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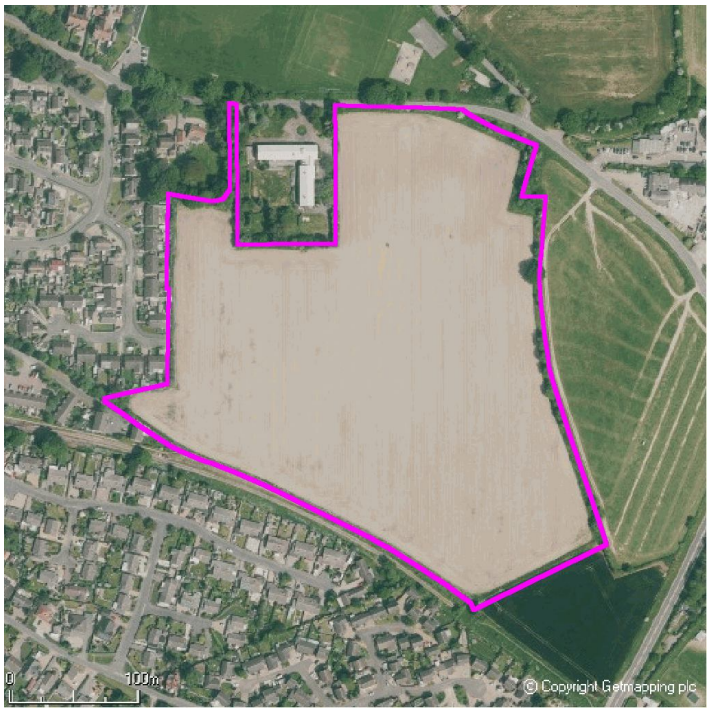
Desk Study Summary Investigation:

Land south of Burgh Road

Aylsham



RLC Ref: 161513

Prepared for

Kier Living Ltd

Revision Schedule

161513

20 February 2017

Rev	Date	Details	Reviewed by
00	20 February 2017	Desk Study Summary Investigation	**Mike Lloyd** BEng(Hons), CEng, MIStructE Director

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The methodology adopted and the sources of information used by Rossi Long Consulting Ltd in providing its services are outlined in this Report. The work described in this Report was undertaken during February 2017 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

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DESK STUDY SUMMARY INVESTIGATION
BURGH ROAD, AYLSHAM

1.0 INTRODUCTION

1.1 Authorisation

Rossi Long Consulting Limited was instructed by Kier Living Ltd (the "Client") to carry out a Desk Study Summary Investigation on Land at Burgh Road, Aylsham (hereafter referred to as the "Site") prior to low-rise residential development. The location of this Site is shown on Figure 1.

1.2 Context, Purpose and Scope

This Report is intended to comply with the minimum requirements for desk study in accordance with guidance from the Local Planning Authority (LPA) with respect to potential for contaminated land and sensitive receptors. This Report has been based on a desk study and walkover. The results of the desk study have been presented in the Appendices.

The methods of desk study have been described in Section 2. The interpretation of the results has been presented as a table in Section 3 with recommendations in relation to the proposed development. Finally, an initial Conceptual Site Model (CSM) and preliminary risk assessment based on the source-pathway-receptor principle has been presented in Section 4.

2.0 INVESTIGATION METHODOLOGY

2.1 Desk Study

Guidance on desk study practice and interpretation is provided in British Standard BS10175 “Investigation of potentially contaminated sites – Code of practice”, BS5930 “Code of practice for site investigations”, the Environment Agency publication CLR11 “Model Procedures for the management of land contamination” and associated documents including Industry Profiles.

As the Site has not been identified as potentially contaminated, the full risk assessment process has not been undertaken at this stage.

Basic risk assessment in geotechnics and contamination is provided by the third party supplied data in Appendix I. A walkover has been conducted by an experienced scientist or engineer to a standard methodology and where appropriate relevant features have been marked on Figure 2. Historical maps of the Site since circa 1890 to recent were inspected and representative and informative examples have been reproduced in Appendix II.

Unexploded ordnance (UXO) risk is addressed using an initial screening process and a third party web-based system. Where the risk is not sufficiently low, further limited information is sought from available published sources. Where there is believed to be a credible UXO risk and in the absence of further information, a specialist risk assessment may be recommended. Drilling may be progressed under supervision of a trained ordinance officer. Clients may require further measures under CDM for construction.

3.0 RESULTS & INTERPRETATION

3.1 Desk Study

Site Description & Walkover *(Reconnaissance, Internet Air Photography)*	The Site comprised an irregular shaped parcel of land, approximately 8.6 hectares, located south of Burgh Road, approximately 0.9 km east of the centre of Aylsham, Norfolk. A walkover was undertaken on 27th January 2017. The relevant features identified during the walkover are shown in Figure 2 and described below. The Site was accessed from Burgh Road to the north. The Site comprised an arable field with a surfacing of crop shoots, and nominal amounts of grassed soft landscaping along boundary space. There were no buildings on-Site. An area of the Site in the north-east was sectioned off by electric fencing. Small amounts of fly-tipped waste materials were noted in the south-west corner of the Site, including wood, metal and general waste. The Site was bounded by a mixture of mature and semi mature trees, hedgerow, wooden and wire fencing. The Site dipped down to the north and west in line with the topography of the immediate surrounding area. Adjacent land uses comprised residential properties and gardens to the west, and grassed fields/recreational ground to the north and east. Part of the northern-western boundary was formed by the former Aegel House care home. A footpath of part of Bure Valley Walk was noted along the southern boundary, with railway lines in a cutting (the Bure Valley Railway) beyond. The railway proceeds into a tunnel beyond the south-eastern tip of the Site. No evidence was observed of potential contamination from fuel tanks, hazardous material stores, soil stockpiles or invasive plants.
Current Land Feature Sources *(Sitecheck)*	The Sitecheck Data shows no current listed potentially contaminative land uses on-Site. Off-Site potentially contaminative land uses include: Δ Two discharge consents; and Δ Three contemporary trade directory entries. See Appendix I for more details.
Historical Land Feature Sources	The Sitecheck Data shows no historical potentially contaminative land uses on-Site.

(Sitecheck, Ordnance Survey (OS) Maps)	Off-Site potentially contaminative past land uses include: Δ Two electrical sub-station facilities; Δ Five potentially contaminative industrial land uses including a railway adjacent to the south boundary, quarrying of sand and clay, a factory/works and a coal storage depot; and Δ Three areas of potentially infilled land (two water and one pits/quarries), to the south, east and north-west within approximately 200 m. From historical mapping, the Site was shown as undeveloped fields from at least 1886. Land to the north was used as recreation ground, including a pavilion from the 1950's. Off-Site to the north-west, Aegel House (Care Home) was built adjacent to the north between 1957 and 1970, along with residential development in the surrounding area. Bure Valley Railway was noted off-Site to the south from prior to 1886. Aylsham Station to the south-west included a coal yard from the 1970's. A small works and sewage works were also present off-Site to the north-east from at least 1970. A small pit was noted to the north of Burgh Road from at least 1886. The pit was no longer apparent on mapping from 1970, so assumed infilled. See Appendix I and II for more details.
Map Geology & Commentary *(BGS 1:50,000 Scale Mapping)*	The BGS mapping shows the south of the Site is situated upon superficial deposits of Brickearth (Clay, Silt and Sand). No superficial deposits are shown across the north of the Site. The underlying bedrock geology is the Wroxham Crag Formation (Sand and Gravel). See Appendix I for further details.
Unexploded Ordnance (UXO) *(Third Party Bomb Map)*	The Site is not located within an area considered to have been affected by WWII bomb strikes.
Mining *(Sitecheck, BGS, OS, Coal Authority)*	The Site is not within an area affected by coal mining. The Sitecheck Data identified a conclusive risk from rock mining instability on-Site and multiple possible crown hole/shaft collapses. Historic small-scale mineral extraction has been identified off-Site in the surrounding area. There is no evidence in the mapping researched to suggest the Site has been affected. Because of the presence of Chalk rockhead at depth beneath the Site, risk in this category cannot be discounted completely. The evidence for mining is not well supported by other data. Overall, such events can be considered small, and exceptionally rare in this locality

	and therefore low risk.
Radon *(Sitecheck)*	The Site is in a lower probability radon area, as less than 1% of homes are above the action level and where radon protection measures are not required.
Geotechnical Hazards *(Sitecheck, BGS or Local Knowledge)*	The Sitecheck Data identified a low hazard potential for ground dissolution stability hazards. The geology is potentially suitable for the formation of dissolution features, although the risk is considered to be low.
Topographic Elevation *(OS Map)*	Approximately 18 m above Ordnance Datum (m aOD) in the north and east, and 22 m aOD in the south and west.
Depth to Groundwater *(Interpretation from OS Map, Geology)*	Not known. Not anticipated within the depth of normal excavations. Perched groundwater may be present above cohesive layers.
Surface Water *(Sitecheck, Walkover)*	The Sitecheck Data shows two discharge consents and three abstraction points within 250 m. The nearest surface water feature is a ditch approximately 250 m to the south-east.
Wider Environment Sensitive Receptors *(Environment Agency (EA) Web Site, Sitecheck)*	In terms of groundwater vulnerability the south of the Site overlies Secondary B Aquifer with respect to the superficial geology. The Site overlies a Principal Aquifer with respect to bedrock geology. The Site is not situated within a Source Protection Zone.
Flood Risk *(Sitecheck)*	The Site is not detailed as being within an area at risk from flooding from rivers or the sea within the Sitecheck.
Key Contaminants and CSM Aspects	The Site does not have a clearly identified significant former industrial land use and there are no related key contaminants. The Site comprised a large arable field. The surrounding area comprised residential properties and gardens, grassed fields/recreational ground and Aegel House care home. On-Site potential sources of contamination include: Δ Past agricultural land use; Δ Small deposit of waste materials. Off-Site potential sources of contamination are small, distant and are considered unlikely to have impacted the Site. No significant sources of ground gas have been identified on-Site. The Site overlies a Secondary A Aquifer in the South, and a Principal Aquifer with respect to superficial and bedrock geology. The Site is not located within a SPZ. Development is proposed that will introduce sensitive receptors. There is uncertainty because unrecorded potentially contaminative activities could have taken place.

	Further investigation is recommended to sufficiently characterise the Site for the planning process in accordance with any planning conditions or other regulatory conditions such as NHBC and Building Control.

3.2 Conclusions and Actions

Contamination	The Site does not have a clearly identified significant former industrial land use and there are no related key contaminants. The Site comprises a large arable field. There are only limited plausible sources of low level contamination on-Site. There are no identified significant sources of contamination off-Site. The Site overlies a Secondary A Aquifer in the South, and a Principal Aquifer in the north with respect to superficial and bedrock geology. The Site is not located within a SPZ. Development is proposed that will introduce sensitive receptors. There is uncertainty because unrecorded potentially contaminative activities could have taken place. Further investigation is recommended to identify contamination from the potential sources and any unrecorded land use. This should include soil sampling, chemical analysis and gas monitoring.
Foundations	Traditional strip foundations may be suitable for new low-rise structures, subject to further investigation and assessment. The potential for using conventional soakaways should be assessed by in-situ permeability testing. Further investigation is recommended to identify the ground conditions for construction purposes.
Materials Management	Soil sampling and laboratory testing may be necessary for optimum economical groundworks, recycling and off-Site disposal if proposed in the redevelopment.

4.0 CONCEPTUAL SITE MODEL

4.1 Introduction

A conceptual exposure model represents the relationships between contaminant sources, pathways and receptors, to support the identification and assessment of possible pollutant linkages (PPL) - and an assessment of known pollutant linkages, where identified from existing information.

Where PPLs are identified, a preliminary risk assessment is carried out to assess the likelihood that each possible linkage exists and to decide whether these pose potentially unacceptable risks to identified receptors and require further assessment. Where this linkage is of a form that subsequently leads to land being identified as 'contaminated land' under the terms of Part 2A of the Environmental Protection Act (EPA) 1990, the linkage is termed a *significant pollutant linkage*.

At the preliminary risk assessment stage, which is usually based upon desk top information, the decision on whether a PPL poses a potentially unacceptable risk is based upon professional judgement. The significance of the PPL will also be determined dependant on the context of the land use and the purpose of the assessment.

Assessing risks from land contamination underpins the "suitable for use" approach adopted for Part 2A of the EPA 1990 regulatory regime and the National Planning Policy Framework (NPPF), March 2012.

