

RPS

**LAND AT BLOSSOM FIELDS,
BODICOTE, OXFORDSHIRE**

**PHASE 1:
ENVIRONMENTAL RISK ASSESSMENT**



15th July 2014

Our Ref: JER6118

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EXECUTIVE SUMMARY

Overall Summary:

The site is considered to be suitable for its proposed residential use from a ground contamination perspective with no significant contamination risk identified.

Section Summary:

| Section | Summary |
|------------------------------|--|
| Site Details | <p><i>Area: The application site area is 4.5ha.</i></p> <p><i>Current use: arable field</i></p> <p><i>Proposed use: residential development (subject to planning)</i></p> |
| Site History | <p><i>The site has remained as undeveloped agricultural land with no potential contaminant sources identified. Investigations on adjoining land to the northwest, connected to the planning consent for residential development, did not identify any contamination concern.</i></p> <p><i>There are light industrial units adjacent to the northeast. These were constructed as potato storage buildings in 1988, and converted to general business use in 2003. Such uses were observed to include vehicle maintenance but all oil and chemical storage appeared to be within the building with no evidence of any risk to the site.</i></p> |
| Environmental Setting | <p><i>The sensitivity of the location is considered to be moderate to high. There is a shallow valley feature on site which historically was shown to have springs emerging. It is believed that the installation of land drainage resulted in these features becoming no longer evident with drainage emerging in a field ditch on land to the south, before discharging to Sor Brook.</i></p> <p><i>There is a permitted groundwater abstraction on land to the north of the site, used for vegetable washing.</i></p> |
| Risk Assessment | <i>With no potential contaminant sources identified the risks are considered LOW.</i> |
| Recommendations | <ol style="list-style-type: none"> <i>1. No further assessment with regard to contamination risk is considered to be required to determine the suitability of the site for residential development.</i> <i>2. Naturally occurring Radon gas may be present, and it is recommended that in view of the proposed residential development mitigation measures are adopted as advised in BRE's document BR211 Radon: Protective Measures for New Buildings (2007).</i> |

1 INTRODUCTION

RPS Planning and Development (RPS) was commissioned to undertake an environmental review of an area of land at Blossom Fields, Bodicote, Oxfordshire in relation to the proposed residential development of the site.

The principal aim of the review was to determine whether there was the potential for contamination to be present, which could impact future site uses/occupiers and the wider environment, significantly constrain the proposed use of the site or affect the development process.

The environmental review comprised:

- i) a site inspection;
- ii) a review of the historical land uses to assess the potential for ground contamination;
- iii) a review of the environmental setting to assess the sensitivity of the surrounding area to contamination/pollution;
- iv) a review of publically held documents to establish whether any significant environmental issues have been recorded, which may impact on the site;
- v) qualitative environmental risk assessment of the site's current and proposed use; and
- vi) a review of existing relevant reports (if supplied).

The environmental risk assessment presented within this report has been prepared having regard to the *contaminant-pathway-receptor* model introduced under Part 2A of the Environmental Protection Act 1990, and associated guidance on contaminated land published by the *Department of Environment, Food and Rural Affairs* [and its predecessors]. The methodology is essentially a qualitative assessment, based on the identification and evaluation of potential 'contaminant-pathway-receptor contaminant linkages'. On the basis of this risk assessment, consideration has been given to the potential for the site to be designated as 'contaminated land' (under the local authority contaminated land inspection strategy) as defined in Part 2A of the Environmental Protection Act 1990. See Appendix B for further details of the Environmental Protection Act 1990 and the risk assessment process.

The scope of the report is in general accordance with:

- British Standard requirements for the '*Investigation of potentially contaminated sites - Code of practice*' (ref. BS10175:2011);
- '*Model Procedures for the Management of Land Contamination*' - *Contaminated Land Report (CLR) 11*;
- *National Planning Policy Framework (2012)*; and
- *DEFRA Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance (2012)*.

Details of the limitations of this type of assessment are described in Appendix C.

2 LAND USE


2.1 Site Inspection

This section of the report is based upon observations made during a site visit on 10th June 2014. The site location and site boundary plans are shown in Appendix A.





General views of the site.

2.1.1 The Site

| Section | Description |
|--|---|
| <i>Background:</i> | The site is located at Cotefield Farm, Bodicote, Oxfordshire at National Grid Reference (4)46690 (2)37310. The land is roughly rectangular in shape. The application site area is 4.5ha, roughly following the hedgerow boundaries. |
| <i>Site Layout:</i> | The site comprises an open, undeveloped, agricultural field. There is a dry shallow valley feature trending northeast to southwest across the site. |
| <i>Activity / Operations:</i> | The site is currently used for arable purposes. There is a dirt track along the northern boundary leading to land to the east of the site. |
| <i>Building Structure(s):</i> | <p>There are no buildings or permanent structures on the site. A small precast concrete shelter was observed in the northeast corner of the field. This was empty with no evidence of former use and no contamination concerns identified.</p>  |
| <i>Surface Cover:</i> | There is no hard standing cover. Two mature trees are situated in the centre of the field and there are wooded strips along the southwest and southeast boundaries. |
| <i>Drainage:</i> | No evidence of flooding on site. Land drainage pipework is believed to be present, which would discharge to a ditch to the southwest of the field, within the wooded perimeter. |
| <i>Storage / Tanks:</i> | No storage tanks or other such vessels containing hazardous materials were observed on site. |
| <i>Waste:</i> | No waste materials were observed on site. |
| <i>Air Emissions:</i> | No concerns with regards to air emissions were observed on site. |
| <i>Electricity Transformers:</i> | None on site. |
| <i>Visual Evidence of Contamination:</i> | No evidence of contamination was observed on site. |
| <i>Statutory Nuisance:</i> | No issues likely to give rise to statutory nuisance were observed. |
| <i>Other Issues:</i> | No Japanese Knotweed or Giant Hogweed (invasive plant species) were readily identified on [or adjacent to] the site at the time of the survey. |

