

Phase One Planning

Desktop Preliminary Environmental Risk Assessment



This report is issued for the Site described as:

Land at Park Farm Road,
Scunthorpe

Report Reference
AEL-4491-PP1-935062_draft

Customer Reference
n/a

Report produced on
27/02/18

Current use
Undeveloped land used for
storage of steel

Proposed use
Offices and warehouses for
storage of steel

Report written by
Tom Leckey BSc (Hons) FRGS

Report approved by
Tom Venables BSc (Hons) MSc
PIEMA

Overview



Planning Issues

IDENTIFIED



Environmental Constraints

NOT IDENTIFIED

CONTACT DETAILS

If you require assistance please
contact your consultant on:



or by email at:



Recommendations



Planning Issues

In the short term it is recommended:

The vehicle access routes on soft landscaping across the Site should be surfaced appropriately to break any existing pathway of potentially contaminated soils and dust which could cause an existing and future risk to site users and third parties.

Regarding any future proposal for the redevelopment of the Site for office/warehouse use it is recommended:

We have not been provided with the proposed plans for the development of offices/warehouse and therefore the below recommendations are an indication of potential next steps:

The Phase I should be submitted to the Local Authority for consideration.

If any contamination is identified during the development, all work must cease and you must alert the Local Authority.

A Discovery Strategy should be put in place to mitigate any residual risks associated with potential contamination the Site. If any contamination is identified during redevelopment, all work must cease and you must alert the Local Authority. A report may be required by the Local Authority to demonstrate a discovery strategy has been undertaken.

Depending on the nature of the proposed development, If any excess volume of soil is to be disposed of off-site, then a waste classification (WAC test) will be required. For a waste classification to be undertaken, materials may need to be subjected to leachate testing which would give an indication to the soluble component of contaminants and, therefore those most toxic to the environment. The classification will allow the appropriate disposal pathway to a suitability licensed disposal facility to be determined.

In addition, it is recommended that for any proposed future office/warehouse development to install pipes which include barrier pipe, wrapped steel, wrapped ductile iron and copper for any services installed at the proposed property.

Finally Site workers should wear appropriate PPE during any ground works at the Site.



Environmental Constraints

Subsidence

The Site lies within a low risk area of subsidence. No further action is required.

Executive Summary

Argyll Environmental Limited (AEL) was commissioned by Paul Woodhouse, to conduct a Phase One Desktop Preliminary Environmental Risk Assessment at 'Land at Park Farm Road, Scunthorpe' (the Site). This report presents the key findings and potential environmental liabilities identified during the assessment.

Key findings

Introduction

The Site, located at Park Farm Road, Scunthorpe is currently undeveloped land which forms part of a wider industrial estate. The Site is currently used for the storage of steel beams. We have been advised by the Client that, in the immediate future, the land is used in its current form, however there is a possibility that the land may be redeveloped as offices and warehousing for the storage of steel in the future.

Site History

A review of historical maps indicates the Site remained undeveloped until some time prior to 1950 when it was developed as part of a steel works with associated tanks, railway lines, chimneys and buildings. Further development was noted throughout subsequent mapping, with railways, tanks, a works and industrial units noted on Site. The Site was partially cleared by 1988, with a works and wider warehouse remaining on Site. The Site was subsequently cleared post 2006 remaining undeveloped to present.

Sources of contamination

The following potentially contaminative sources of concern have been identified at the Site:

- Above ground 1,000 litre Intermediate Bulk Container used for the storage of ECOCUT PD-14 cutting oil.
- Above ground 208l litre drums used for the storage of diesel to power a generator on the Site.
- The use of forklift trucks for the transportation of steel.
- The former use of the Site as a steel works and an unspecified works.
- Substantiated pollution incident in 2014.

Conclusion

Although plausible contaminant linkages have been identified with the proposed redevelopment, due to the limited sensitivity of the Site we do not consider these to be significant. Although some further work would be required if soil is to be moved around or taken off site, it is unlikely that the Local Authority will require any major ground investigations/remedial work as part of the proposed re/development.

Please refer to page 2 for recommendations.

Overall Planning Risk Assessment

Moderate

Note: This Executive Summary forms part of AEL's Phase One Preliminary Environment Risk Assessment (Ref. AEL-4491-PP1-935062) and should be read in conjunction with the body of the report.



Understanding this report

This report is a Phase One preliminary risk assessment with walkover survey, which is compliant with Contaminated Land Report (CLR) 11 Model Procedures for the Management of Land Contamination. The report identifies potential land quality issues associated with the proposed re/development. The works were completed in accordance with AEL's Conditions of Contract for Environmental Consulting Services version 2.0.¹

1. Introduction

Scope of Works

The agreed scope of works and the data sources included in this assessment are detailed below:

- A Site inspection on the 01/02/2018; This was undertaken by Tom Leckey BSc (Hons) FRGS, and Sally Redman BSc (Hons) MSc PIEMA FGS;
- A review of the historical development of the Site and surrounding area, by reference to current and historical Ordnance Survey maps and plans and other sources of historical information (e.g. aerial photographs where available);
- A review of information contained within a Landmark environmental data pack and other relevant environmental information held on publicly available databases (including environmental permits and licences, discharge consents, pollution incidents, waste management facilities, etc.);
- Targeted regulatory consultation with the Environmental Health Department and Planning Departments (and any other statutory bodies as required, potentially including the Environment Agency (EA) and Petroleum Licensing Authority);
- A study of the environmental sensitivity of the Site, with reference to the local geological, hydrological and hydrogeological setting from BGS and EA information;
- Review of existing (e.g. Phase 2) reports and correspondence if appropriate and limited to 3hrs;
- A site walkover inspection and discussions with current manager (where available) by an PIEMA accredited environmental auditor;
- The derivation of a Conceptual Site Model (CSM), identifying potential contaminant linkages at the Site based on Contaminated Land Report (CLR11);
- The provision of a fully interpretative report, including a qualitative risk assessment to determine. If further Investigations are required under the planning regime and to protect clients from any future liabilities. The report will include an executive summary Identifying key Issues and detail 'next step' recommendations.
- Aftercare, including a detailed discussion with the Contaminated Land Officer/planning officer to discuss the proposed methodologies and scope of such works of further works (if required), so as to ensure that planning conditions relating to land contamination can be met and complied with fully.

¹ Please refer to the Methodology section at the end of this report for more details

Overview of planning application

It is understood that the immediate plans for the Site are for it to continue in its current use for open air storage of steel beams, however in the longer term there are proposals to redevelop the Site from vacant land to offices and warehousing for the continued storage of steel. We understand that no planning application has been submitted for this yet, and that this report will be used to ascertain the viability of redeveloping the Site for this proposed use. This report will potentially be submitted to the Local Authority as part of a future planning application.

Although no planning application has been formally submitted to the Local Authority regarding this development, guidance documents available on the North Lincolnshire Council Environmental Health web page indicated that developments of this nature typically require a Phase 1 Preliminary Risk Assessment including a Site Walkover to be undertaken. A Conceptual Site Model should also be included, with the purpose of enabling a preliminary risk assessment to be made, which will indicate whether a Phase 2 Investigation is required.

Therefore in the first instance a Phase One Preliminary Risk Assessment should be undertaken. To satisfy national guidance, the Phase One Preliminary Risk Assessment should include a site reconnaissance with photographs, a full history of the Site and surrounds including the environmental setting of the Site and a preliminary conceptual site model and associated risk assessment.

2. Historical Review

AEL has reviewed available historical Ordnance Survey maps and pre-Ordnance Survey (County Series) maps plus recent aerial photography for the Site and surrounding area. This information, in conjunction with historical data provided by the Local Authority Environmental Health & Planning Departments and information from the site visit, has been used to develop a description of the Site and the surrounding area.

2.1 Summary of Site and Surrounding Area

On Site

A review of historical maps indicates the Site remained undeveloped until some time prior to 1950 when it was developed for industrial use as part of a steel works with associated tanks and railway lines. Further development was noted throughout subsequent mapping, with railways, tanks, a works and industrial units noted on Site. The Site was partially cleared by 1988, with a works and wider warehouse remaining on Site. The Site was subsequently cleared remaining undeveloped to present.

Surrounding Area

A review of historical maps has revealed a number of historical or current potentially contaminative uses within a 100m radius from c.1886. These include: the wider aforementioned steel works, tanks and railway lines, numerous industrial units, warehousing, works, and a wider factory.


3. Site Location and Setting

The Site (39476.65m²) is located at Park Farm Road, Scunthorpe and forms part of a wider industrial estate. Adjacent and nearby surrounding land uses include:

Direction	Current Surrounding Area
North	Industrial buildings are located from 20m north, with numerous additional industrial buildings extending further beyond the extent of available mapping.
South	Industrial buildings and warehouses are located from 150m south, with further industrial buildings extending a further 850m. Residential dwellings are located beyond this.
East	An assumed distribution centre is located from 10m east, with additional light industrial and commercial buildings located up to approximately 320m east.
West	A number of tanks assumed to be associated with the former steel works are located from 10m west. Beyond this, an assumed distribution centre is located from 150m west, with woodland located past this.

4. Site Inspection

A Site walkover was undertaken by Tom Leckey BSc (Hons) FRGS and Sally Redman BSc (Hons) MSc PIEMA FGS on 01/02/2018 and the findings are summarised below:

Site Description	
General description	<p>The Site is currently undeveloped land used for the open air storage of steel beams. Numerous rows of steel beams are located across the Site, with vehicle tracks located between each row.</p> <p>A number of forklift trucks were observed during the walkover which are used for the transportation of steel beams onto articulated lorries which park in a waiting area prior to loading. The main access point onto the Site is for vehicles, including articulated lorries, and is located in the south east.</p> 
Buildings and infrastructure	<p>No permanent buildings are located on the Site, with only a small metal portacabin located in the south west. A generator is located adjacent to this, with two 208l steel drums assumed to contain diesel fuel for the generator.</p> <p>No permanent infrastructure routes are located on Site, however there are established vehicle routes caused by the continuous transportation of steel beams across the land.</p>
Site topography	<p>The Site and surrounding area appeared to be flat, with no significant slope present.</p>

Site Description

Surface conditions

Surface conditions across the Site largely consist of a mix of soil, brick, clinker, rope, and metal type materials, as shown below. Part of the Site appears to have been capped with a mixture of said materials, as well as crushed hardcore, however the coverage of this material is inconsistent across the entirety of the property, and is largely restricted to the north west. The centre and eastern areas of the Site predominantly consist of soil and bare ground. The area where articulated lorries await loading consists of an area of hard standing, assumed to be concrete in order to support the weight of the loaded lorries.



Vegetation

Small areas of low lying shrubbery were identified on the Site, with no significant areas of vegetation observed. No invasive species were identified at the Site.

Drainage

Numerous areas of surface water pooling were observed at the Site, with no notable drainage systems identified. Argyll have not been provided with service plans for the Site, however we assume that the Site will be provided with mains water and will be connected to the local sewage network.

Sources of Contamination

Source

Storage of other hazardous chemicals

Description

A 1,000litre Intermediate Bulk Container (IBC) containing ECOCUT PD-14 cutting oil is located in the south west of the Site, next to a route frequently used by forklift trucks.

It is assumed that this is used for cutting steel stored on the Site. The container was not stored on a spill tray, and no secondary containment was apparent.



5. Regulatory Authority Consultation

Statutory bodies and authorities have been consulted as part of this assessment. Responses are summarised in the table below:

Regulatory Authority	Response
Environmental Health Department	<p>Enquires were directed to North Lincolnshire Council's Environmental Health Department. A response was received from Nadine Byrne, Business Services Manager, on the 16th February 2018. The pertinent information from which is summarised below:</p> <ul style="list-style-type: none"> • North Lincolnshire Council is aware of the historical use of the Site as a steel works. • No records regarding the contamination status of the Site are held. • The Council is not currently considering taking any action under Part 2A of the Environmental Protection Act in regards to this Site. • If the Site is to be redeveloped, the Council state that a Phase 1 desktop study should be submitted as a minimum. • Finally, the Council are not aware of any public complaints in connection with the Site.
Planning Department	<p>Entries on the online planning platform of North Lincolnshire Council identified the following applications:</p> <ul style="list-style-type: none"> • Ref. No: 6/1975/0103: An extension to basic oxygen steel-making plant and to billet mill buildings. However, given the age of this application, no documents were available to view online. • Ref No: 6/1987/0090: Outline planning application to erect industrial buildings and lay out industrial estate. However, given the age of this application, no documents were available to view online. • Ref No: PA/2005/1203: Planning Permission for erection of new industrial buildings. However, no relevant documents were available for download.
Petroleum Licensing Officer	<p>Enquiries were directed to the Petroleum Licensing Officer at Northamptonshire Trading Standards. A response was received on the 23rd February 2018, the pertinent information from which is summarised below:</p> <ul style="list-style-type: none"> • According to the data held on the system, no records could be located for the Site.

6. Report and Data Review

AEL reviewed the following data as part of this assessment. A copy is attached in Appendix 1.

6.1 Landmark Data

A review of Landmark data (ref: 155327674) was undertaken as part of this assessment. Relevant information from the report on Site is summarised below:

Furthermore, the following authorisations, licences, consents or enforcements of note have been identified at the Site: a Substantiated Pollution Incident (on Site) relating to a Category 2 Incident to Land caused by organic chemicals – paints/ varnishes.

In addition a summary of the relevant information from the report in proximity to the Site is as follows:

According to trade directories, current or recent operations in proximity to the Site include recycling services (34m south), and boxes and cartons (43m north).

In addition the following licences, consents and authorisations of note were identified: a Licensed Waste Management Facility (46m south), a Licensed Waste Management Facility (169m east), a Licensed Waste Management Facility (213m north east), and a Registered Waste Treatment or Disposal Site (192m south east).

7. Site Sensitivity

The following information on geology, hydrogeology and hydrology was obtained from available maps and reports.

