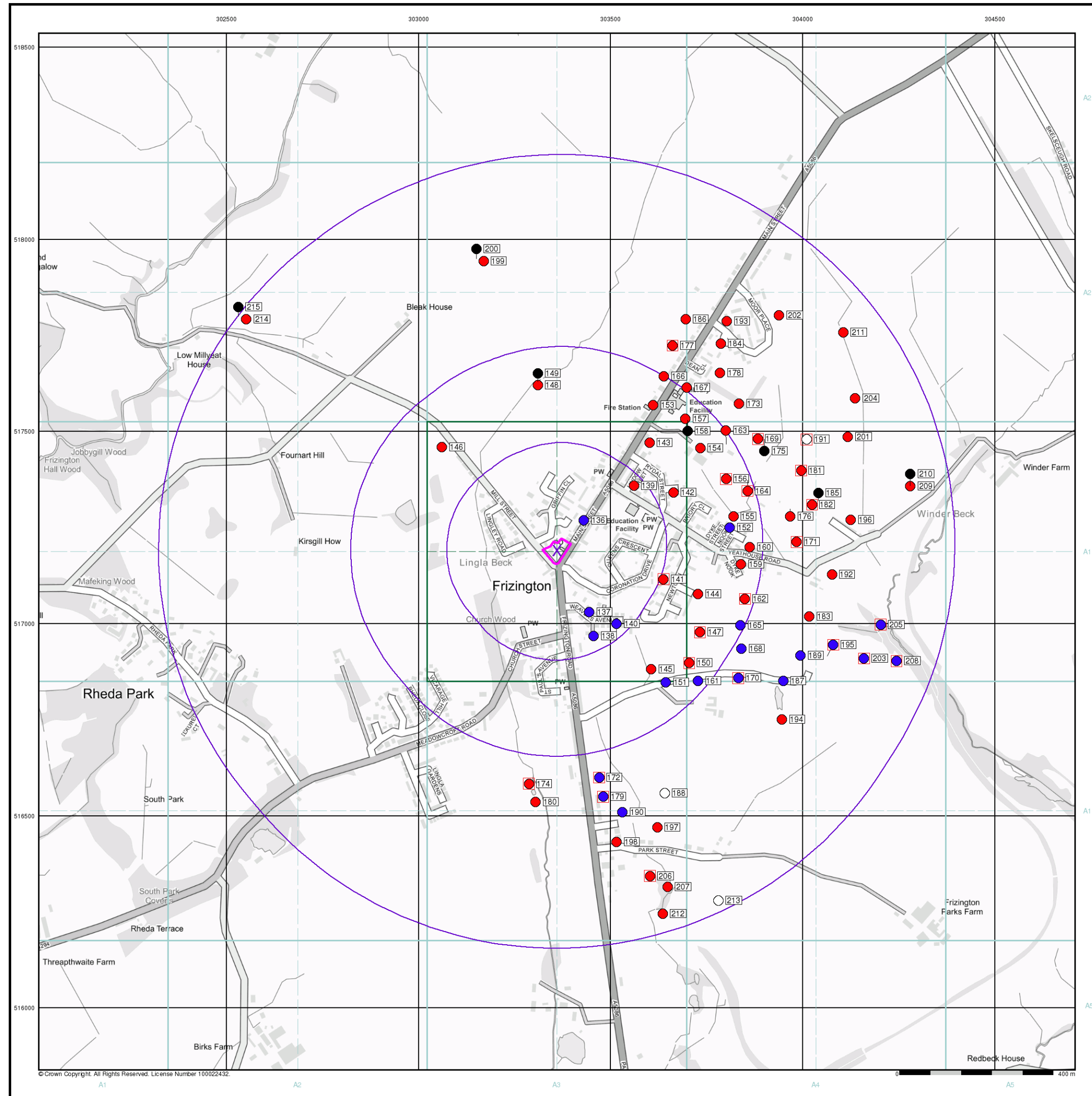




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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

Order Details

Order Number:	289419457_1_1
Customer Ref:	1242
National Grid Reference:	303360, 517190
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	1000

Site Details

The Griffin, Mill Street, FRIZINGTON, CA26 3SQ

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A Landmark Information Group Service v50.0 06-Jan-2022 Page 4 of 6

General

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

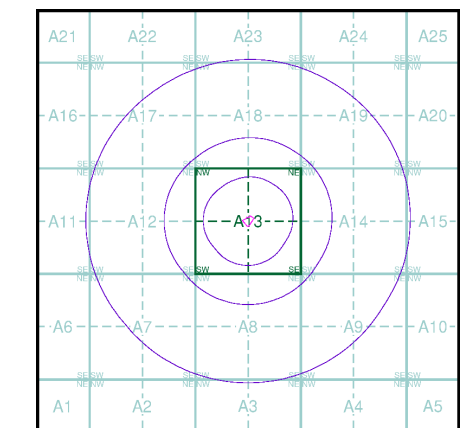
OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

Contours (height in meters)

- Standard Contour MLW Mean Low Water
- Master Contour MHW Mean High Water
- Spot Height 167.3