2.1.2 The Surrounding Area

The site is located to the southeast fringe of the village of Bodicote. At the time of the site inspection, neighbouring land consisted of the following:

| Direction | Description |
|----------------------|---|
| <p><i>North:</i></p> | <p>To the north of the site is Cotefield Nurseries and a mown area of grass alongside the access road.</p>  <p>The access road to Cotefield Nurseries also leads to gravel parking area and Cotefield Business Park, situated to the northeast of the site. Occupants included vehicle maintenance activities, with oil drums observed within the building. No potential contaminant sources were identified that would be considered to represent a risk to the site.</p>  |
| <p><i>East:</i></p> | <p>There is a residential property, known as Cotefield House, to the east of the site.</p>  |
| <p><i>South:</i></p> | <p>Strips of woodland form the southeast and southwest field boundaries, with other agricultural land beyond.</p> |
| <p><i>West:</i></p> | <p>The site boundary cuts across the field, which continues to the west.</p> |

2.2 Site History

2.2.1 Historical Map Review

The following review is based on past editions of readily available Ordnance Survey (OS) maps. These include scales of 1:1,250, 1:2,500 and 1:10,000 dated 1882 to 2014. Extracts from selected historical maps are given in Appendix A.

| On-site Land Use and Features | Dates |
|--|----------------|
| Agricultural land, with tree lined field boundaries. The field boundaries were progressively removed, between 1900 and 1923. The field boundaries mainly separate the valley feature from the adjoining land. The field in the eastern half of the site is shown as part of the landscaped grounds of the neighbouring Cotefield House. | 1882 - present |
| A spring is shown in the centre of the field, situated within the valley feature, on map editions up to 1977 (land drainage pipework may have been installed thereafter with the spring not marked on subsequent map editions) | 1923 - 1977 |

| Surrounding Land Uses (250m radius) | Orientation | Distance | Dates | |
|---|-------------|----------|-------|---------|
| | | | From | To |
| Light industrial units (labelled Cotefield Farm) | North | 10m | 1986 | present |
| Cotefield House | Northeast | 25m | 1882 | present |
| Unlabelled Building (location of Cotefield Nurseries) | North | 25m | 1923 | present |
| Residential housing | North | 75m | 1973 | present |

The light industrial units to the north of the site, originally built as part of Cotefield Farm as potato storage sheds, are now known as Cotefield Business Park with a number of small businesses.

2.2.2 Site Planning History

There is no relevant planning history associated with past uses of this land, although a request for screening opinion (Ref 13/00059/SO) confirmed that an EIA is not required with regards the proposed residential development of this land.

The adjacent site to the northwest benefits from planning consent 11/00617/OUT, which was granted on appeal in 2012, for a development of 82 houses. Subsequent to this grant of planning permission, Reserved Matters application 12/01802/REM was submitted to and approved by Cherwell District Council, granted 10th April 2013. The consent includes the following conditions in relation to contamination risk:

- 12 *Prior to the commencement of the development hereby permitted a desk study and site walk over to identify all potential contaminative uses on site, and to inform the conceptual site model shall be carried out by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'*

and shall be submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval that it is satisfied that no potential risk from contamination has been identified.

- 13 If a potential risk from contamination is identified as a result of the work carried out under condition 12, prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.*
- 14 If contamination is found by undertaking the work carried out under condition 13, prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.*
- 15 If remedial works have been identified in condition 14, the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition 14. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.*

A report prepared by The Brownfield Consultancy, dated 28th January 2013 (Report Reference BC008 RE001) was submitted to the Local Authority pursuant to the above conditions.

The report provided a desk study assessment of the site, which concluded that the risk of contamination was considered to be low. However, with trial pits to be excavated for geotechnical purposes to advise on foundation design, it was recommended that limited laboratory testing of near surface soils be undertaken for a suite of metals and pesticides.

The investigation confirmed the presence of topsoil over Marlstone Rock Bedrock (hard limestone and ironstone). Weathered Marlstone was noted at the interface with top soil, with fissuring and rust staining evident. Groundwater was detected in the form of a slight seepage at 2m to 3m depth. No visual evidence of contamination was observed. Naturally occurring metals were recorded (arsenic, nickel and vanadium) associated with the metalliferous content of the bedrock. The report assessed the concentrations detected and concluded the levels recorded in natural ground are considered acceptable and unlikely to pose a risk to human health receptors, and as such remediation is not considered necessary. No organo-chlorine or organo-phosphate pesticides were recorded above the laboratory limit of detection.

An application to discharge conditions Ref 13/00358/DISC, including conditions 12, 13 and 14, was approved on 19th March 2014.

3 ENVIRONMENTAL SETTING

3.1 Geology & Hydrogeology

Based on British Geological Survey mapping (1:50,000-scale) and the Environment Agency's Groundwater Vulnerability mapping (1:100,000-scale), the stratigraphic sequence and aquifer classifications beneath the site are as follows:

| Strata | Age | Description & approximate thickness | Aquifer Classification |
|------------------------------|----------|--------------------------------------|------------------------|
| No Drift Deposits identified | | | |
| Marlstone Rock Bed | Jurassic | Ferruginous limestone and ironstone. | Secondary A Strata |

The site is located above a Secondary A Aquifer relating to the Marlstone Rock Bed: These formations are formed of permeable layers capable of supporting water supplies at a local scale, in some cases forming an important source of base flow to rivers. The strata are often fractured and frequently fossiliferous.

