

Small Scale Grid Index

Site Details:

Land South West of Milton
Keynes

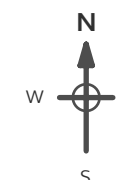
Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_1
Grid Ref: 482059, 231249

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

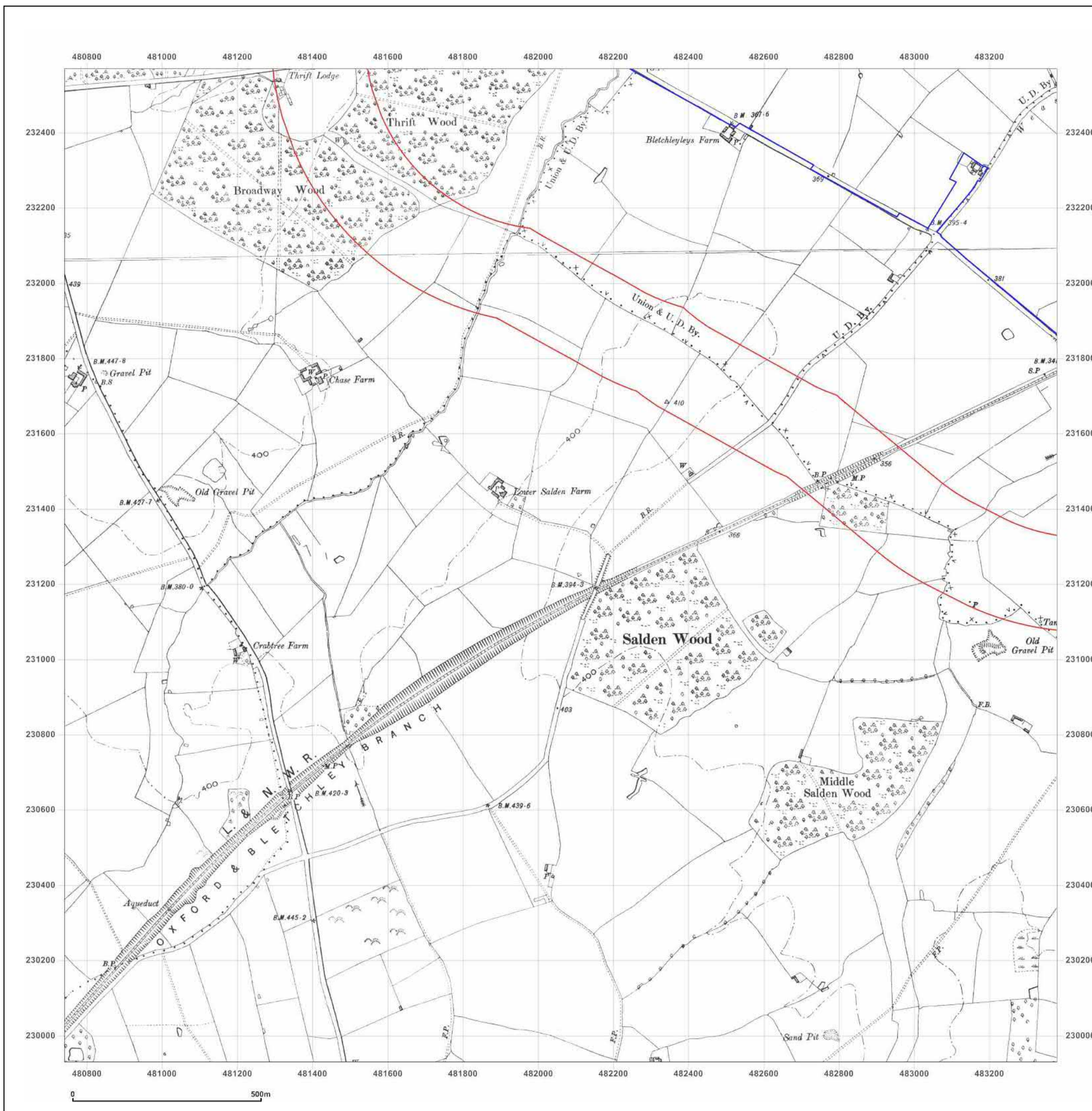


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Production date: 05 March 2020

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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_1
Grid Ref: 482059, 231249