4.2 CSM Summary & Risk Assessment

Based on the information obtained from this Assessment, a preliminary risk assessment using the source-pathway-receptor approach has been formulated, which identifies PPL at the Site in the context of the potential end-use.

Table 1: Initial Conceptual Site Model

Source	Pathway	Receptor	Matrix Assessment	Justification
Potentially contaminated soils (from on-Site sources and unrecorded on/off-Site sources). Assumes removal of waste materials.	Geology (Vertical migration through permeable deposits below the Site).	Controlled Waters.	Low Risk	Arable field. No significant sources identified on-Site. Overlies Secondary B and a Principal Aquifer. No SPZ. Low permeability soils anticipated.
	Direct contact/ingestion and inhalation of dust/fibres and vapours, oral via plant uptake.	Human Health.	Low Risk	Potential limited sources identified. Sensitive receptors to be introduced.
	Direct contact and leaching.	Buildings, services and structures.	Low Risk	Potential limited sources identified. Generally robust receptors.
Potential ground gas (from unrecorded on/off-Site sources).	Vertical and lateral migration from unrecorded on-Site and off-Site sources.	Human Health and buildings.	Low Risk	No significant sources identified. Sensitive receptors to be introduced.

Standard risk definitions and matrices are presented in Appendix III

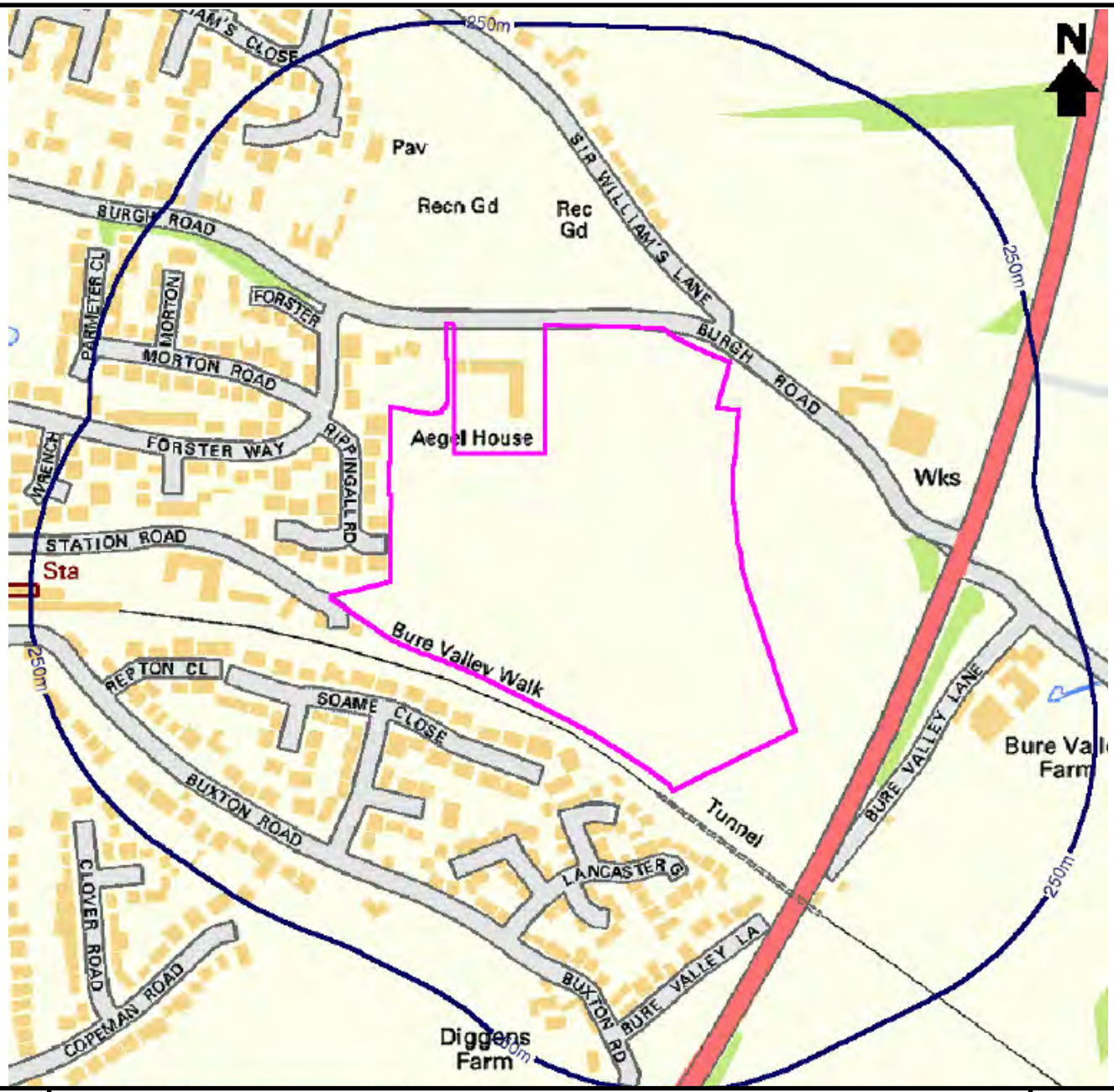
5.0 LIMITATIONS TO ENVIRONMENTAL ASSESSMENTS

This Report does not constitute a full site investigation, flood risk assessment, invasive plant assessment, waste classification exercise, contamination, geotechnical or asbestos survey.

Information was obtained, reviewed and evaluated in preparing this Report from various external sources. Our conclusions, opinions and recommendations are based upon this information and the information obtained during the Site walkover, the Consultant does not warrant the accuracy of the information provided and will not be responsible for any opinions expressed, or conclusions reached in reliance upon information which is subsequently proven to be inaccurate.

The recommendations contained in this Report represent our professional opinions. These opinions were arrived at in accordance with currently accepted industry practices and hydrological and engineering practices at this time and location and as such are not a guarantee that the Site is free of hazardous or potentially hazardous materials or conditions.

This Report was prepared for the sole and exclusive use of the Client and for the specific purpose instructed as defined in Section 1 of this Report. Nothing contained in this Report shall be construed to give any rights or benefits to anyone other than ourselves and the Client, and all duties and responsibilities undertaken are for the sole and exclusive benefit of the Client and not for the benefit of any other party. In particular, this Report should not be disseminated to anyone other than the Client or to be used or relied upon by anyone other than the Client. Use of the Report by any other person is unauthorised and such use is at the sole risk of the user. Anyone using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless the authors from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by the Consultant.



deltasimons

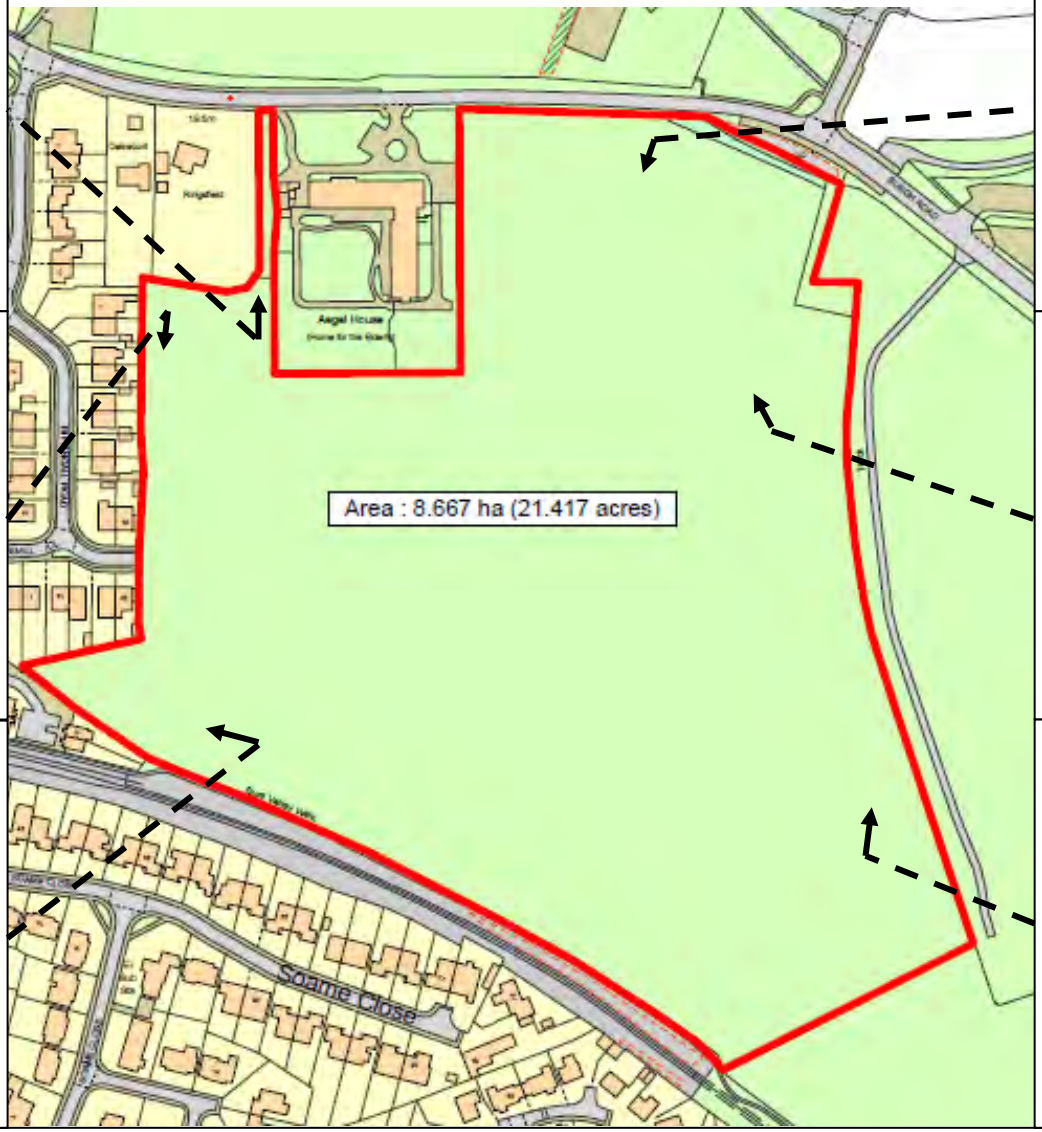
TITLE:
Site Location Plan
Burgh Road, Aylsham NR11 6AS

DWN:	PROJECT NO.:
NK	17-0090.01
DATE:	FIGURE NO.:
Jan 2017	1

PH01: Path on to Site

PH02: Wooden fencing and hedgerow along west boundary.

PH03: South-west corner of Site with small amounts of general rubbish.



PH04: General Site View – Looking South

PH05: Site dipping to the north.

PH06: Semi mature trees and hedgerow on east boundary.

Comments: There is uncertainty as unrecorded land use may have occurred and caused contamination that has not been identified by the observations.

deltasimons

TITLE:
Relevant Features Plan
Burgh Road, Aylsham

DWN:	PROJECT NO.:
NK	17-0090.01
DATE:	FIGURE NO.:
Jan 2017	2

Sitecheck Data

Burgh Road, Aylsham, NORWICH, NR11 6AS

Prepared for:
Mr J Harrison
Delta Simons
3 Chalkhill House
19 Rosary Road
Norwich
NR1 1SZ

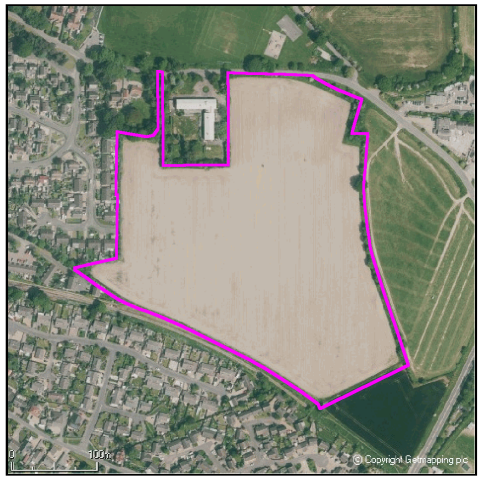
Report Reference: SCD_111483369_2_1

Report Date: 24-JAN-2017

Customer Reference: 17-0090.01

National Grid Reference: 620040 326510

Site Area: 86396 m²



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Telephone: 0844 844 9966
Fax: 0844 844 9980
Email: info@landmarkinfo.co.uk
Website: www.sitecheck.co.uk

Report Sections and Details	Page
Summary of Site	-
This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.	
Aerial Photo	1
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m.	
Location Map	2
The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 250m. The smaller aerial photo also includes the site boundary.	
Summary Table	3
This section comprises of a summary table of the information found on site and in its vicinity.	
Current Land Use	7
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.	
Historical Land Use	9
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.	
Sensitivity	12
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.	
Other Factors	16
This section contains information on other factors which may affect the site and its vicinity.	
Useful Information	18
This section contains information which may be of use when interpreting the report.	
Useful Contacts	19
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.	