Historic maps indicate the presence of a feature within the valley feature on site. This is no longer evident. It is thought likely that the installation of land drainage has captured the groundwater flow within the valley feature, to now emerge on land to the southwest, where issues are marked on the map indicating the emergence of the water flow into the field ditch.

According to Environment Agency data, the site is not located in a groundwater Source Protection Zone.

3.2 Water

3.2.1 Surface Water

Under the Water Framework Directive, the Environment Agency identifies Sor Brook within 1km of the site which is classified within the local River Basin Management Plan. A list of all nearby watercourses and water bodies is as follows:

| Watercourse / body | Quality Classification | Approx. Distance and Direction from Site |
|----------------------|---|--|
| Field Drain | Not applicable | 120m southwest (issues marked on maps indicate that site drainage in valley feature captured by land drainage, emerging into the mapped field drain and discharging into Sor Brook) |
| Reservoir (man-made) | Not applicable | 130m southwest |
| Sor Brook | Good . ecology Not assessed - chemical | 500m southwest |
| Oxford Canal | Good . ecology Not assessed - chemical | 1.5km east |
| River Cherwell | Moderate to Poor (improving) . ecology Good - chemical | 2km east (the confluence of Sor Brook with River Cherwell is 5km southeast of the site) |

3.2.2 Fluvial / Tidal Flood Risk

The site is not identified as being at flood risk.

3.2.3 Water Abstractions

Information provided by the Environment Agency indicates that there are records of one licensed groundwater abstraction and one licensed surface water abstraction within 1km of the site. The details of these are as follows:

| Licence Holder | Source | Use | Approx. Distance and Direction from Site |
|---|------------------------------|------------------------------------|--|
| Bratt (Ref 28/39/14/0314) | Groundwater (unspecified) | Agriculture (vegetable washing) | 50m north |
| Thames Water Utilities Ltd (Ref 28/39/14/0234) | Sor Brook | Public water supply | 600m southwest |

3.3 Sensitive Sites / Designated Protected Areas

Natural England data indicates that there are no SSSIs, SPAs, SACs, RAMSAR, Nature Reserves or other protected / sensitive environmental areas within 1km of the site. The site is within a Nitrate Vulnerable Zone (NVZ), with respect to use of run off from fields where nitrate fertiliser is applied.

3.4 Landfills and Waste Sites

Data provided by the Environment Agency, Local Authority and British Geological Survey indicates that there are no recorded licensed or known historical landfill sites or other waste management facilities located within 500m of the site.

3.5 Pollution Incidents

Environment Agency data indicates that there are no recorded pollution incidents within 500m of the site.

3.6 Authorised Processes

3.6.1 Environmental Permits: Environment Agency and Local Authority data indicates that there are no processes regulated by an Environmental Permit (under the Environmental Permitting Regulations 2010) within 500m of the subject site.

3.6.2 COMAH Sites: There are no records of any operations under the Control of Major Accident Hazards (COMAH) within 500m of the site.

3.6.3 Petroleum Licences: There are no records of any flammable storage / bulk underground storage tanks at the site.

3.7 Radon

According to the Indicative Atlas of Radon in England and Wales published by the Health Protection Agency (part of Public Health England) and the British Geological Survey, the site is located in an area at risk from radon gas. In view of the proposed residential development, mitigation measures are likely to be required as advised in BRE's document BR211 Radon: Protective Measures for New Buildings (2007).

3.8 Coal Authority

The site is not located in an area potentially affected by coal mining activities.

3.9 Existing Reports / Correspondence

RPS has not been provided with any previous contaminated land reports relating to this property.

A contaminated land investigation report is available from the Local Planning Authority in relation to a planning consent for residential development on the adjoining land.

4 ENVIRONMENTAL RISK ASSESSMENT

4.1 Background

This Risk Assessment consists of an appraisal of the *contaminant-pathway-receptor* 'contaminant linkages' which is central to the approach used to determine the existence of 'contaminated land' according to the definition set out under Part 2A of the Environmental Protection Act 1990. For a risk to exist (under Part 2A), all three of the following components must be present to facilitate a potential 'pollutant linkage'.

- **Contaminant** referring to the source of contamination (Hazard).
- **Pathway** for the contaminant to move/migrate to receptor(s).
- **Receptor** (Target) that could be affected by the contaminant(s).

Receptors include human beings, other living organisms, crops, controlled waters and buildings / structures. The assessment includes a qualitative review for the 'significant possibility of significant harm' (SPOSH). The mere presence of a contaminant source / hazard at a site does not mean that there will necessarily be attendant risks or that the site will be designated as 'contaminated land'. For further details see Appendix C.

In addition, the assessment includes consideration of redevelopment constraints, the site's 'suitability for use' and the perception by any future purchasers regarding the potential impact on investment value/saleability.