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

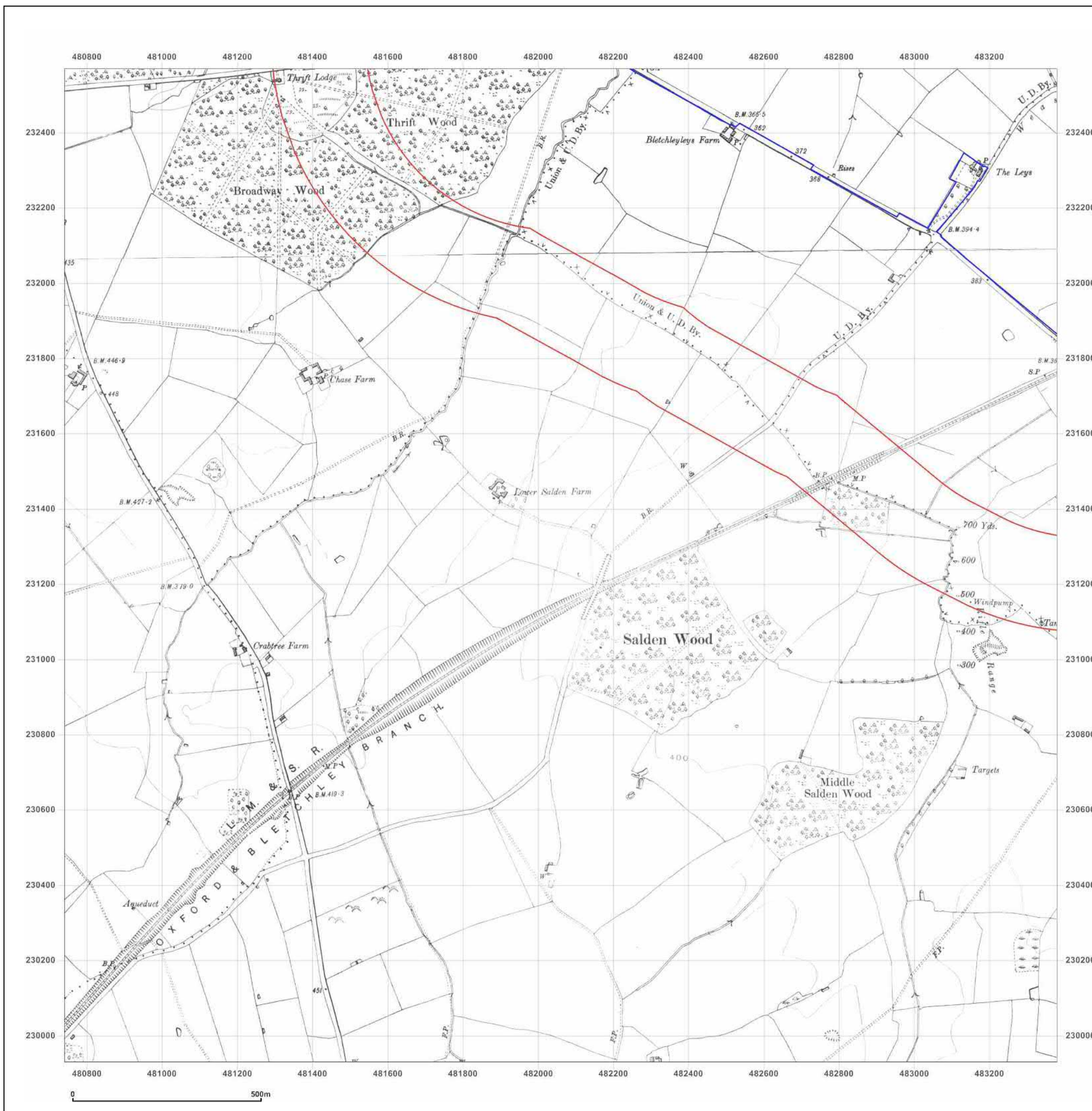


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_1
Grid Ref: 482059, 231249

Map Name: County Series

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

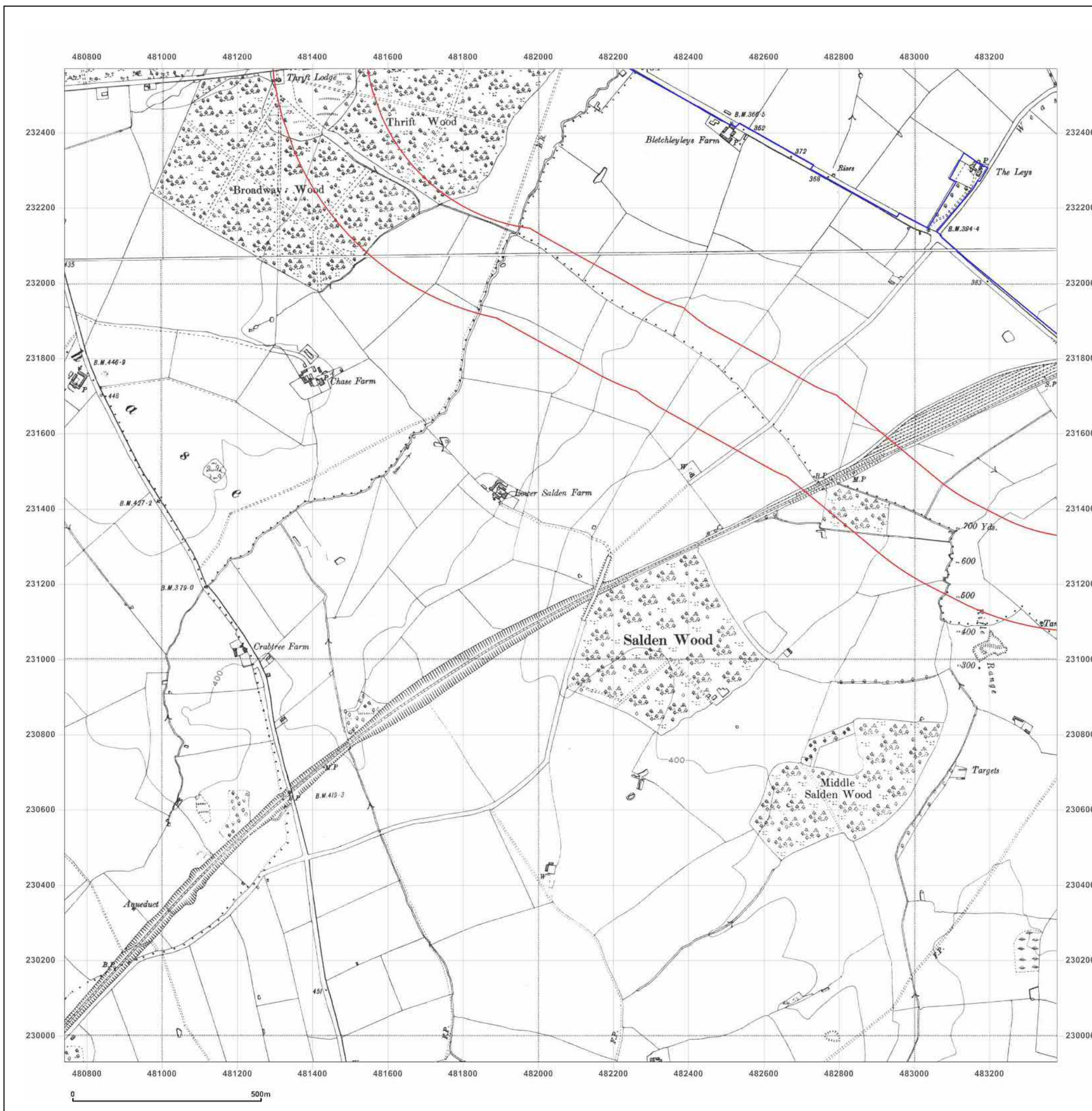


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Site Details:

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Keynes

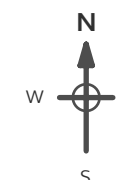
Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_1
Grid Ref: 482059, 231249