If you would like any further assistance regarding this report then please contact
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Sensitivity Pathways	Page No.	Reference Number (Map ID)
Groundwater Vulnerability		
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (H2) - Deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential, Map Scale: 1:100,000, Map Name: Sheet 26 East Norfolk, Contact Ref: 1	14	-
Drift Deposits		
Drift Deposit: Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium Contact Ref: 1	14	-

Other Factors Geological	Page No.	Reference Number (Map ID)
Mining Instability		
Risk: Conclusive Rock Mining,	16	-
Man-Made Mining Cavities		
Cavity Type: Multiple Possible Crown Hole/Shaft Collapses,Origin: Not Supplied Contact Ref: 2	16	-
Non Coal Mining Areas of Great Britain		
Hazard Potential: Unlikely, Contact Ref: 3	16	-
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	16	-
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	16	-
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	16	-
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	16	-

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Other Factors Geological	Page No.	Reference Number (Map ID)
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	16	-
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	17	-
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	16	-

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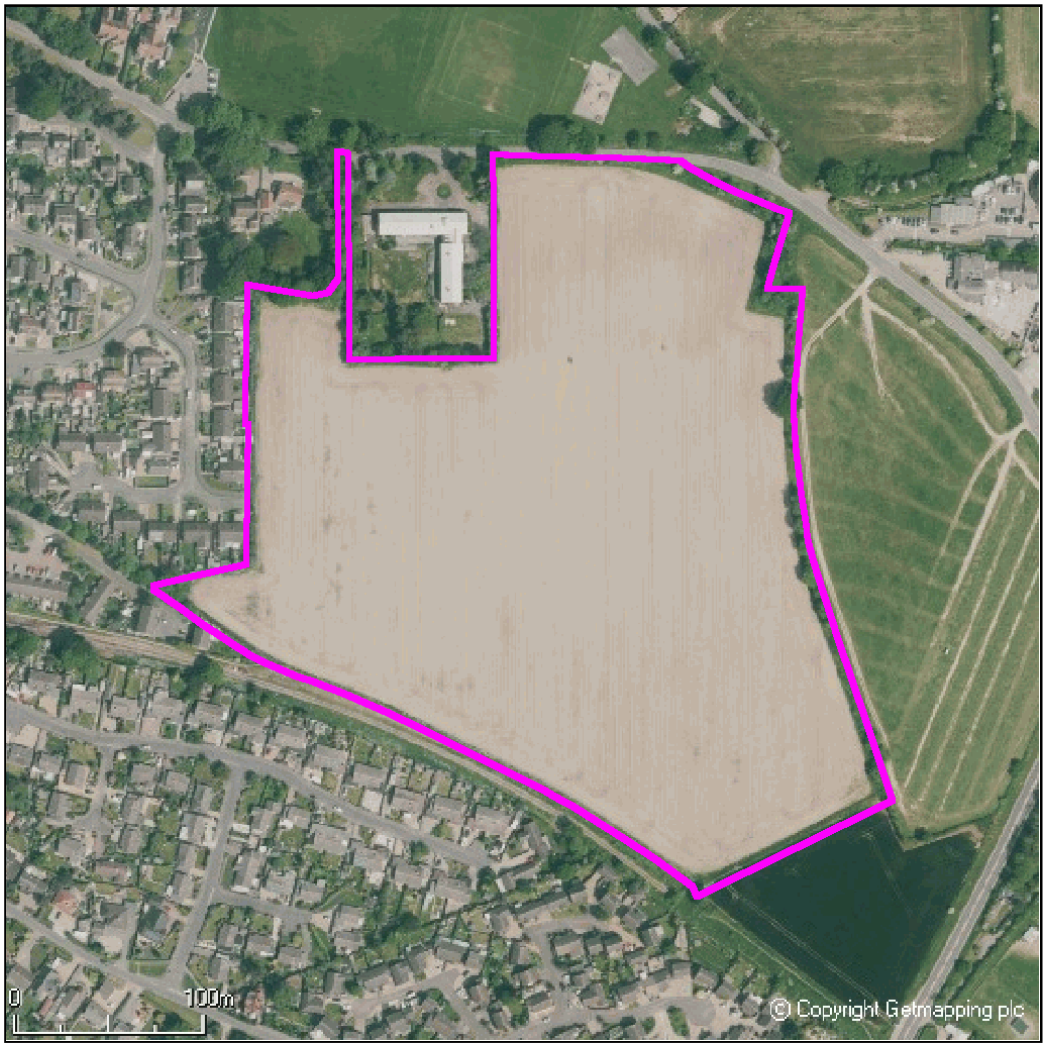

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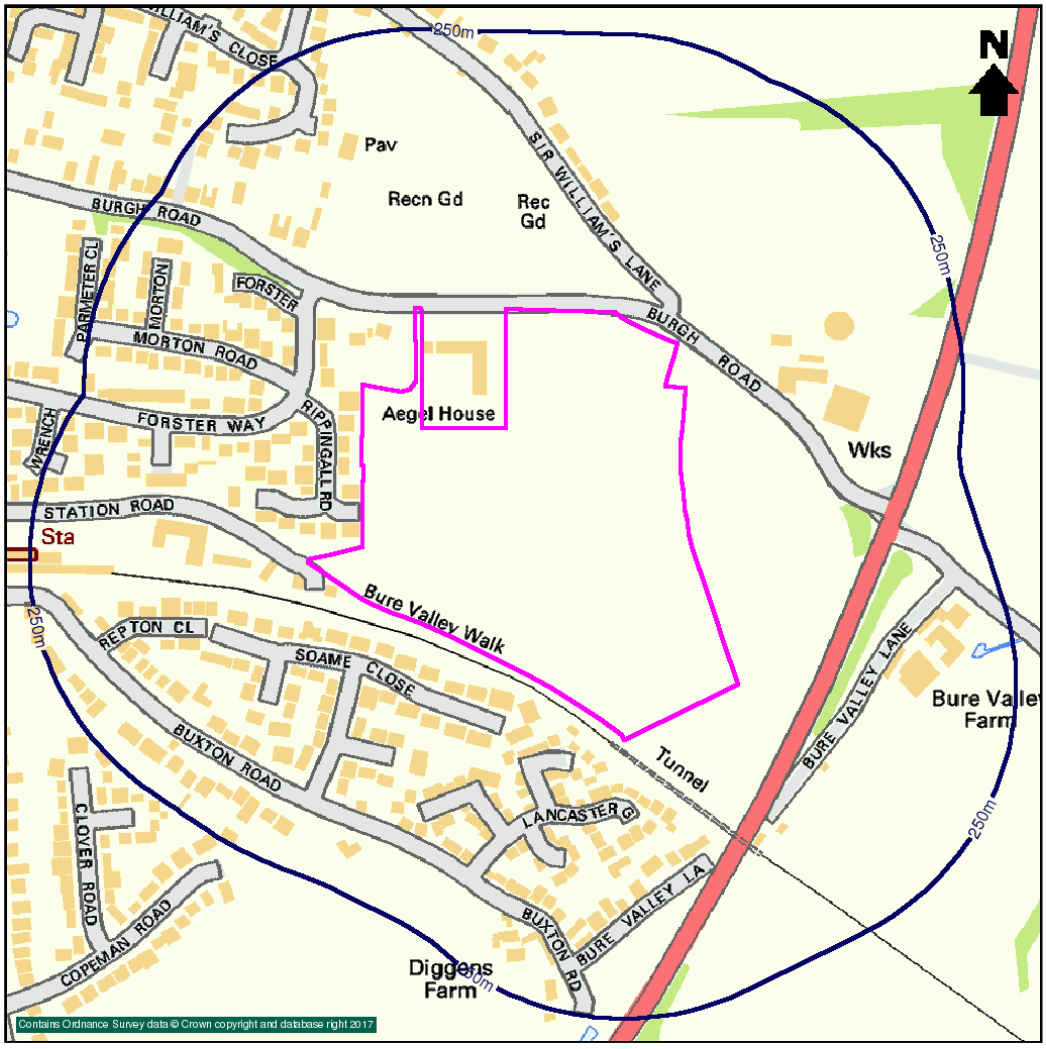

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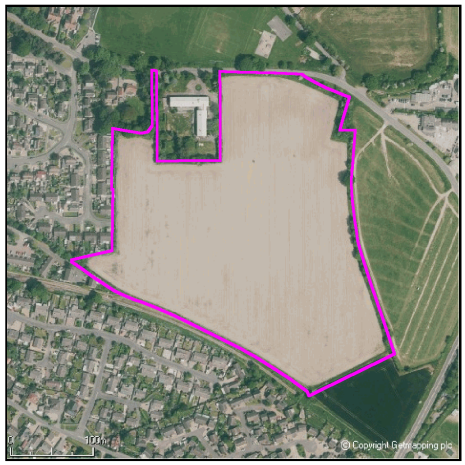

Current Land Use Contaminants	On Site 0	0-250m 5
Waste / Landfill Sites		
BGS Recorded Landfill Sites	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0
Licensed Waste Management Facilities (Locations)	0	0
Local Authority Recorded Landfill Sites	0	0
Registered Landfill Sites	0	0
Registered Waste Transfer Sites	0	0
Registered Waste Treatment or Disposal Sites	0	0
Statutory Authorisations		
Local Authority Pollution Prevention and Controls	0	0
Contaminated Land Register Entries and Notices	0	0
Registered Radioactive Substances	0	0
Discharge Consents		
Discharge Consents	0	2
Water Industry Act Referrals	0	0
Industrial Processes		
Integrated Pollution Controls	0	0
Integrated Pollution Control Registered Waste Sites	0	0
Integrated Pollution Prevention And Control	0	0
Local Authority Integrated Pollution Prevention And Control	0	0
Storage of Hazardous Substances		
Control of Major Accident Hazards Sites (COMAH)	0	0
Explosive Sites	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0
Planning Hazardous Substance Consents	0	0
Contraventions		
Local Authority Pollution Prevention and Control Enforcements	0	0
Enforcement and Prohibition Notices	0	0
Planning Hazardous Substance Enforcements	0	0
Prosecutions Relating to Authorised Processes	0	0
Prosecutions Relating to Controlled Waters	0	0
Substantiated Pollution Incident Register	0	0

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Current Land Use Contaminants	On Site 0	0-250m 5
Potentially Contaminative Uses		
Contemporary Trade Directory Entries	0	3
Fuel Station Entries	0	0
Miscellaneous		
BGS Recorded Mineral Sites	0	0

Historical Land Use Contaminants	On Site 0	0-250m 10
Potentially Contaminative Uses		
Historical Tanks And Energy Facilities	0	2
Potentially Contaminative Industrial Uses (Past Land Use)	0	5
Potentially Infilled Land		
Former Marshes	0	0
Potentially Infilled Land (Non-Water)	0	1
Potentially Infilled Land (Water)	0	2

Sensitivity Pathways and Receptors	On Site 2	0-250m 4
Pathways		
Groundwater Vulnerability	1	n/a
Drift Deposits	1	n/a
Historical Flood Liabilities	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0
Flooding from Rivers or Sea without Defences	0	0
Areas Benefiting from Flood Defences	0	0
Flood Water Storage Areas	0	0
Flood Defences	0	0

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Sensitivity Pathways and Receptors	On Site 2	0-250m 4
Environmentally Sensitive Receptors		
Areas of Outstanding Natural Beauty	0	0
Environmentally Sensitive Areas	0	0
Local Nature Reserves	0	0
Marine Nature Reserves	0	0
National Nature Reserves	0	0
Nearest Surface Water Feature	0	1
Ramsar Sites	0	0
Sites of Special Scientific Interest	0	0
Source Protection Zones	0	0
Special Areas of Conservation	0	0
Special Protection Areas	0	0
Water Abstractions	0	3
Protected Countryside Areas		
Forest Parks	0	0
National Parks	0	0
National Scenic Areas	0	0