7.1 Geology

The BGS online geological map viewer and available borehole data in the vicinity of the Site indicates that the Site is underlain by the following geological sequence:

Geological Unit	Description	Anticipated Thickness	Permeability
Solid Geology			
Scunthorpe Mudstone Formation	Grey, variably calcareous and silty, blocky or fissile mudstone with thin beds of argillaceous limestone (bioclastic or micritic) and calcareous siltstone,	Approx. 7 metres	Moderate
Scunthorpe Mudstone Formation	Limestone	c.128 metres	Moderate

AEL reviewed BGS borehole data in the vicinity of the Site. This identified information regarding the geological sequence at the Site;

- Borehole Ref SE81SE86 is located approximately 125m south west. This identified made ground consisting of stone fill to a depth of 0.3m. This was underlain by sandy TOPSOIL to 0.60m, and firm brown silty CLAY, with much grey fine to coarse subangular limestone gravel between 0.60. and 1.70m. Firm to stiff brown and grey silty CLAY, with occasional fine medium subangular limestone gravel and shell fragments were noted to a depth of 3.20m, with stiff grey silty CLAY, with some fossil shell fragments observed between 3.20m and 5.00m.
- Borehole Ref SE81SE85 is located approximately 145m south west. This identified made ground consisting of stone fill to a depth of 0.6m. This was underlain by a loose orange brown silty fine medium SAND to 1.30m, with a firm orange brown and grey mottled sandy silty CLAY, with some fine gravel noted below this to a depth of 2.00m. Firm to stiff orange brown, brown and grey mottled silty CLAY with some fine gravel was observed to a depth of 3.00m, and firm to stiff orange brown sandy silty CLAY with some fine medium subrounded limestone gravel between 3.00m and 3.80m. Below this, very stiff grey laminated silty CLAY with fossil shell fragments, and occasional bands of limestone were present to a depth of 10.00m.

7.2 Hydrogeology

Aquifer designation	Description	Permeability
Bedrock geology		
Secondary Aquifer - B	These aquifers are formed of predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable layers and weathering.	Moderate
Secondary Aquifer - A	These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	Moderate

There are currently no licensed groundwater abstractions located within 1000m of the Site.

7.3 Hydrology

The nearest water feature ((the River Trent) is located 410m west.

There are currently no licensed surface water abstractions located within 1000m of the Site.

7.4 Sensitive Land Uses

The following designated eco-receptors were identified within 1000m: Phoenix (Local Nature Reserve) located 339m north west, Phoenix Parkway (Local Nature Reserve) located 403m west, Conesby Quarry (Local Nature Reserve) located 640m north, and Atkinsons Warren (Local Nature Reserve) located 810m south west.

The nearest residential property is located approximately 850m south.

Finally, the Site is to be redeveloped and therefore end users and ground workers are considered to be sensitive receptors.

8. Environmental Constraints

8.1 Subsidence

A Low risk of shrink swell subsidence has been identified at the Site.

8.2 Radon

The Site is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).. Therefore In accordance with BRE 211:2007, the Site lies in an area where Radon Protection Measures are not required.

9. Risk Assessment

The following Conceptual Site Model (CSM) comprises an evaluation of the findings detailed in the previous sections of this report and outlined in the scope of works described in section 1.

9.1 Conceptual Site Model: Outline

The potential for an environmental risk to be present is assessed qualitatively using the contaminant-pathway-receptor concept introduced by Part 2A of the Environmental Protection Act 1990.

The National Planning and Policy Framework (NPPF) details re/development should prevent unacceptable risks from pollution and should ensure that new development is appropriate for its location and its new use and to such a standards that the Site cannot meet the definition of "Contaminated Land".

In accordance with the above and CLR 11, Model Procedures for the Management of Land Contamination, the following tabulated discussion is based on the observations gathered from the Site inspection and evaluation of the other available information.

9.1.1 Potential Contamination Sources

On Site Contamination Sources Identified	Associated Contaminants
<u>Current</u>	
Forklift and articulated lorry activity.	Oil, Diesel Brake Fluid, Anti-freeze.
Spraying of stored steel for cutting.	Lubricants, oils.
Storage and use of diesel for generator.	Diesel
<u>Historic</u>	
Steel works and unspecified works.	Hydrocarbons, lubricants, oils, heavy metals, clinker, ash, Volatile Organic Compounds (VOCs), sulphates, phosphates, PCBs, asbestos, acids
Pollution Incident – paint/ varnishes, household and commercial waste	Awaiting response from Environment Agency.

Off Site Contamination Sources Identified	Associated Contaminants
<p>Current</p> <p>Biological treatment plant</p> <p>Numerous light industrial units</p>	<p>Metals, metalloids and their compounds, inorganic compounds, acids/alkalis, asbestos, organic compounds, micro-organisms, and methane carbon dioxide, and hydrogen sulphide.</p> <p>Given that the specifics of the light industrial use is unknown, there is a potential for a range of organic and inorganic contaminants to be associated with this land use.</p>
<p>Historic</p> <p>The wider steel works</p>	<p>Hydrocarbons, lubricants, oils, heavy metals, clinker, ash, PCBs, asbestos .</p>

9.1.2 Pathways considered

1. Dermal contact
2. Ingestion
3. Inhalation
4. Diffusion
5. Surface run off drainage
6. Vertical migration
7. Lateral migration
8. Plant uptake
9. Building contact

9.1.3 Potential Receptors

Potential Receptors	Comments
Site users	Proposed Site users include ground workers during redevelopment and future end users.
Hydrogeology	The bedrock geology [Scunthorpe Mudstone Formation] is classified as a Secondary (A) and a Secondary (B) and is expected to have a moderate and low to moderate permeability respectively.
Hydrology	The nearest water feature is located 410m west.
Eco receptors	The following designated eco-receptors were identified within 1000m: Phoenix (Local Nature Reserve) located 339m north west, Phoenix Parkway (Local Nature Reserve) located 403m west, Conesby Quarry (Local Nature Reserve) located 640m north, and Atkinsons Warren (Local Nature Reserve) located 810m south west.
Third parties	The nearest residential property is located 850m south.

9.2 Conceptual Site Model: Tabular Summary

Plausible pathway present ✓

Contaminants	Organic Contaminants	Inorganic Contaminants	Ground Gases and VOCs	Acid/Alkali
Receptors				
Site users	✓	✓	✓	✓
Groundwater	✓	✓	✓	✓
Surface water				
Eco receptors				
Third parties	✓	✓		
Ground workers	✓	✓	✓	✓
Buildings /Services	✓	✓	✓	✓

9.3 Conceptual Site Model: Risk Assessment

Based on our evaluation of the CSM and all available information gathered during this study, AEL’s qualitative risk assessment focuses on below ground contamination issues and indicates:

Contaminant	Pathway	Receptor	Risk
Forklift and articulated lorry activity	Dermal contact Ingestion Inhalation Lateral Migration Vertical Migration	Ground workers End users Hydrogeology	Low to Moderate

As frequent forklift and articulated lorry activity is ongoing at the Site, there is potential for associated contaminants such as oil, diesel, brake fluid, and anti-freeze to persist on the Site. No significant vehicle maintenance operations or service areas were observed at the Site. Although identified spills were minor, they had spread within the pooled water. It is likely that the underlying mudstone will inhibit any migration into the groundwater or off Site. Furthermore it is anticipated that small scale leaks and spills of this nature would naturally attenuate over time.

It is understood the Site is to be tarmacked over in the short-medium term and as such these areas will be removed upon construction. This will also reduce the risk of oil spills migrating into sub-soils and the bedrock. We also understand that the Site may be redeveloped for use as warehousing and offices in the future, with hardstanding covering much of the Site. As a result, this will further reduce the risk of exposure of future Site users to contaminants.

For both scenarios, ground workers should be wearing appropriate PPE during any development to reduce exposure.

Contaminant	Pathway	Receptor	Risk
Diesel storage.	Lateral Migration Vertical Migration	Hydrogeology	Low to Moderate

A generator and two 208l drums of diesel are located in the west of the Site. No secondary containment or bunding was noted surrounding the barrels, and evidence of spills or leaks was apparent.

These barrels were situated directly on the mudstone, and therefore spills may have migrated vertically into the underlying water table. However the groundwater was noted 3-5m into the bedrock and, given large presence of clay, the movement of oil is likely to be inhibited.

Given the current plans to tarmac the Site, it is recommended that these are situated within bunds which can hold 110% of the volume of drum content to prevent further spillages.

With regards to the redevelopment of the Site for use as offices and warehousing, the hardstanding will also prevent any further spillages from entering the bedrock geology and in turn, the underlying aquifer. Any fuel storage could then be located within the warehouse structure providing adequate secondary containment.

Contaminant	Pathway	Receptor	Risk
Spraying of stored steel for cutting.	Dermal contact Ingestion Inhalation Vertical migration Lateral migration	Ground workers End users Hydrogeology	Low to Moderate

An IBC containing cutting ECOCUT PD-14 cutting oil is located on the Site, with evidence of spraying on the Site apparent. No secondary containment was noted, therefore it is plausible that excess oil is able to come into contact with the soft landscaping surrounding this storage container. In addition, it is plausible that droplets may become airborne during the application/spraying process.

Given the processes in which this material is used, it is unlikely to present a significant risk to ground contamination. If future site users and ground workers are wearing the correct PPE, this will prevent dermal contact, ingestion and inhalation.

With regards to the proposed development to offices and warehousing, any minor ground contamination arising from the application of cutting oil would be removed during the development if found through a discovery strategy, and the resurfacing of the Site with tarmac would prevent any future ground contamination, ingestion/dermal contact of contaminated soil.

Contaminant	Pathway	Receptor	Risk
Steel works and unspecified works.	Dermal contact Ingestion Inhalation Vertical migration Lateral migration	Ground workers End users Hydrogeology	Moderate

Historically the Site was used as a steel works and therefore contamination is anticipated to exist in sub soils beneath the Site to some degree. Historical mapping indicated infrastructure including railways, tanks and chimneys associated with the wider steel works occupying the Site between the 1950s and 1990s.

Given the Site is to be tarmacked in the first instance, this would prevent any ground contamination reaching Site users via dermal contact and ingestion. In addition, tarmacking the Site would break a potential pathway and inhibit the introduction of potentially contaminated airborne dust particles when the saturated areas of the Site dry out in the summer months.

With regards to future development, it is suggested that the office/warehouse has a ventilation system installed which would reduce the risk to future employees from any VOCs present beneath the Site. The installation of services should also be carefully considered to mitigate any aggressive ground conditions impacting pipes.

A discovery strategy should be implemented during the redevelopment to mitigate any residual risks associated with potential contamination the Site. If any contamination is identified during redevelopment, all work must cease and the Local Authority should be contacted.

Furthermore ground workers should be wearing appropriate PPE during any development to reduce exposure.

With regards to the risk of contamination to the groundwater, this is likely to have occurred given the historic use of the Site as a steel works, however the Local Authority have not indicated that groundwater contamination has been an issue at the Site or surrounding area.

Contaminant	Pathway	Receptor	Risk
Pollution incident – paints/ varnishes, household and commercial waste.	Dermal contact	Ground workers	Awaiting information from Environment Agency
	Ingestion	End users	
	Inhalation	Hydrogeology	
	Vertical migration		
	Lateral migration		

Environment Agency data populated in the report indicates that a pollution incident occurred at the Site in April 2014.

No information is held by the current Site owners surrounding this event. Enquiries have been directed to the Environment Agency regarding this, and a summary and interpretation of this response will be included in the final version of this report.

9.4 Environmental Risk Assessment

Planning Issues	Risk	Comment
Identified	Low to Moderate	<p>Historically the Site was used as a steel works and given nature of this type of land use, it is likely that some contamination exists beneath the Site. However, given the nature of the current use and limited sensitivity it is unlikely to present a significant risk to human health in its current form.</p> <p>The potential plans to build an office/warehouse will not increase the sensitivity of the Site, however we would recommend installing a ventilation system into the warehouse to prevent inhalation of any VOCs.</p> <p>A discovery strategy will also need to be implemented during the construction phase to account for any contamination encountered during ground works or excavations.</p> <p>Careful consideration should also be given to classifying the nature of any soil arisings and waste material from the above mentioned ground works.</p>

Overall Risk Rating

Moderate

Overall Liability Assessment

Although plausible contaminant linkages have been identified with the proposed redevelopment, due to the limited sensitivity of the Site we do not consider these to be significant. Although some further work would be required if soil is to be moved around or taken off site, it is unlikely that the Local Authority will require any major ground investigations/remedial work as part of the proposed re/development.

Please refer to page 2 for recommendations.

Appendix 1 –Environmental Data

Contents of the Data Section

Tabular Summary	<p>This section presents a tabular summary of information found for the Site and surrounding area. The data is presented in three buffer zones for ease of reference: data found at the Site, from 1-250m and from 251-500m.</p> <p>If a database has been searched the number of records found will be displayed under the relevant search band. If a database is not available or has not been searched, this will be represented by the abbreviation N/A under the relevant search band.</p>
Current Land Use	<p>This section provides information on current land uses and is divided into three sections, statutory information, waste and current industrial uses. It is preceded by two maps.</p> <p>The accurate large-scale Site Layout Plan confirms the Site boundary with statutory, waste and current land use information presented within 250m.</p> <p>The smaller scale map Site Location Map presents the Site's setting and statutory, waste and current land use information within 500m of the Site boundary.</p>
Statutory Information	<p>This section presents detailed statutory information for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p>
Waste	<p>This section presents detailed information on waste and landfill sites for the Site and surrounding area (up to 500m depending upon dataset). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p>
Current Industrial Land Use	<p>This section presents detailed information on current land use for the Site and surrounding area (0-250m). The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.</p>
Historical Land Use	<p>This section presents selected information on historical land use for the Site and surrounding area (0-500m). These features are not mapped. A table listing the historical maps used in the risk assessment is also provided.</p>
Aquifer Designations and Geology	<p>This section is preceded by two maps that present information relating to the aquifer designations beneath the Site. The first of these maps indicates the designation of the Superficial geology. The second map presents the aquifer designation of the solid geology.</p>
	<p>These maps are followed by detailed information in relation to aquifer designations/groundwater vulnerability and geology at the Site and surrounding area (0-500m).</p>

Environmental Sensitivity

This section presents detailed information on the environmental sensitivity of the Site and surrounding area (up to 500m depending upon dataset) and is preceded by two maps. The first shows areas with statutory designations, the second shows source protection zones. The Map ID of each feature is indicated (where applicable) followed by specific information on each feature and its distance and direction from the Site.