The Risk Assessment comprises three sections:

- Section 4.2: A summary of current and historical land use and environmental sensitivity information demonstrated as a tabular *Conceptual Model* with *Contaminant*, *Pathway* and *Receptor* components (in accordance with *Model Procedures for the Management of Land Contamination* - *Contaminated Land Report (CLR) 11*).
- Section 4.3: An assessment of Overall Risk compiling the findings of Section 4.2, together with the likelihood of occurrence and its commercial impact. This risk is assessed in relation to 'Ground Contamination' and 'Other Environmental Issues' and has been classified under three categories (see below):
- Section 4.4: Details of notable environmental issues and key operational issues (outside ground contamination aspects) are highlighted in this section.
- **Low risk** - it is considered unlikely that issues within the category will give rise to significant harm or a liability/cost for the owner of the site.
 - **Moderate risk** - it is possible, but not certain that issues within the category will give rise to significant harm or a liability/cost for the owner of the site.
 - **High risk** - there is a high potential that issues within the category will give rise to significant harm or a liability/cost for the owner of the site.

4.2 Conceptual Model

Source: *(Land Use)*

- The site is greenfield, having been in undeveloped agricultural use since 1882, with no potential contaminant sources identified.
- Assessment of the land to the northwest has detected naturally occurring metals but not considered to represent a risk to human health. No traces of pesticides were detected. This land is underlain by comparable geology, and being part of the same field there is no reason to believe that conditions would be significantly different on the subject site.
- Light industrial / business units are present on the land to the north. No contaminant sources were observed that would be considered to represent a risk to the site.
- *Overall likelihood of significant contamination beneath the site is considered low*

Pathways:

- This underlying geology is considered to have variable permeability with fissuring evident at shallow depth. Groundwater flow was observed to be limited to seepage in the investigation on the adjoining land but considered likely to exhibit variable conditions following times of higher rainfall.
- A potential pathway exists in the form of the valley feature, with groundwater flow likely to be a shallow depth. Land drainage is likely to have influenced the flow such that former springs are no longer evident on site, but emerges into a field ditch on land to the south. Such drainage would therefore represent a pathway between the site and the field drains that discharge to Sor Brook.

Receptors: *(Environmental Sensitivity)*

- The site is underlain by a Secondary aquifer. There is a groundwater abstraction licence in proximity to the site to the north, with water used for vegetable washing.
- Sor Brook is located 500m to the southwest. The public water supply abstraction from Sor Brook however is up gradient of the discharge from the fields and therefore this abstraction would not be at risk from the site.
- The current agricultural land use and proposed residential development are considered sensitive land uses.

4.3 Overall Risk

Risk Assessment:Rating: **Low**

The site is considered to be in a location with moderate to high sensitivity but, with no significant risk of contamination identified on site, the overall risk assessment is **Low**.

The site is therefore considered suitable for its proposed use.

4.4 Other Environmental Issues:

Environmental Issues:

The site is identified as being located in an area potentially affected by naturally occurring Radon gas. In view of the proposed residential development, mitigation measures are likely to be required as advised in BRE document BR211 Radon: Protective Measures for New Buildings (2007).

5 CONCLUSIONS & RECOMMENDATIONS

5.1 Conclusions

The following conclusions have been drawn from the observations recorded and the information collated and reviewed as part of this Risk Assessment:

No significant contamination risk has been identified and consequently the site is considered to be suitable for its proposed use from a ground contamination perspective.

5.2 Risk Management Recommendations

5.2.1 Ground Contamination

No further work is required relating to ground conditions / contamination at the site.

5.2.2 Other Environmental Considerations

We recommend the following actions to reduce or clarify other potential environmental risks at the site:

- Incorporation of appropriate mitigation measures into building design, as advised in BRE document BR211 Radon: Protective Measures for New Buildings (2007).