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Other Factors Geological	On Site 11	0-250m 4
Brine Compensation Area	0	n/a
Coal Mining Affected Areas	0	n/a
Mining Instability	1	0
Man-Made Mining Cavities	1	0
Natural Cavities	0	0
Potential for Collapsible Ground Stability Hazards	1	0
Radon Potential - Radon Affected Areas	1	n/a
Radon Potential - Radon Protection Measures	1	n/a
Potential for Compressible Ground Stability Hazards	1	0
Potential for Ground Dissolution Stability Hazards	1	1
Potential for Landslide Ground Stability Hazards	1	1
Potential for Running Sand Ground Stability Hazards	1	1
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1
Non Coal Mining Areas of Great Britain	1	0

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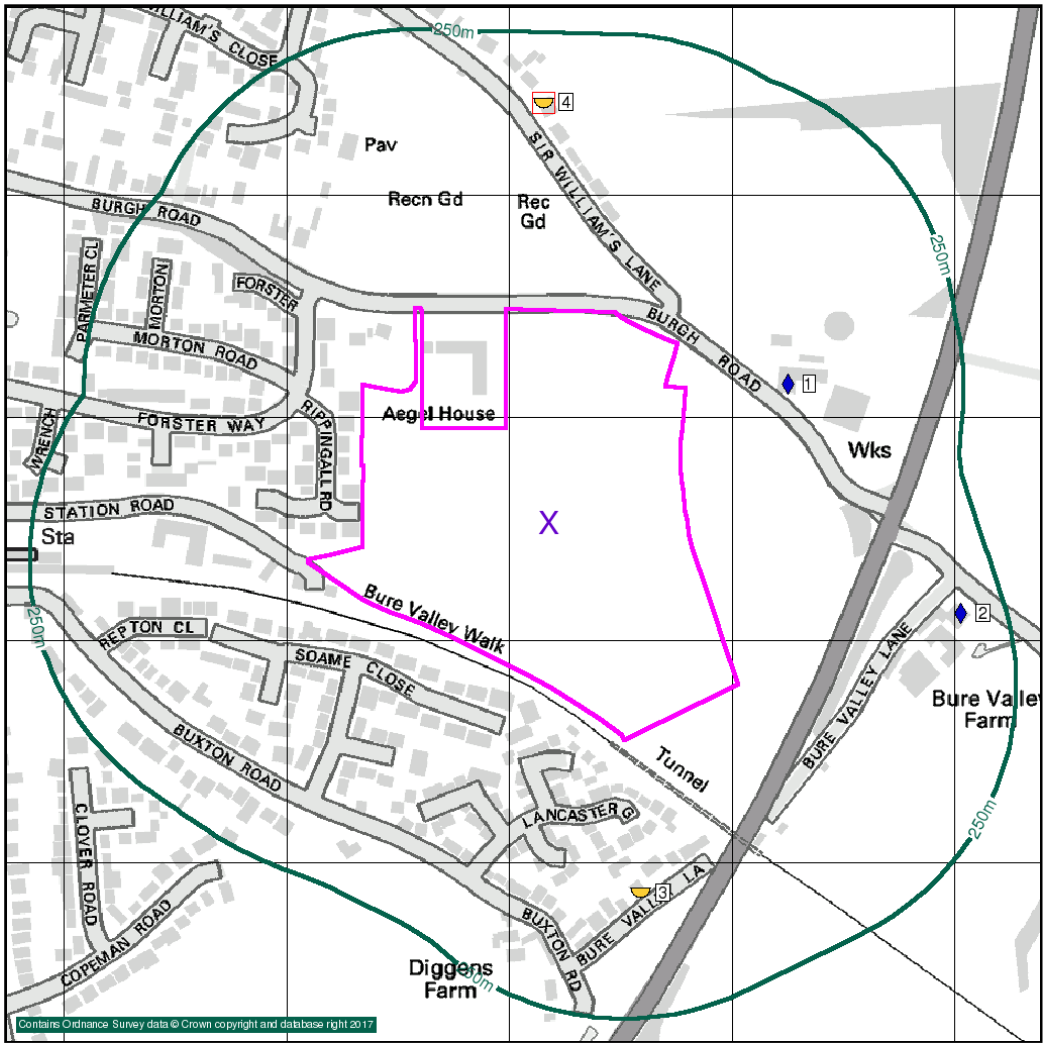
250m
4
Pav
Recn Gd
Rec Gd
SIR WILLIAM'S LANE
BURGH ROAD
PARMETER CL
MORTON
FORSTER
MORTON ROAD
FORSTER WAY
RIPPINGALL RD
WRENCH
Aegel House
X
1
Wks
STATION ROAD
Sta
Bure Valley Walk
REPTON CL
SOAME CLOSE
BUXTON ROAD
Tunnel
LANCASTER CL
BURE VALLEY LANE
2
Bure Valley Farm
CLOVER ROAD
COPEMAN ROAD
BUXTON RD
3
Diggens Farm
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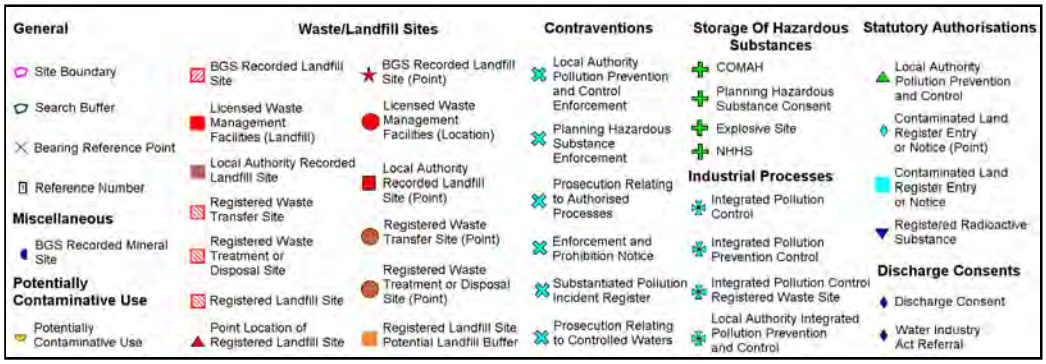
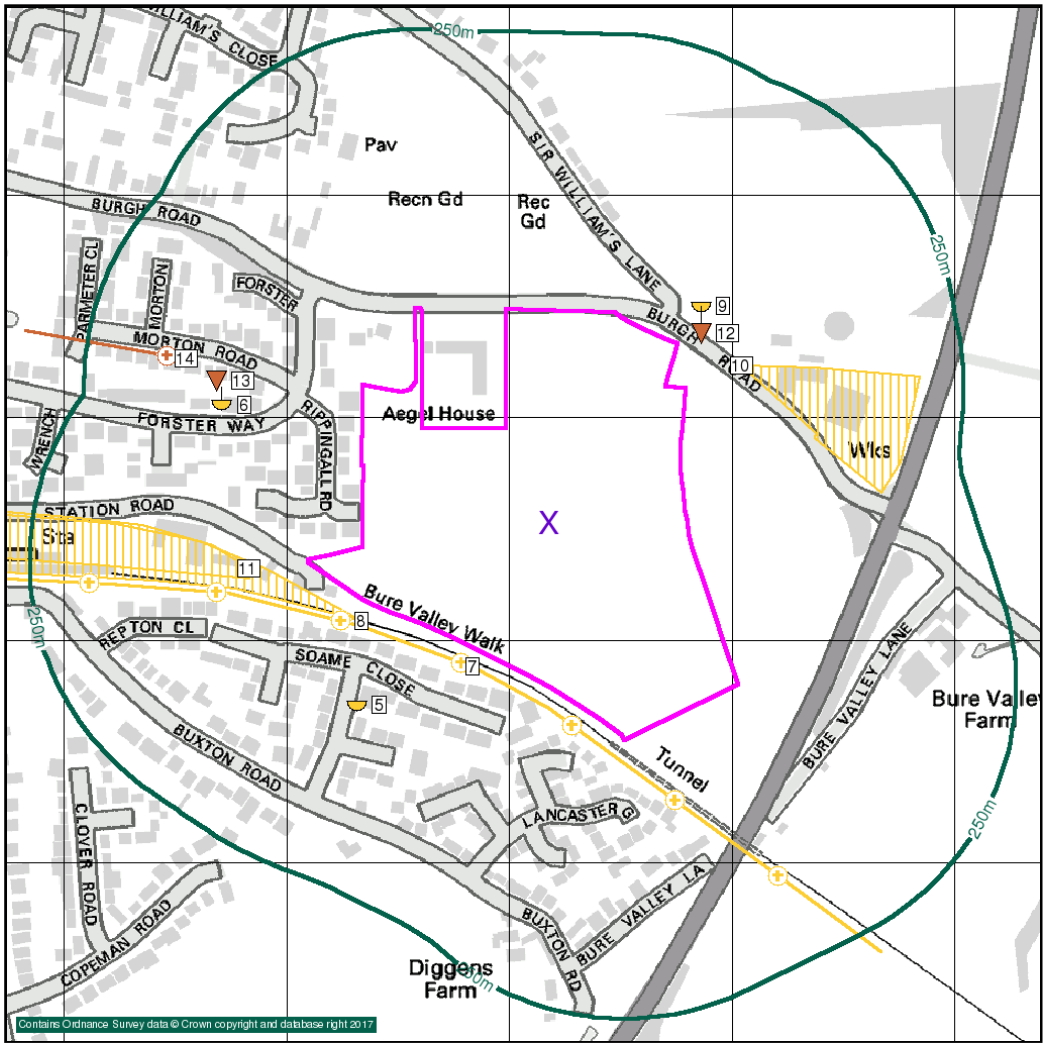

General
Site Boundary
Search Buffer
Bearing Reference Point
Reference Number
Miscellaneous
BGS Recorded Mineral Site
Potentially Contaminative Use
Potentially Contaminative Use
Waste/Landfill Sites
BGS Recorded Landfill Site
Licensed Waste Management Facilities (Landfill)
Local Authority Recorded Landfill Site
Registered Waste Transfer Site
Registered Waste Treatment or Disposal Site
Registered Landfill Site
Point Location of Registered Landfill Site
BGS Recorded Landfill Site (Point)
Licensed Waste Management Facilities (Location)
Local Authority Recorded Landfill Site (Point)
Registered Waste Transfer Site (Point)
Registered Waste Treatment or Disposal Site (Point)
Registered Landfill Site Potential Landfill Buffer
Contraventions
Local Authority Pollution Prevention and Control Enforcement
Planning Hazardous Substance Enforcement
Prosecution Relating to Authorised Processes
Enforcement and Prohibition Notice
Substantiated Pollution Incident Register
Prosecution Relating to Controlled Waters
Storage Of Hazardous Substances
COMAH
Planning Hazardous Substance Consent
Explosive Site
NHHS
Industrial Processes
Integrated Pollution Control
Integrated Pollution Prevention Control
Integrated Pollution Control Registered Waste Site
Local Authority Integrated Pollution Prevention and Control
Statutory Authorisations
Local Authority Pollution Prevention and Control
Contaminated Land Register Entry or Notice (Point)
Contaminated Land Register Entry or Notice
Registered Radioactive Substance
Discharge Consents
Discharge Consent
Water Industry Act Referral

Contaminants Waste / Landfill Sites	Ref No.	Search Buffer	Direction
Local Authority Landfill Coverage			
Name: Norfolk County Council, - Has supplied landfill data, Contact Ref: 5	-	On Site	NE
Name: Broadland District Council, - Has no landfill data to supply, Contact Ref: 4	-	On Site	NE

Discharge Consents	Ref No.	Search Buffer	Direction
Discharge Consents			
Anglian Water Services Limited, Aylsham Station Site, Norwich Road, Aylsham, Surface Water Discharge, Reference: Prenf04112, Version: 1, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m, Contact ref: 1	1	0-250m	NE
D G & J R Browne, Bure Valley Farm, Burgh Road, Aylsham, Norfolk, Nr11 6tz, Sewage Discharge, Reference: Prenf19625, Version: 1, Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995), Positional Accuracy: Located by supplier to within 10m, Contact ref: 1	2	0-250m	E

Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Contemporary Trade Directory Entries			
Colins Mobile Services, The Bungalow, Bure Valley Lane, Aylsham, Norwich, NR11 6UA, Agricultural Engineers, Status: Active, Positional Accuracy: Automatically positioned to the address	3	0-250m	S
Kingsmaid Services, 9, Sir Williams Lane, Aylsham, Norwich, NR11 6AW, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	4	0-250m	N
Kingsmaid, 9, Sir Williams Lane, Aylsham, Norwich, NR11 6AW, Cleaning Services - Domestic, Status: Inactive, Positional Accuracy: Automatically positioned to the address	4	0-250m	N



General	Potentially Contaminative Use	Potentially Infilled Land
Site Boundary	Point Feature	Point Feature
Search Buffer	Area Feature	Area Feature
Bearing Reference Point	Line Feature	Line Feature
Reference Number		