Natural and Mining Related Hazards

This section contains information on natural and mining related hazards which may affect the Site. These include subsidence, radon and mining.

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Tabular Summary

Statutory Information	On-site	1-250m	251-500m
Local Authority Pollution Prevention and Controls	0	2	7
Local Authority Integrated Pollution Prevention and Controls	0	0	1
Integrated Pollution Controls	0	0	0
Integrated Pollution Prevention And Control	0	3	2
Registered Radioactive Substances	0	0	0
Discharge Consents	0	2	1
Water Industry Act Referrals	0	0	0
Control of Major Accident Hazards Sites	0	0	2
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances	0	0	2
Planning Hazardous Substance Consents	0	0	2
Contaminated Land Register Entries and Notices	0	0	0
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Substantiated Pollution Incident Register	1	0	0
Prosecutions Relating to Authorised Processes	0	1	0
Prosecutions Relating to Controlled Waters	0	0	0

Waste	On-site	1-250m	251-500m *(501 - 750m)
BGS Recorded Landfill Sites	0	0	0 (0) *
Integrated Pollution Control Registered Waste Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	3	3 (0) *
Local Authority Recorded Landfill Sites	0	0	0 (0) *
Registered Landfill Sites	0	0	1 (0) *
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	1	0
Historical Landfill Sites	0	0	1

Current Land Use	On-site	1-250m	251-500m
Contemporary Trade Directory Entries	0	30	45
Fuel Station Entries	0	0	0
Telecommunication Base Stations	0	0	1

Historical Land Use	On-site	1-250m	251-500m
Historical Tanks And Energy Facilities	5	17	17
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	1	1
Potentially Infilled Land (Water)	0	0	0

Groundwater Vulnerability	On-site	1-250m	251-500m
Superficial Aquifer Designations	1	1	0
Bedrock Aquifer Designations	2	2	1
Groundwater Vulnerability	1	1	1
Low Permeability Drift Deposits	0	N/A	N/A
BGS 1:50,000 Bedrock Geology	2	4	1
BGS 1:50,000 Superficial Deposits	1	1	0
BGS 1:50,000 Geological Mapping Coverage	1	0	0
BGS 1:625,000 Solid Geology	1	N/A	N/A
BGS Borehole Logs	0	0	N/A

Environmental Sensitivity	On-site	1-250m	251-500m *(501 - 1km)
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Forest Parks	0	0	0
Local Nature Reserves	0	0	2 (2) *
Marine Nature Reserves	0	0	0 (0) *
National Nature Reserves	0	0	0 (0) *
National Parks	0	0	0
National Scenic Areas	0	0	0
Nitrate Sensitive Areas	0	N/A	N/A
Nitrate Vulnerable Zones	2	N/A	N/A
Ramsar Sites	0	0	0 (0) *
River Quality Biology Sampling Points	0	0	0
River Quality Chemistry Sampling Points	0	0	0
Nearest Surface Water Feature	0	0	1
Sites of Special Scientific Interest	0	0	0 (0) *
Special Areas of Conservation	0	0	0 (0) *
Special Protection Areas	0	0	0 (0) *
Water Abstractions	0	0	0 (0)*
Source Protection Zones	0	0	0

Natural and Mining Related Hazards	On-site	1-250m	251-500m
Collapsible Ground Stability Hazards	1	1	N/A
Compressible Ground Stability Hazards	1	1	N/A
Ground Dissolution Stability Hazards	1	0	N/A

Natural and Mining Related Hazards	On-site	1-250m	251-500m
Landslide Ground Stability Hazards	1	0	N/A
Running Sand Ground Stability Hazards	1	1	N/A
Shrinking or Swelling Clay Subsidence Hazards	1	1	N/A
Non-Coal Mining Hazards	0	0	N/A
Radon Potential	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	0	N/A	N/A
Natural and Mining Cavities	0	0	0
Mining Instability	0	1	N/A
BGS Recorded Mineral Sites	0	1	0

Tabular Summary Explanation

Argyll has carefully selected a range of datasets which are considered appropriate for the intended use of this report. Each dataset is searched to a set radius from the Site boundary and the tabular summary is divided into different search bands accordingly. If a database is searched and information is found, then the number of records available are detailed in the table above. If the database was searched and no data was found, then a zero will be present. If a database was not searched then the abbreviation N/A will be found, indicating this information was not available at the radius searched.

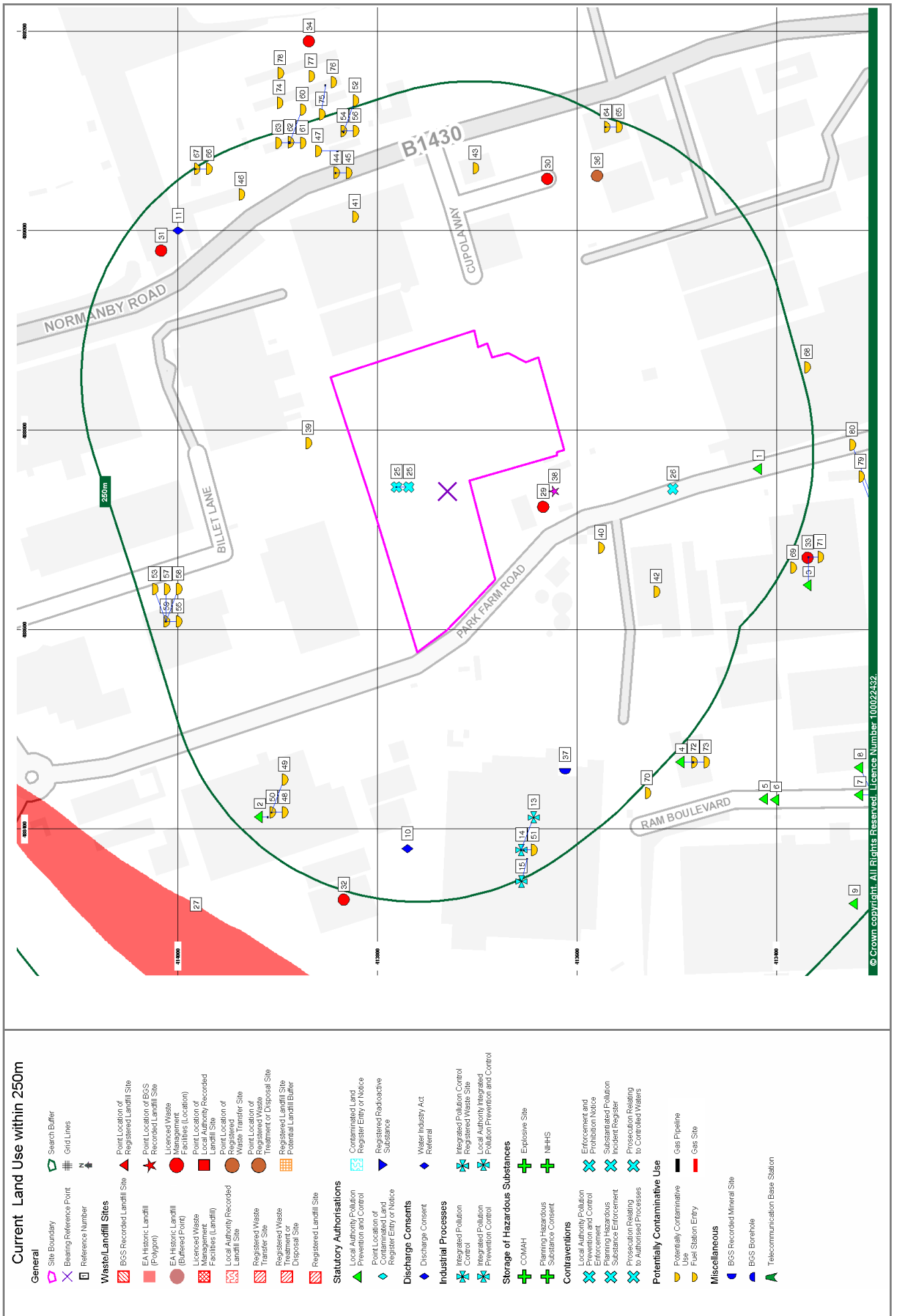
Landfill Site Information

Registered landfill site boundaries (where available), are shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Sites. At present no complete national dataset exists for landfill site boundaries, therefore a point grid reference provided by the data supplier is used for some landfill sites. The point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. A point cannot properly define landfill boundaries therefore Landmark constructs a 250 metre or 100 metre "buffer" zone around the point to warn of the possible presence of landfill. The "buffer" zone is shown on the map as an orange crosshatched area and is referred to in the map legend as Potential Landfill Buffer.

Local Authority landfill data is sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority had landfill data but passed it to the relevant Environment Agency office, it does not necessarily mean that local authority landfill data is now included in our other Landfill datasets. In addition if no data has been made available for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

Subsidence Hazards

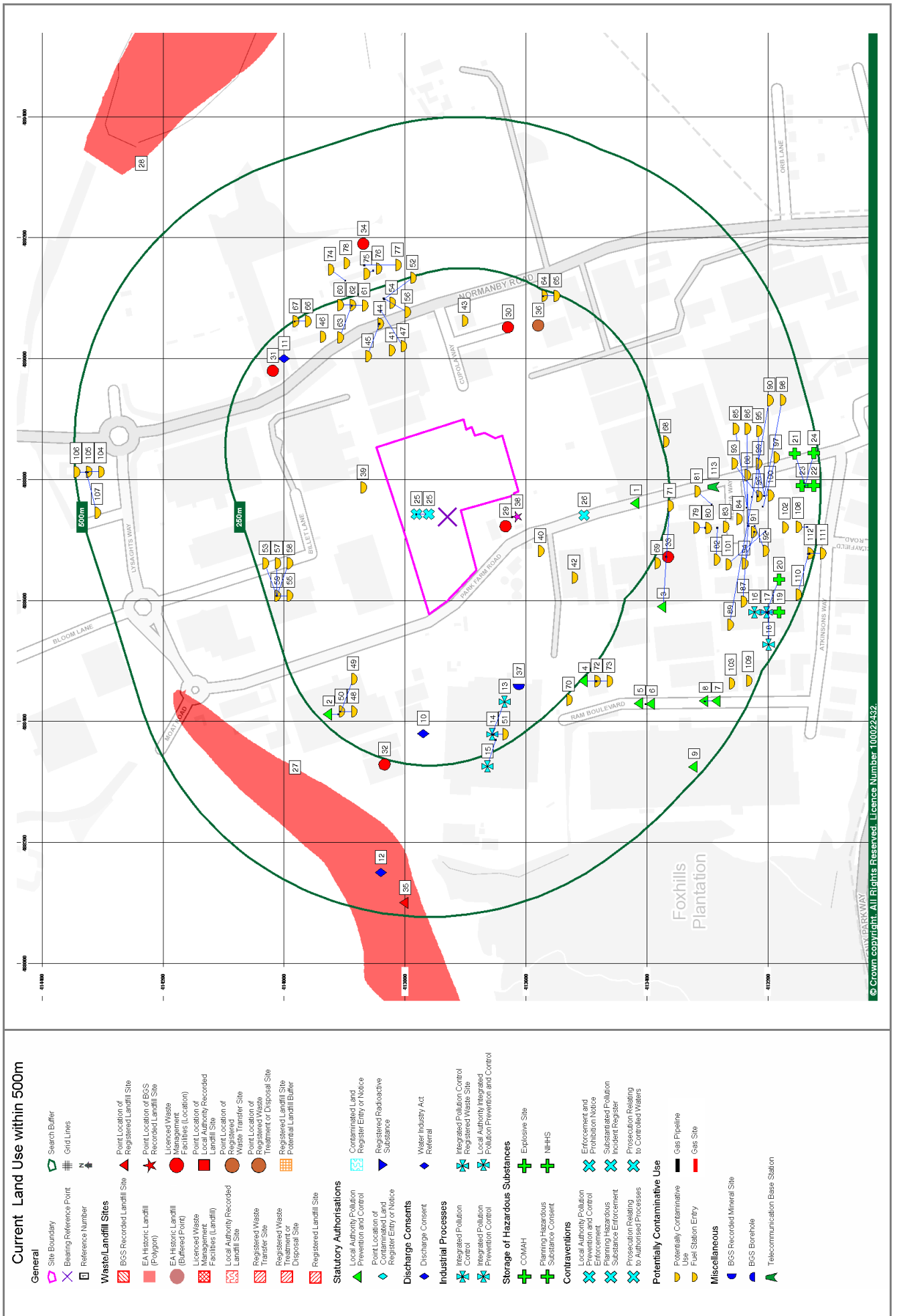
Information on subsidence hazards is provided by the British Geological Survey (BGS). Information present within 250m of the Site is reported under Natural and Mining Related Hazards. Due to the level of detail of this data and the complexities of the real world, the BGS recommends a precautionary approach when using this information and advises taking the worst reading noted for each dataset within the vicinity of a property. Therefore, Argyll reports the presence of a ground stability or non-coal related mining hazard in the Risk Analysis section based on the highest reading found within 50m of the Site boundary.