OS Water Network Map - Slice A

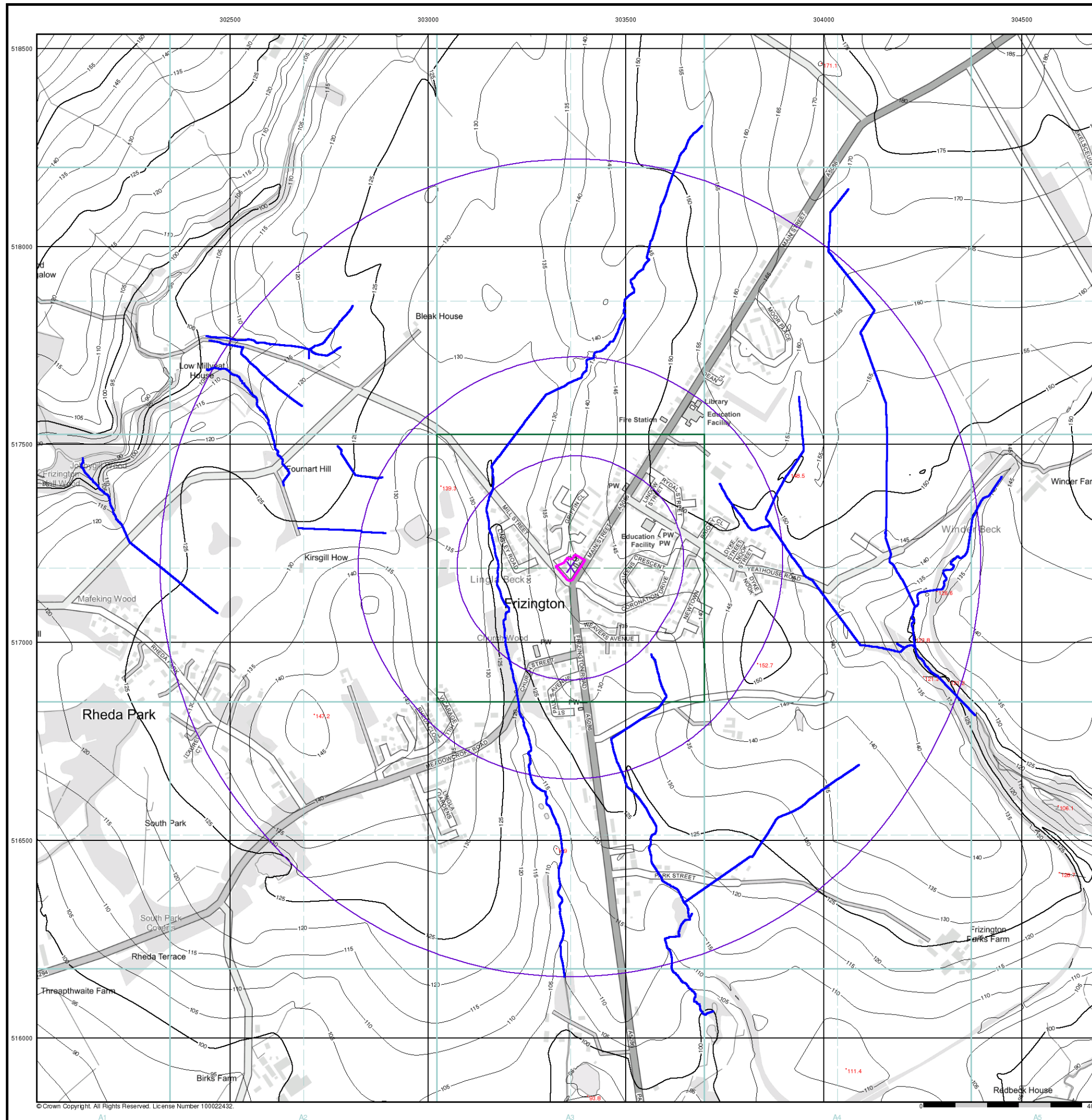


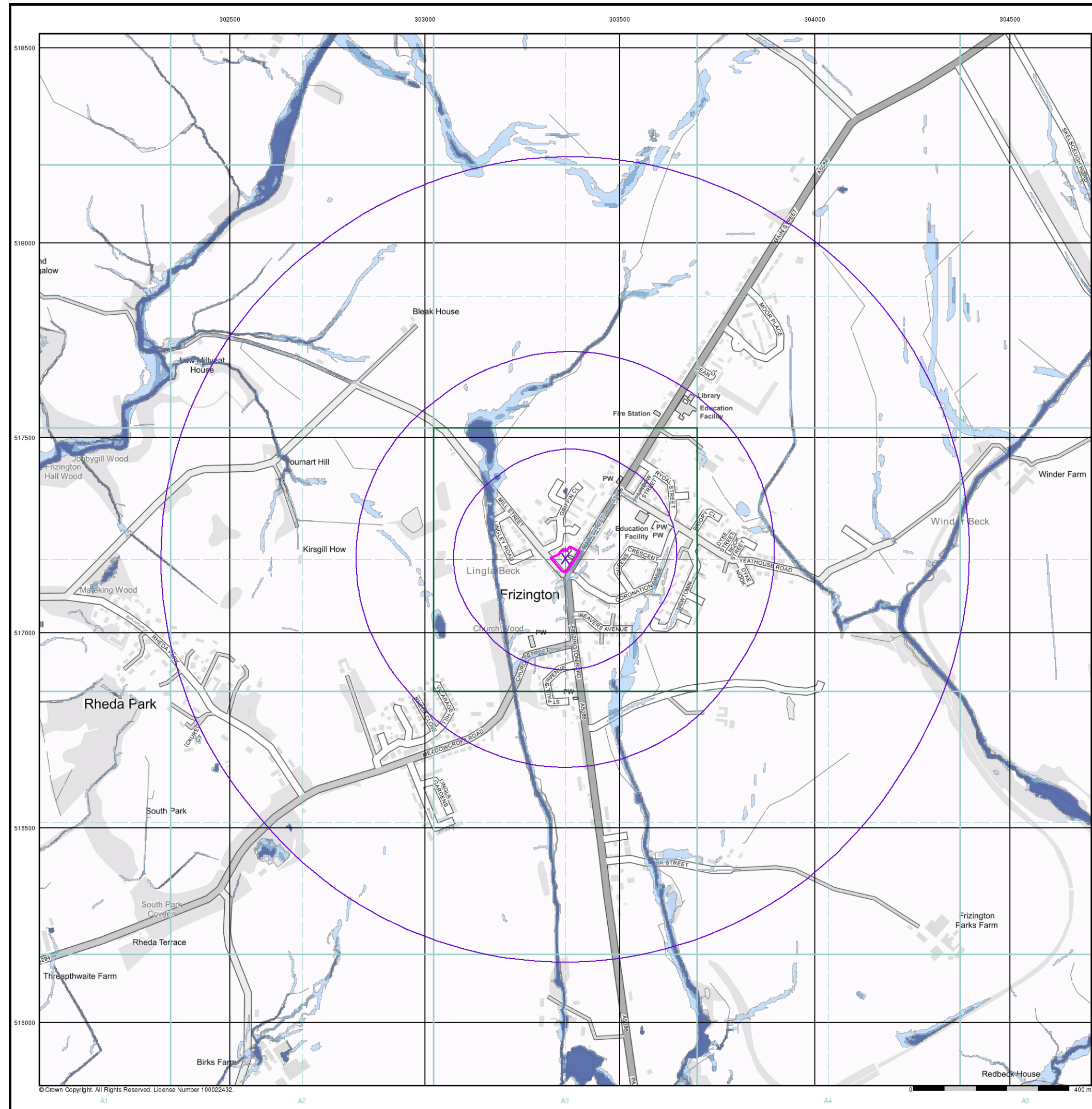
Order Details

Order Number: 289419457_1_1
 Customer Ref: 1242
 National Grid Reference: 303360, 517190
 Slice: A
 Site Area (Ha): 0.25
 Search Buffer (m): 1000

Site Details

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General

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

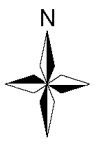
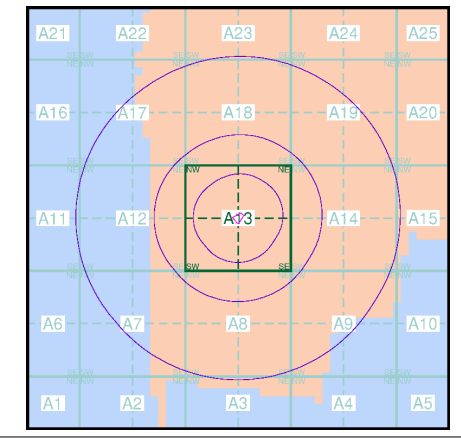
Risk of Flooding from Surface Water

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

Suitability

- See the suitability map below
- National to county
 - County to town
 - Town to street
 - Street to parcels of land
 - Property

E/NRW Suitability Map - Slice A

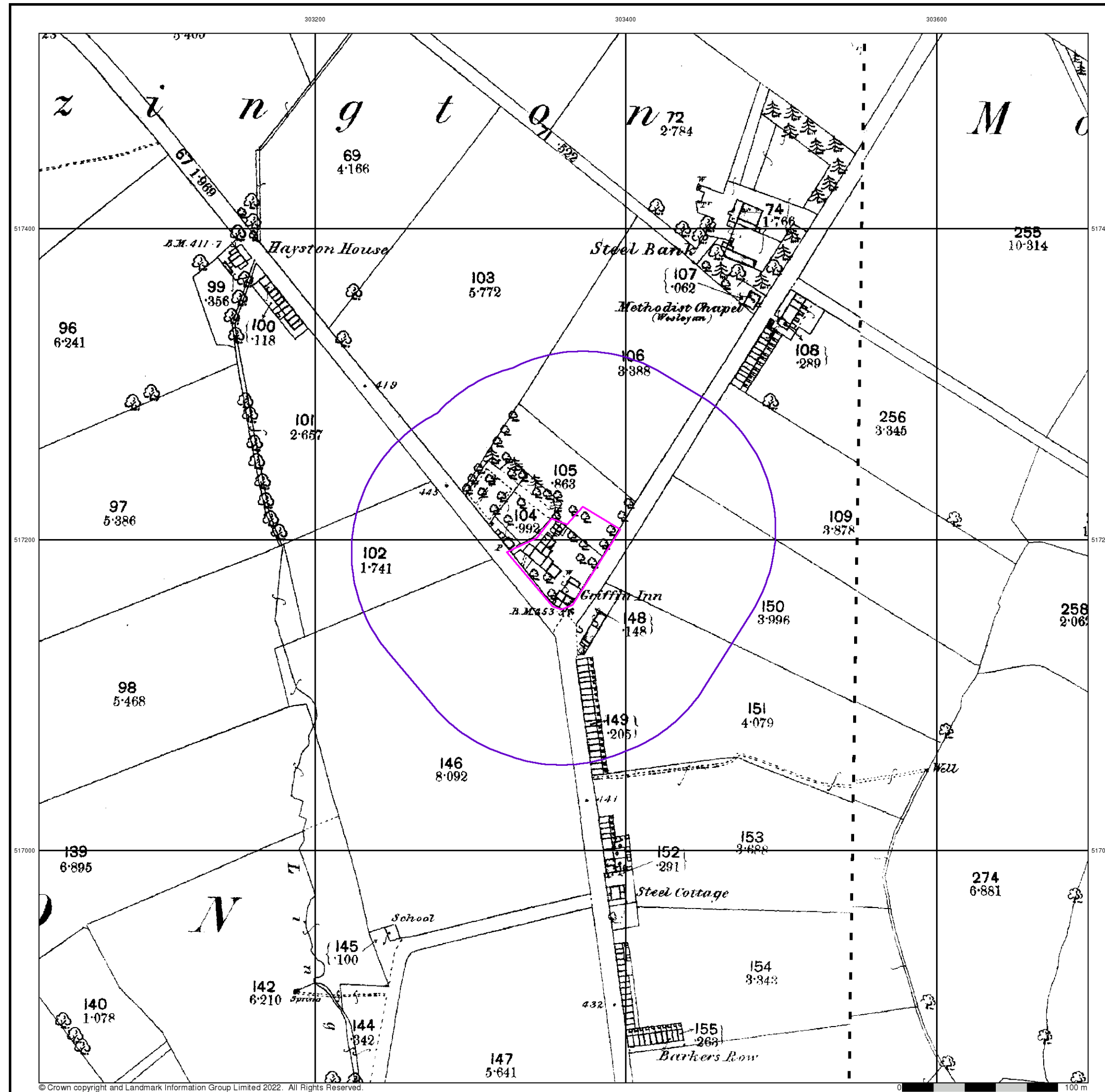


Order Details

Order Number: 289419457_1_1
Customer Ref: 1242
National Grid Reference: 303360, 517190
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 1000

