA 1990, Part 2A, if exposure occurs.</p> <p>Equivalent to <b>EA Category 1</b> 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>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>Catastrophic damage to crops, buildings or property.</p>
<b>Medium</b>	<p>Elevated concentrations which could result in “significant harm” to human health as defined by the EPA 1990, Part 2A if exposure occurs.</p> <p>Equivalent to <b>EA Category 2</b> pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce.</p> <p>Significant damage 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>
<b>Mild</b>	<p>Exposure to human health unlikely to lead to “significant harm”.</p> <p>Equivalent to <b>EA Category 3</b> pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce.</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>Minor damage to crops, buildings or property.</p>
<b>Minor</b>	<p>No measurable effect on humans.</p> <p>Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems. Repairable effects of damage to buildings, structures and services.</p>

The probability of contamination risks occurring at this Site is classified in accordance with Table 2 below.  
 Note: A pollution linkage must first be established before probability is classified. If there is no pollution linkage then there is no potential risk. If there is no pollution linkage then it follows that there is no need to apply tests for probability and consequence.

**Table 2: Classification of Probability**

Classification	Definition of Probability
<b>High Likelihood</b>	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.
<b>Likely</b>	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.
<b>Low Likelihood</b>	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.
<b>Unlikely</b>	There is a pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.

For each possible pollutant linkage (source-pathway-receptor) identified, the potential risk can be evaluated based upon the following probability x consequence matrix shown in Table 3 below.

**Table 3: Overall Contamination Risk Matrix**

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

R&D 66:2008 presents definitions of the risk categories, together with the investigatory and remedial actions that are likely to be necessary for each outcome. These definitions are reproduced in Table 4. These risk categories apply to each pollutant linkage, i.e. not only to each hazard or receptor.

**Table 4: Definition of Risk Categories and Likely Actions Required**

Risk Category	Definition and likely actions required
<b>Very high</b>	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.
<b>High</b>	Harm is likely to arise to a designated receptor from an identified hazard at the site without remediation action. Realisation of the risk is likely to present a substantial liability to the site owner/or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.
<b>Moderate</b>	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.
<b>Low</b>	It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.
<b>Very low</b>	It is a low possibility that harm could arise to a designated receptor, but it is likely at worst, that this harm if realised would normally be mild or minor.
<b>No potential risk</b>	There is no potential risk if no pollution linkage has been established.