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Current Land Use within 250m

- General**
- Search Buffer
- Site Boundary
- Bearing Reference Point
- Grid Lines
- Reference Number
- North Arrow
- Waste/Landfill Sites**
- BGS Recorded Landfill Site
- EA Historic Landfill (Polygon)
- EA Historic Landfill (Buffered Point)
- Licensed Waste Management Facilities (Location)
- Local Authority Recorded Landfill Site
- Local Authority Recorded Waste Transfer Site
- Point Location of Registered Landfill Site
- Point Location of BCS Recorded Landfill Site
- Licensed Waste Management Facilities (Location)
- Local Authority Recorded Landfill Site
- Local Authority Recorded Waste Transfer Site
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site
- Potential Landfill Buffer
- Registered Landfill Site
- Statutory Authorisations**
- Contaminated Land Register Entry of Notice
- Contaminated Land Register Entry of Notice
- Registered Radiative Substance
- Discharge Consents**
- Discharge Consent
- Water Industry Act Referral
- Industrial Processes**
- Integrated Pollution Control
- Integrated Pollution Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Integrated Pollution Prevention and Control
- Storage of Hazardous Substances**
- COMAH
- Explosive Site
- NIHSS
- Contraventions**
- Local Authority Pollution Prevention and Control Enforcement
- Local Authority Pollution Prevention and Control Enforcement
- Substantiated Pollution Incident Register
- Prosecution Relating to Authorised Processes to Controlled Waters
- Potentially Contaminative Use**
- Potentially Contaminative Use
- Fuel Station Entry
- Gas Pipeline
- Gas Site
- Miscellaneous**
- BGS Recorded Mineral Site
- BGS Borehole
- Telecommunication Base Station



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Statutory Information

Map ID	Details	Distance	Direction
Authorisations			
Local Authority Pollution Prevention and Controls			
1	Name: Jack Tighe Limited, Location: High Bay 4, Park Farm Road, Foxhills Industrial Estate, Scunthorpe, Dn15 8qp, Authority: North Lincolnshire Council, Environmental Protection Team, Permit Ref: 279, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/23 Coating of metal and plastic, Status: Permitted, Positional Accuracy: Manually positioned to the road within the address or location.	196m	S
2	Name: Enob Fire Ltd, Location: C/O Bentall Rowlands, Park Farm Road, Foxhills Industrial Estate, Scunthorpe, North Lincolnshire, Dn15 8qp, Authority: North Lincolnshire Council, Environmental Protection Team, Permit Ref: P220/6/23/04, Dated: 11th December 2003, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/23 Coating of metal and plastic, Status: Authorisation certificate surrendered by operator, Positional Accuracy: Manually positioned to the address or location.	223m	NW
3	Name: Ecomold Ltd, Location: Park Farm Road, Scunthorpe, South Humberside, DN15 8QP, Authority: North Lincolnshire Council, Environmental Protection Team, Permit Ref: 47, Dated: 5th September 1992, Process Type: Local Authority Air Pollution Control, Description: PG6/23 Coating of metal and plastic, Status: Authorisation revoked, Positional Accuracy: Automatically positioned to the address.	268m	S
4	Name: Emtrade International Ltd, Location: Unit 3 Ram Boulevard, Scunthorpe, Dn15 8qw, Authority: North Lincolnshire Council, Environmental Protection Team, Permit Ref: 271, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/34 Respraying of road vehicles, Status: Permitted, Positional Accuracy: Manually positioned to the address or location.	270m	SW
5	Name: Spring Ram Corporation, Location: Spring Farm Boulevard, Foxhills Industrial Park, SCUNTHORPE, DN15 8QW, Authority: North Lincolnshire Council, Environmental Protection Team, Permit Ref: NOT GIVEN, Dated: Not Supplied, Process Type: Local Authority Air Pollution Control, Description: PG6/2 Manufacture of timber and wood-based products, Status: Authorisation revoked, Positional Accuracy: Manually positioned within the geographical locality.	349m	SW
6	Name: Spring Ram Kitchens, Location: Spring Ram Boulevard, Foxhills Industrial Park, SCUNTHORPE, DN15 8QW, Authority: North Lincolnshire Council, Environmental Protection Team, Permit Ref: 01/03/290793, Dated: 31st July 1992, Process Type: Local Authority Air Pollution Control, Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input, Status: Authorisation revoked, Positional Accuracy: Manually positioned within the geographical locality.	357m	SW
7	Name: Wren Kitchens Limited, Location: Plot 17, Ram Boulevard, Scunthorpe, Dn15 8qw, Authority: North Lincolnshire Council, Environmental Protection Team, Permit Ref: NOT SUPPLIED, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/33 Wood coating, Status: Permitted, Positional Accuracy: Manually positioned to the road within the address or location.	436m	SW

Map ID	Details	Distance	Direction
8	Name: Wren Kitchens Limited, Location: Plot 17, Ram Boulevard, Scunthorpe, Dn15 8qw, Authority: North Lincolnshire Council, Environmental Protection Team, Permit Ref: NOT SUPPLIED, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/2 Manufacture of timber and wood-based products, Status: Permitted, Positional Accuracy: Manually positioned to the road within the address or location.	436m	SW
9	Name: Wren Kitchens Limited, Location: Plot 17, Ram Boulevard, Scunthorpe, Dn15 8qw, Authority: North Lincolnshire Council, Environmental Protection Team, Permit Ref: 283, Dated: Not Supplied, Process Type: Local Authority Pollution Prevention and Control, Description: PG6/33 Wood coating, Status: Application Not Yet Authorised, Positional Accuracy: Located by supplier to within 10m.	485m	SW
Local Authority Integrated Pollution Prevention and Controls			
18	Name: Mondi Packaging Wheatley Ltd, Location: 1-15 Atkinsons Way, Foxhills Industrial Park, Scunthorpe, North Lincolnshire, Dn15 8qj, Authority: North Lincolnshire Council, Environmental Protection Team, Permit Ref: 48, Dated: Not Supplied, Process Type: Other Activities, Description: 6/17 Coating, Status: Permit Issued, Positional Accuracy: Manually positioned to the address or location.	460m	S
Integrated Pollution Prevention And Control			
13	Name: 2 Sisters Food Group Ltd, Location: Ram Boulevard, Foxhills Industrial Estate, SCUNTHORPE, South Humberside, DN15 8QN, Authority: Environment Agency, Midlands Region, Permit Ref: ZP3732PA, Dated: 29th July 2005 to Not Supplied, Activity Descriptions: 1.Animal, Vegetable And Food; Slaughtering Animals Greater Than 50 T/Day, 2.Other Waste Disposal; Non-Hazardous Waste >50T/D By Biological Treatment, 3.Animal, Vegetable And Food; Slaughtering Animals Greater Than 50 T/Day, Activity Codes: 1.6.8 A(1) (B), 2.5.3 A(1) (C) (I), 3.6.8 A(1) (B), Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address.	224m	W
14	Name: 2 Sisters Food Group Ltd, Location: Scunthorpe Poultry Processors, Scunthorpe Poultry Processors, Ram Boulevard, Foxhills Industrial Estate, Scunthorpe, Lincolnshire, DN15 8QN, Authority: Environment Agency, Midlands Region, Permit Ref: MP3830NB, Dated: 12th April 2013 to Not Supplied, Activity Descriptions: 1.Animal, Vegetable And Food; Slaughtering Animals Greater Than 50 T/Day, 2.Other Waste Disposal; Non-Hazardous Waste >50T/D By Biological Treatment, 3.Animal, Vegetable And Food; Slaughtering Animals Greater Than 50 T/Day, Activity Codes: 1.6.8 A(1) (B), 2.5.3 A(1) (C) (I), 3.6.8 A(1) (B), Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address.	224m	W
15	Name: 2 Sisters Food Group Ltd, Location: Scunthorpe Poultry Processors Epr/Zp3732pa, Scunthorpe Poultry Processors, Ram Boulevard, Foxhills Industrial Estate, Scunthorpe, Lincolnshire, DN15 8QN, Authority: Environment Agency, Midlands Region, Permit Ref: GP3637ED, Dated: 22nd January 2014 to Not Supplied, Activity Descriptions: 1.Animal, Vegetable And Food; Slaughtering Animals Greater Than 50 T/Day, 2.Animal, Vegetable And Food; Slaughtering Animals Greater Than 50 T/Day, 3.DISPOSAL OF > 50 T/D NON-HAZARDOUS WASTE (> 100 T/D IF ONLY AD) INVOLVING BIOLOGICAL TREATMENT, Activity Codes: 1.6.8 A(1) (B), 2.6.8 A(1) (B), 3.5.4 A(1) a) (I), Status: Effective, Positional Accuracy: Located by supplier to within 10m.	235m	W

Map ID	Details	Distance	Direction
16	Name: Colepcc Uk Limited, Location: Atkinsons Way, Foxhills Industrial Estate, SCUNTHORPE, South Humberside, DN15 8QJ, Authority: Environment Agency, Midlands Region, Permit Ref: BV9772IT, Dated: 12th February 2007 to Not Supplied, Activity Descriptions: 1.Organic Chemicals; Surface-Active Agents, Activity Codes: 1.4.1 A(1) (A) (XI), Status: Superseded By Variation, Positional Accuracy: Automatically positioned to the address.	457m	S
17	Name: Colepcc Uk Limited, Location: Personal Care Works, Personal Care Works, Atkinsons Way, Foxhills Industrial Estate, Scunthorpe, North Lincolnshire, DN15 8QJ, Authority: Environment Agency, Midlands Region, Permit Ref: EP3639KM, Dated: 29th July 2009 to Not Supplied, Activity Descriptions: 1.Organic Chemicals; Surface-Active Agents, Activity Codes: 1.4.1 A(1) (A) (XI), Status: Surrender Effective, Positional Accuracy: Automatically positioned to the address. <i>No authorised processes have been found.</i> <i>Discharges</i> Discharge Consents	457m	S
10	Operator: Corus Uk Limited, Property Type: Undefined Or Other, Location: Scunthorpe Steel Works, Santon Boreholes, Scunthorpe, Authority: Environment Agency, Midlands Region, Catchment Area: Uncategorised Lower Trent, Permit Ref: Af7193, Permit Version: 1, Effective Date: 1st August 1993, Issued Date: Not Supplied, Revocation Date: Not Supplied, Discharge Type: Trade Effluent, Discharge Environment: Not Supplied, Receiving Water: Not Supplied, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 10m.	198m	W
11	Operator: Richard Thomas & Baldwins Limited, Property Type: MINERAL/GRAVEL EXTRACTION/QUARRYING, Location: Conesby Quarry, Flixborough, Scunthorpe., Dn15 8qz, Authority: Environment Agency, Anglian Region, Catchment Area: Not Supplied, Permit Ref: Pr3lfu44, Permit Version: 1, Effective Date: 11th February 1966, Issued Date: 11th February 1966, Revocation Date: 1st October 1996, Discharge Type: Unknown, Discharge Environment: Onto Land, Receiving Water: Land, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Approximate location provided by supplier.	213m	NE
12	Operator: Appleby Slag Reduction Co Ltd, Property Type: Not Given, Location: Amenity Building , Normanby Park, SCUNTHORPE, Lincolnshire, Authority: Environment Agency, Midlands Region, Catchment Area: Not Given, Permit Ref: WQ/72/2767 /1, Permit Version: Not Supplied, Effective Date: Not Supplied, Issued Date: 23rd November 1979, Revocation Date: Not Supplied, Discharge Type: Sewage Effluent, Discharge Environment: Groundwater, Receiving Water: Not Supplied, Status: Not Supplied, Positional Accuracy: Located by supplier to within 100m.	435m	W
Hazardous Sites			
Control of Major Accident Hazard Sites (COMAH)			
19	Name: Colepcc Uk Ltd, Location: Atkinsons Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8QJ, Reference: 1025246, Type: Lower Tier, Status: Active, Positional Accuracy: Automatically positioned to the address.	457m	S

Map ID	Details	Distance	Direction
20	Name: CCL Industries Ltd, Location: Atkinsons Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8QJ, Reference: Not Supplied, Type: Upper Tier, Status: Record Ceased To Be Supplied Under COMAH Regulations, Positional Accuracy: Automatically positioned to the address.	457m	S
Notification of Installations Handling Hazardous Substances (NIHHS)			
21	Name: W H Martin Limited, Location: Unit 4, Park Farm Road, Foxhills Industrial Estate, SCUNTHORPE, Humberside, DN15 8RB, Status: Not Active, Positional Accuracy: Automatically positioned within the geographical locality.	474m	S
22	Name: C C L Industries Limited, Location: No 2 Factory, Foxhills Industrial Estate, SCUNTHORPE, South Humberside, DN15 8QJ, Status: Not Active, Positional Accuracy: Automatically positioned to the address.	475m	S
Planning Hazardous Substance Consents			
23	Name: C C L Industries Ltd, Location: Atkinson Way, Scunthorpe, Humberside, Dn15 8qj, Authority: North Lincolnshire Council, Planning Department, Application Ref: Dc4/92, Hazardous Substance: Part C, Flammable Substance (Not in Parts A&B), Liquefied petroleum gas held at >1.4 bar where amount held is greater than or equal to 25 tonnes, Maximum Quantity: 200 Part C, Flammable Substance (Not in Parts A&B), Liquefied petroleum gas held at >1.4 bar where amount held is greater than or equal to 25 tonnes, Application Date: 30th November 1992, Decision: Deemed Consent Granted, Positional Accuracy: Manually positioned to the road within the address or location.	470m	S
24	Name: C C L Industries Ltd, Location: Atkinson Way, Scunthorpe, Humberside, Dn15 8qj, Authority: North Lincolnshire Council, Planning Department, Application Ref: Dc4/92, Hazardous Substance: Part C, Flammable Substance (Not in Parts A&B), Gas or gases flammable in air, when held as a gas, where amount held is >= 15tonnes, Maximum Quantity: 50 Part C, Flammable Substance (Not in Parts A&B), Gas or gases flammable in air, when held as a gas, where amount held is >= 15tonnes, Application Date: 30th November 1992, Decision: Deemed Consent Granted, Positional Accuracy: Manually positioned to the road within the address or location.	475m	S
Contraventions			
Substantiated Pollution Incident Register			
25	Authority: Environment Agency - Anglian Region, Northern Area, Date: 14th April 2014, Incident Ref: 1226997, Pollutant: 1.Organic Chemicals : Paints / Varnishes, 2.Pollutant Not Identified: Not Identified, 3.Specific Waste Materials: Commercial Waste, 4.Specific Waste Materials: Household Waste, 5.Specific Waste Materials: Metal Wastes, Water Impact: Category 3 - Minor Incident, Air Impact: Category 3 - Minor Incident, Land Impact: Category 2 - Significant Incident, Positional Accuracy: Located by supplier to within 10m.	On Site	N
Prosecutions Relating to Authorised Processes			
26	Location: Site On Sterling Business Park, Foxhills Industrial Estate, Scunthorpe, Prosecution Text: Operating a waste facility without an environmental permit, Act: Epr07, Hearing Date: 22nd August 2012, Verdict: Guilty, Fine: £0, Costs: £13404, Positional Accuracy: Manually positioned to the road within the address or location.	116m	S