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1957
Edition N/A
Copyright 1958
Levelled N/A

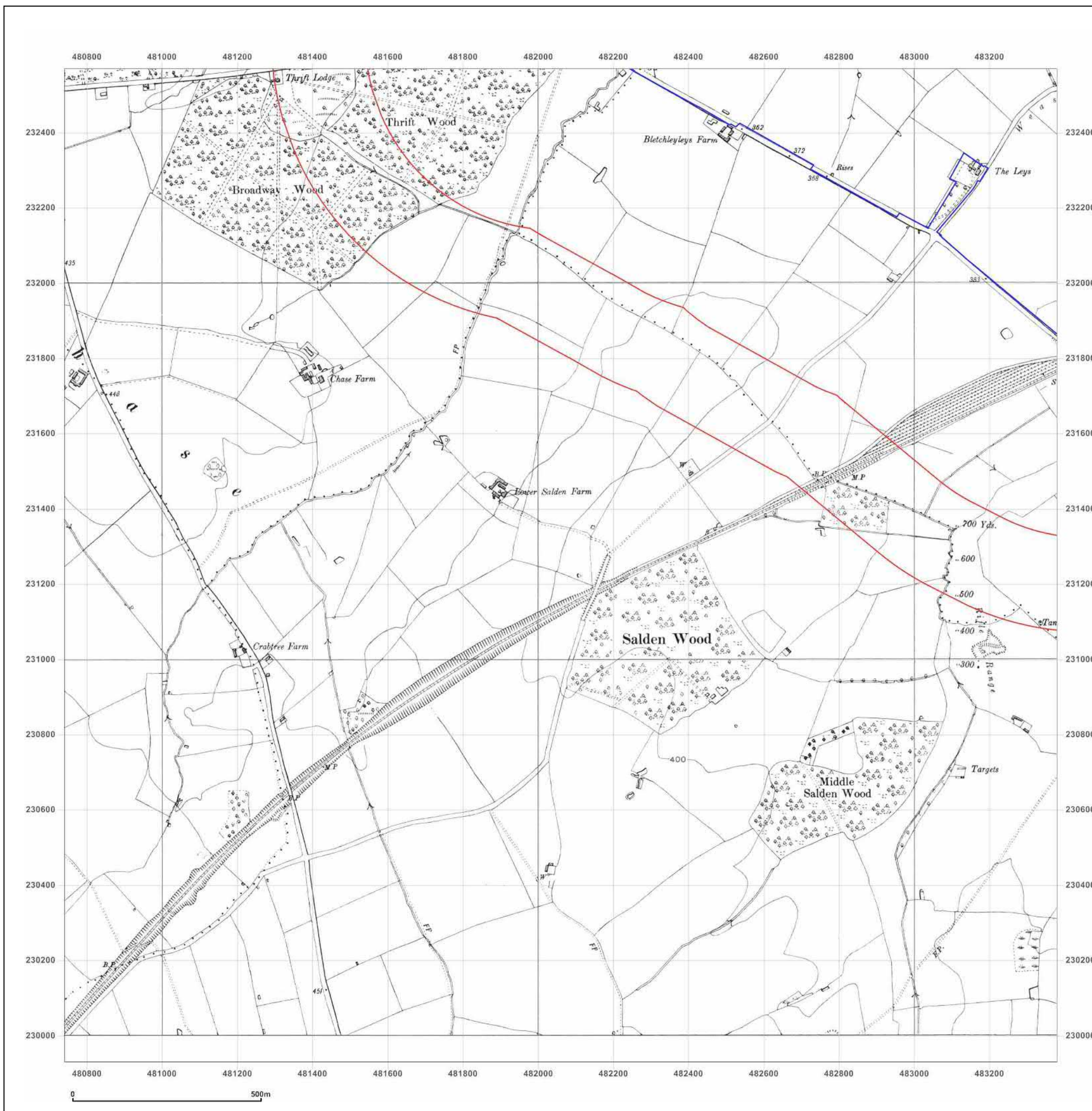


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_1
Grid Ref: 482059, 231249

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1968
Edition N/A
Copyright 1958
Levelled N/A

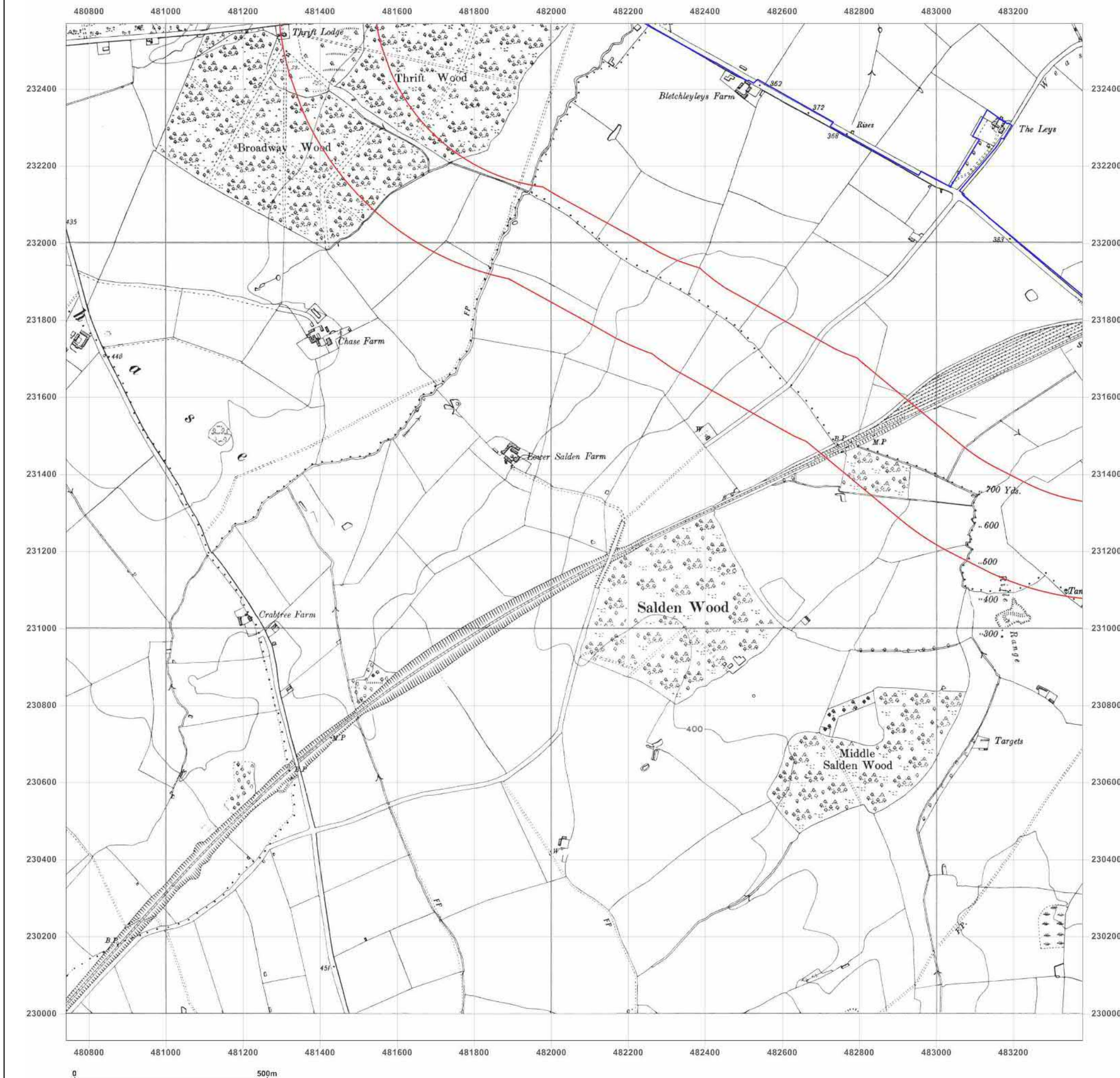


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_1
Grid Ref: 482059, 231249

Map Name: National Grid

Map date: 1977-1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1977
Edition N/A
Copyright 1977
Levelled 1972