Site Details

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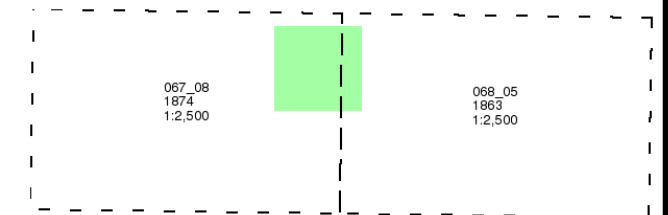
Cumberland

Published 1863 - 1874

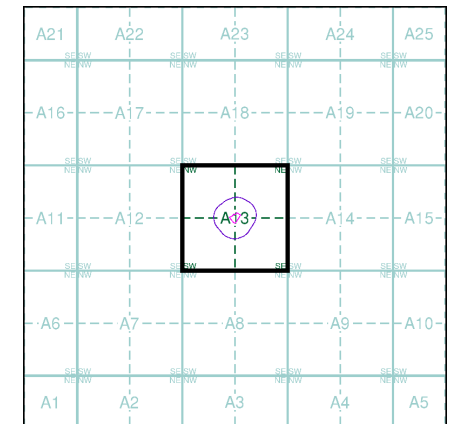
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 289419457_1_1
Customer Ref: 1242
National Grid Reference: 303360, 517190
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 100

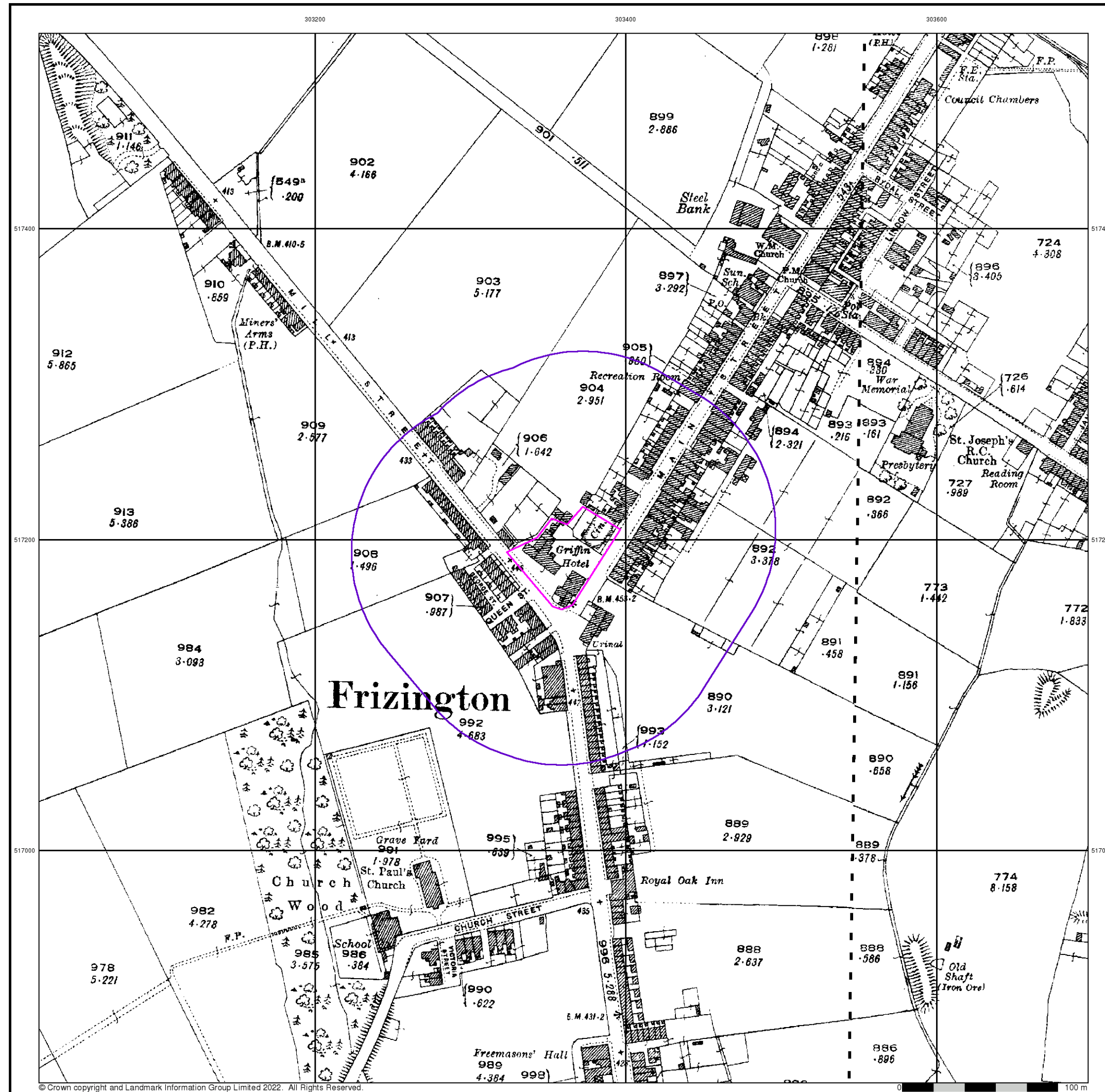
Site Details

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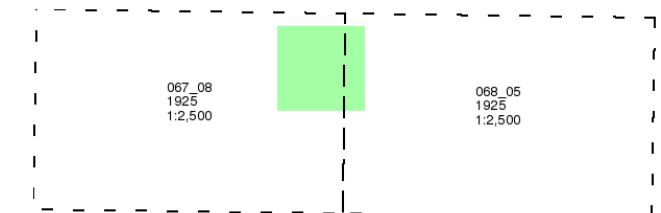
Cumberland

Published 1925

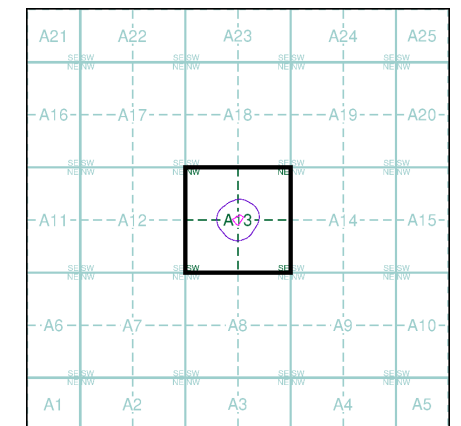
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