Contaminants Potentially Contaminative Uses	Ref No.	Search Buffer	Direction
Historical Tanks And Energy Facilities			
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	5	0-250m	SW
Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1970	6	0-250m	W
Potentially Contaminative Industrial Uses (Past Land Use)			
Railways, Date of Mapping: 1890 - 1957	7	0-250m	SW
Railways, Date of Mapping: 1890 - 1957	8	0-250m	SW
Quarrying of sand & clay, operation of sand & gravel pits, Date of Mapping: 1950	9	0-250m	NE
Factory or works - use not specified, Date of Mapping: 1987	10	0-250m	NE
Coal storage and depot, Date of Mapping: 1990	11	0-250m	W

Potentially Infilled Land	Ref No.	Search Buffer	Direction
Potentially Infilled Land (Non-Water)			
Unknown Filled Ground (Pit, quarry etc), Date of Mapping: 1987	12	0-250m	NE
Potentially Infilled Land (Water)			
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1957	13	0-250m	NW
Unknown Filled Ground (Pond, marsh, river, stream, dock etc), Date of Mapping: 1957	14	0-250m	NW

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Map Details

The following maps have been analysed for Historical Tanks and Energy Facilities

1:2,500	Mapsheet	Published
Ordnance Survey Plan	TG1926	1970
Ordnance Survey Plan	TG2026	1974

The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

1:10,000	Mapsheet	Published
Ordnance Survey Plan	TG22NW	1987
Ordnance Survey Plan	TG12NE	1990

1:10,560	Mapsheet	Published
Norfolk	028_SW	1890
Norfolk	028_SW	1907
Norfolk	028_SW	1929
Norfolk	028_SW	1950
Ordnance Survey Plan	TG12NE	1957
Ordnance Survey Plan	TG22NW	1957

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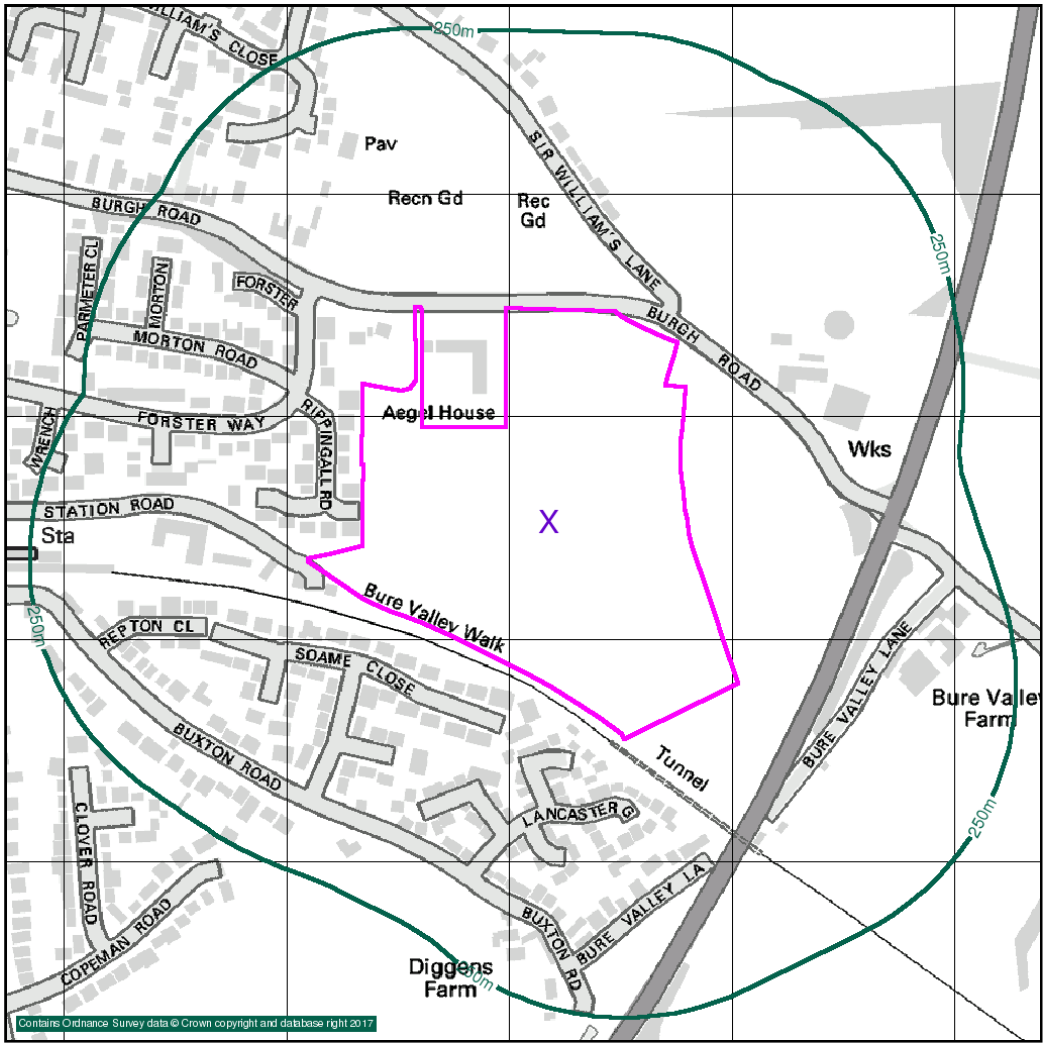
Flood Map


250m
Pav
Recn Gd
Rec Gd
SIR WILLIAM'S LANE
BURGH ROAD
PARMETER CL
MORTON
FORSTER
MORTON ROAD
FORSTER WAY
RIPPINGALL RD
MRENCH
Aegel House
Wks
X
STATION ROAD
Sta
Bure Valley Walk
REPTON CL
SOAME CLOSE
BUXTON ROAD
Tunnel
BURE VALLEY LANE
Bure Valley Farm
LANCASTER CL
CLOVER ROAD
COPEMAN ROAD
BUXTON RD
BURE VALLEY LA
Diggens Farm
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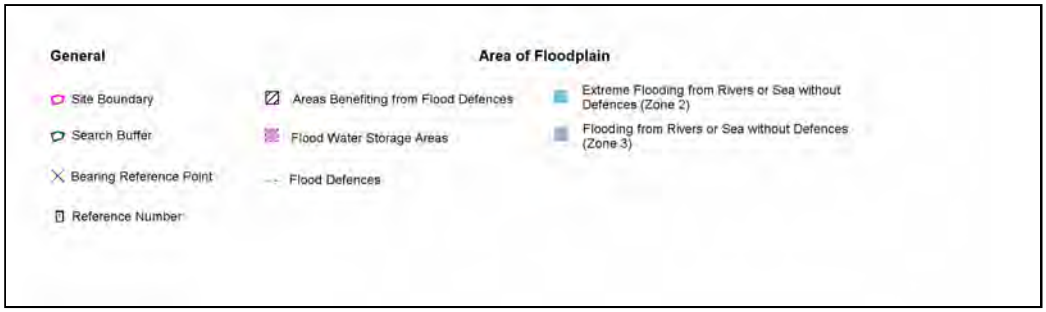
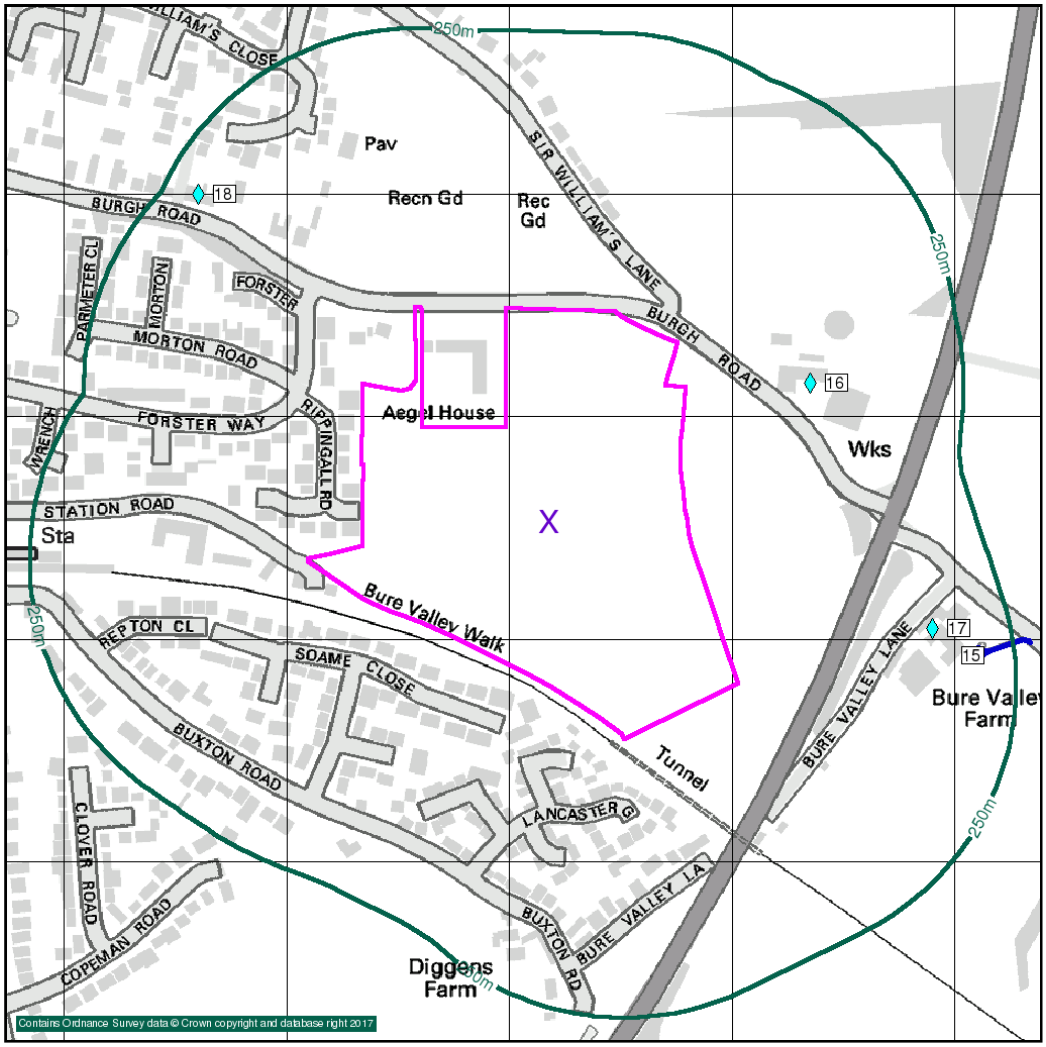
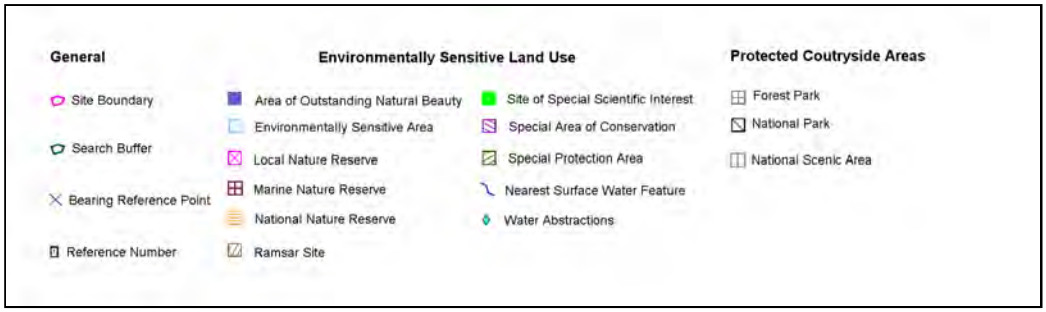

General
Site Boundary
Search Buffer
Bearing Reference Point
Reference Number
Area of Floodplain
Areas Benefiting from Flood Defences
Flood Water Storage Areas
Flood Defences
Extreme Flooding from Rivers or Sea without Defences (Zone 2)
Flooding from Rivers or Sea without Defences (Zone 3)

Sensitivity Map





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Pathways and Receptors Pathways	Ref No.	Search Buffer	Direction
Groundwater Vulnerability			
Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (H2) - Deep, permeable, coarse textured soils which readily transmit a wide range of pollutants because of their rapid drainage and low attenuation potential, Map Scale: 1:100,000, Map Name: Sheet 26 East Norfolk, Contact Ref: 1	-	On Site	NE
Drift Deposits			
Drift Deposit: Low permeability drift deposits occuring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium Contact Ref: 1	-	On Site	NE
Extreme Flooding from Rivers or Sea without Defences			
None	-		-
Flooding from Rivers or Sea without Defences			
None	-		-
Areas Benefiting from Flood Defences			
None	-		-
Flood Water Storage Areas			
None	-		-
Flood Defences			
None	-		-

Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Nearest Surface Water Feature			
Distance: 213m	15	0-250m	E
Water Abstractions			
Stonecraft (Aylsham), Borehole At Aylsham, Abstractions Industrial, Reference: 7/34/06/*G/0219, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	16	0-250m	NE
V H Sutton, Bore At Bure Valley Fm,Aylsham, Abstractions Agricultural, Reference: 7/34/06/*G/0089, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	17	0-250m	E

Pathways and Receptors Environmentally Sensitive Receptors	Ref No.	Search Buffer	Direction
Water Abstractions			
Frank Brian Buckingham, Well Near Recreation Ground, AYLSHAM, Abstractions Agricultural, Reference: 7/34/06/*g/105 ,Permit Version: Not SuppliedAuthorised Start: Not SuppliedAuthorised End: Not Supplied Positional Accuracy: Located by supplier to within 10m, Contact Ref: 1	18	0-250m	NW

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Other Factors Geological	Search Buffer	Direction
Brine Compensation Area		
No		-
Coal Mining Affected Areas		
In an area which may not be affected by Coal Mining		-
Mining Instability		
Risk: Conclusive Rock Mining,	On Site	NE
Man-Made Mining Cavities		
Cavity Type: Multiple Possible Crown Hole/Shaft Collapses,Origin: Not Supplied Contact Ref: 2	On Site	W
Non Coal Mining Areas of Great Britain		
Hazard Potential: Unlikely Contact Ref: 3	On Site	NE
Radon Potential - Radon Affected Areas		
Affected Areas: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level)., Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	W
Radon Potential - Radon Protection Measures		
Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3	On Site	W
Potential for Collapsible Ground Stability Hazards		
Hazard Potential: Very Low Contact Ref: 3	On Site	NE
Potential for Compressible Ground Stability Hazards		
Hazard Potential: No Hazard, Contact Ref: 3	On Site	W
Potential for Ground Dissolution Stability Hazards		
Hazard Potential: Low, Contact Ref: 3	On Site	W
Hazard Potential: No Hazard, Contact Ref: 3	0-250m	N
Potential for Landslide Ground Stability Hazards		
Hazard Potential: Very Low, Contact Ref: 3	On Site	W
Hazard Potential: Low, Contact Ref: 3	0-250m	S
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: Very Low Contact Ref: 3	On Site	NE

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Other Factors Geological	Search Buffer	Direction
Potential for Running Sand Ground Stability Hazards		
Hazard Potential: No Hazard Contact Ref: 3	0-250m	NE
Potential for Shrinking or Swelling Clay Ground Stability Hazards		
Hazard Potential: Very Low Contact Ref: 3	On Site	NE
Hazard Potential: Very Low Contact Ref: 3	0-250m	N

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Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

Local Authority Recorded Landfill Sites

Local Authority landfill data are 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' it does not necessarily mean that local authority landfill data is 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.

Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant environment agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

Mining Instability Data

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The information in this Sitecheck Data Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the Product User Guide and your attention is drawn to the scope of the report section within this guide.

The Sitecheck Data User guide is available free of charge from our website www.sitecheck.co.uk

If you would like any further assistance regarding this report then please contact
Landmark on (Tel) 0844 844 9966, (Fax) 0844 844 9980, Email: helpdesk@landmark.co.uk

Contact Names and Addresses

1 Environment Agency National Customer Contact Centre (NCCC)

PO Box 544
Templeborough
Rotherham
S60 1BY

Telephone 03708 506 506

enquiries@environment-agency.gov.uk

Please note that the Environment Agency/Natural Resources Wales/SEPA have a charging policy in place for enquiries.

2 Peter Brett Associates

Caversham Bridge House
Waterman Place
Reading
Berkshire
RG1 8DN

Telephone 0118 950 0761
Fax 0118 959 7498

reading@pba.co.uk
www.pba.co.uk

3 British Geological Survey Enquiry Service

British Geological Survey
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Nottingham
Nottinghamshire
NG12 5GG

Telephone 0115 936 3143
Fax 0115 936 3276

enquiries@bgs.ac.uk
www.bgs.ac.uk

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NR7 0DU

Telephone 01603 431133
Fax 01603 700339

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5 Norfolk County Council Planning & Transportation - Minerals & Waste

County Hall
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Norwich
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NR1 2DH

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Fax 0844 800 8012

information@norfolk.gov.uk
www.norfolk.gov.uk

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Imperium
Imperial Way
Reading
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Fax 0844 844 9980

info@landmarkinfo.co.uk
www.landmarkinfo.co.uk

Search Code

IMPORTANT CONSUMER PROTECTION INFORMATION

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The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

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

The Code's core principles

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:
The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

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

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

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

Geology 1:50,000 Maps Legends

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Flandrian - Flandrian
	GFDMP	Glaciofluvial Deposits, Mid Pleistocene	Sand and Gravel	Ipswichian - Cromerian
	BRK	Brickearth	Clay, Silt and Sand	Quaternary - Quaternary
	RTDU	River Terrace Deposits (Undifferentiated)	Sand and Gravel	Quaternary - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WRCG	Wroxham Crag Formation	Sand and Gravel	Cromerian - Pre-Pastonian
	LPCK	Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (Undifferentiated)	Chalk	Campanian - Turonian

deltasimons

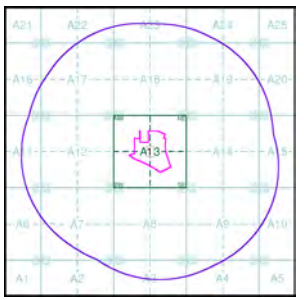
Geology 1:50,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	**1**
Map Sheet No:	**147**
Map Name:	**Aylesham**
Map Date:	**2013**
Bedrock Geology:	**Available**
Superficial Geology:	**Available**
Artificial Geology:	**Not Available**
Faults:	**Not Supplied**
Landslip:	**Not Available**
Rock Segments:	**Not Supplied**

Geology 1:50,000 Maps - Slice A

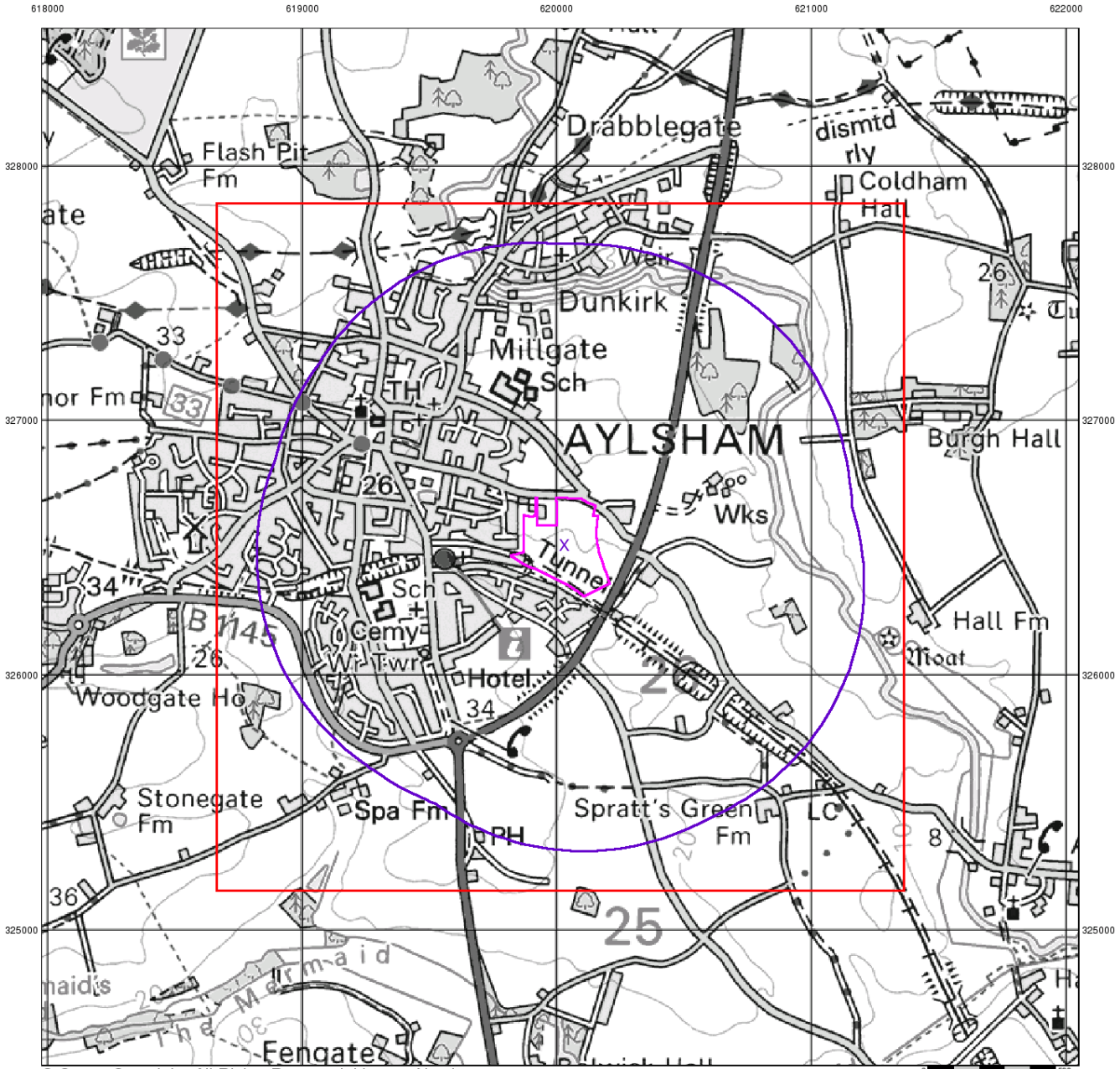


Order Details:

Order Number:	111483369_1_1
Customer Reference:	17-0090.01
National Grid Reference:	620030, 326510
Slice:	A
Site Area (Ha):	8.64
Search Buffer (m):	1000

Site Details:

Burgh Road, Aylsham, NORWICH, NR11 6AS



Artificial Ground and Landslip

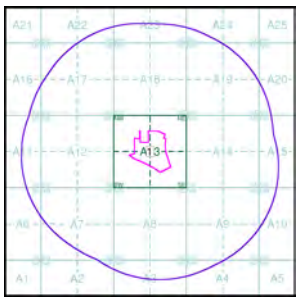
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