Surveyed 1978
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

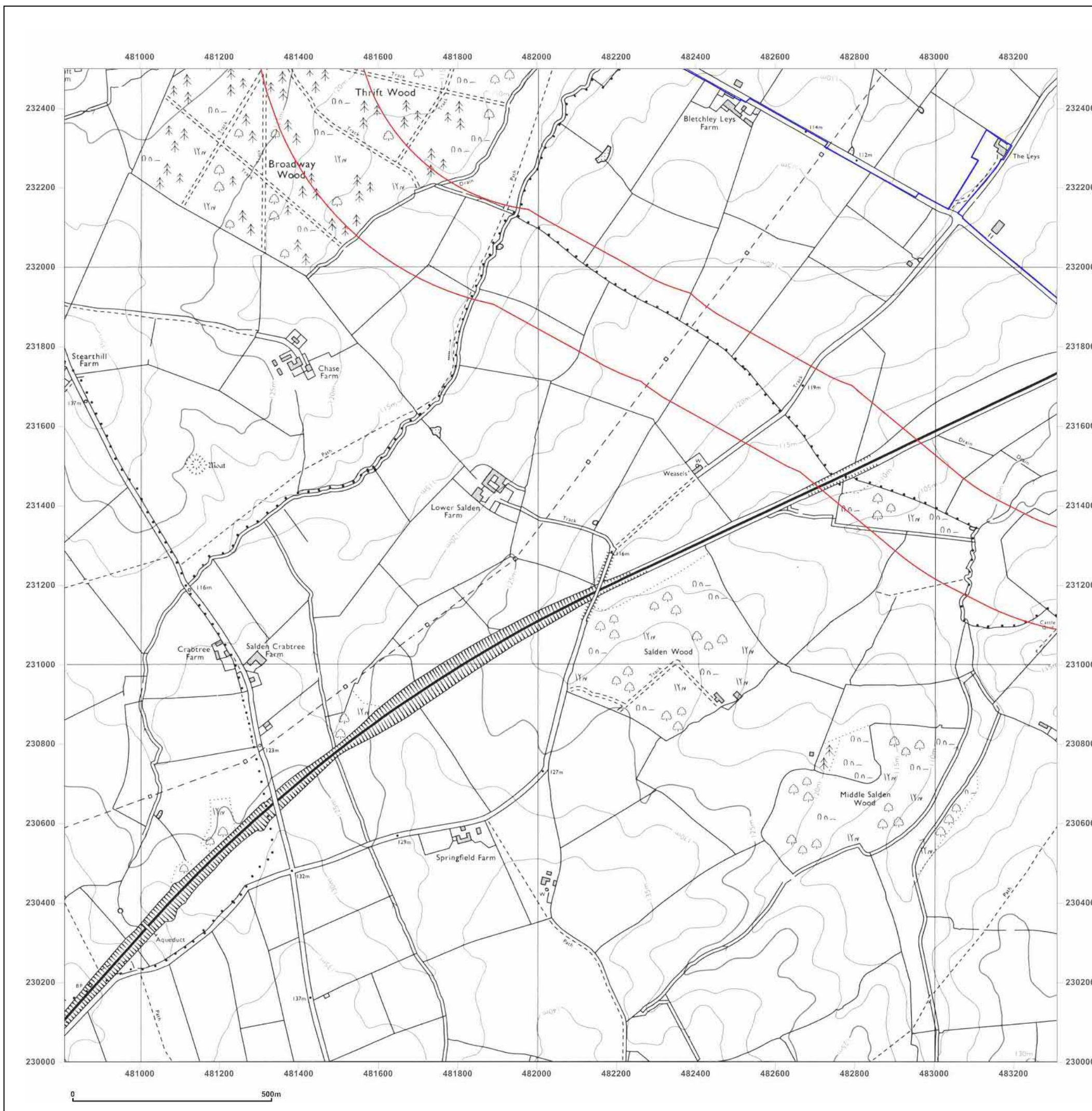


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_1
Grid Ref: 482059, 231249

Map Name: National Grid

Map date: 1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

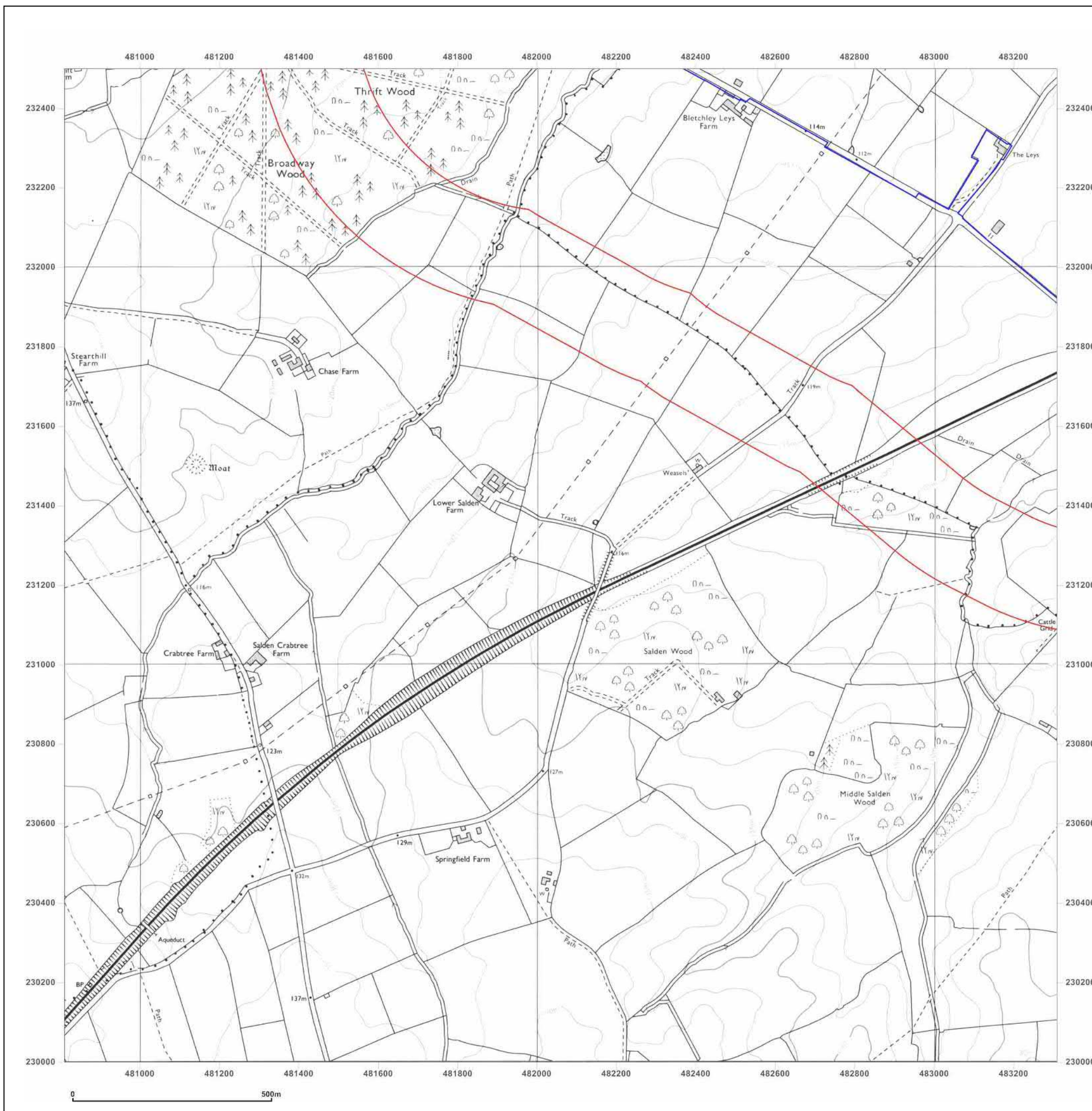


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_1
Grid Ref: 482059, 231249

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

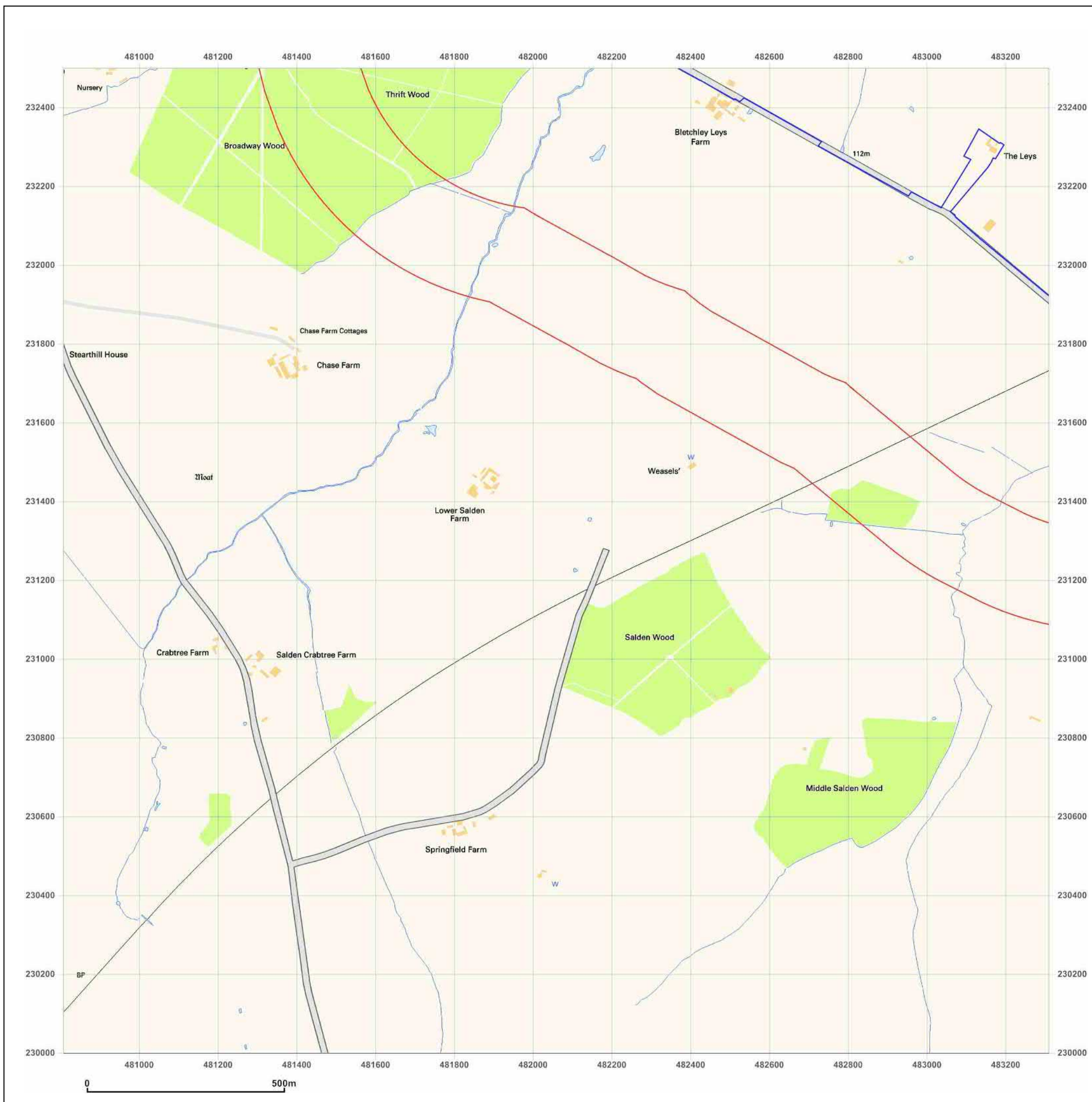


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_1
Grid Ref: 482059, 231249

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

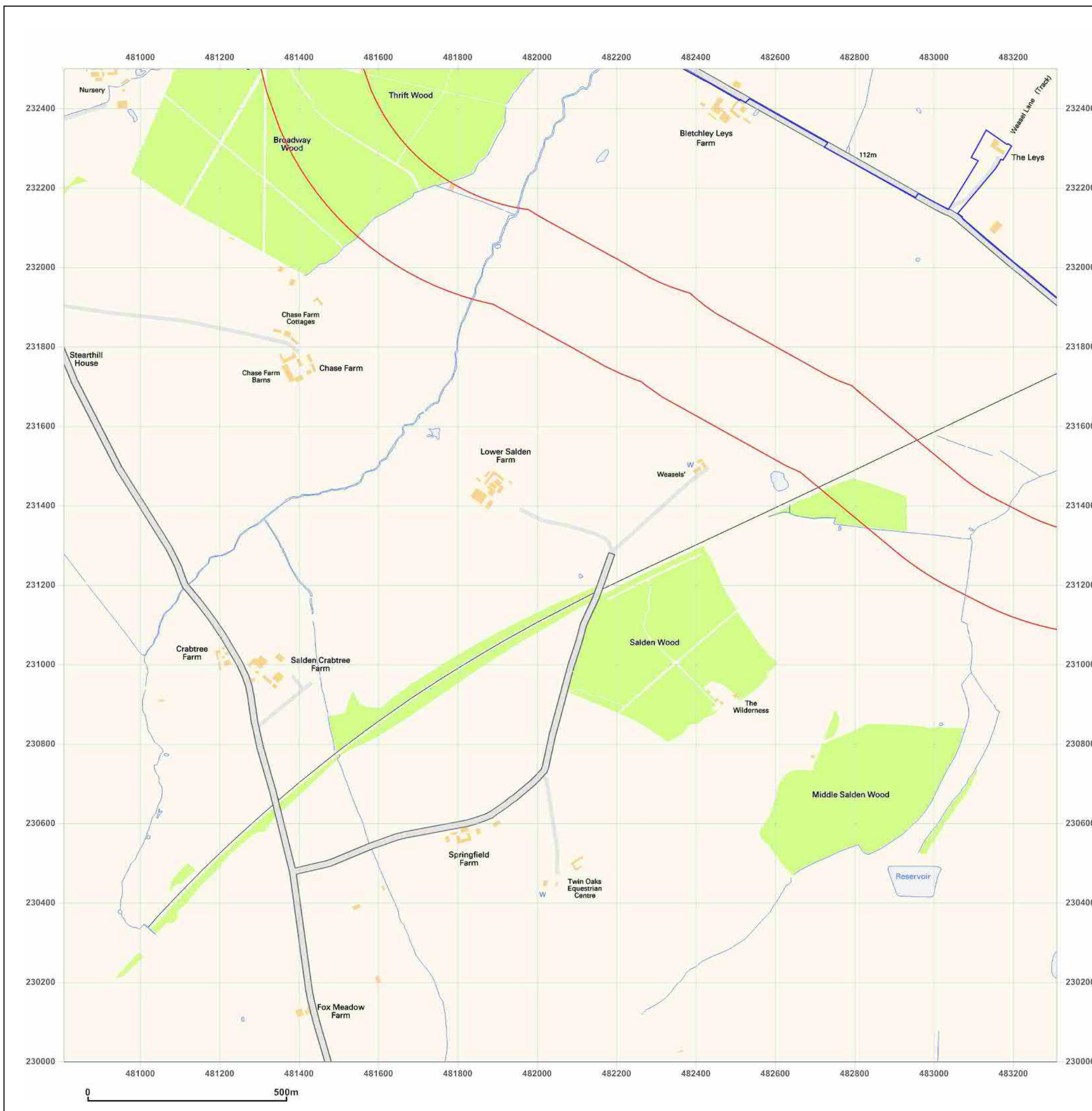


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Report Ref: GSIP-2020-10052-334_SS_1_1
Grid Ref: 482059, 231249