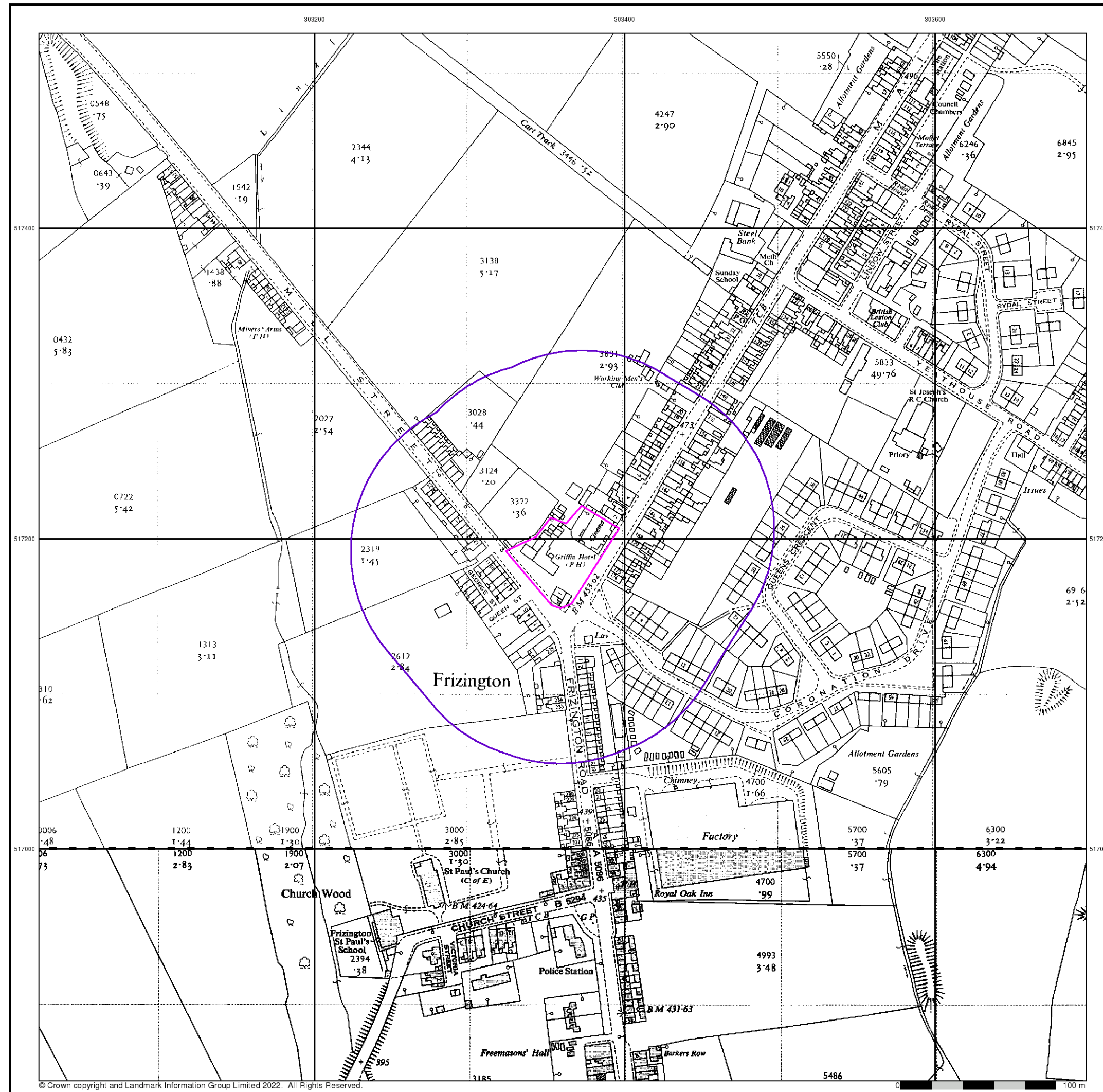
Order Number: 289419457_1_1
Customer Ref: 1242
National Grid Reference: 303360, 517190
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 100

Site Details

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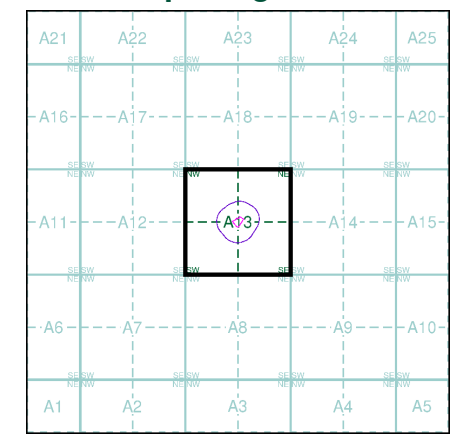
Ordnance Survey Plan Published 1961 - 1962 Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

NY0317
1961
1:2,500
NY0316
1962
1:2,500

Historical Map - Segment A13

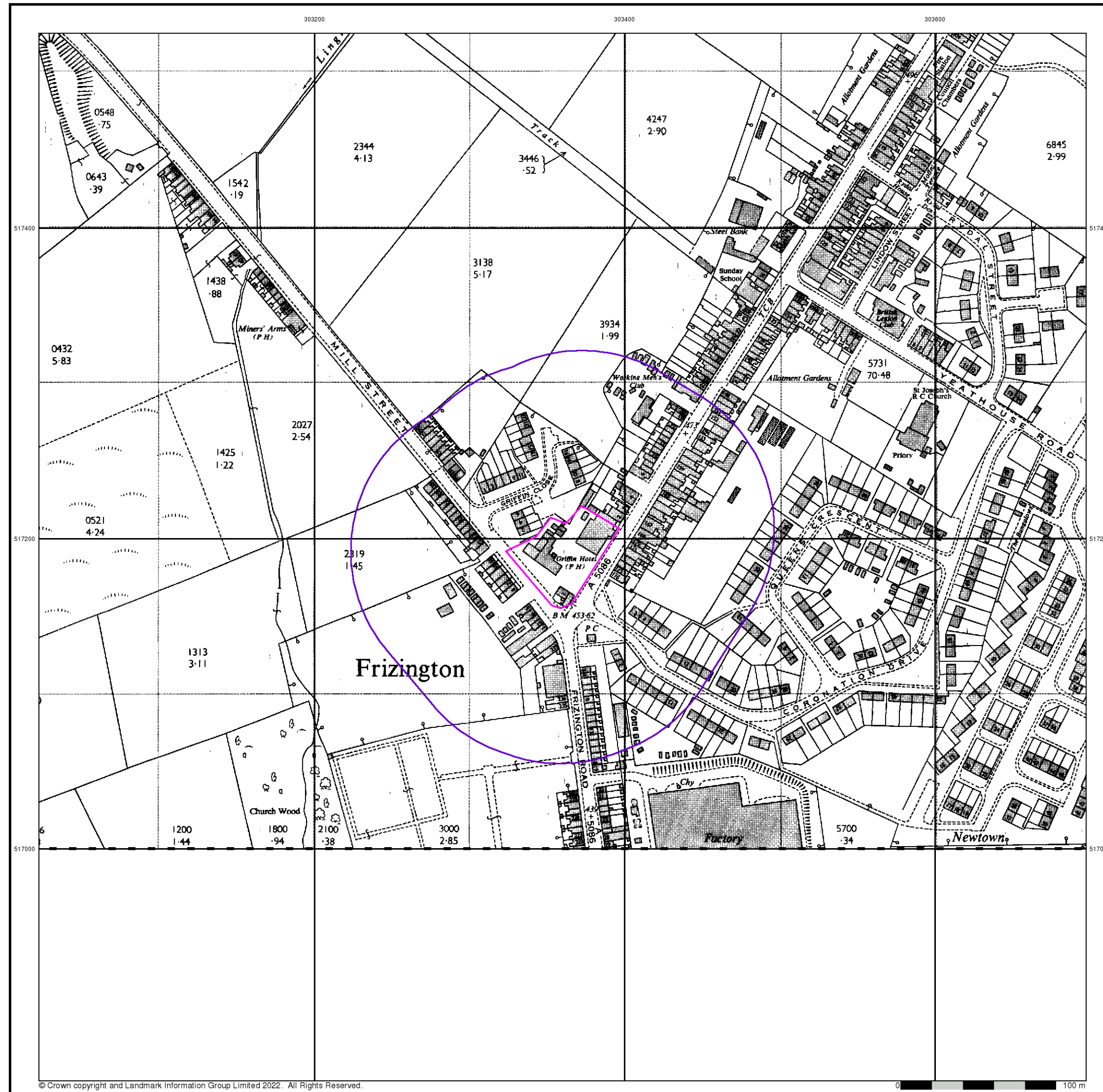


Order Details	
Order Number:	289419457_1_1
Customer Ref:	1242
National Grid Reference:	303360, 517190
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	100

Site Details
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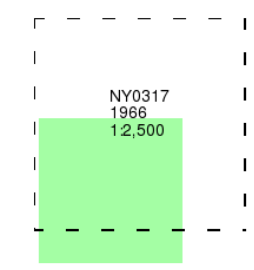
Ordnance Survey Plan

Published 1966

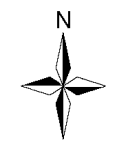
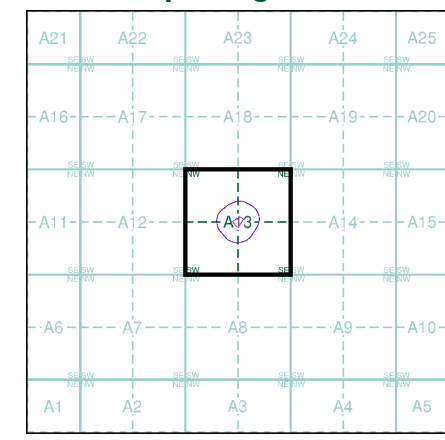
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