APPENDIX A

Figures

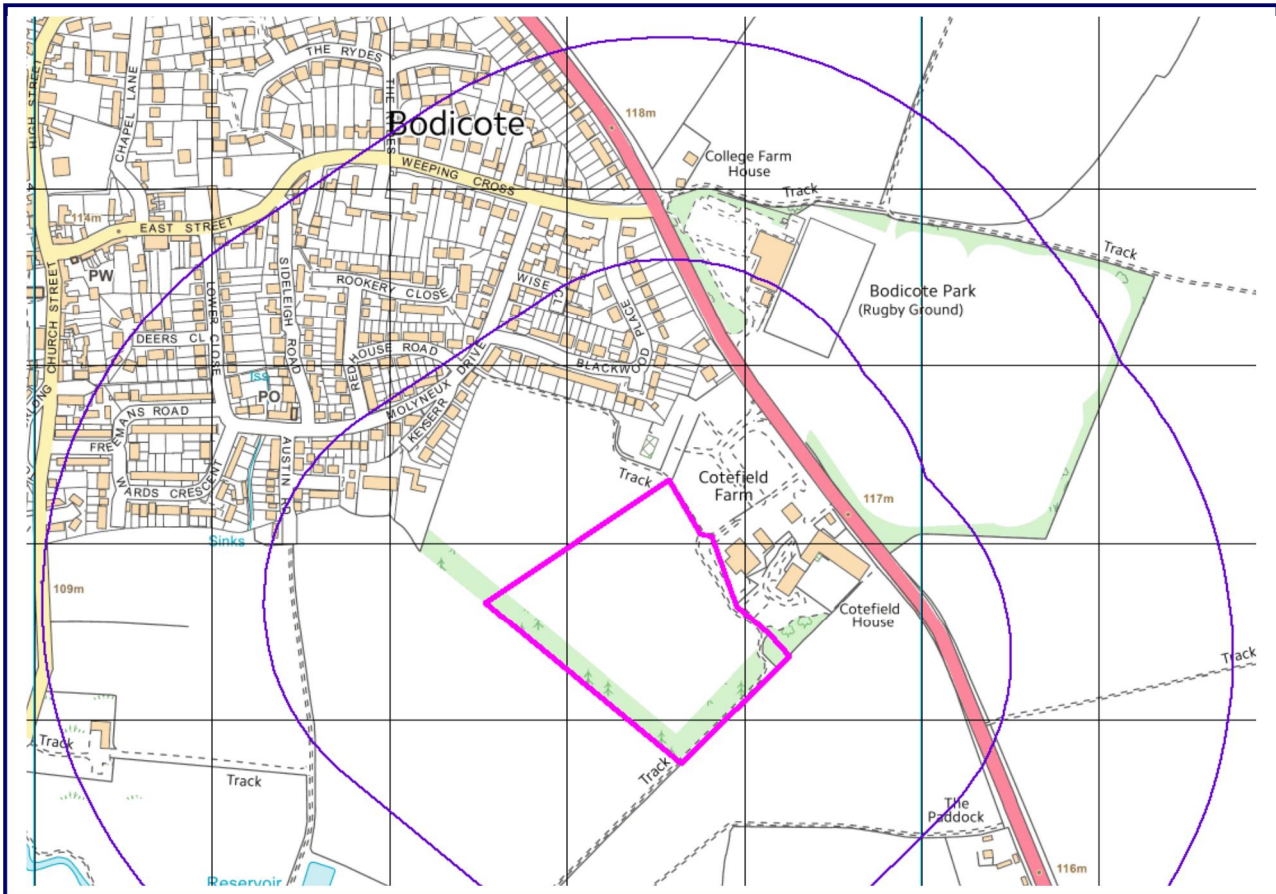


Figure 1: Site Location Plan

Map Date: Current

Scale: Not to scale

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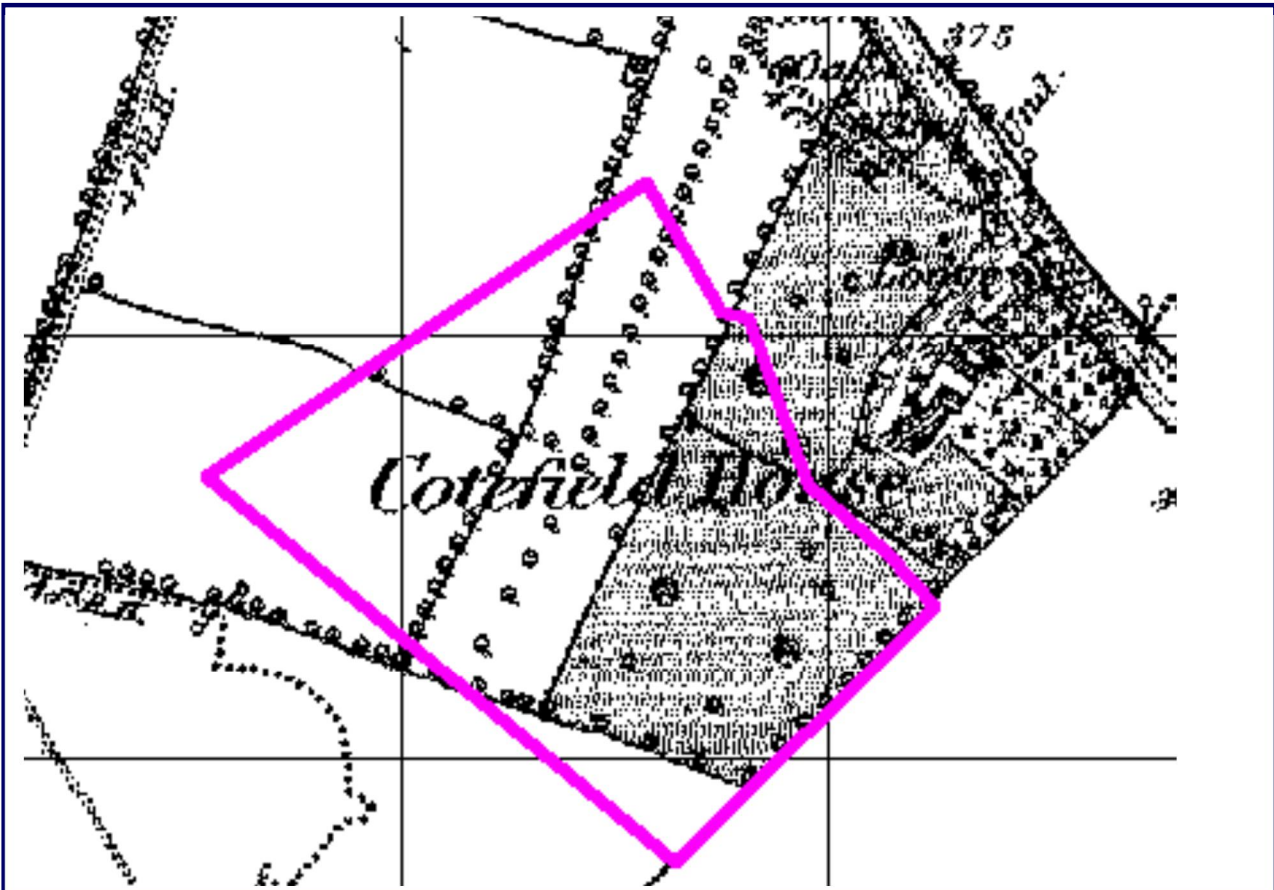