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000



2020

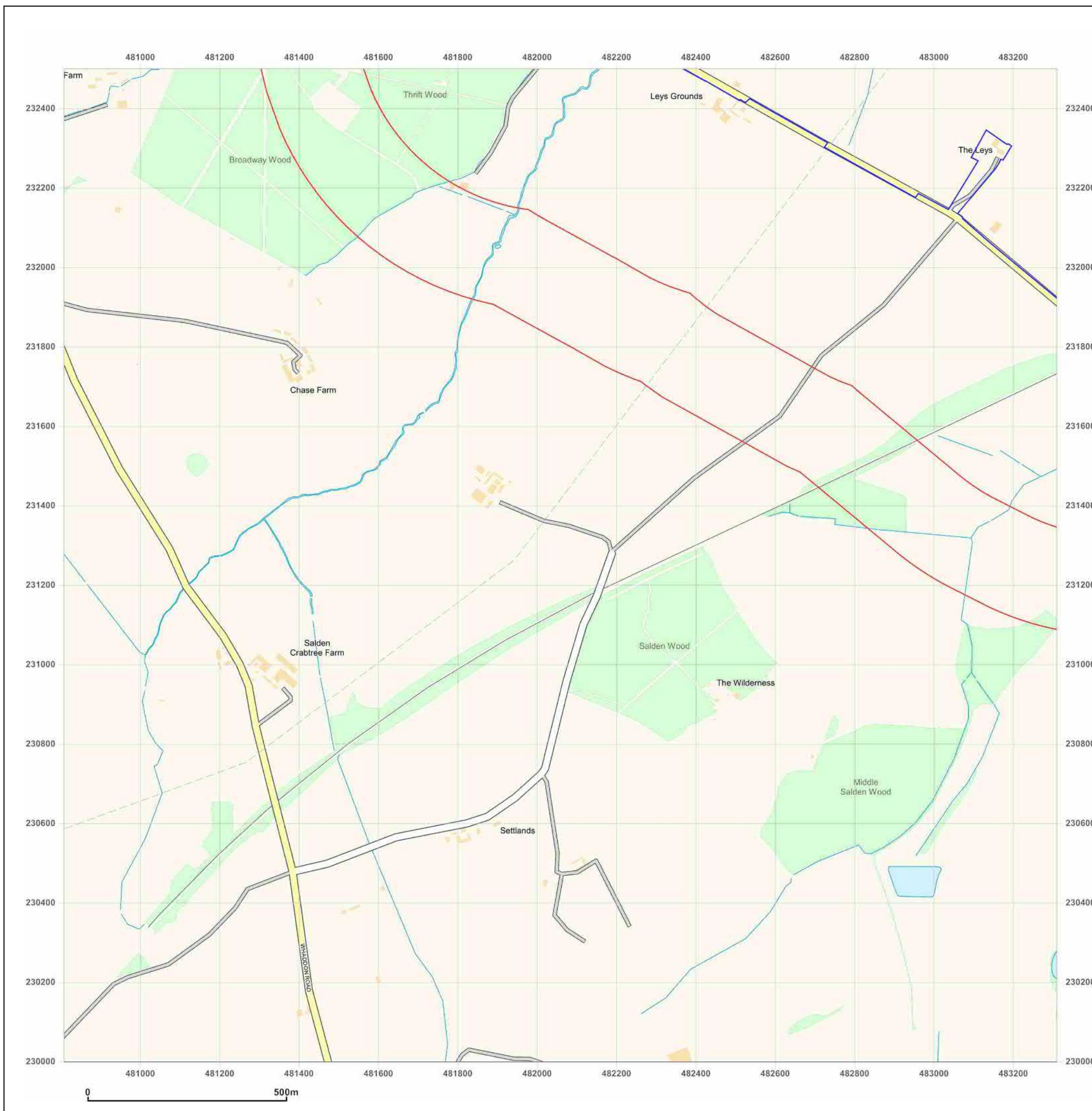


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Site Details:

Land South West of Milton
Keynes

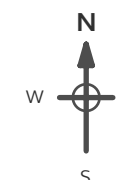
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Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: County Series

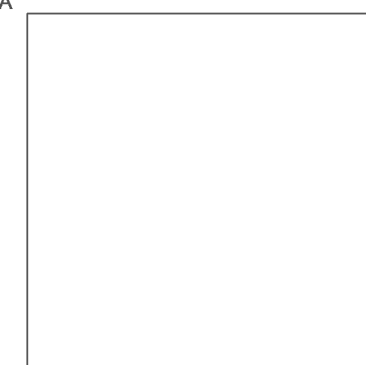
Map date: 1885

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised N/A
Edition 1885
Copyright N/A
Levelled N/A

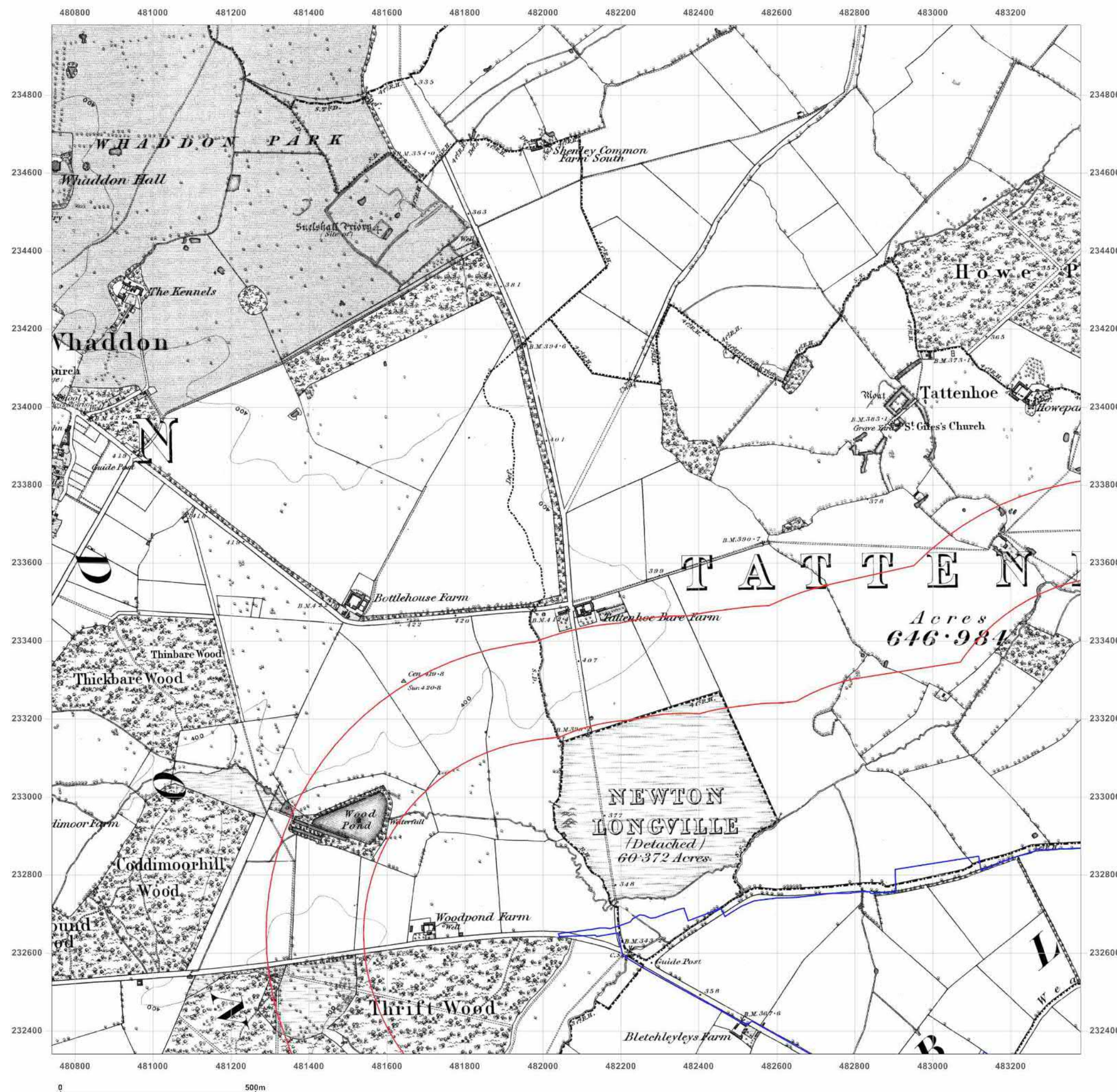


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

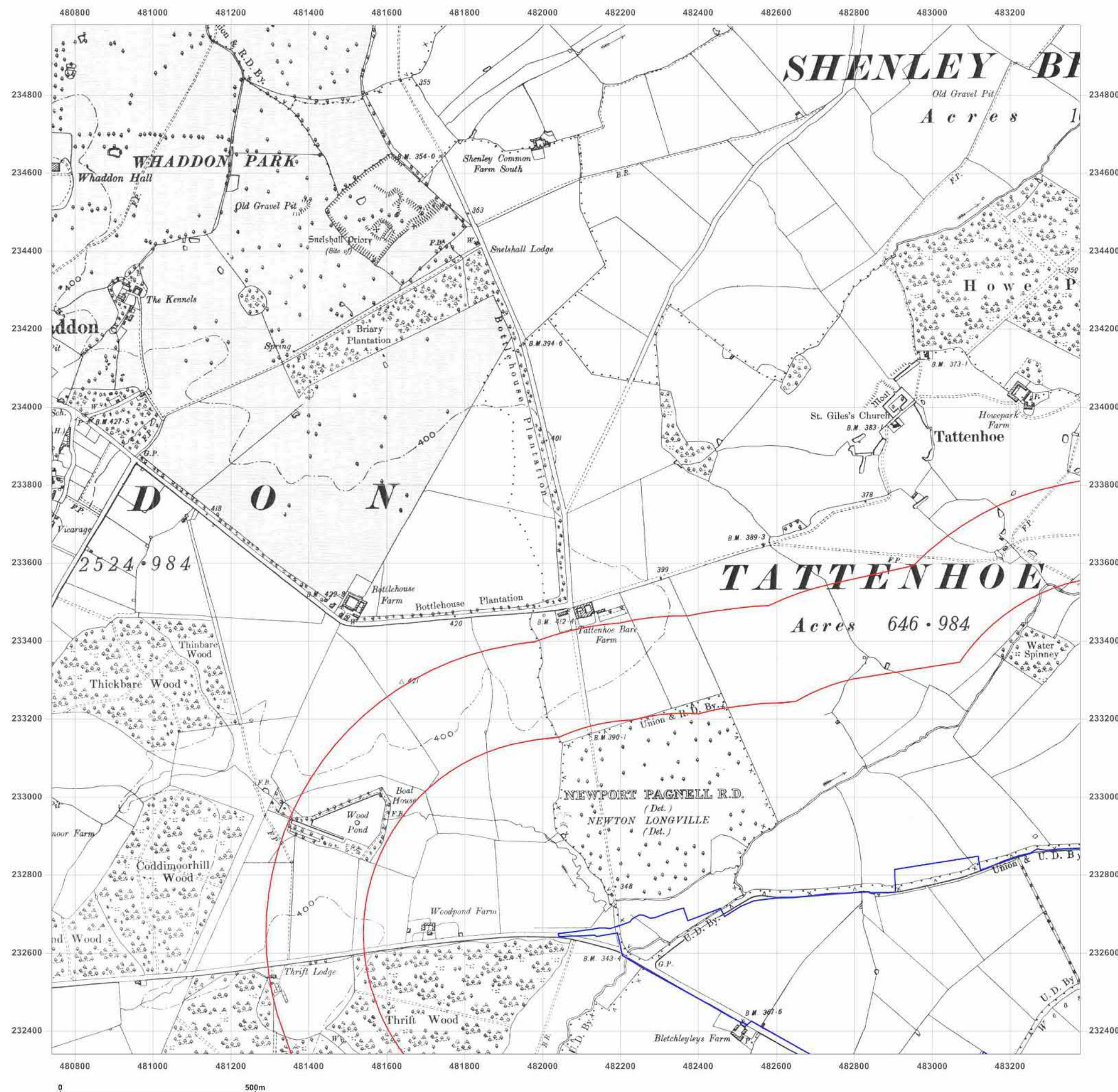


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Site Details:

Land South West of Milton
Keynes

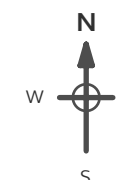
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Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

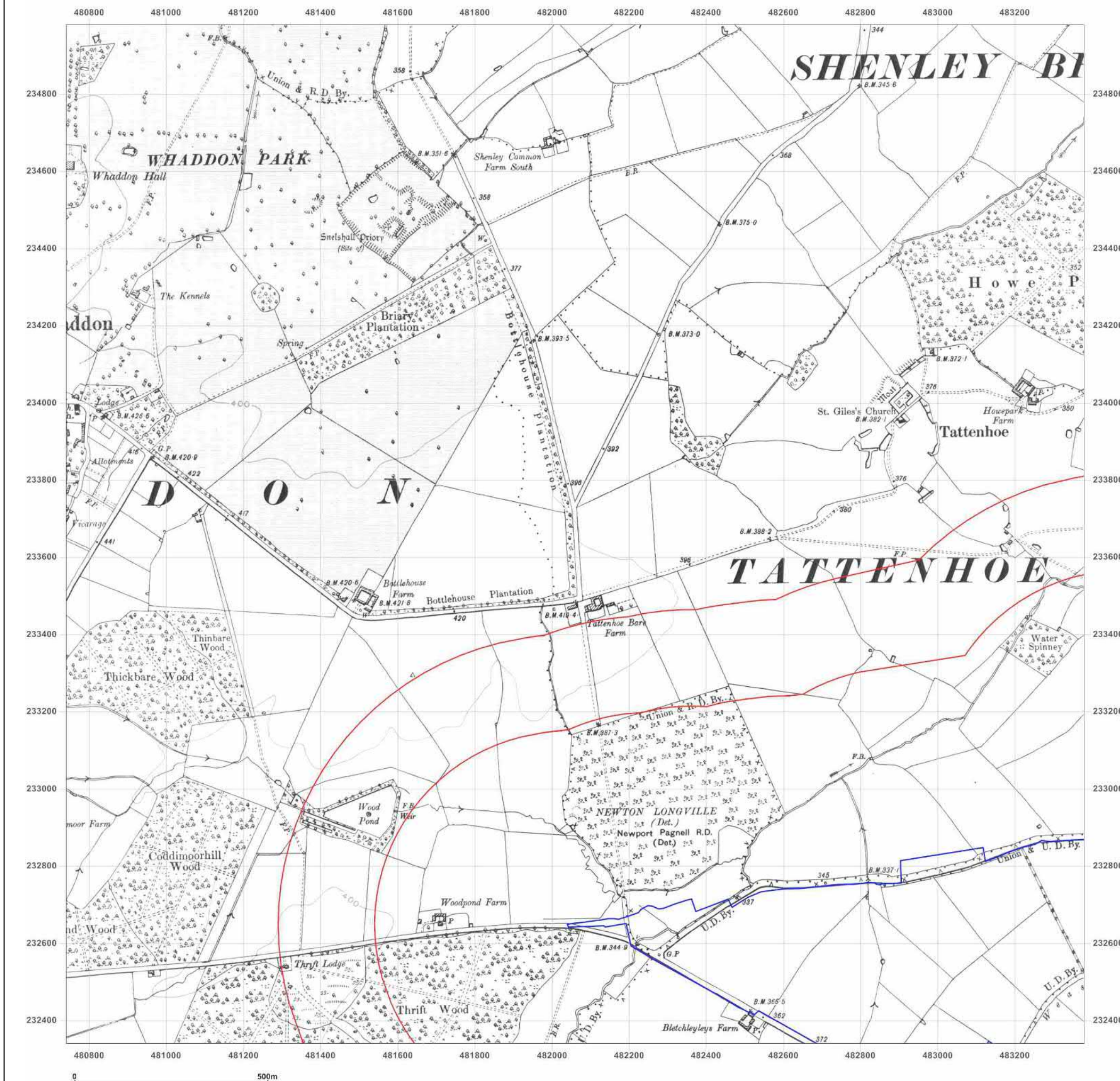


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: County Series

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

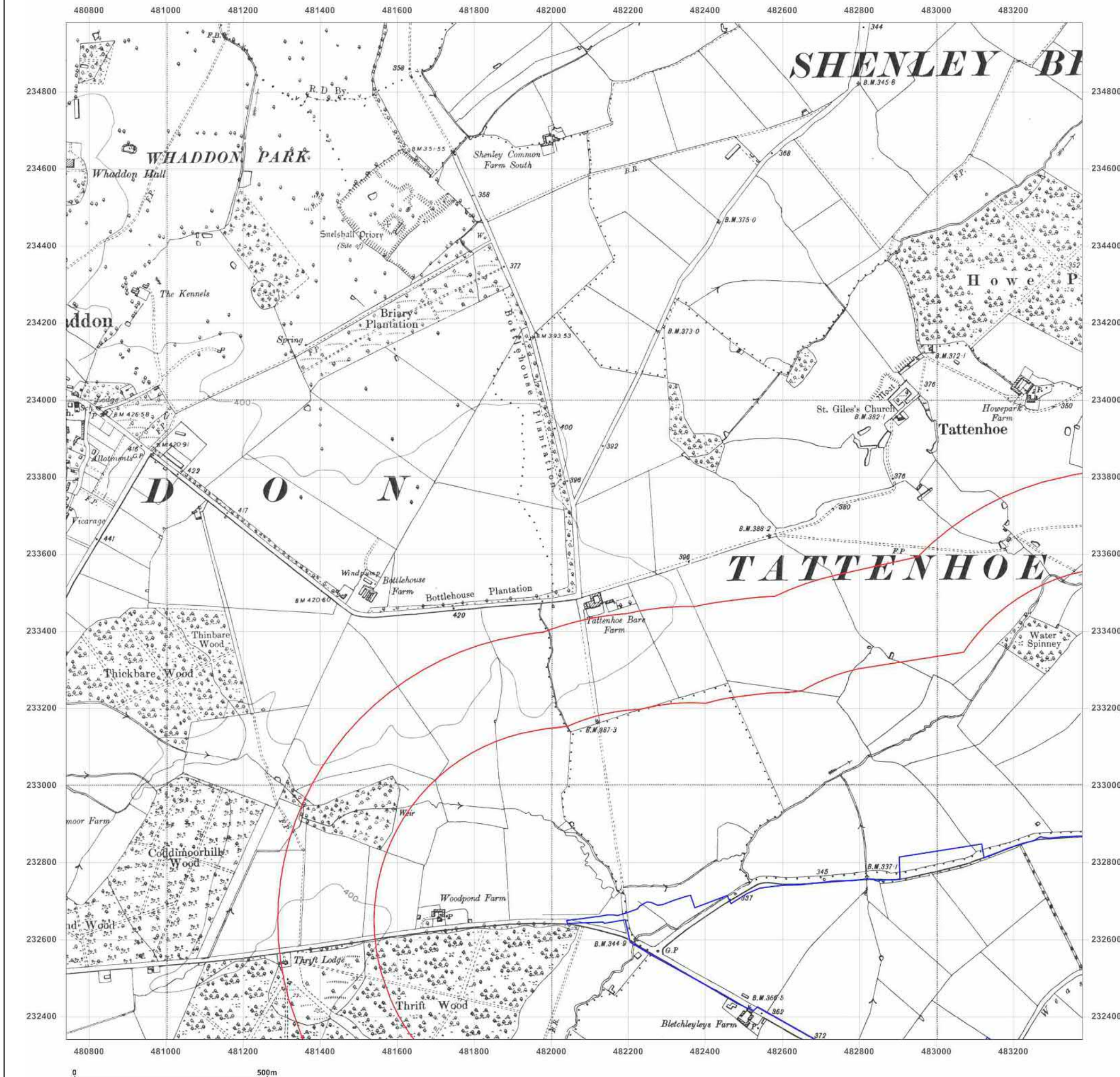


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1957
Edition N/A
Copyright 1958
Levelled N/A