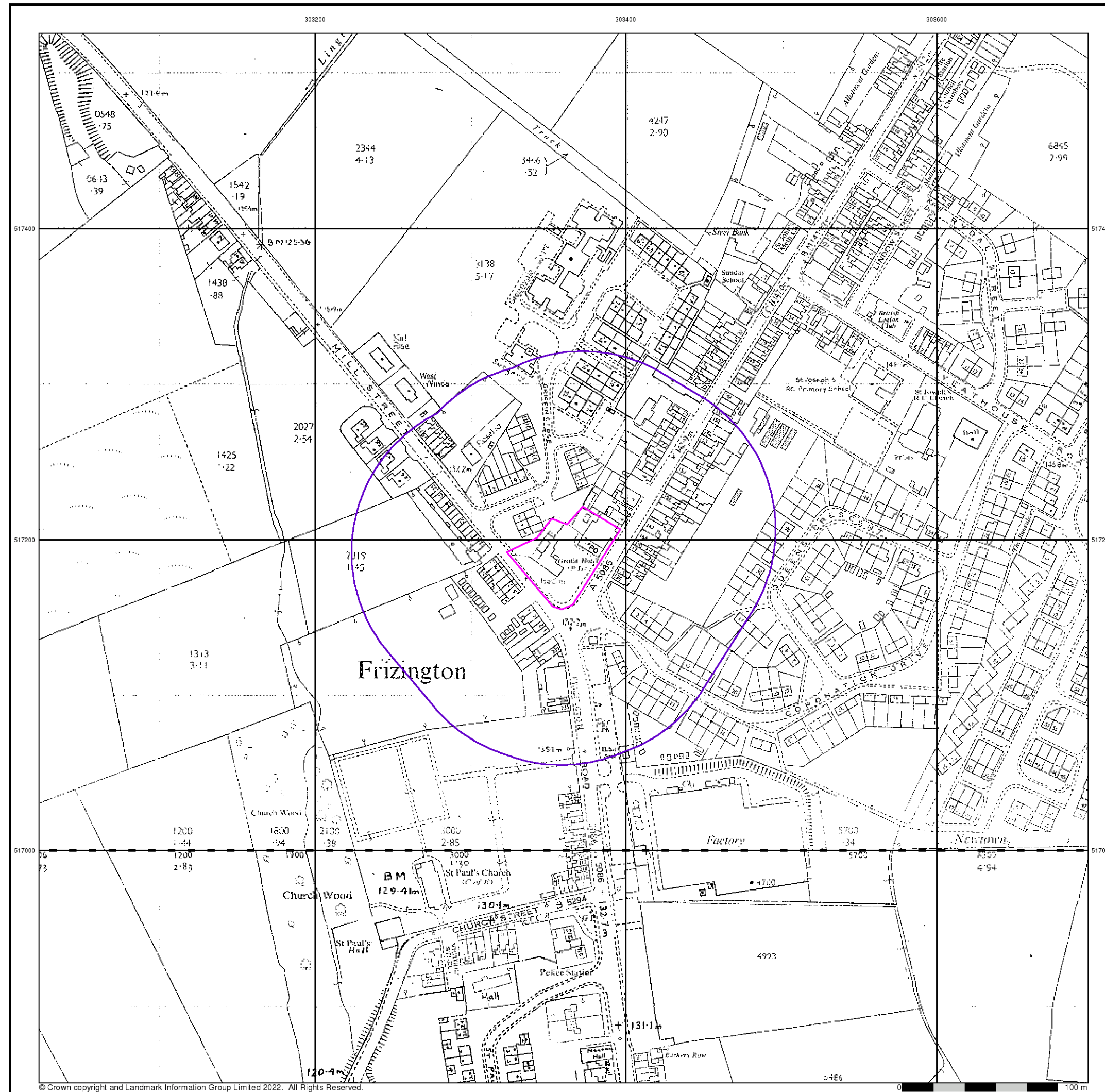


Historical Map - Segment A13



Order Details	
Order Number:	289419457_1_1
Customer Ref:	1242
National Grid Reference:	303360, 517190
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	100

Site Details
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Additional SIMs

Published 1981 - 1985

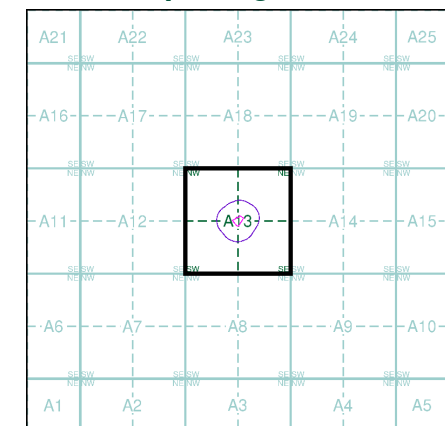
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

NY0317	1981
1:2,500	
NY0316	1985
1:2,500	

Historical Map - Segment A13



Order Details

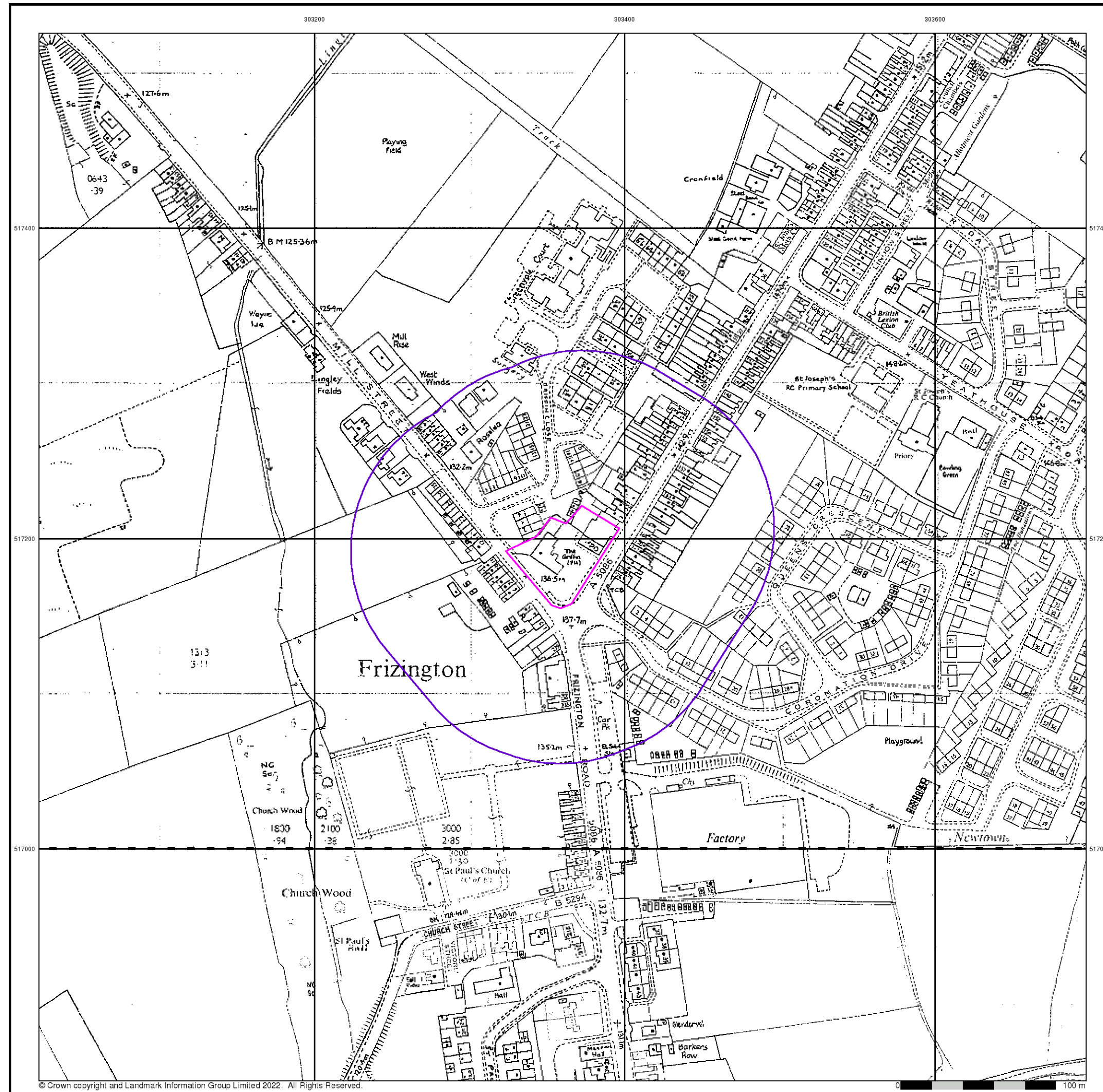
Order Number: 289419457_1_1
Customer Ref: 1242
National Grid Reference: 303360, 517190
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 100