Figure 5: Historical Map Extract

Map Date: 1886

Scale: Not to scale

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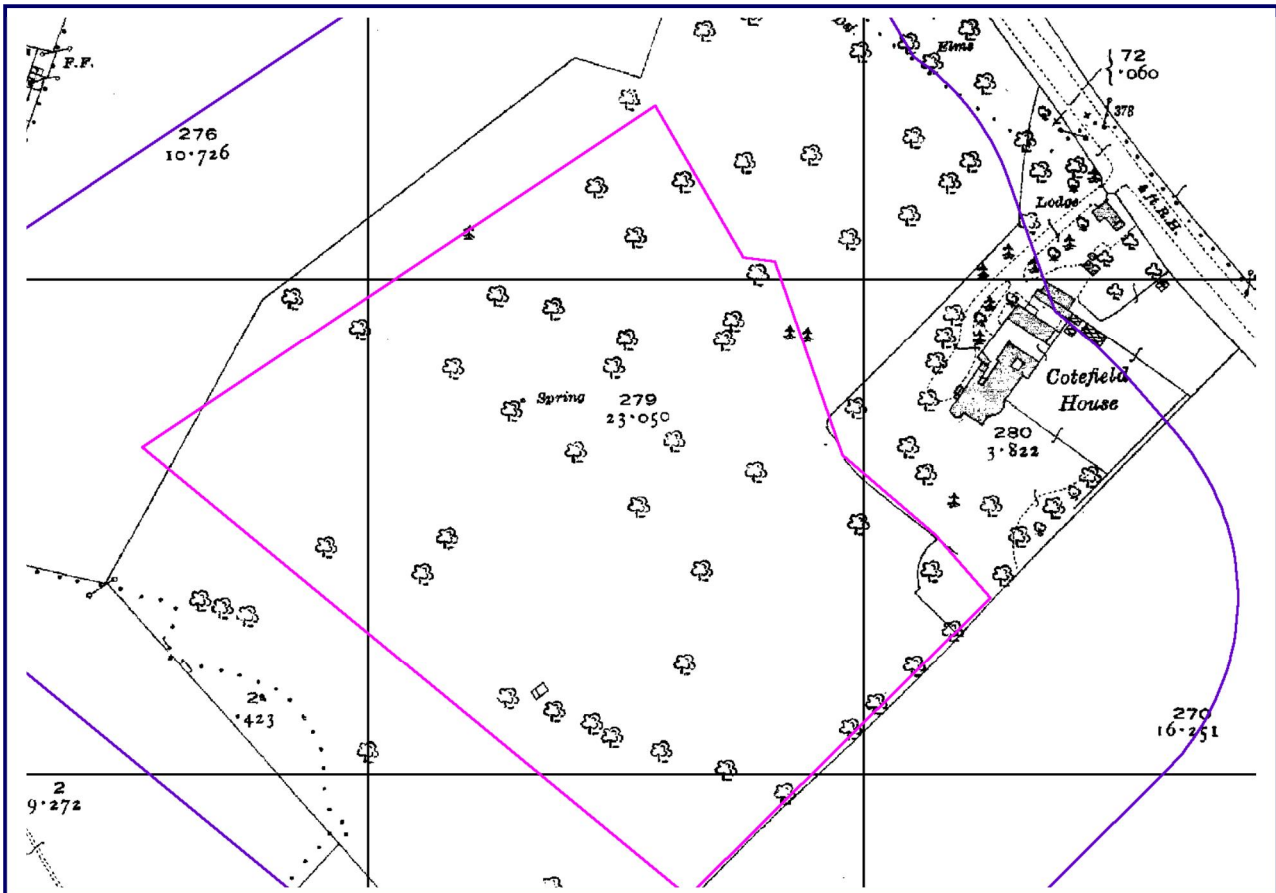


Figure 6: Historical Map Extract

Map Date: 1923

Scale: Not to scale

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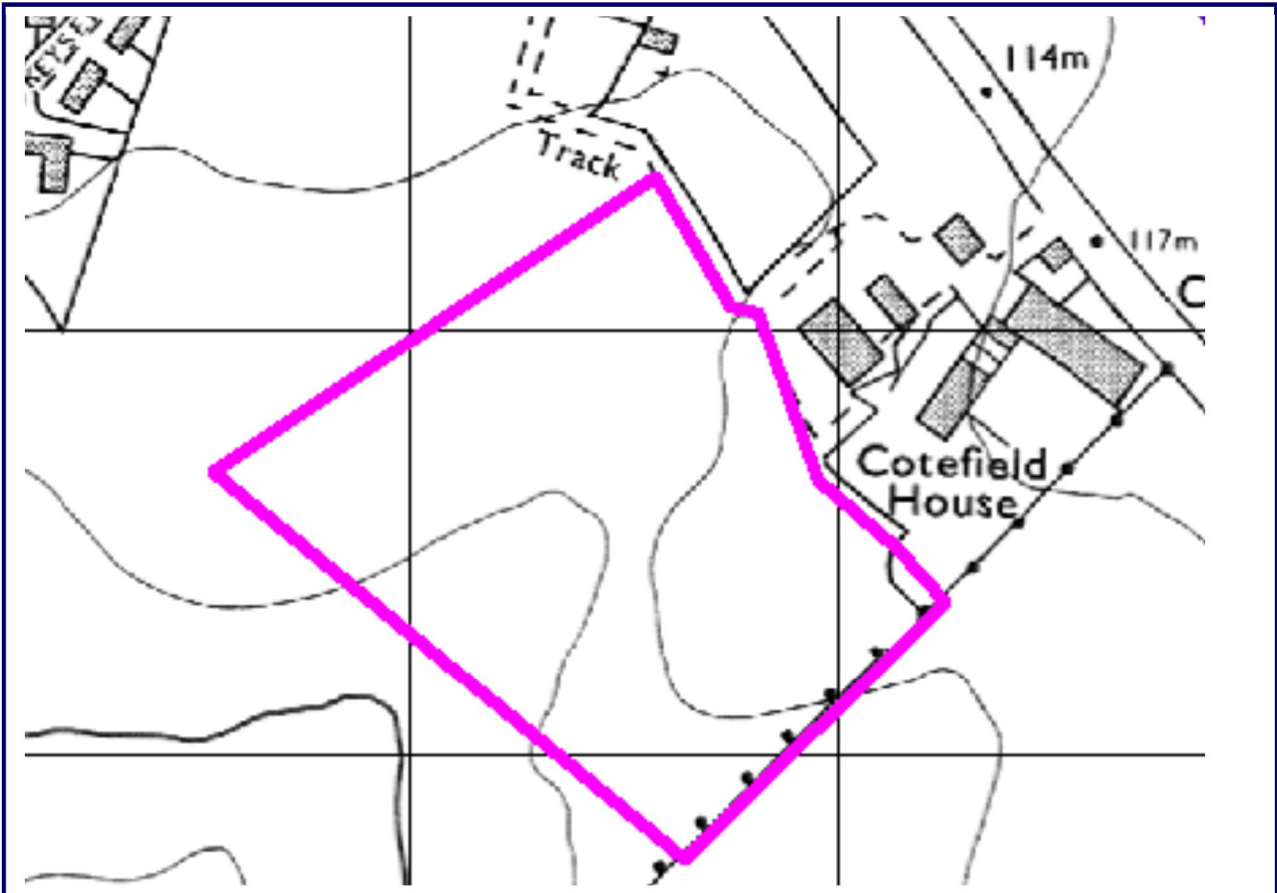