Waste

Map ID	Details	Distance	Direction
Waste/Landfill Sites			
Local Authority Landfill Coverage			
North Lincolnshire Unitary Council - Has no landfill data to supply			
Licensed Waste Management Facilities (Locations)			
29	Licence Number: 104113, Location: South Bank Recycling Ltd, Park Farm Road, Scunthorpe, North Lincolnsh, DN15 8QP, Operator: South Bank Enterprises Ltd, Operator Location: Not Supplied, Authority: Environment Agency - Midlands Region, East Area, Site Category: HCI Waste TS + treatment, Licence Status: Revoked, Issued Date: 23rd April 2012, Last Modified: Not Supplied, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: 12th May 2016, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	46m	S
30	Licence Number: 43123, Location: Normanby Road, Scunthorpe, N Lincolnshire, DN15 8QL, Operator: Loxley Dismantling Company Ltd, Operator Location: Not Supplied, Authority: Environment Agency - Anglian Region, Northern Area, Site Category: Metal Recycling Sites (Mixed), Licence Status: Surrendered, Issued Date: 1st November 1993, Last Modified: Not Supplied, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: 25th October 2000, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	169m	E
31	Licence Number: 70829, Location: Dragonby Landfill Site A, Normanby Road, Scunthorpe, North Lincolnsh, DN15 8QZ, Operator: Suez U K Environment Ltd, Operator Location: Not Supplied, Authority: Environment Agency - Anglian Region, Northern Area, Site Category: Co-disposal Landfill Sites, Licence Status: Modified, Issued Date: 29th April 1992, Last Modified: 30th June 2016, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	213m	NE
32	Licence Number: 101124, Location: Unit 4 Sterling Business Park, Park Farm Road, Foxhills Ind Est, Scunthorpe, N Lincolnshire, DN15 8QP, Operator: Waste Plasterboard Recycling Ltd, Operator Location: Not Supplied, Authority: Environment Agency - Midlands Region, East Area, Site Category: HCI Waste TS + treatment, Licence Status: Expired, Issued Date: 29th October 2009, Last Modified: 12th May 2010, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	259m	W
33	Licence Number: 401883, Location: Units 1 And 4, Stirling Business Park, Park Farm Road, Foxhills Ind Estate, Scunthorpe, North Lincs, DN15 8QP, Operator: Northern Waste Group Limited, Operator Location: Not Supplied, Authority: Environment Agency - Midlands Region, East Area, Site Category: HCI Waste TS + treatment, Licence Status: Modified, Issued Date: 26th March 2015, Last Modified: 11th September 2017, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	267m	S

Map ID	Details	Distance	Direction
34	Licence Number: 402966, Location: Normanby Road, Scunthorpe, North Lincolnsh, DN15 8QZ, Operator: Overhall Contractors Limited, Operator Location: Not Supplied, Authority: Environment Agency - Midlands Region, East Area, Site Category: Inert & excavation Waste TS + treatment, Licence Status: Issued, Issued Date: 22nd December 2015, Last Modified: Not Supplied, Expiry Date: Not Supplied, Suspended Date: Not Supplied, Revoked Date: Not Supplied, Surrendered Date: Not Supplied, IPPC Reference: Not Supplied, Positional Accuracy: Located by supplier to within 10m.	328m	E
Registered Landfill Sites			
35	Licence Holder: British Steel, Licence Reference: 55/19/152A, Site Location: Normanby Park Slag Bank, Scunthorpe, Lincolnshire, Easting: 488100, Northing: 413800, Operator Location: Scunthorpe Works, PO Box 1, Brigg Road, SCUNTHORPE, Lincolnshire, DN16 1BP, Authority: Environment Agency - Anglian Region, Northern Area, Site Category: Landfill, Maximum Input Rate: Very Large (Equal to or greater than 250,000 tonnes per year), Waste Source Restrictions: No known restriction on source of waste, Dated: 1st September 1977, Preceded By Licence: Not Given, Superseded By Licence: Not Given, Positional Accuracy: Manually positioned to the address or location, Boundary Accuracy: Not Applicable, Authorised Waste: 1. construction and demolition wastes, 2. refractory linings/bricks, 3. slag, boiler/flue cleanings, Prohibited Waste: N/A.	479m	W
Registered Waste Treatment or Disposal Sites			
36	Licence Holder: Loxley Dismantling Co Ltd, Licence Reference: TEM004 (F 004 FEB97, Site Location: Normanby Road, SCUNTHORPE, Lincolnshire, DN15 8QL, Operator Location: Hillfoot Bridge Works, Hobson Place, SHEFFIELD, South Yorkshire, S6 2GS, Authority: Environment Agency - Midlands Region, Lower Trent Area, Site Category: Scrapyard, Maximum Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year), Waste Source Restrictions: No known restriction on source of waste, Status: Licence has completion certificate, Dated: 1st November 1993, Preceded By Licence: Not Given, Superseded By Licence: Not Given, Positional Accuracy: Manually positioned to the address or location, Boundary Quality: Not Supplied, Authorised Waste: 1. ferrous metal scrap, 2. max.waste permitted by licence, 3. motor vehicle batteries, 4. non-ferrous metal scrap, 5. scrap vehicles, 6. totally dry empty drums, 7. transformers,capacit. oth.elec.equipm., Prohibited Waste: 1.Poisonous, Noxious And Polluting N.O.S, 2.Waste N.O.S..	192m	SE
Historical Landfill Sites			
27	Licence Holder: British Steel Corporation, Location: Normanby Park, Name: Normanby Park Slag Bank, Operator Location: Not Supplied, Boundary Accuracy: As Supplied, Provider Reference: EAHLD30300, First Input Date: 31st December 1947, Last Input Date: 31st December 1986, Specified Waste Type: Deposited Waste included Inert and Industrial Waste, EA Waste Ref: 0, Regis Ref: Not Supplied, WRC Ref: 2000/0093, BGS Ref: Not Supplied, Other Ref: 55/19/0152, A152	331m	NW
28	Licence Holder: Onward Holdings Ltd, Location: Bessemer Way, Scunthorpe, , North Lincolnsh, Name: Bessemer Way Landfill, Operator Location: Phoenix Avenue, Pontefract, Featherstone, West Yorkshire, Boundary Accuracy: As Supplied, Provider Reference: EAHLD35937, First Input Date: 23rd August 2000, Last Input Date: Not Supplied, Specified Waste Type: Not Supplied, EA Waste Ref: 43147, Regis Ref: Not Supplied, WRC Ref: Not Supplied, BGS Ref: Not Supplied, Other Ref: Not Supplied	611m	NE

Current Land Use

Map ID	Details	Distance	Direction
Current Potentially Contaminative Uses			
Contemporary Trade Directory Entries			
38	<p>Recycling Services, Name: Southbank Recycling Ltd</p> <p>Status: Inactive, Location: Southbank Recycling, Park Farm Road, Scunthorpe, DN15 8QP, Positional Accuracy: Automatically positioned to the address.</p>	34m	S
39	<p>Boxes & Cartons, Name: Mondi Packaging Hipac</p> <p>Status: Inactive, Location: Bloom Lane, Normanby Enterprise Park, Scunthorpe, South Humberside, DN15 9YG, Positional Accuracy: Manually positioned within the geographical locality.</p>	43m	N
40	<p>Road Haulage Services, Name: C & C Transport Scunthorpe Ltd</p> <p>Status: Active, Location: Park Farm Road, Scunthorpe, South Humberside, DN15 8QP, Positional Accuracy: Automatically positioned to the address.</p>	103m	S
41	<p>Distribution Services, Name: Li-Lo Leisure Products Ltd</p> <p>Status: Inactive, Location: Cupola Way, Scunthorpe, South Humberside, DN15 9YJ, Positional Accuracy: Automatically positioned to the address.</p>	146m	E
42	<p>Fertilisers, Name: Mineral Grow</p> <p>Status: Active, Location: Unit 4 Park Farm Road, Scunthorpe, South Humberside, DN15 8QP, Positional Accuracy: Manually positioned within the geographical locality.</p>	162m	SW
43	<p>PVC-U Products - Manufacturers & Suppliers, Name: B-Line Industries</p> <p>Status: Inactive, Location: Unit 4, Cupola Way, Scunthorpe, South Humberside, DN15 9YJ, Positional Accuracy: Automatically positioned to the address.</p>	163m	E
44	<p>Trailers & Towing Equipment, Name: S O M I Trailers</p> <p>Status: Inactive, Location: Normanby Rd, Scunthorpe, South Humberside, DN15 8QZ, Positional Accuracy: Manually positioned to the road within the address or location.</p>	194m	E
45	<p>Commercial Vehicle Servicing, Repairs, Parts & Accessories, Name: Kt Commercials Ltd</p> <p>Status: Inactive, Location: Normanby Rd, Scunthorpe, South Humberside, DN15 8QZ, Positional Accuracy: Manually positioned to the road within the address or location.</p>	194m	E
46	<p>Trailers & Towing Equipment, Name: Titan Trailers Ltd</p> <p>Status: Inactive, Location: Normanby Road, Scunthorpe, South Humberside, DN15 8QZ, Positional Accuracy: Automatically positioned to the address.</p>	205m	NE
47	<p>Blinds, Awnings & Canopies, Name: Arena Blinds 2001</p> <p>Status: Active, Location: Unit 21 Normanby Park Workshops, Normanby Road, Scunthorpe, South Humberside, DN15 8QZ, Positional Accuracy: Manually positioned to the address or location.</p>	214m	E
48	<p>Engineers - General, Name: Picador</p> <p>Status: Inactive, Location: Atkinsons Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8QJ, Positional Accuracy: Automatically positioned to the address.</p>	217m	NW

Map ID	Details	Distance	Direction
49	Engineers - General, Name: Picador Status: Inactive, Location: Atkinsons Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8QJ, Positional Accuracy: Automatically positioned to the address.	217m	NW
50	Agricultural Machinery - Sales & Service, Name: Bentall Rowlands Ltd Status: Inactive, Location: Ram Boulevard, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8QW, Positional Accuracy: Automatically positioned to the address.	217m	NW
51	Food Products - Manufacturers, Name: 2 Sisters Food Group Status: Active, Location: Ram Boulevard, Foxhills Industrial Estate, Scunthorpe, DN15 8QW, Positional Accuracy: Automatically positioned to the address.	226m	W
52	Exhaust System Manufacturers & Wholesalers, Name: Rebel Power Pipes Status: Inactive, Location: Unit 45 Normanby Park Workshops, Normanby Rd, Scunthorpe, S Humberside, DN15 8QZ, Positional Accuracy: Manually positioned to the address or location.	230m	E
53	PVC-U Products - Manufacturers & Suppliers, Name: Kestrel Status: Inactive, Location: Billet Lane, Normanby Industrial Estate, Scunthorpe, South Humberside, DN15 9YH, Positional Accuracy: Manually positioned within the geographical locality.	232m	NW
54	Car Breakers & Dismantlers, Name: Scrap Cars Vans Caravans Buyer Status: Inactive, Location: Normanby Road, Scunthorpe, South Humberside, dn15 8qz, Positional Accuracy: Manually positioned within the geographical locality.	232m	E
55	PVC-U Products - Manufacturers & Suppliers, Name: Kestrel Status: Active, Location: Billet Lane, Normanby Industrial Estate, Scunthorpe, South Humberside, DN15 9YH, Positional Accuracy: Manually positioned within the geographical locality.	232m	NW
56	Car Breakers & Dismantlers, Name: Cashin1hourscrapyard Status: Inactive, Location: Normanby Road, Scunthorpe, South Humberside, dn15 8qz, Positional Accuracy: Manually positioned within the geographical locality.	232m	E
57	Cladding Suppliers & Installers, Name: Kestrel B C E Status: Inactive, Location: Billet Lane, Scunthorpe, South Humberside, DN15 9YH, Positional Accuracy: Manually positioned within the geographical locality.	232m	NW
58	Railway Equipment Manufacturers, Name: Rail Order Status: Active, Location: Billet Lane, SCUNTHORPE, South Humberside, DN15 9YH, Positional Accuracy: Automatically positioned to the address.	233m	NW
59	Food Products - Manufacturers, Name: Karro Food Group Status: Inactive, Location: Billet Lane, Scunthorpe, South Humberside, DN15 9YH, Positional Accuracy: Automatically positioned to the address.	233m	NW
60	Road Haulage Services, Name: Tony Smith Transport Ltd Status: Inactive, Location: 15-19, Normanby Road, Scunthorpe, DN15 8QZ, Positional Accuracy: Automatically positioned to the address.	237m	NE
61	Pallets, Crates & Packing Cases, Name: North East Pallets Status: Inactive, Location: Normanby Road, Scunthorpe, South Humberside, DN15 8QZ, Positional Accuracy: Manually positioned to the address or location.	237m	NE

Map ID	Details	Distance	Direction
62	Cleaning Services - Commercial, Name: Platinum Industrial Cleaning Ltd Status: Inactive, Location: 15/19, Normanby Park Workshops, Normanby Road, Scunthorpe, South Humberside, DN15 8QZ, Positional Accuracy: Manually positioned to the address or location.	237m	NE
63	Road Haulage Services, Name: Abbey International Ltd Status: Inactive, Location: Unit 15-19 Normanby Workshops, Normanby Rd, Scunthorpe, South Humberside, DN15 8QZ, Positional Accuracy: Manually positioned to the address or location.	237m	NE
64	Frozen Food Processors & Distributors, Name: Rick Bestwick North Ltd Status: Active, Location: Phase 6, Cupola Way, Scunthorpe, South Humberside, DN15 9YJ, Positional Accuracy: Manually positioned within the geographical locality.	241m	SE
65	Engineers - General, Name: H L Engineering Contractors Ltd Status: Active, Location: Normandy Road, Scunthorpe, South Humberside, DN15 9YJ, Positional Accuracy: Manually positioned within the geographical locality.	241m	SE
66	Commercial Cleaning Services, Name: Intech Environmental Status: Inactive, Location: Normanby Road, Scunthorpe, DN15 8QZ, Positional Accuracy: Automatically positioned to the address.	249m	NE
67	Commercial Cleaning Services, Name: Intech Environmental Ltd Status: Active, Location: Normanby Road, Scunthorpe, DN15 8QZ, Positional Accuracy: Automatically positioned to the address.	249m	NE
68	Distribution Services, Name: Bibby Distribution Status: Active, Location: Park Farm Road, Scunthorpe, DN15 8QP, Positional Accuracy: Automatically positioned to the address.	257m	S
69	Plastics - Injection Moulding, Name: International Automotive Components Status: Active, Location: Park Farm Road, Scunthorpe, DN15 8QP, Positional Accuracy: Automatically positioned to the address.	258m	S
70	Quarries, Name: Christy Hunt (Agricultural) Ltd Status: Inactive, Location: Foxhills Indust Est, Scunthorpe, S Humberside, DN15 8QW, Positional Accuracy: Manually positioned within the geographical locality.	258m	SW
71	Plastics - Injection Moulding, Name: Iac Group Ltd Status: Inactive, Location: Park Farm Road, Scunthorpe, South Humberside, DN15 8QP, Positional Accuracy: Automatically positioned to the address.	268m	S
72	Paint & Varnish Stripping, Name: Emtrade International Status: Inactive, Location: Ram Boulevard, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8QW, Positional Accuracy: Automatically positioned to the address.	270m	SW
73	Machinery - Industrial & Commercial, Name: Emtrade International Status: Inactive, Location: Ram Boulevard, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8QW, Positional Accuracy: Automatically positioned to the address.	270m	SW
74	Engineering Services, Name: Independent Catalyst Engineers Status: Inactive, Location: Intech House, Normanby Road, Scunthorpe, South Humberside, DN15 8QZ, Positional Accuracy: Automatically positioned in the proximity of the address.	280m	NE