Site Details

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Additional SIMs

Published 1991

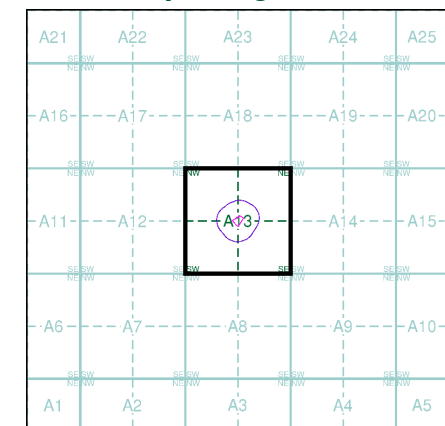
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

NY0317	1991
1:2,500	
NY0316	1991
1:2,500	

Historical Map - Segment A13



Order Details

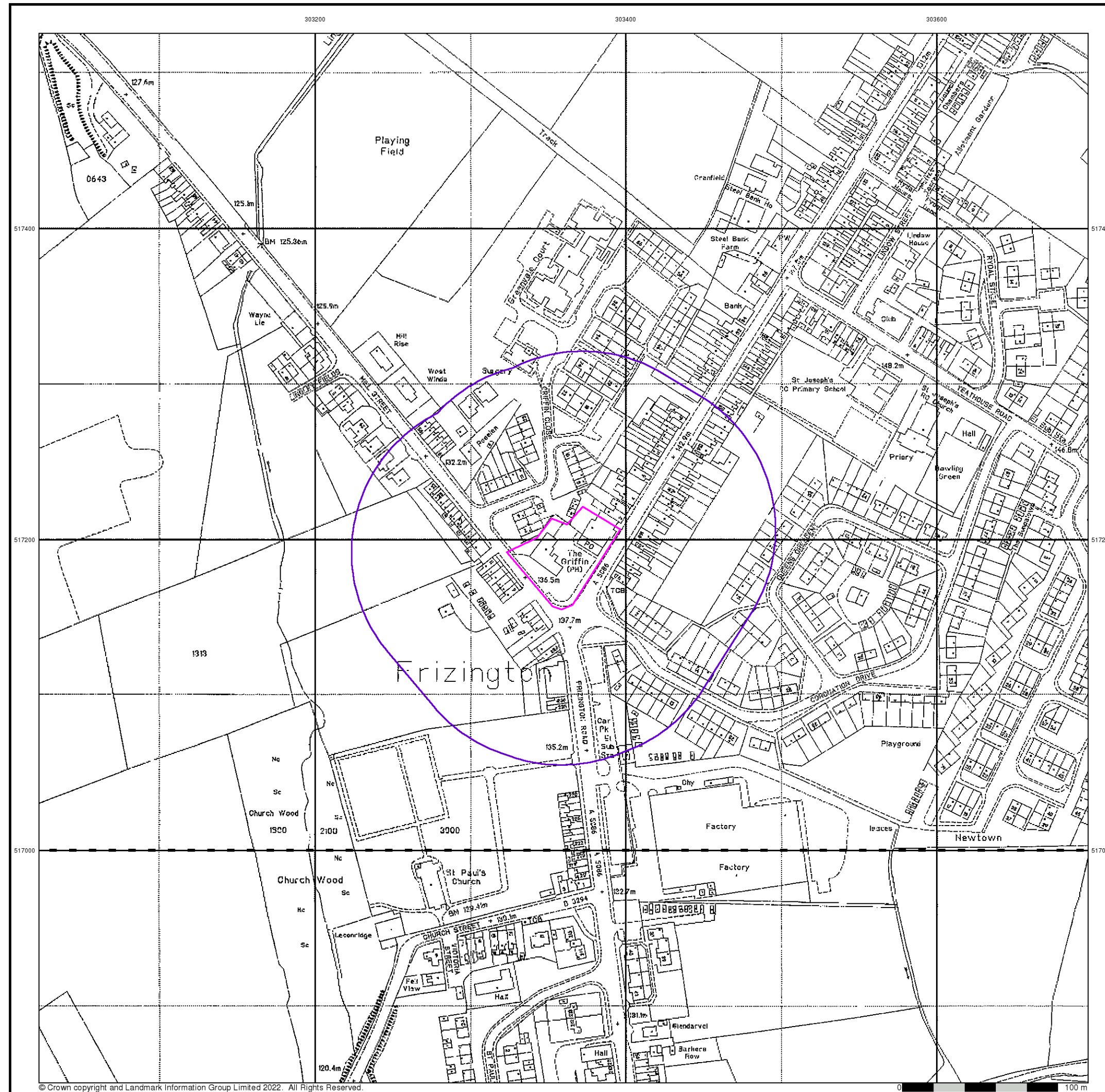
Order Number: 289419457_1_1
Customer Ref: 1242
National Grid Reference: 303360, 517190
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 100

Site Details

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Large-Scale National Grid Data

Published 1994

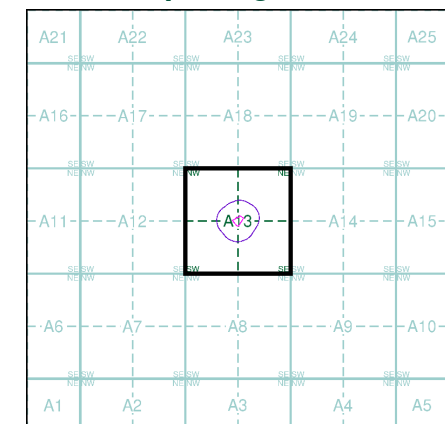
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

NY0317	1994	1:2,500
NY0316	1994	1:2,500

Historical Map - Segment A13



Order Details

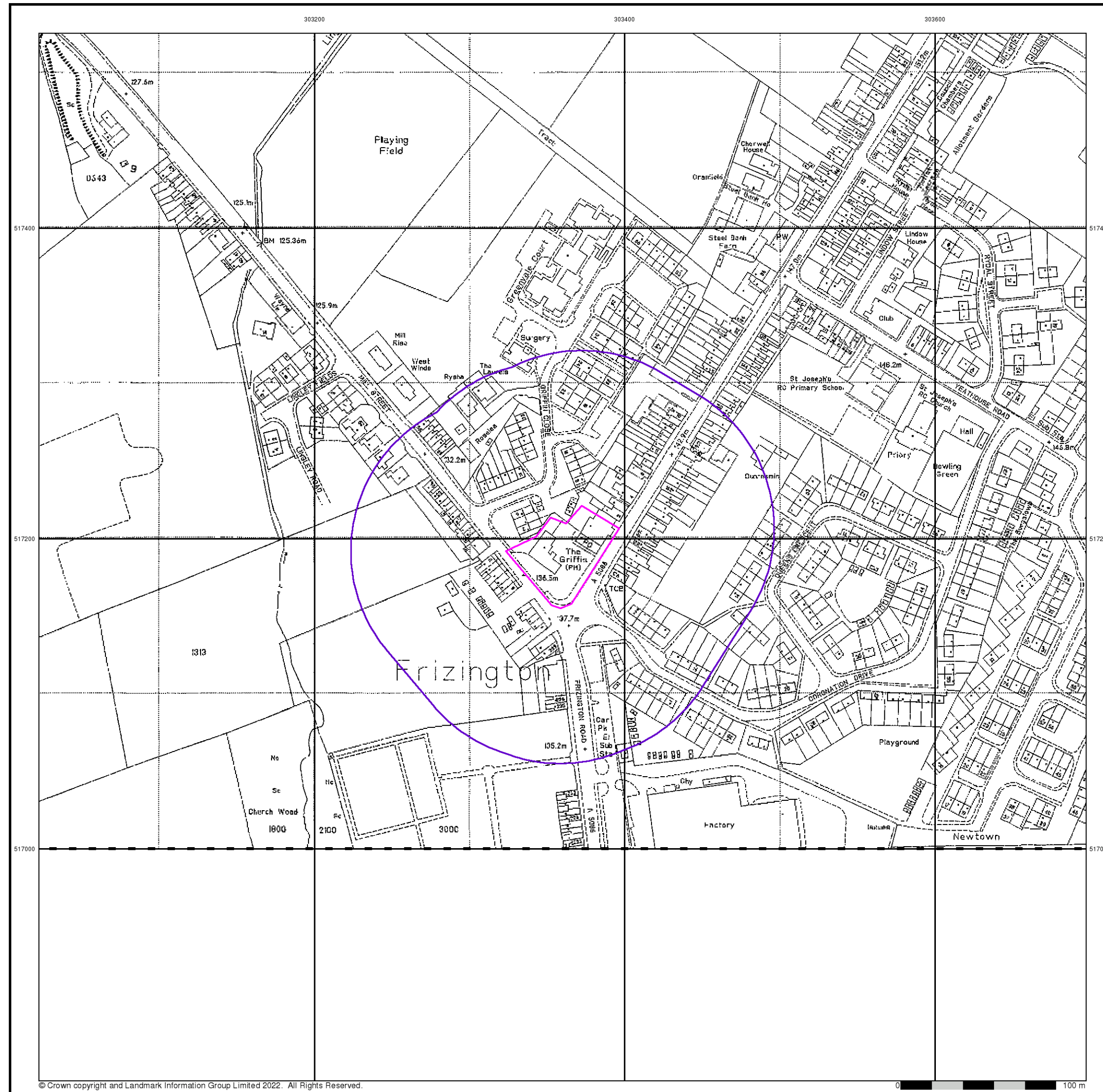
Order Number: 289419457_1_1
Customer Ref: 1242
National Grid Reference: 303360, 517190
Slice: A
Site Area (Ha): 0.25
Search Buffer (m): 100