Figure 7: Historical Map Extract

Map Date: 1993

Scale: Not to scale

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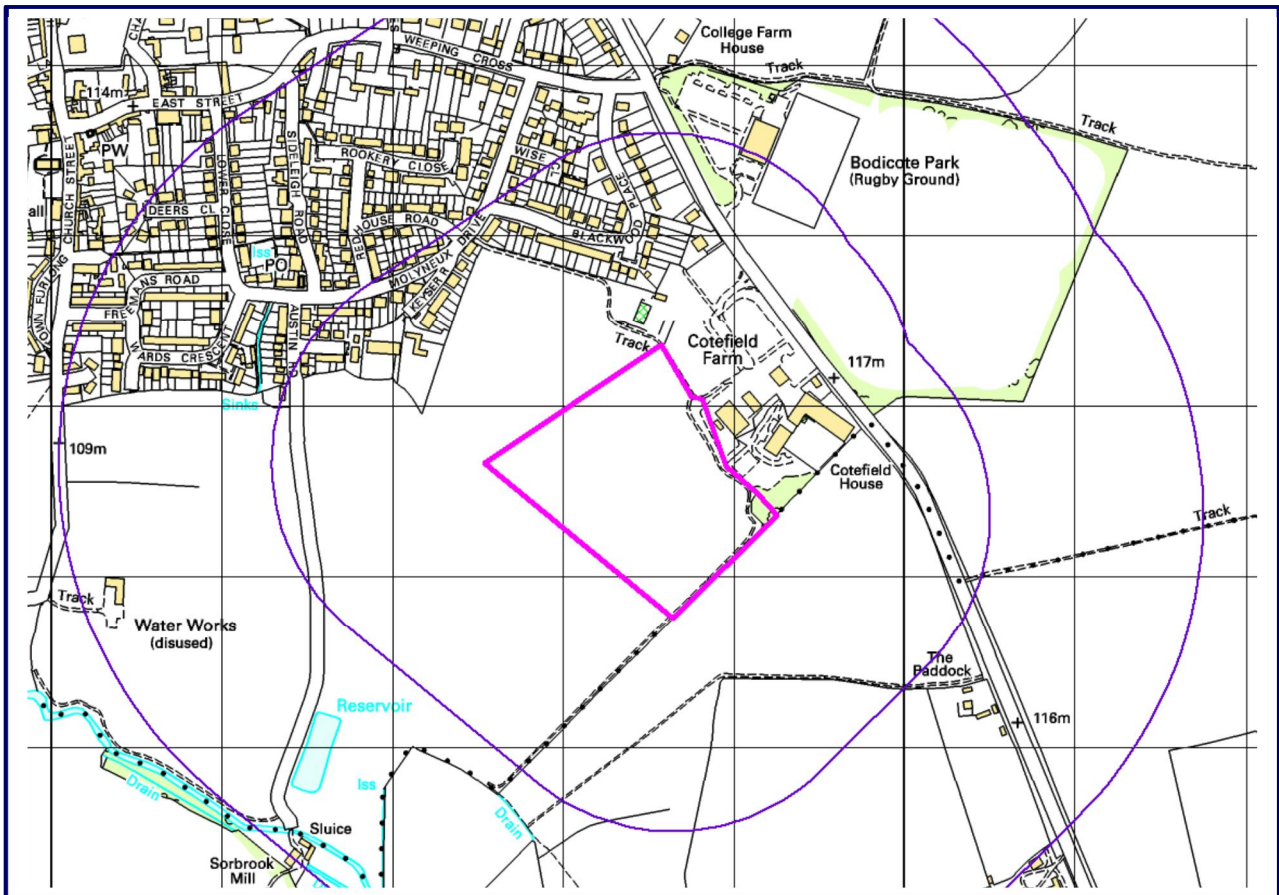


Figure 9: Historical Map Extract

Map Date: 2006

Scale: Not to scale

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APPENDIX B

Part 2A (The Contaminated Land Regime)

Contaminated Land Definition

Under Section 57 of the Environmental Act 1995, Part 2A was inserted into the Environmental Protection Act 1990 to include provisions for the management of contaminated land.