Map ID	Details	Distance	Direction
75	Nuts, Bolts & Fixings, Name: N B N S Status: Active, Location: Unit 49, Normanby Park Workshops, Normanby Road, Scunthorpe, DN15 8QZ, Positional Accuracy: Automatically positioned to the address.	281m	E
76	Air Conditioning & Refrigeration Contractors, Name: Apollo Air Conditioning Ltd Status: Active, Location: Unit 50 Normanby Park Workshops, Normanby Road, Scunthorpe, South Humberside, DN15 8QZ, Positional Accuracy: Manually positioned to the address or location.	281m	E
77	Conveyors & Conveyor Belts, Name: Humberside Vulcanising Services Status: Inactive, Location: Normanby Park Workshops, Normanby Road, Scunthorpe, DN15 8QZ, Positional Accuracy: Automatically positioned to the address.	294m	E
78	Engine Rebuilding & Reconditioning, Name: Premier Electric Motor Rewinds Ltd Status: Active, Location: Unit 52 Normanby Park Workshops, Normanby Road, Scunthorpe, South Humberside, DN15 8QZ, Positional Accuracy: Manually positioned to the address or location.	306m	E
79	Engineering Services, Name: Panda Engineering Ltd Status: Inactive, Location: Unit B8, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	316m	S
80	Precision Engineers, Name: A G M International Ltd Status: Inactive, Location: Unit B8, Mercia Way, Foxhills Industrial Estate, Scunthorpe, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	319m	S
81	Caravans - Servicing & Repairs, Name: Gmautoservices Status: Inactive, Location: Unit A7, Mercia Way, Foxhills Industrial Estate, Scunthorpe, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	321m	S
82	Control Panels, Name: Foxhill Controls Ltd Status: Active, Location: Unit B6, Mercia Way, Foxhills Industrial Estate, Scunthorpe, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	335m	S
83	Garage Services, Name: R & M Motors Status: Active, Location: Unit B5, Mercia Way, Foxhills Industrial Estate, Scunthorpe, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	347m	S
84	Carpet, Curtain & Upholstery Cleaners, Name: Acm Chem-Dry Status: Inactive, Location: Mercia Way, Foxhills Ind Est, Scunthorpe, South Humbersid, DN15 8RE, Positional Accuracy: Manually positioned to the road within the address or location.	367m	S
85	Classic Car Specialists, Name: Kc Classics Status: Inactive, Location: Unit G4, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Manually positioned to the address or location.	379m	S
86	Classic Car Specialists, Name: Kc Classics Status: Inactive, Location: Unit G4, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	379m	S

Map ID	Details	Distance	Direction
87	Machinery - Industrial & Commercial, Name: Forvac Services Ltd Status: Active, Location: Unit F8, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	384m	S
88	Road Haulage Services, Name: Graves Transport Status: Inactive, Location: F8 Mercia Way, Foxhills Ind Est, Scunthorpe, South Humbersid, DN15 8RE, Positional Accuracy: Manually positioned to the address or location.	386m	S
89	Car Body Repairs, Name: Colour Worx Status: Active, Location: Unit G7, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	388m	S
90	Caravans - Servicing & Repairs, Name: G M Auto Services Status: Active, Location: Unit G7, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	388m	S
91	Tyre Repairs & Retreading, Name: Wheel Repair Specialist Status: Active, Location: Unit F3, Mercia Way, Foxhills Industrial Estate, Scunthorpe, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	394m	S
92	Car Body Repairs, Name: Scunthorpe Accident Repair & Refinishing Status: Inactive, Location: Unit F7, Mercia Way, Foxhills Ind Est, Scunthorpe, South Humbersid, DN15 8RE, Positional Accuracy: Manually positioned to the address or location.	395m	S
93	Wood Products, Except Furniture - Manufacturers, Name: A T I Manufacturing Status: Inactive, Location: Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	397m	S
94	Car Body Repairs, Name: Wheel Doctor Status: Inactive, Location: Unit F3, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	397m	S
95	Road Haulage Services, Name: J C International Status: Inactive, Location: Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	397m	S
96	Foam Products - Rubber & Plastics, Name: Premier Sealant Systems Status: Inactive, Location: Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	397m	S
97	Sports Equipment Manufacturers & Distributors, Name: Stitchline Ltd Status: Inactive, Location: Unit G1-G2, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	406m	S
98	Adhesives, Glues & Sealants, Name: Gluepellets.Com Status: Inactive, Location: Unit G5, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Manually positioned to the address or location.	407m	S

Map ID	Details	Distance	Direction
99	Garage Services, Name: J U J Servicing & Repairs Ltd Status: Active, Location: Unit G5, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	407m	S
100	Road Haulage Services, Name: Overseas Solutions Status: Inactive, Location: G, 5, Unit, Mercia Way, Foxhills Ind Est, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Manually positioned to the address or location.	408m	S
101	Car Body Repairs, Name: Wheel Doctor Status: Inactive, Location: Unit F1, Mercia Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8RE, Positional Accuracy: Automatically positioned to the address.	415m	S
102	Packaging & Wrapping Equipment & Supplies, Name: Wheatley Packaging Ltd Status: Inactive, Location: FOXHILLS INDUST EST, Scunthorpe, S Humberside, DN15 8QJ, Positional Accuracy: Manually positioned within the geographical locality.	444m	S
103	Car Breakers & Dismantlers, Name: Car Scraping Scrap Yards In Scunthorpe Status: Inactive, Location: Prospect House, Ram Boulevard, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8QW, Positional Accuracy: Automatically positioned to the address.	461m	SW
104	Air Conditioning & Refrigeration Contractors, Name: F E L Cooling Solutions Status: Inactive, Location: Normanby Gateway, Lysaghts Way, Scunthorpe, DN15 9YG, Positional Accuracy: Automatically positioned to the address.	479m	N
105	Air Conditioning & Refrigeration Contractors, Name: Foster Environmental Ltd Status: Active, Location: Normanby Gateway, Lysaghts Way, Scunthorpe, DN15 9YG, Positional Accuracy: Automatically positioned to the address.	479m	N
106	Car Dealers - Used, Name: Car Sales Direct Ltd Status: Inactive, Location: Normanby Gateway, Lysaghts Way, Scunthorpe, South Humberside, DN15 9YG, Positional Accuracy: Automatically positioned to the address.	482m	N
107	Chemical Manufacturers, Name: Koppers Status: Inactive, Location: Normanby Gateway, Lysaghts Way, Scunthorpe, South Humberside, DN15 9YG, Positional Accuracy: Automatically positioned to the address.	482m	N
108	Air Conditioning & Refrigeration Contractors, Name: Honeywell Control Systems Ltd Status: Inactive, Location: Atkinsons Way, Foxhills Industrial Estate, Scunthorpe, DN15 8QJ, Positional Accuracy: Automatically positioned to the address.	482m	S
109	Bacon & Ham Curers & Merchants, Name: New Century Foods Status: Active, Location: 14a, Ram Boulevard, Foxhills Industrial Estate, Scunthorpe, DN15 8QW, Positional Accuracy: Automatically positioned to the address.	485m	SW

Map ID	Details	Distance	Direction
110	Firefighting Equipment, Name: Fire Protection Centre Status: Inactive, Location: Atkinsons Way, Foxhills Industrial Estate, Scunthorpe, South Humberside, DN15 8QJ, Positional Accuracy: Automatically positioned to the address.	491m	S
111	Firefighting Equipment, Name: Fire Protection Centre Status: Inactive, Location: Atkinsons Way, Foxhills Industrial Estate, Scunthorpe, DN15 8QJ, Positional Accuracy: Automatically positioned to the address.	493m	S
112	Hydraulic Equipment & Accessories - Sales & Service, Name: Fluidair Power Status: Active, Location: Atkinsons Way, Foxhills Industrial Estate, Scunthorpe, DN15 8QJ, Positional Accuracy: Automatically positioned to the address.	493m	S

Other Features

Telecommunication Base Stations

113	Telecommunication Base Station, Location: Not Supplied, Mast Height (m): Not Supplied.	324m	S
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Historical Land Use

Details	Distance	Direction
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Historical Potentially Contaminative Uses

Historical Tanks and Energy Facilities

Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	On Site	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	On Site	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	On Site	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	On Site	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	On Site	S
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	2m	NE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	25m	NE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	27m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977 - 1991.	31m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	38m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	42m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1991.	81m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	93m	E
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977 - 1991.	99m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	163m	SE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	185m	E
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	187m	SE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977.	206m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979 - 1985.	213m	NE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1977 - 1991.	219m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979 - 1985.	234m	N

Details	Distance	Direction
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1977 - 1991.	242m	E
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979.	272m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979 - 1985.	299m	N
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979.	304m	N
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979.	308m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1985.	321m	NW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979 - 1985.	334m	N
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1991.	375m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979.	376m	NE
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1991.	380m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1991.	392m	W
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1991.	396m	S
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979 - 1985.	404m	N
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979 - 1985.	421m	N
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1991.	428m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1991.	437m	SW
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1979.	455m	N
Tanks, Scale of Mapping: 1:2,500, Date of Mapping: 1991.	461m	SW

Potentially Infilled Land

Potentially Infilled Land (Non-Water)

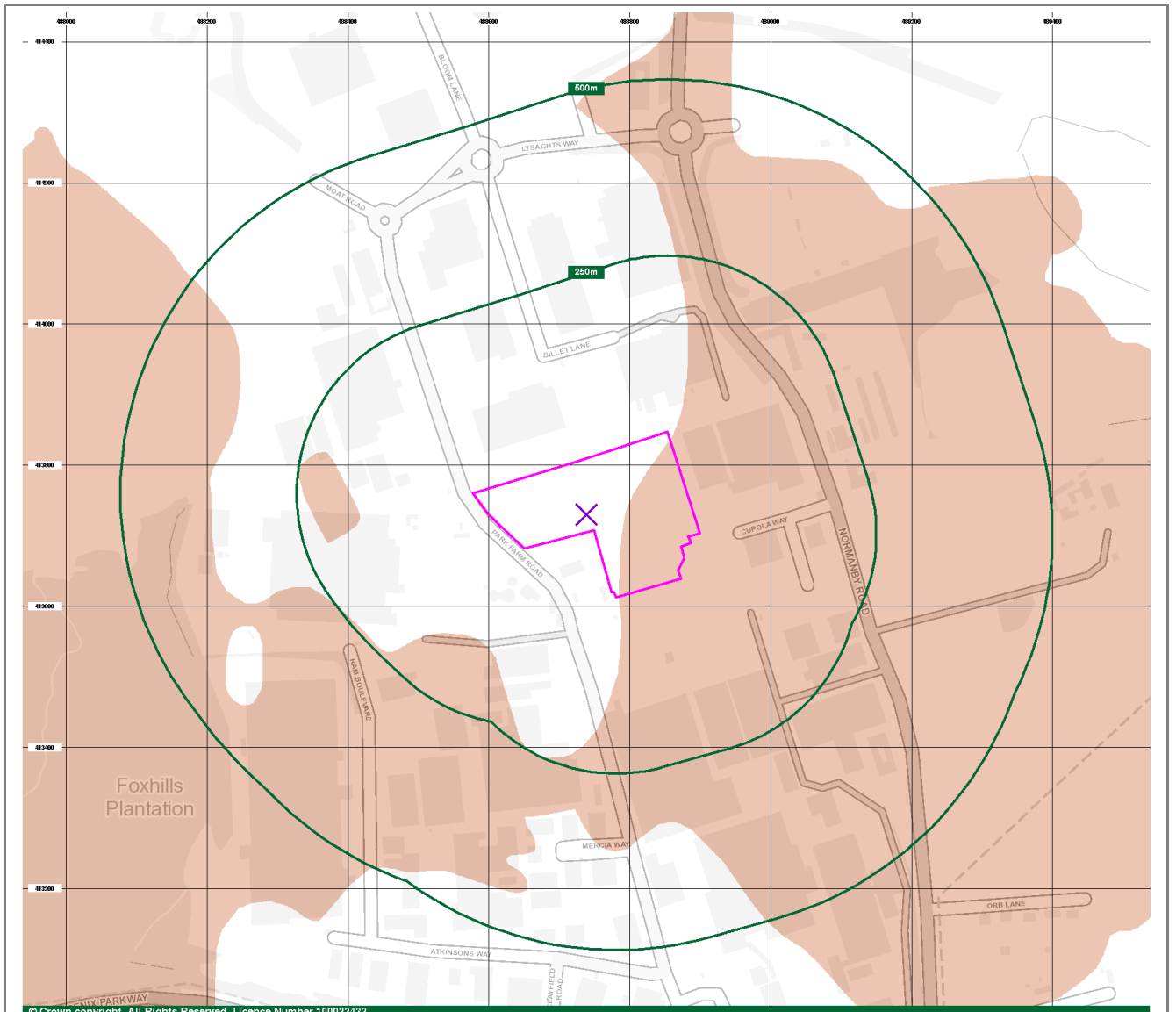
Description: Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1996.	178m	W
Description: Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1996.	265m	NE

The following maps have been manually reviewed by a consultant and presented in the Risk Analysis section at the front of this report.