Site Details

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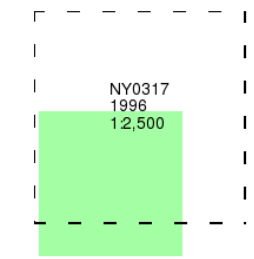
Large-Scale National Grid Data

Published 1996

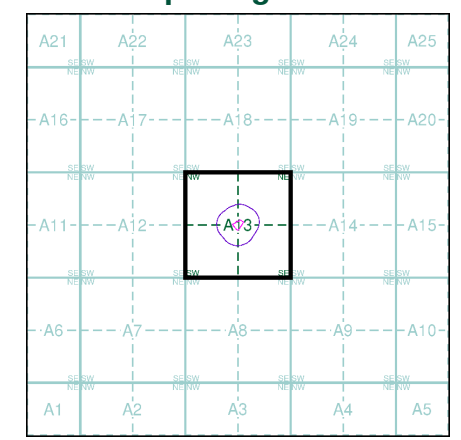
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 289419457_1_1

Customer Ref: 1242

National Grid Reference: 303360, 517190

Slice: A

Site Area (Ha): 0.25

Search Buffer (m): 100

Site Details

The Griffin, Mill Street, FRIZINGTON, CA26 3SQ



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Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13

A21	A22	A23	A24	A25
SE SW NW NE				
A16	A17	A18	A19	A20
SE SW NW NE				
A11	A12	A13	A14	A15
SE SW NW NE				
A6	A7	A8	A9	A10
SE SW NW NE				
A1	A2	A3	A4	A5

Order Details

Order Number:	289419457_1_1
Customer Ref:	1242
National Grid Reference:	303360, 517190
Slice:	A
Site Area (Ha):	0.25
Search Buffer (m):	100

Site Details

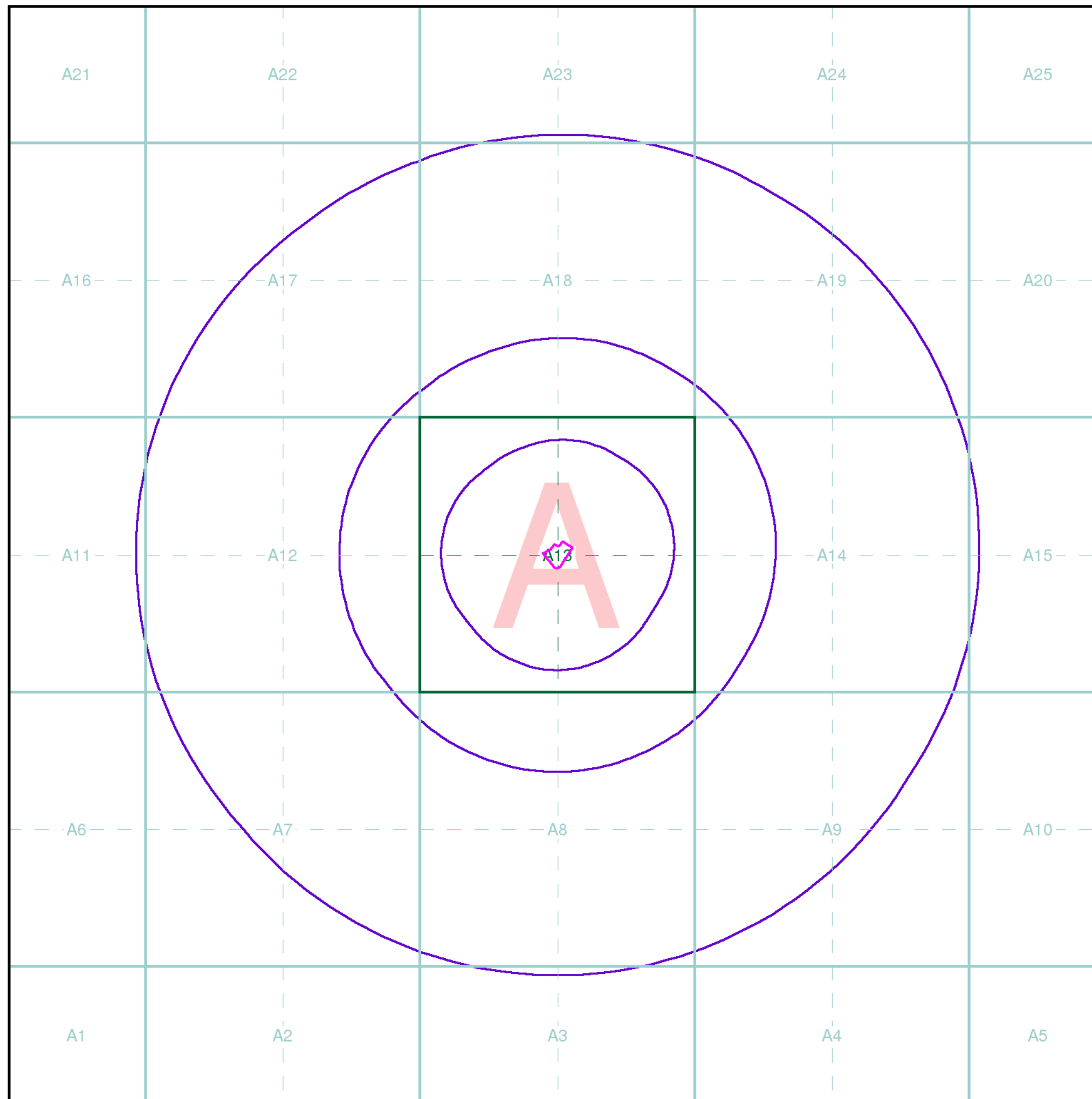
The Griffin, Mill Street, FRIZINGTON, CA26 3SQ

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Index Map

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

Slice

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

Segment

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

Quadrant

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

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr M Swindells, Geo2 Remediation Ltd, Coniston House,
Louisa Street, Bradford, West Yorkshire, BD10 8NE

Order Details

Order Number:	289419457_1_1
Customer Ref:	1242
National Grid Reference:	303360, 517190
Site Area (Ha):	0.25
Search Buffer (m):	1000

Site Details

The Griffin, Mill Street, FRIZINGTON, CA26 3SQ

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>

Appendix C

Coal Report



The Coal
Authority

CON29M

coal mining report

THE GRIFFIN, MILL STREET, FRIZINGTON, CUMBRIA, CA26 3SQ



Known or potential coal mining risks

Past underground coal mining	Page 3
Future underground coal mining	Page 3



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **289419457_2**
Our reference: **51002864053001**
Date: **6 January 2022**

Client name:
NLIS Hub

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



The Law
Society

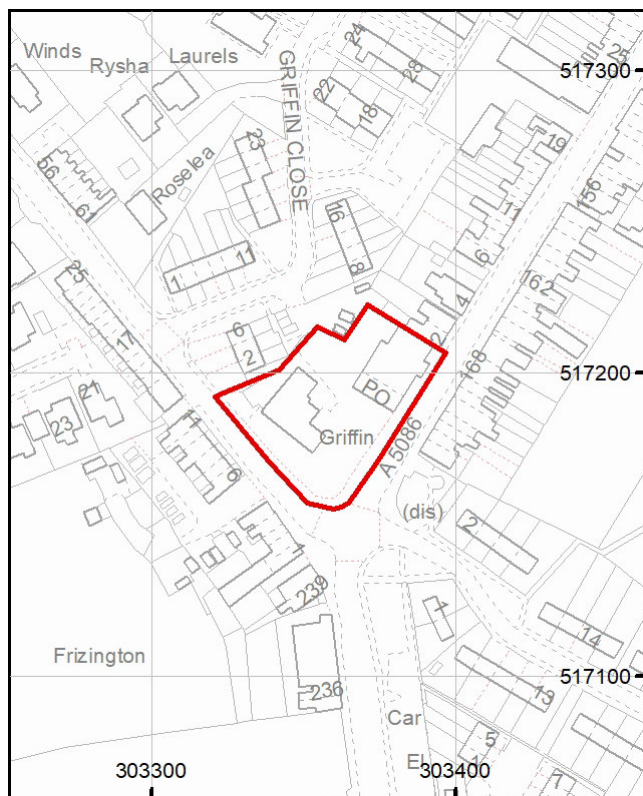
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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Ordnance Survey Licence number: 100020315.