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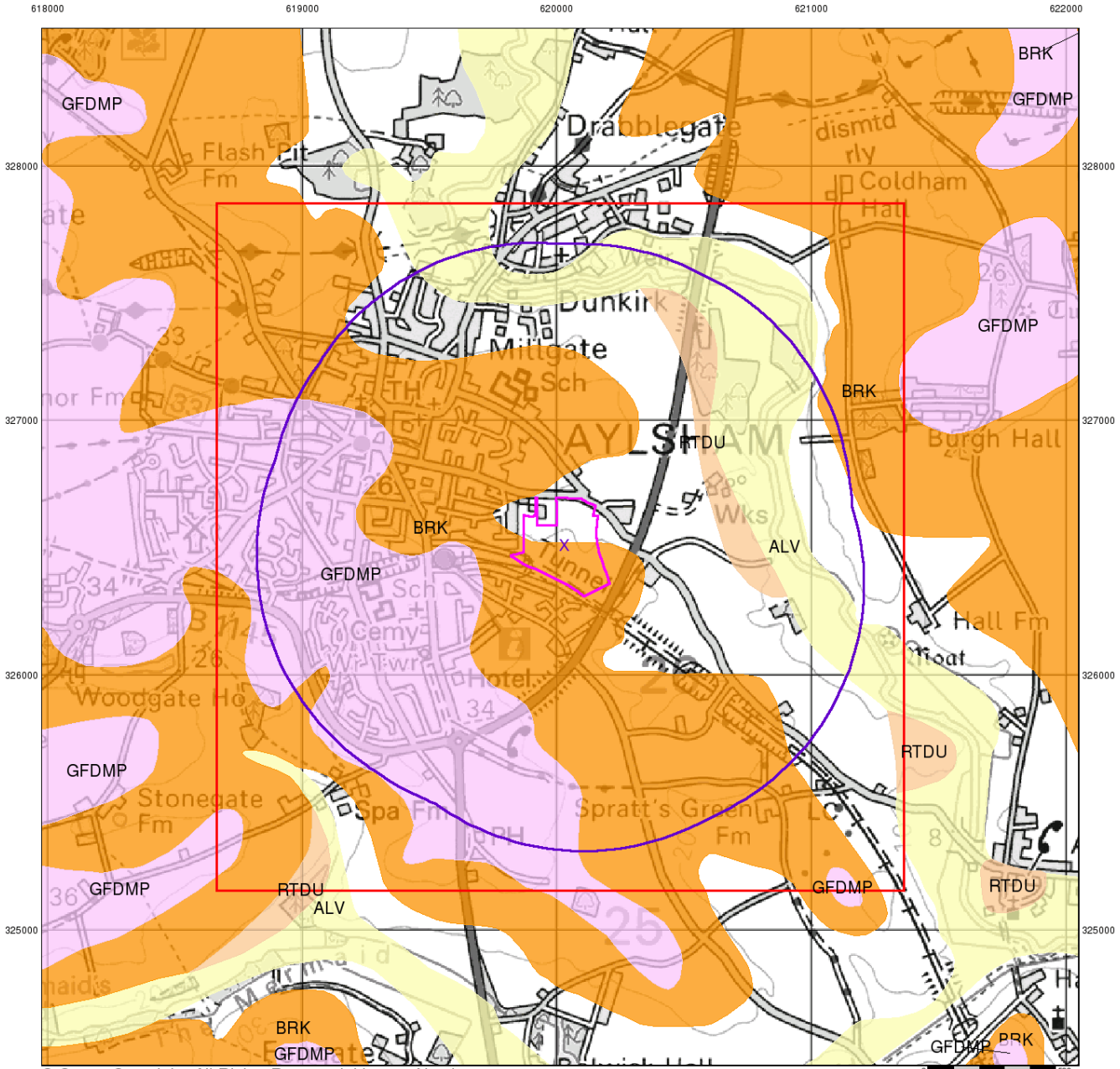
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



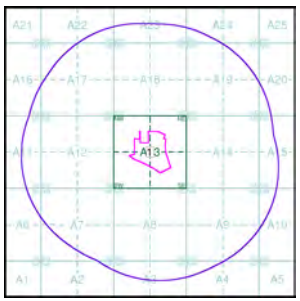
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



Order Details:

Order Number:	111483369_1_1
Customer Reference:	17-0090.01
National Grid Reference:	620030, 326510
Slice:	A
Site Area (Ha):	8.64
Search Buffer (m):	1000

Site Details:

Burgh Road, Aylsham, NORWICH, NR11 6AS

Landmark INFORMATION GROUP
Tel: 0844 844 9952
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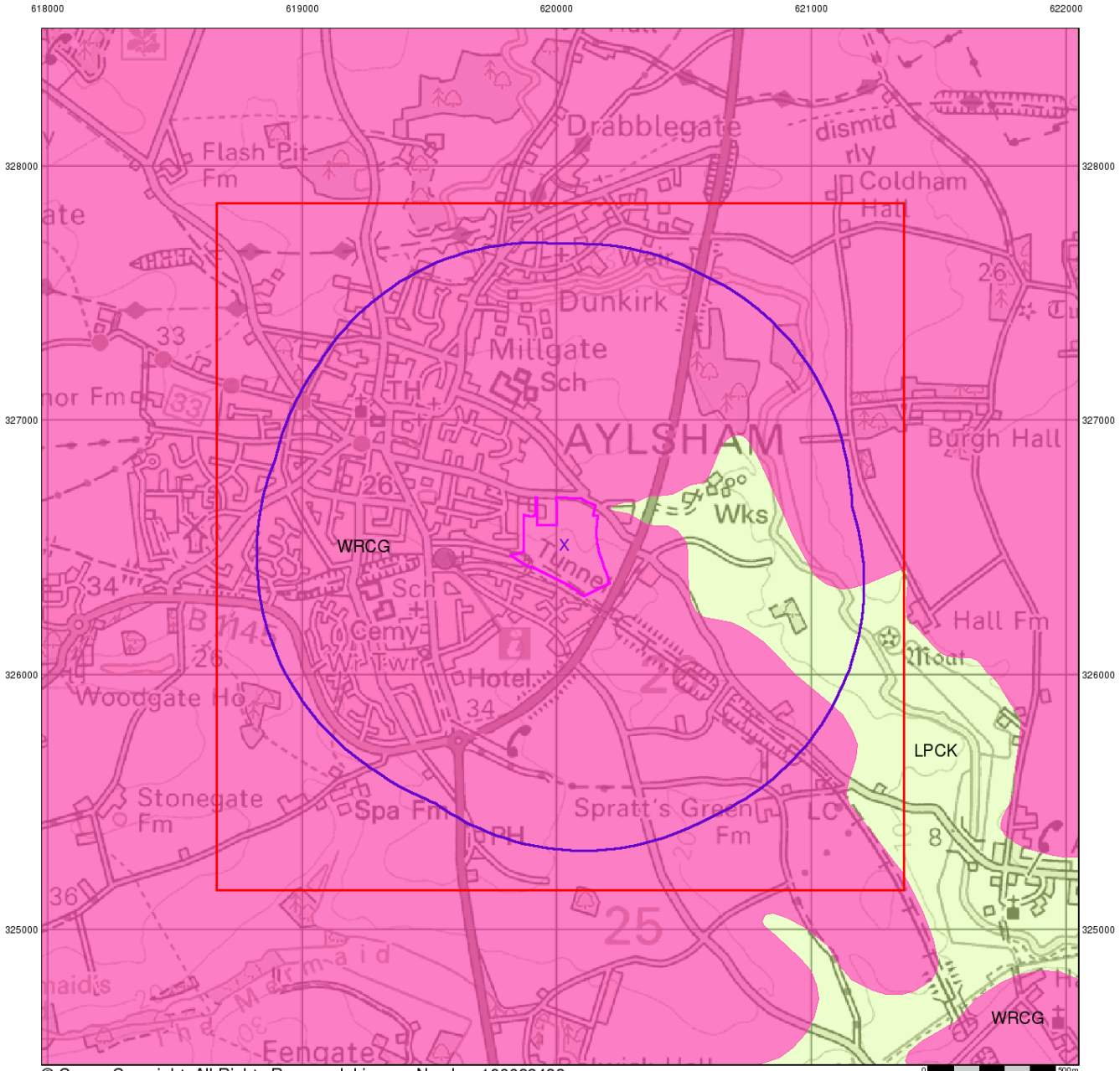


Bedrock and Faults

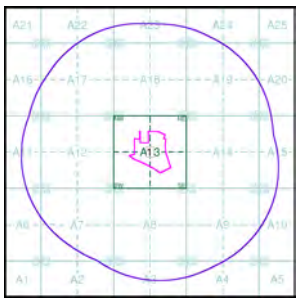
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



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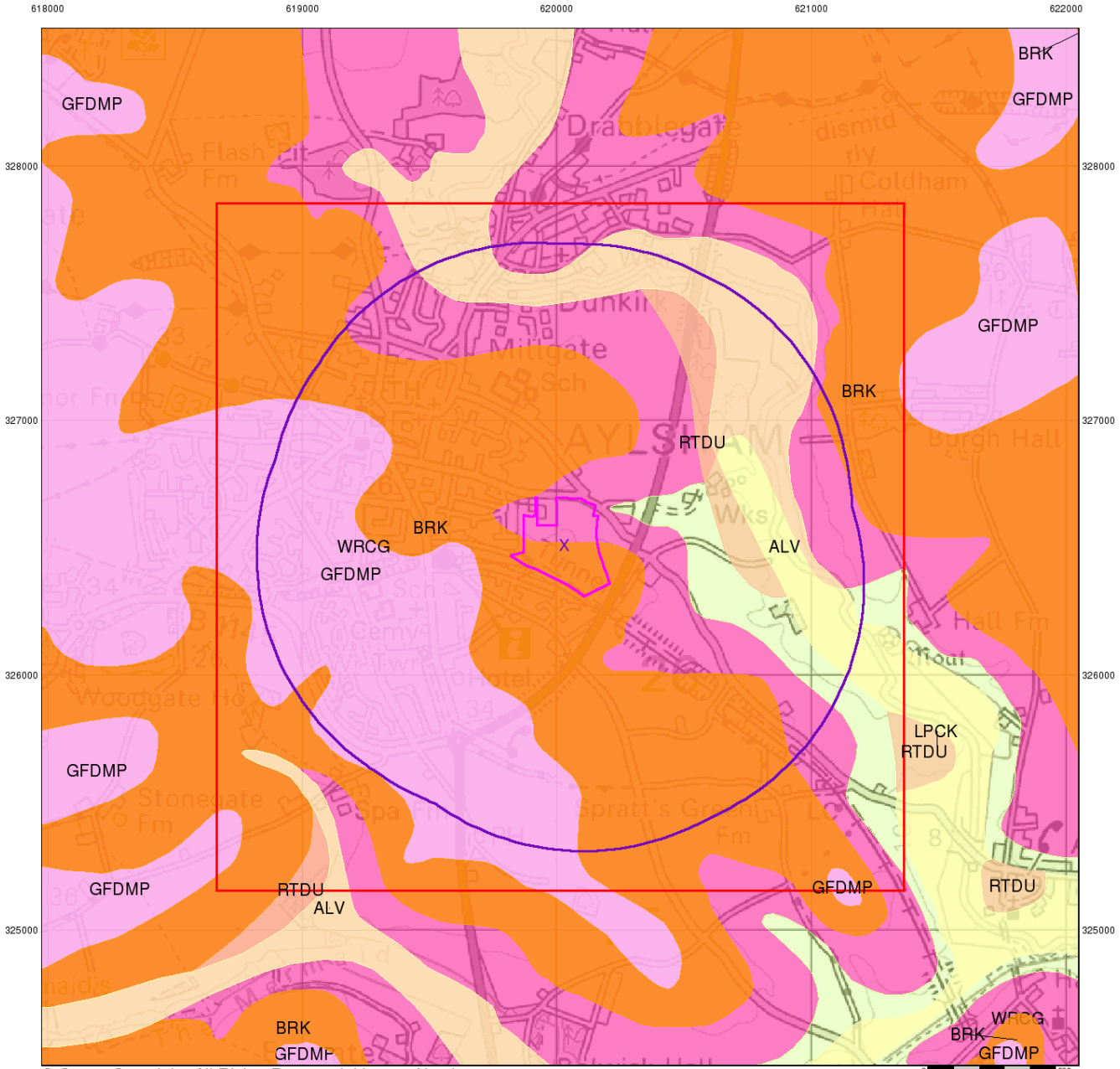

Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

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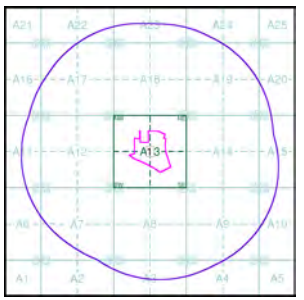
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details:

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National Grid Reference:	620030, 326510
Slice:	A
Site Area (Ha):	8.64
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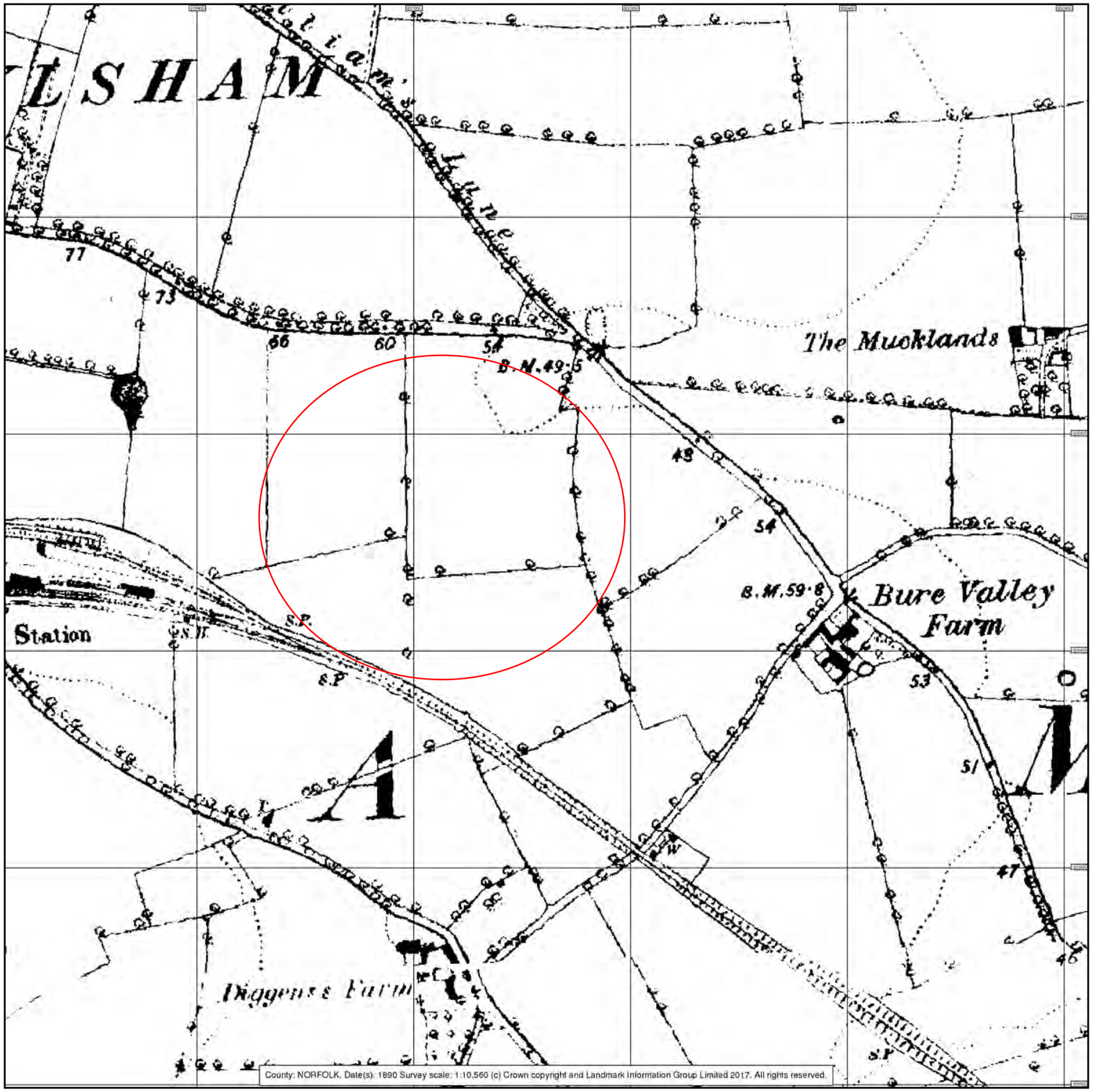
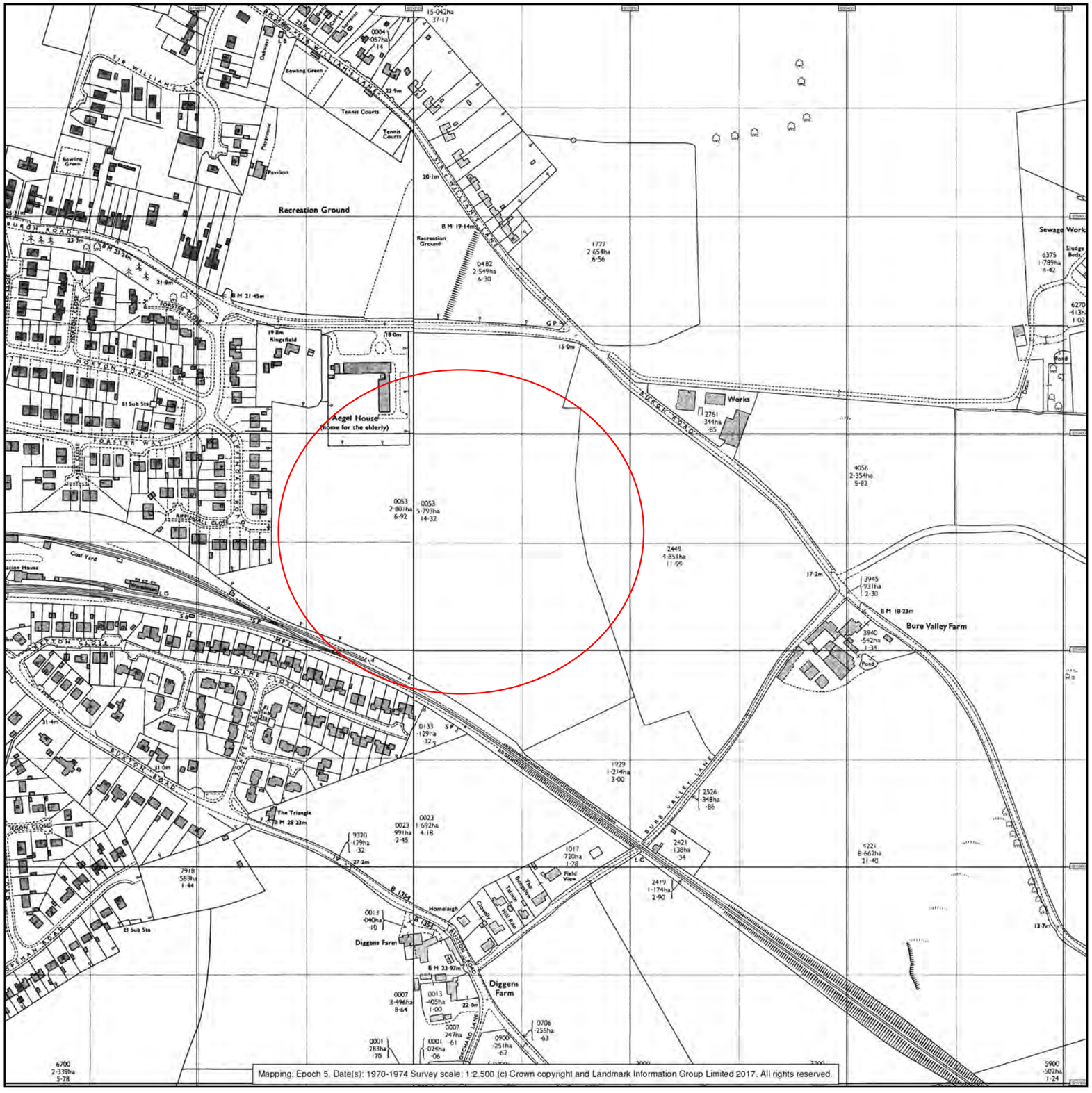
Site Details:

Burgh Road, Aylsham, NORWICH, NR11 6AS



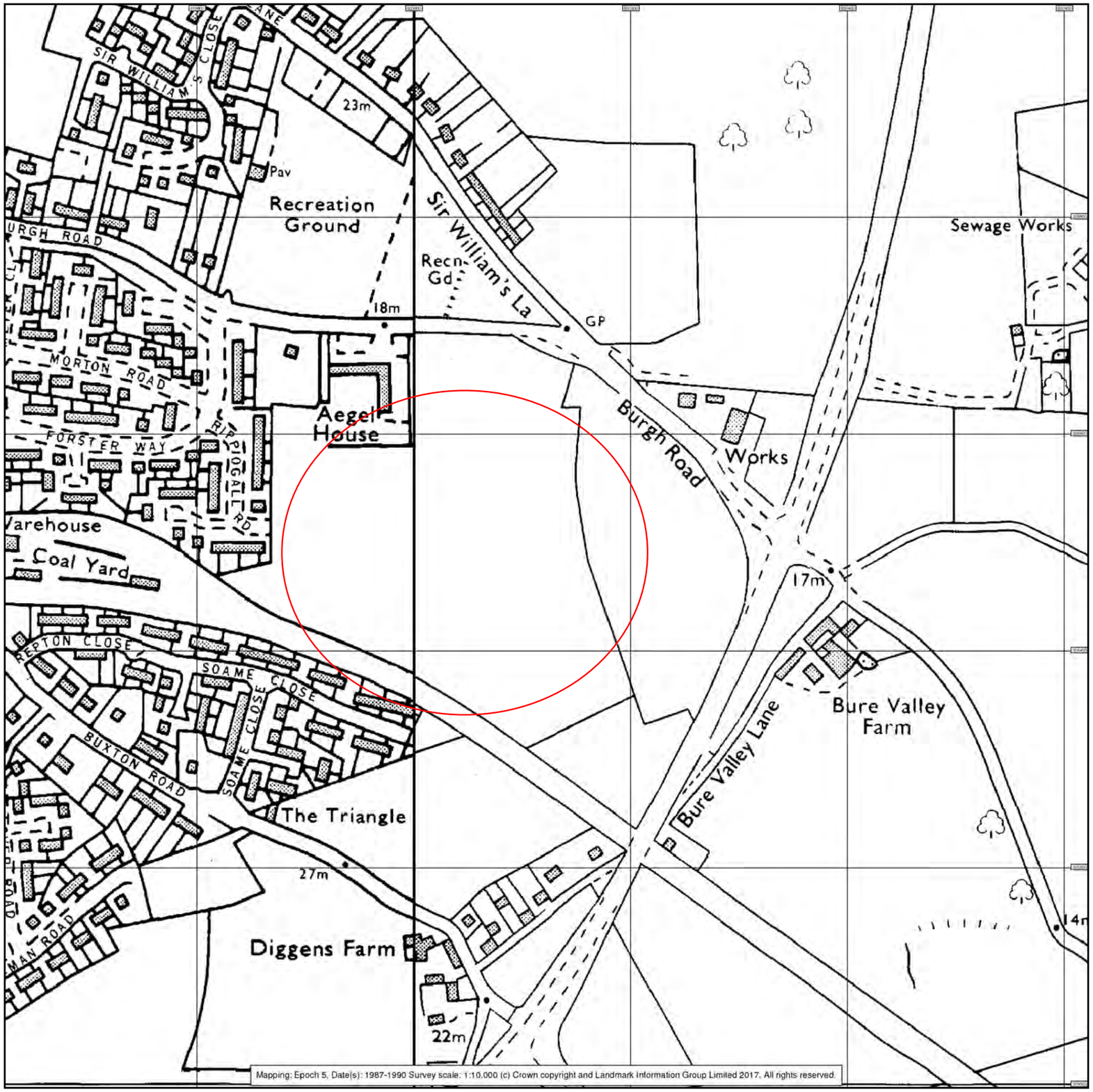
Landmark INFORMATION GROUP

Landmark Historical Map
County: NORFOLK
Published Date(s): 1890
Originally plotted at: 1:10,560



Landmark INFORMATION GROUP

Landmark Historical Map
Mapping: Epoch 5
Published Date(s): 1970-1974
Originally plotted at: 1:2,500



Landmark INFORMATION GROUP

Landmark Historical Map
Mapping: Epoch 5
Published Date(s): 1987-1990
Originally plotted at: 1:10,000

Risk Definitions

The following methodology is based on the methodology presented in CIRIA C552 Contaminated Land Risk Assessment: A Guide to Good Practice 2001. It requires the classification of the:

- Δ Magnitude of the potential consequence (severity) of the Risk occurring: and
- Δ Magnitude of the Probability (likelihood) of the Risk occurring.

The classifications are then compared to indicate the risk presented by each pollutant linkage.

Consequence to Receptor Definition Matrix

	Human Health	Controlled Waters	Buildings/Services
Severe Consequence	Acute or chronic permanent impact on human health.	Sensitive controlled water pollution ongoing, or just about to occur.	Catastrophic collapse
Medium Consequence	Chronic permanent impact on human health	Gradual pollution of sensitive controlled water	Degradation of materials
Mild Consequence	Chronic temporary impact on human health	Gradual pollution of non-sensitive controlled water	Damage to building rendering it unsafe.to occupy (eg foundation damage resulting in instability).
Minor Consequence	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc).	Slight discoloration of water	Easily repairable effects of damage to buildings, structures and services, i.e discoloration of concrete

Probability Definitions

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

Standard Risk Matrix

		Consequence/ Magnitude of impact			
		Severe	Medium	Mild	Minor
Probability	**High**	Very High	High	Moderate	Moderate/Low
	Likely	High	Moderate	Moderate/low	Low
	Low Likelihood	Moderate	Moderate/low	Low	Very Low
	Unlikely	Moderate/low	Low	Very Low	Very Low

Classified risks and likely action

Significance Level	Definition/Comments
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required. Demonstrable contaminated land situation, highest threat & liability level, urgent action recommended.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term. Likely contaminated land situation, risk assessment and action recommended.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term. Plausible contaminated land situation, risk assessment and possible action recommended.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild. Unlikely contaminated land situation, possible risk assessment and possible action.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe. Negligible risk, no action recommended except vigilance for changes in conditions.