Scale	Map Sheet	Published Date
1:2,500	Lincolnshire 010_11	1886
1:2,500	Lincolnshire 010_15	1886
1:2,500	Lincolnshire 010_11	1907
1:2,500	Lincolnshire 010_15	1907
1:2,500	National Grid SE8813	1964
1:2,500	National Grid SE8913	1964
1:2,500	National Grid SE8814	1965
1:2,500	National Grid SE8914	1965
1:2,500	National Grid SE8813	1977
1:2,500	National Grid SE8913	1977
1:2,500	National Grid SE8814	1979
1:2,500	National Grid SE8914	1985
1:2,500	National Grid SE8814	1985
1:2,500	National Grid SE8813	1991
1:2,500	National Grid SE8913	1991
1:2,500	National Grid SE8813	1994
1:2,500	National Grid SE8814	1994

Scale	Map Sheet	Published Date
1:2,500	National Grid SE8913	1994
1:2,500	National Grid SE8914	1994
1:2,500	National Grid SE8813	1981
1:2,500	National Grid SE8914	1982
1:2,500	National Grid SE8814	1985
1:2,500	National Grid SE8813	1988
1:2,500	National Grid SE8813	1989
1:2,500	National Grid SE8813	1992
1:10,560	Lincolnshire 010_SE	1889
1:10,560	Lincolnshire 010_SE	1908
1:10,560	Lincolnshire 010_SE	1950
1:10,560	National Grid SE81SE	1956
1:10,000	National Grid SE81SE	1971
1:10,000	National Grid SE81SE	1982
1:10,000	National Grid SE81SE	1991
1:10,000	National Grid SE81SE	2014

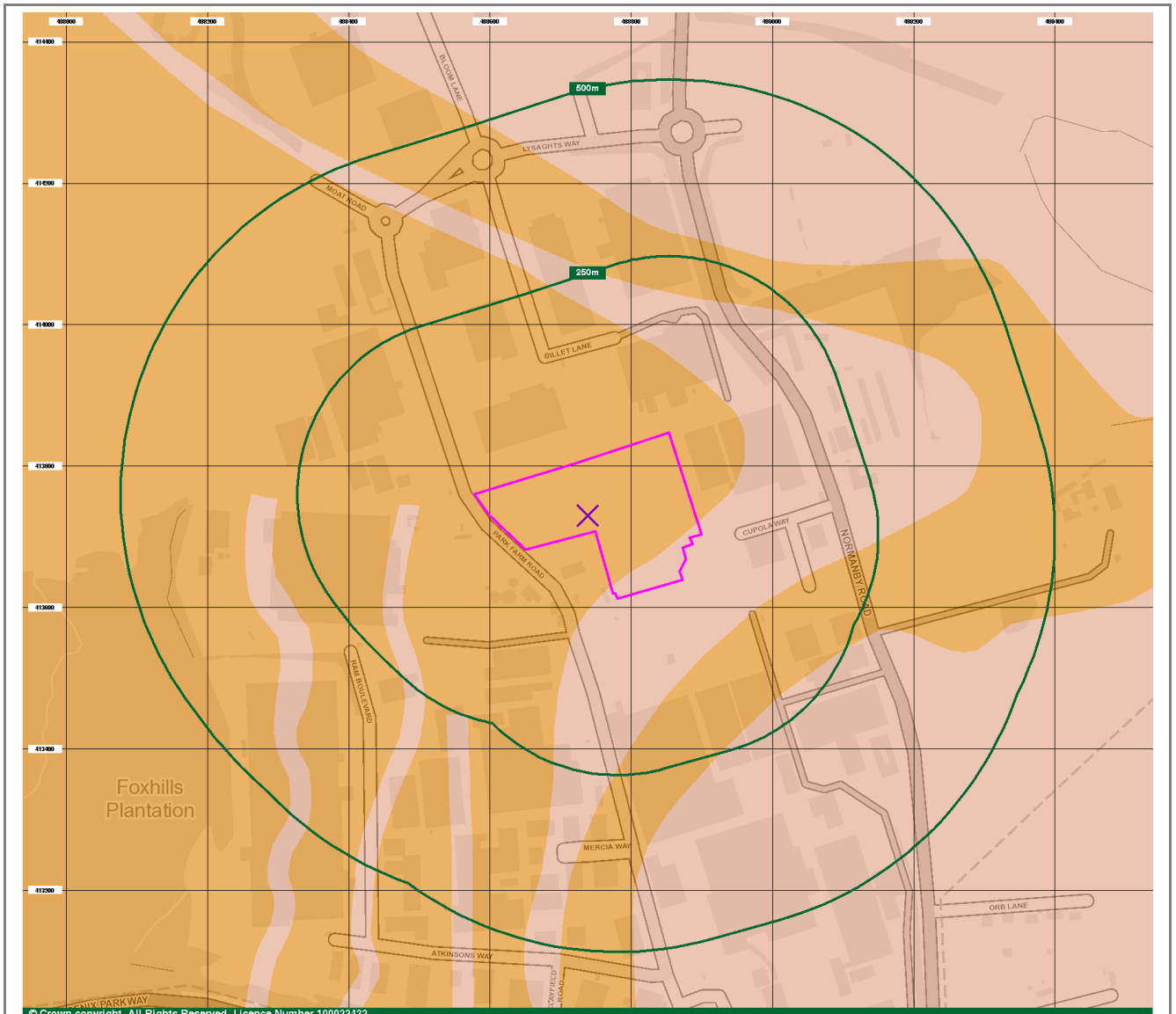
Aquifer Designation (Superficial)



Aquifer Designations

-  Site Boundary
-  Search Buffer
-  Bearing Reference Point
-  N
-  Principal Aquifer
-  Secondary A Aquifer
-  Secondary B Aquifer
-  Secondary Undifferentiated
-  Unproductive Strata
-  Unknown

Aquifer Designation (Bedrock)



Aquifer Designations

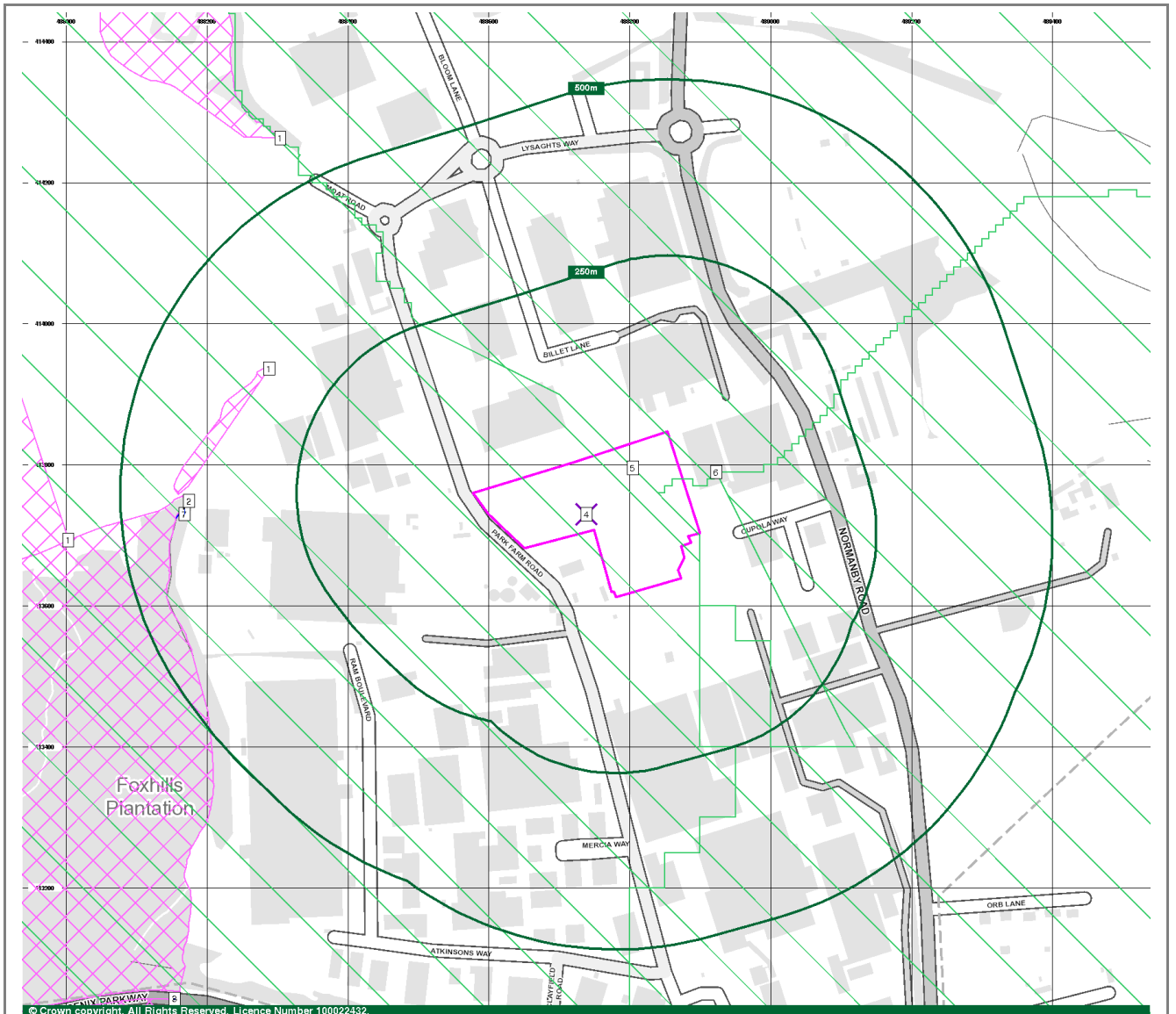
- | | |
|---|--|
|  Site Boundary |  Principal Aquifer |
|  Search Buffer |  Secondary A Aquifer |
|  Bearing Reference Point |  Secondary B Aquifer |
|  N |  Secondary Undifferentiated |
| |  Unproductive Strata |
| |  Unknown |

Groundwater Vulnerability

Map ID	Details	Distance	Direction
Hydrogeology			
Superficial Aquifer Designations			
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	On Site	E
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	165m	W
Bedrock Aquifer Designations			
	Secondary Aquifer - B These aquifers are formed of predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable layers and weathering.	On Site	-
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	On Site	SE
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	80m	W
	Secondary Aquifer - B These aquifers are formed of predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable layers and weathering.	99m	SE
	Secondary Aquifer - A These aquifers are formed of moderately permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers.	280m	W
Groundwater Vulnerability			
	Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 12 Vale of York.	On Site	-
	Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 12 Vale of York.	85m	W
	Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 12 Vale of York.	334m	S
Geology			
Low Permeability Drift Deposits			
None.			
BGS 1:50,000 Bedrock Geology			

Map ID	Details	Distance	Direction
	LEX Code: SMD, Rock Name: Scunthorpe Mudstone Formation, Rock Type: Mudstone and Limestone, Interbedded, Min Age: Sinemurian, Max Age: Rhaetian.	On Site	-
	LEX Code: SMD, Rock Name: Scunthorpe Mudstone Formation, Rock Type: Limestone, Min Age: Sinemurian, Max Age: Rhaetian.	On Site	SE
	LEX Code: SMD, Rock Name: Scunthorpe Mudstone Formation, Rock Type: Limestone, Min Age: Sinemurian, Max Age: Rhaetian.	80m	W
	LEX Code: SMD, Rock Name: Scunthorpe Mudstone Formation, Rock Type: Mudstone and Limestone, Interbedded, Min Age: Sinemurian, Max Age: Rhaetian.	99m	SE
	LEX Code: FI, Rock Name: Frodingham Ironstone Member, Rock Type: Ironstone, Min Age: Sinemurian, Max Age: Sinemurian.	214m	SE
	LEX Code: SMD, Rock Name: Scunthorpe Mudstone Formation, Rock Type: Limestone, Min Age: Sinemurian, Max Age: Rhaetian.	249m	SW
	LEX Code: SMD, Rock Name: Scunthorpe Mudstone Formation, Rock Type: Limestone, Min Age: Sinemurian, Max Age: Rhaetian.	280m	W
BGS 1:50,000 Superficial Deposits			
	LEX Code: BSA1, Rock Name: Blown Sand, 1, Rock Type: Sand, Min Age: Quaternary, Max Age: Quaternary.	On Site	E
	LEX Code: BSA1, Rock Name: Blown Sand, 1, Rock Type: Sand, Min Age: Quaternary, Max Age: Quaternary.	165m	W
BGS 1:50,000 Geological Mapping Coverage			
	Map Sheet No: 080, MapName: Kingston upon Hull, Map Date: 1983, Bedrock Geology: Available, Superficial Geology: Available, Artificial Geology: Available, Faults: Not Supplied, Landslip: Available, Rock Segments: Not Supplied.	On Site	-
BGS 1:625,000 Solid Geology			
	Description: Lias Group.	On Site	-