This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 100m to 110m depth, and last worked in 1869.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

Appendix D

Risk Assessment Terminology

Definitions and Classifications of Risk Assessment Terminology.

Probability

Probability can be defined as the chance of a particular event occurring in a given period of time.

Descriptions of each of the four qualitative terms to be use in this report to describe the perceived probability of any identified pollutant linkage becoming realised are shown below in Table W.

Term	Description
High Likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.
Likely	There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.
Low Likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.

Table W. Description of Probability Classifications

Severity

Severity (consequence) can be defined as the adverse effects (or harm) arising from a defined hazard, which impairs the quality of human health or the environment in the short or longer term.

Descriptions of each of the four qualitative terms to be use in this report to describe the perceived potential severity of any identified pollutant linkage becoming realised are shown overleaf in Table X.

Term	Description
Severe	Highly elevated concentrations likely to result in “significant harm” to human health as defined by the EPA 1990, Part 2A, if exposure occurs. Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce. Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population. Catastrophic damage to crops, buildings or property.
Medium	Elevated concentrations which could result in “significant harm” to human health as defined by the EPA 1990, Part 2A if exposure occurs. Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce. Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population. Significant damage to crops, buildings or property.
Mild	Exposure to human health unlikely to lead to “significant harm”. Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce. Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population. Minor damage to crops, buildings or property.
Minor	No measurable effect on humans. Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems. Repairable effects of damage to buildings, structures and services.

Table X. Description of Severity Classifications

Once the severity and probability of a pollutant linkage has been determined the risk can be assessed using the risk matrix shown overleaf on Table Y.

Risk Matrix

By cross referencing the derived severity and probability in Table Y, below the perceived potential risk can be determined.

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

Table Y. Risk Assessment Matrix

The risk categories detailed above are defined below in the following Table Z.

Term	Description
Very High Risk	There is a high probability that significant harm could arise to a designated receptor from an identified hazard at the site without appropriate remedial action.
High Risk	Significant Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action.
Moderate Risk	It is possible that without appropriate remedial action, harm could arise to a designated receptor but it is relatively unlikely that any such harm would be severe and if any harm were to occur, it is likely that such harm would be relatively mild.
Low Risk	It is possible that significant harm could arise to a designated receptor from an identified hazard but it is likely that at worst this harm if realised would normally be mild.
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.

Table Z. Definition of Risk

Appendix E

Generic Watching Brief Method Statement



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Generic Watching Brief Method Statement

This method statement aims to establish a structure by which site works / development contractors will be able to effectively meet the requirements of a watching brief. A watching brief is frequently proposed as part of planning conditions imposed onto any brownfield site, or a site potentially affected by contaminants. This methodology proposed a strategy which allows the site workers to effectively undertake these works themselves without the need for a full time environmental specialist.

Requirements of a Nominated Competent Person (CP)

The party undertaking the site works will nominate a Competent Person (CP) who will be responsible for providing a watching brief over all excavation, soil handling works associated with construction and for ensuring site workers conform to appropriate PPE requirements at all times. The CP will be on-site during all enabling, and construction works.

The CP will be briefed by Geo² on environmental management during or in advance of the groundworks at an on-site meeting to be held prior to the commencement of works. This would typically address the following issues;

- A review of any existing site information with regard to areas of potential contamination both identified and unidentified,
- Types of contamination which may be encountered and also potential for unexpected contamination, and means of identification,
- Potential risks associated with contaminants, with regard to health and safety concerns of construction workers,
- Potential for waste disposal issues,
- Ensuring that the CP is confident and capable of undertaking the practical responsibilities identified,
- Any additional site specific concerns or factors which may prove relevant to works, such as any visual monitoring / inspection requirements (e.g. daily observations of adjacent streams etc).

The CP would be required to maintain records of any issues, as detailed above, which would be encountered during the programme of works. Records should detail the time and date, nature of any incident, or detail of potentially contaminated soils encountered, location of this material, where possible extent and the actions undertaken to ensure this was appropriately classified. These would

be required to be submitted to the client and Geo² to ensure that an appropriate validation report could be compiled to enable the planning conditions to be lifted. Records should be available onsite at all times for inspection as required.

The CP is also responsible for contacting Geo² in the event of encountering situations requiring environmental management. A Geo² contact will be ascribed to each site, so suitable site specific advice will be available over the phone as necessary. Site visits can be arranged at short notice to assist with any potentially significant issues.

Unexpected Contamination

Unexpected contamination may comprise impacted sub-soil, or structures such as underground storage tanks (UST), subsurface features, pipes, sumps or chambers with associated contamination observed beneath the site during the redevelopment works.

Where apparently contaminated sub-soils (or waters) are encountered, the permanent nominated CP should be contacted for assessment.

As a guide, apparently contaminated sub-soils or waters may comprise visually impacted and strongly odorous material. Encountered odours could be petrol, diesel, solvents or oil-like. Should materials of this description, or other description following a site specific briefing, be encountered and this material be considered to be unidentified, Geo² should be contacted. In such circumstances, the affected area should be isolated and work in the area stopped, pending the Geo² consultant visit to sample or assess the soil. The area should remain isolated whilst the samples are analysed at an appropriate laboratory, if considered necessary.

Based on the results and in comparison with adopted screening criteria, Geo² will determine whether the identified materials present a significant environmental risk. Should the soil need to be removed in line with the proposed development programme, or as a result of a risk based analysis, validation samples will be collected from the edge of the excavation by a Geo² site engineer.

All waste should be appropriately isolated and stored to prevent spreading contamination across the site. Waste should then be classified and disposed of in accordance with the applicable waste management regulations under full duty of care documentation. Potential exists for hazardous waste to be present, and this should also be dealt with in accordance with the relevant legislation.

Should unidentified underground features be encountered, such as tanks or fuel delivery lines, that require removal in line with the proposed development, they should be appropriately decommissioned. Decommissioning should comprise pumping and removal of waste water and any sediment in accordance with the applicable waste management regulations under full duty of care documentation. Water and sediment waste may need to be sampled and analysed to determine whether it needs to be disposed of as hazardous.

Should any structure encountered remain in situ, Geo² should be contacted to ensure that any potential impact that may be associated with this feature can be appropriately addressed, if necessary. This process may entail additional sampling works, which would require the identified area to be isolated until Geo² site staff are able to attend site.

Following removal of any such structure, the CP should inspect the excavations for apparently impacted materials. Should apparently contaminated material be identified beneath or adjacent to

the structure, Geo² should be contacted to undertake further sampling and analysis. All results will be included in the Validation Report.

The relevant planning authorities will be notified should any unexpected contamination be identified and any remedial actions that are required as a result of encountered materials will be agreed prior to the work being carried out.

Sampling Procedure

All samples obtained by Geo² will be stored in appropriate vessels for the required analysis and stored in controlled conditions prior to submission to an appropriately accredited laboratory. All samples will be obtained in line with standard industry guidance.

Validation Report

This typically forms the final part of any contaminated land planning condition and allows the client or local authority certainty that any contaminated land encountered during works has been appropriately addressed and the condition of remaining soils (and groundwater if applicable) is understood. This may be compiled by Geo² (typically in the event of unexpected contamination being encountered) or by the Client (this may take the form of a brief letter, stating the completed nature of the site and a brief description of conditions encountered).

Geo² Contact

A Geo² contact will be prescribed to the site upon implementation of the watching brief. If there are any other queries Geo² can be contacted on the office number at 0113 257 5397