Subsequent regulations were first implemented in England in April 2000, Scotland in July 2000 and Wales in July 2001¹, providing a definition of 'contaminated land' and setting out the nature of liabilities that can be incurred by owners of contaminated land and groundwater.

According to the Act, contaminated land is defined as 'any land which appears to the local authority in whose area the land 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 a *significant possibility* of such harm being caused; or
- b) *significant pollution* of controlled waters² is being caused or there is a significant possibility of such pollution being caused³

The guidance on determining whether a particular possibility is significant is based on the principles of risk assessment and in particular on considerations of the magnitude or consequences of the different types of significant harm caused. The term 'possibility of significant harm being caused' should be taken, as referring to a measure of the probability, or frequency, of the occurrence of circumstances that could lead to significant harm being caused.

The following situations are defined where harm is to be regarded as significant:

- i. Chronic or acute toxic effect, serious injury or death to humans
- ii. Irreversible or other adverse harm to the ecological system
- iii. Substantial damage to, or failure of, buildings
- iv. Disease, other physical damage or death of livestock or crops
- v. The pollution of controlled waters⁴.

¹ In England by The Contaminated Land (England) Regulations 2000, updated by The Contaminated Land (England) (Amendment) Regulations 2012; in Scotland by The Contaminated Land (Scotland) Regulations 2000, updated by the Contaminated Land (Scotland) Regulations 2005; and in Wales by The Contaminated Land (Wales) Regulations 2001, updated by the Contaminated Land (Wales) Regulations 2006.

² In Scotland the term 'controlled water' has been updated to 'water environment' under the Contaminated Land (Scotland) Regulations 2005 in line with the Water Environment and Water Services (Scotland) Act 2003.

³ The definition was amended in 2012 by implementation of the Water Act 2003.

⁴ Groundwater in this context does not include waters within underground strata but above the saturated zone.

With regard to radioactivity, contaminated land is defined as any land which appears to be in such a condition, by reason of substances in, on or under the land that harm is being caused, or there is a *significant possibility of such harm being caused*⁵

The Risk Assessment Methodology

Risk assessment is the process of collating known information on a hazard or set of hazards in order to estimate actual or potential risks to receptors. The receptor may be humans, a water resource, a sensitive local ecosystem or future construction materials. Receptors can be connected with the hazard via one or several exposure pathways (e.g. the pathway of direct contact). Risks are generally managed by isolating or removing the hazard, isolating the receptor, or by intercepting the exposure pathway. Without the three essential components of a source (hazard), pathway and receptor, there can be no risk. Thus, the mere presence of a hazard at a site does not mean that there will necessarily be attendant risks.

The Risk Assessment

By considering where a viable pathway exists which connects a source with a receptor, this assessment will identify where pollutant linkages may exist. A pollutant linkage is the term used by the DEFRA in their standard procedure on risk assessment. If there is no pollutant linkage, then there is no risk. Therefore, only where a viable pollutant linkage is established does this assessment go on to consider the level of risk. Risk should be based on a consideration of both:

- The likelihood of an event (probability) - takes into account both the presence of the hazard and receptor and the integrity of the pathway.
- The severity of the potential consequence - takes into account both the potential severity of the hazard and the sensitivity of the receptor.

For further information please see the Contaminated Land section on the DEFRA website (www.defra.gov.uk).

⁵ The Radioactive Contaminated Land (Modification of Enactments) (England) Regulations 2006 and Contaminated Land (Wales) Regulations 2006.

APPENDIX C

General Notes

RPS Planning and Development

Phase 1 - Environmental Risk Assessment / Desk Study Environmental Review

General Notes

1. A "desk study" means that no site visits have been carried out as any part thereof, unless otherwise specified.
2. This report provides available factual data for the site obtained only from the sources described in the text and related to the site on the basis of the location information provided by the Client.
3. The desk study information is not necessarily exhaustive and further information relevant to the site may be available from other sources.
4. The accuracy of maps cannot be guaranteed and it should be recognised that different conditions on site may have existed between and subsequent to the various map surveys.
5. No sampling or analysis has been undertaken in relation to this desk study.
6. Any borehole data from British Geological Survey sources is included on the basis that: "The British Geological Survey accept no responsibility for omissions or misinterpretation of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation".
7. Where any data supplied by the Client or from other sources, including that from previous site investigations, have been used it has been assumed that the information is correct. No responsibility can be accepted by RPS for inaccuracies in the data supplied by any other party.
8. This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in legislation may necessitate a re-interpretation of the report in whole or in part after its original submission.
9. The copyright in the written materials shall remain the property of the RPS Company but with a royalty-free perpetual licence to the Client deemed to be granted on payment in full to the RPS Company by the Client of the outstanding amounts.
10. The report is provided for sole use by the Client and is confidential to them, their professional advisors, no responsibility whatsoever for the contents of the report will be accepted to any person other than the Client. [Unless otherwise agreed]
11. These terms apply in addition to the RPS P&D "Standard Terms & Conditions" (or in addition to another written contract which may be in place instead thereof) unless specifically agreed in writing. (In the event of a conflict between these terms and the said Standard Terms & Conditions the said Standard Terms & Conditions shall prevail.) In the absence of such a written contract the Standard Terms & Conditions will apply.