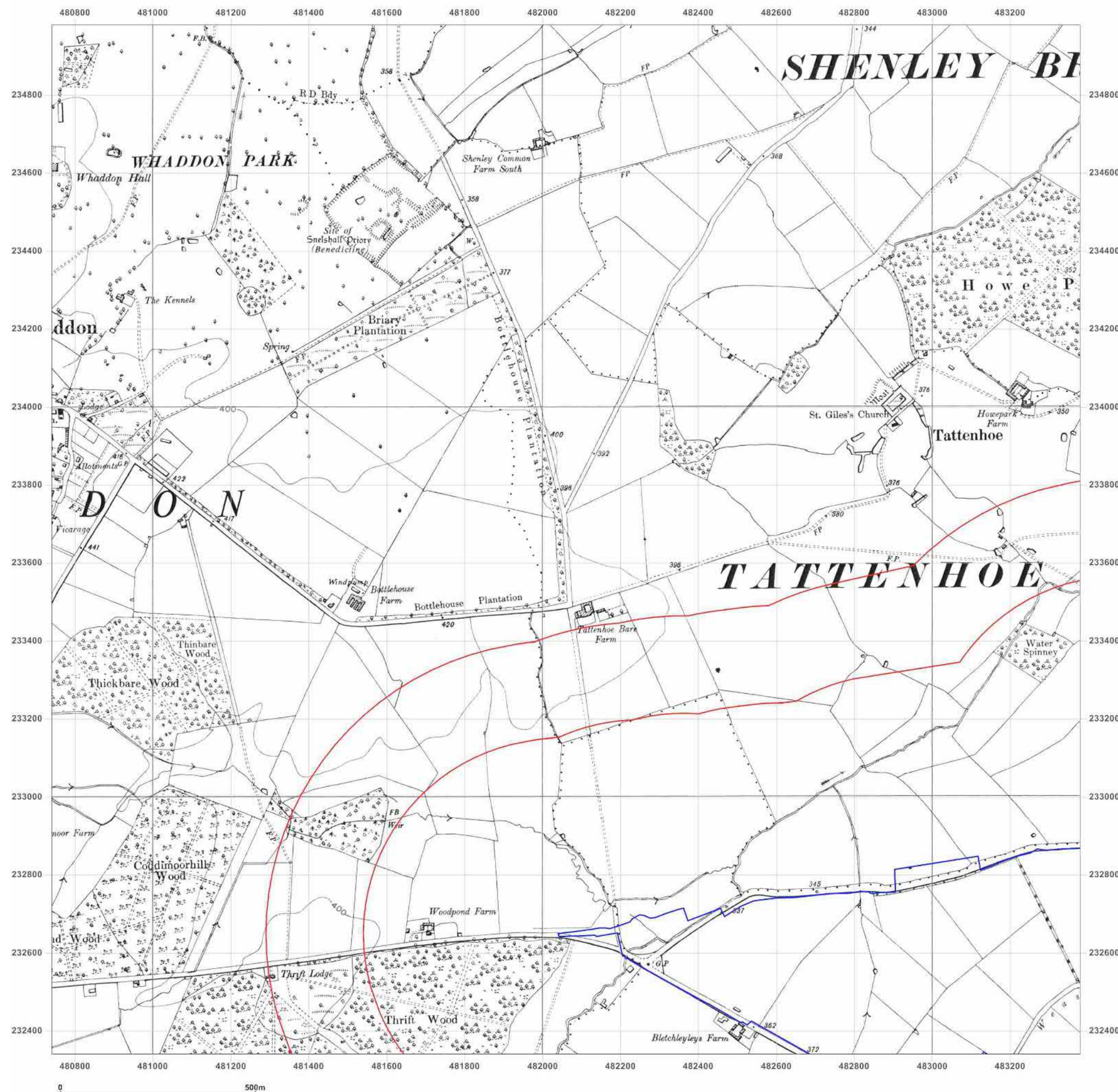


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1968
Edition N/A
Copyright 1958
Levelled N/A

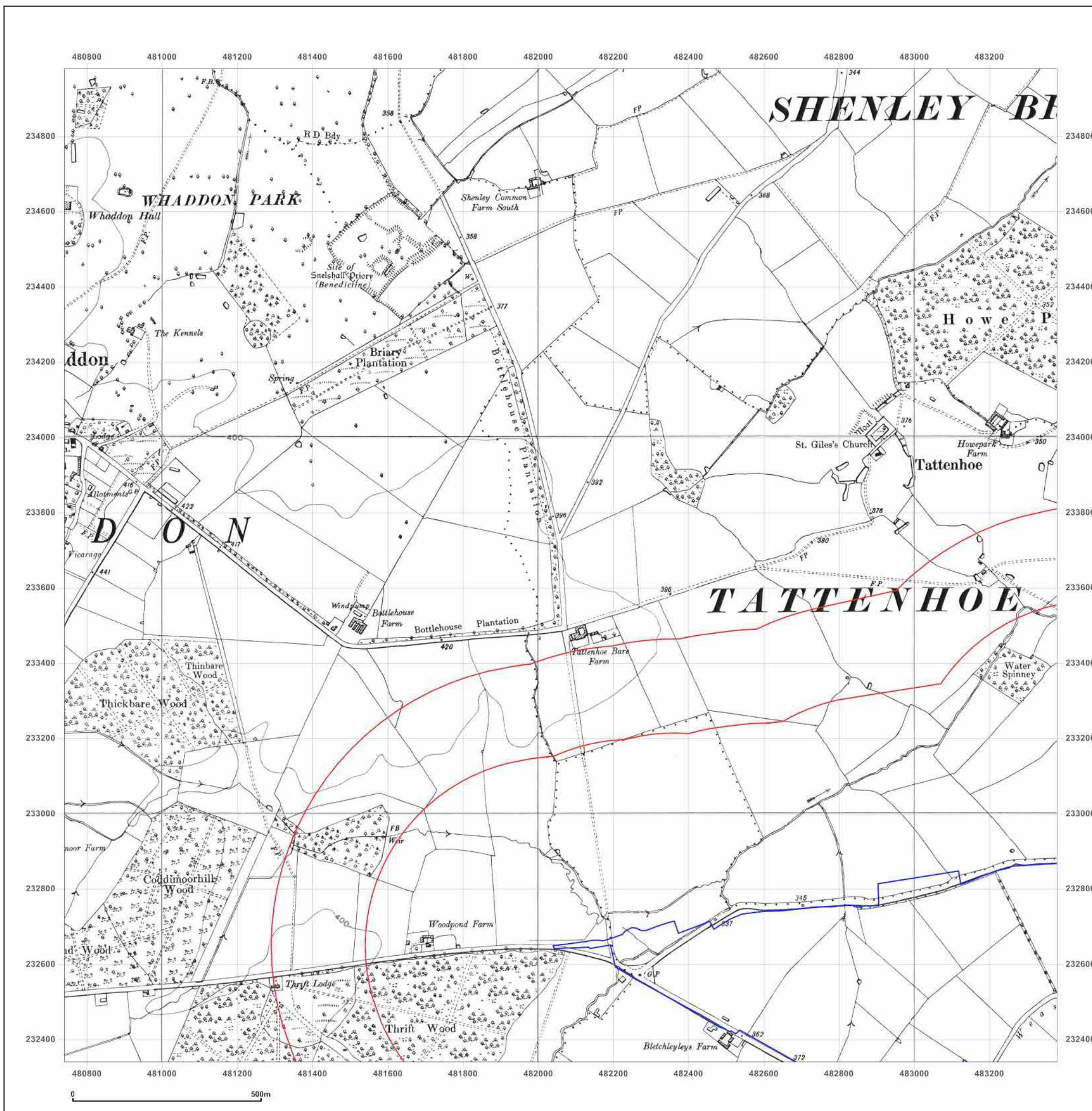


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: National Grid

Map date: 1977

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1977
Edition N/A
Copyright 1977
Levelled 1972