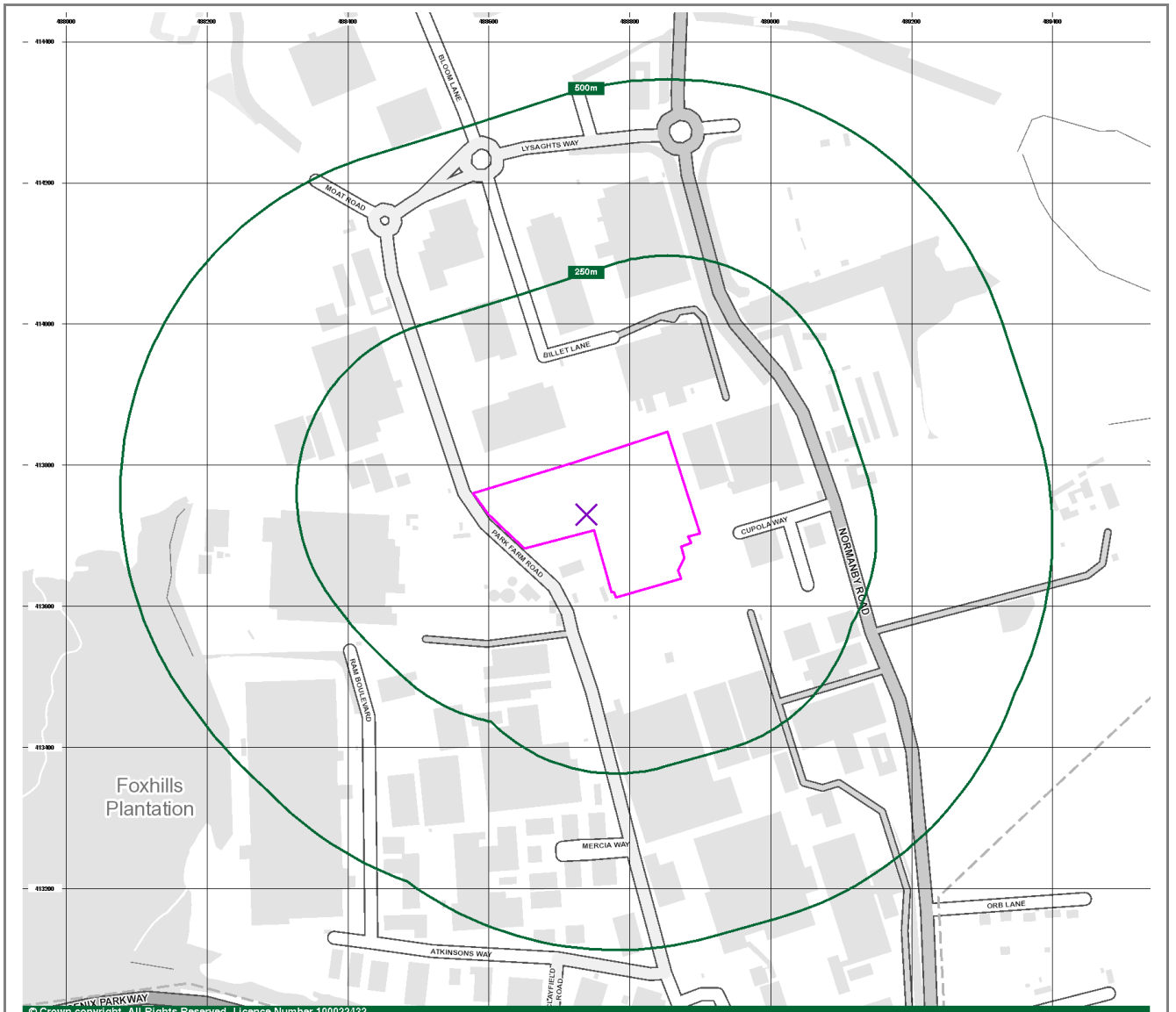
Environmentally Sensitive Features



Sensitive Land Uses

- | | | |
|------------------------------------|-------------------------|-------------------------------------|
| Site Boundary | Local Nature Reserve | Ramsar Site |
| Search Buffer | Marine Nature Reserve | Nearest Surface Water Feature |
| Bearing Reference Point | National Nature Reserve | Site of Special Scientific Interest |
| N | National Park | Special Area of Conservation |
| Area of Outstanding Natural Beauty | National Scenic Area | Special Protection Area |
| Environmentally Sensitive Area | Nitrate Sensitive Area | Water Abstraction |
| Forest Park | Nitrate Vulnerable Zone | Historical Flood Liability |

Source Protection Zones



Source Protection Zones

-  Site Boundary
-  Search Buffer
-  Bearing Reference Point
-  N
-  Source Protection Zone I
-  Source Protection Zone II
-  Source Protection Zone III
-  Zone of Special Interest
-  Source Protection Zone Borehole

Environmentally Sensitive Features

Map ID	Details	Distance	Direction
Environmentally Sensitive Features			
Local Nature Reserves			
1	Name: Phoenix, Multiple Area: Y, Area (m ²): 241032.02, Source: Natural England, Designation Date: Not Supplied.	339m	NW
2	Name: Phoenix Parkway, Multiple Area: N, Area (m ²): 208059.7, Source: Natural England, Designation Date: 1st September 2006.	403m	W
	Name: Conesby Quarry, Multiple Area: Y, Area (m ²): 392326.14, Source: Natural England, Designation Date: Not Supplied.	640m	N
3	Name: Atkinsons Warren, Multiple Area: N, Area (m ²): 328017.69, Source: Natural England, Designation Date: 28th July 2004.	810m	SW
Nitrate Vulnerable Zones			
4	Name: Burton Stather Drain Nvz, Description: Surface Water, Source: Environment Agency, Head Office.	On Site	-
5	Name: Winterton Beck From Source To The Humber Nvz, Description: Surface Water, Source: Environment Agency, Head Office.	On Site	NE
6	Name: Bottesford Beck Catchment (Trib Of R Trent) Nvz, Description: Surface Water, Source: Environment Agency, Head Office.	48m	E
Nearest Surface Water Feature			
7	Surface water feature identified in proximity.	410m	W
Source Protection Zones			
<i>None</i>			

Natural and Mining Related Hazards

Map ID	Details	Distance	Direction
	Subsidence		
	Collapsible Ground Stability Hazards		
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	165m	W
	Compressible Ground Stability Hazards		
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	34m	W
	Ground Dissolution Stability Hazards		
	Risk: No Hazard, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Landslide Ground Stability Hazards		
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Running Sand Ground Stability Hazards		
	Risk: Very Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	147m	SW
	Shrinking or Swelling Clay Subsidence Hazards		
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	On Site	W
	Risk: Low, Source: British Geological Survey, National Geoscience Information Service.	225m	S
	Non-Coal Mining Hazards		
	No Hazard.		
	Radon		
	Radon Potential		
	The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)..		
	Radon Protective Measures		
	None, Source: British Geological Survey, National Geoscience Information Service.	On Site	-
	Mining		
	Brine Compensation Areas		
	None.		
	Coal Mining Affected Areas		
	In an area which may not be affected by coal mining.		
	Mining Instability		
	Mining Evidence: Conclusive Iron Ore Mining, Source: Ove Arup & Partners, Boundary Quality: As Supplied.	153m	N

Map ID	Details	Distance	Direction
BGS Recorded Mineral Sites			
37	Site Name: Foxhills Plantation, Site Location: Flixborough, Scunthorpe, North Lincolnshire, Source: British Geological Survey, National Geoscience Information Service, Reference: 121605, Type: Opencast, Status: Ceased, Operator: Not Supplied, Operator Location: Not Supplied, Periodic Type: Triassic, Geology: Scunthorpe Mudstone Formation, Commodity: Limestone, Positional Accuracy: Located by supplier to within 10m.	184m	SW



Appendix 2 – Proposed site plan & planning application



Appendix 3 – Flood Risk Screening Report

Appendix 4 – Report Methodology, Limitations and Reliance

Reliance

AEL has prepared this Phase One Environmental Assessment with all reasonable skill, care and diligence within the terms and conditions for Environmental Consultancy Services September 2011. This report has been prepared solely and exclusively for []. If reliance on this report is required by a third party, this may be arranged for an agreed fee.

The assessment has been carried out with due regard to industry guidelines including the Contaminated Land Guidance documents issued by the Department for Environment, Food and Rural Affairs (and its Predecessors), the British Standards Institute (the BSI), the Royal Institution of Chartered Surveyors (RICS). The methods used follow a risk-based approach, with the potential environmental risk assessed qualitatively using the 'contaminant-pathway-receptor pollutant linkage' concept introduced in the Environmental Protection Act 1990.

Report Methodology and Limitations

The evaluations and recommendations presented within this report are based only on the examination of available historical maps, directories, environmental records, discussions with regulatory bodies, and any previous reports made available to AEL. No intrusive surveys or environmental sampling was conducted as part of this study. AEL accepts no responsibility for the accuracy or completeness of third party data reviewed within this assessment. Copies of the third party data used in this report can be provided upon request (subject to any copyright limitations).

Where budget estimates have been provided, the figures have been identified on the basis of documentation gathered on the Site and discussions with Site management. AEL is unable to warrant the accuracy of these figures and you are recommended to seek appropriate quotations where reliance on a budget estimate is required.

The scope of this report does not include an assessment of the presence of asbestos containing materials within or below buildings at the Site. However if the presence of asbestos is known or suspected, recommendations will be provided to develop an asbestos management plan to comply with current regulations and additional survey/sampling works may then be required.

The conclusions of this study are not necessarily indicative of future conditions or operating practices at or adjacent to the Site.

The liabilities for contaminated land in England and Wales are primarily set out under Part 2A of the Environmental Protection Act 1990, although in certain circumstances action may also be taken under the Water Resources Act 1991. Where re/development is taking place then any necessary remediation is carried out under the statutory planning regime. The main policy document is the National Planning Policy Framework (NPPF) March 2012 which sets out the principles that local planning authorities should follow when determining planning applications for contaminated or potentially contaminated land. The key paragraphs for contamination are 120 and 121 which read:

'Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner' (Para 120) 'after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990' (Para 121).

More detailed guidance is provided in Planning Practice Guidance – Land Affected by Contamination (6 March 2014). The legislation that is relevant to the remediation of contaminated land (Part 2A of the Environmental Protection Act 1990, the Water Resources Act 1991 and the relevant provisions of the statutory planning regime) are referred to here as Relevant Legislation.

The interpretation of the wording "significant risk" within the context of existing legislation is based on the following:

"Significant harm is being caused or there is a significant possibility of such harm being caused, (where harm is defined as harm to health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property); and / or, pollution of Controlled Waters is being caused".

AEL's assessment of risk and environmental liability under the Relevant Legislation is thus based upon the principle of determining the presence of a potential contaminant-pathway-receptor relationship. Where a 'contaminant' is a source of contamination, a 'pathway' a medium through which the contamination can mobilise and 'a receptor' something that could be detrimentally affected by the contamination. Where each of these elements is present, it is considered that a potential contaminant linkage exists at the Site.

A Site will be assessed by AEL, based on the risk of there being contaminative substances present in, under or on the Site (excluding asbestos containing materials, lead based paints, invasive plant species or mould infestations) such that, on the basis of its proposed use, there is a reasonable likelihood of a Local Planning Authority requiring the remediation of the Site to the requirements of Para 121 of the NPPF.

Glossary of Terms

BS1075 Investigation of potentially contaminated sites. Code of Practice.

This British Standard provides recommendations and guidance on the investigation of land potentially affected by contamination or naturally elevated concentrations of potentially harmful substances in order to determine or manage any risks.

Contaminated Land (Part 2A definition)

Part 2A of the Environmental Protection Act 1990 was brought into force on 1st April 2000. The legal definition of contaminated land is “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 the significant possibility of such harm being caused; or
- Significant pollution of controlled waters is being caused or there is a significant possibility of such pollution being caused.

A key element of the Part 2A regimes is the Source-Pathway-Receptor, known as the “contaminant linkage”. Meaning: The source is the contamination in, on or under the land; the pathway is the route by which the contamination reaches the receptor; and the receptor is defined as living organisms, ecological systems or property which may be harmed.

Without these three elements of the contaminant linkage, land cannot be identified as contaminated land under the Part 2A regime.

CLR 11 Model Procedures for the Management of Land Contamination

This document provides the technical framework for applying a risk management process when dealing with land affected by contamination which is consistent with government policies and legislation within the UK.

Conceptual Site Model

A conceptual site model (CSM) identifies all the potential contaminant linkages (contaminant-pathway-receptors) and drives the risk assessment.

National Planning Policy Framework (NPPF 2012)

NPPF acts as guidance for local planning authorities about planning applications. Planning practice guidance are regularly updated online in support of the framework. The paragraphs below highlight the relevant sections are Paragraph 120 and 121 of the NPPF.

Paragraph 120 of NPPF

‘To prevent unacceptable risks from pollution and land instability, planning policies and decision should ensure that new development is appropriate for its location.’

Paragraph 121 of NPPF

‘Ensure that site is suitable for its new use and after remediation, as a minimum should not be capable of being determined as contaminated land under Part IIA of EPA 1990. Site investigation information must be prepared by competent person.’

Phase 1 Land Contamination Assessment or Preliminary Risk Assessment (PRA)

To establish the previous uses of land under consideration or land nearby or adjacent to it, and to identify potential sources of contamination, receptors and pathways.

Phase 2 Intrusive Site Investigation

Assessment consists of an intrusive site investigation with quantitative risk assessment from chemical analysis. The aim of a Phase 2 is to get a representation of the ground conditions on the entire Site.

Phase 3 Land Remediation

Required after Phase 1 and 2 and develops a land contamination remediation strategy to demonstrate how the site will be safely developed in respect to the land's end use.

Phase 4 Verification

Verification of remediation, provides documentary evidence that the remediation has been carried out to the required standard.

Watching brief

A watching brief is a document maintained on site during site clearance works to determine the presence of previously unidentified zones of soils or groundwater contamination. Documentation will need to be produced if a planning condition needs to be discharged. The developer should contact the contaminated land officer to agree the required extent of reporting.

It is best to employ a 'competent person' to provide ongoing advice, undertake a site inspections and produce or review and sign off a report.

The 'watching brief' will implement a series of actions as follows:

- General removal of topsoil and subsoils should be undertaken in a manner that limited exposure of soil to surface water run-off and allows visual and olfactory observation of all materials by a competent, designated clerk of works or equivalent;
- In an event that visual or olfactory evidence indicates a potential area of concern, then all excavation works will cease to ensure that potentially unknown sources of contamination from the ground or groundwater are not mobilised further;
- The clerk of works will contact the environmental advisor will determine what steps can be taken to isolate the material pending further investigation. The Environment Agency and Local Planning Authority will be informed and an appropriate course of action will be agreed;
- The potential area of concern will be appropriately assessed, primarily through sampling and laboratory analysis, and any requirement for remedial works will be identified. This scope of works must be agreed by the Local Planning Authority and Environment Agency prior to the works taking place.
- Records should be maintained of all areas investigated and actions taken to remediate these including validation/verification reports. These then should be submitted to the Local Planning Authority.

1APP

Online planning portal for planning applications which is used by the Local Authorities.