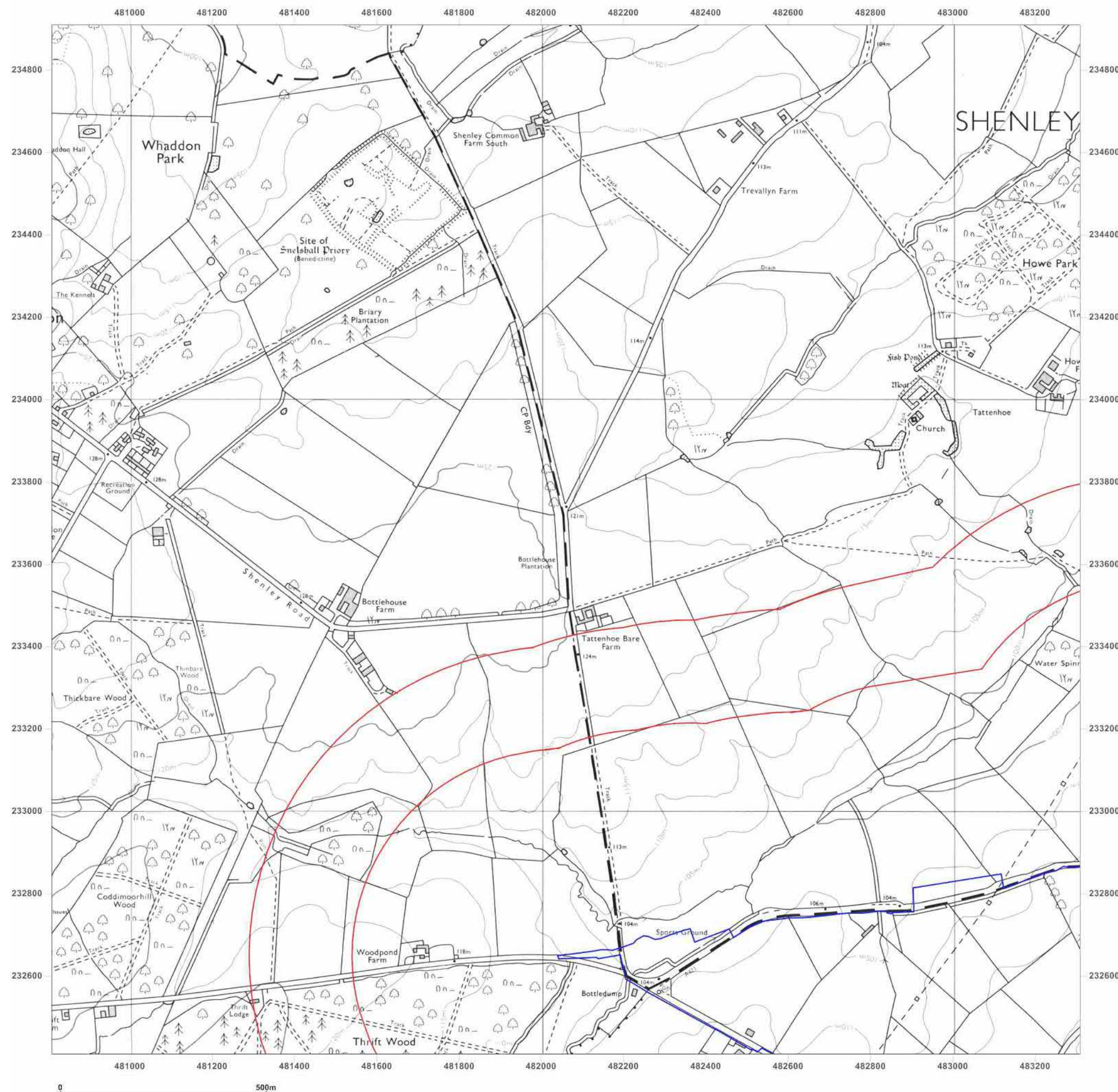


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Site Details:

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Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: National Grid

Map date: 1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

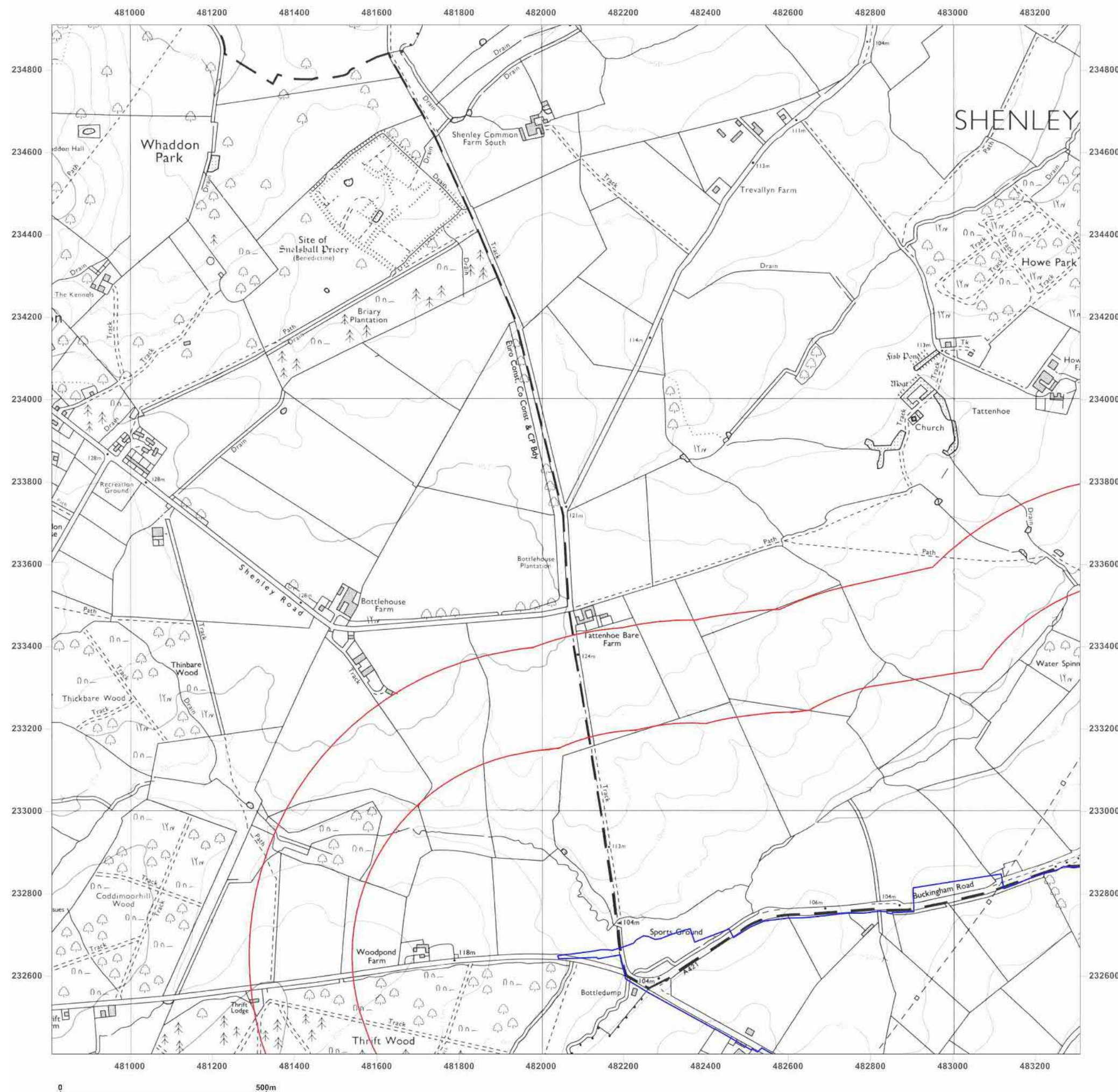


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

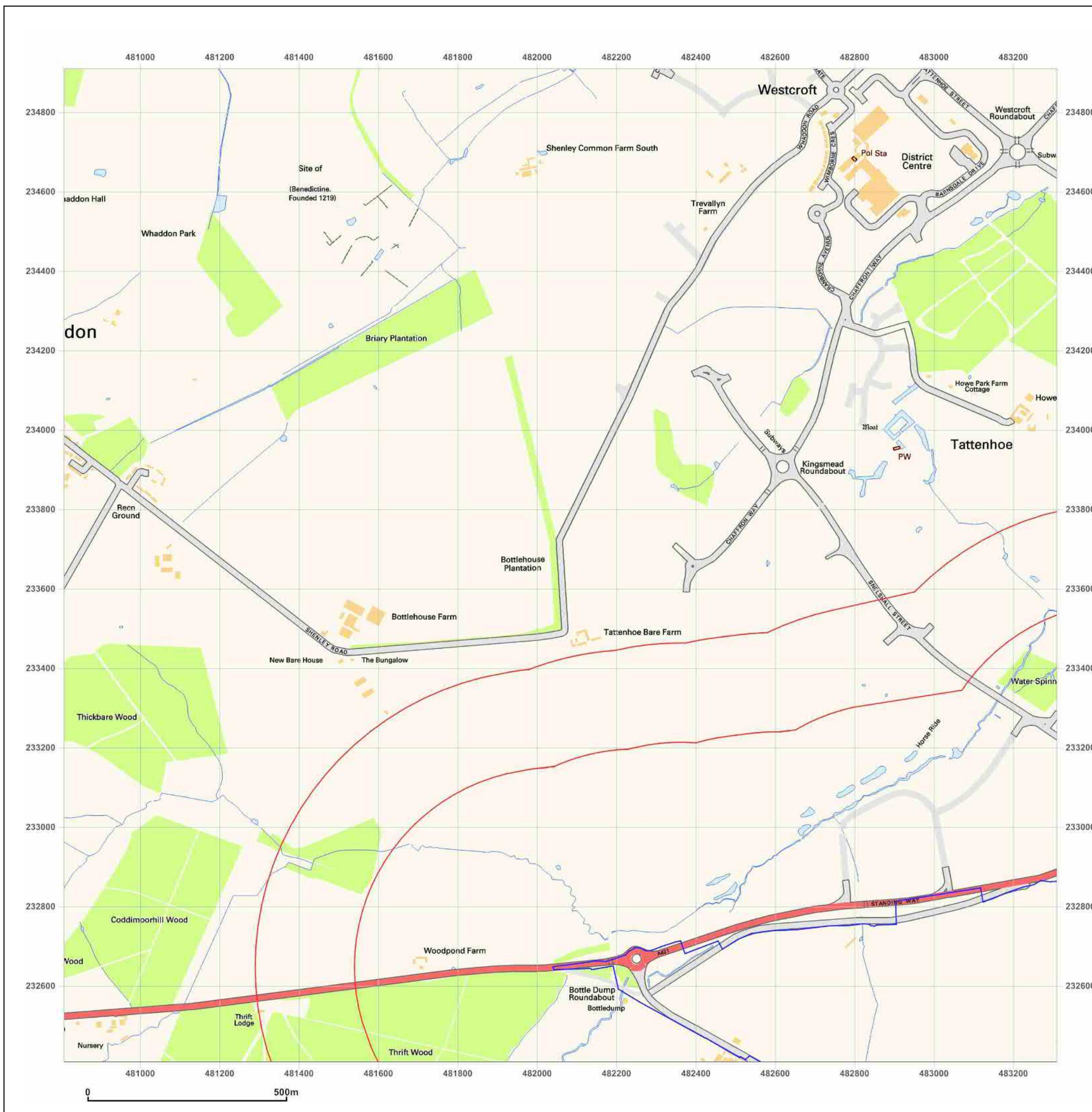


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

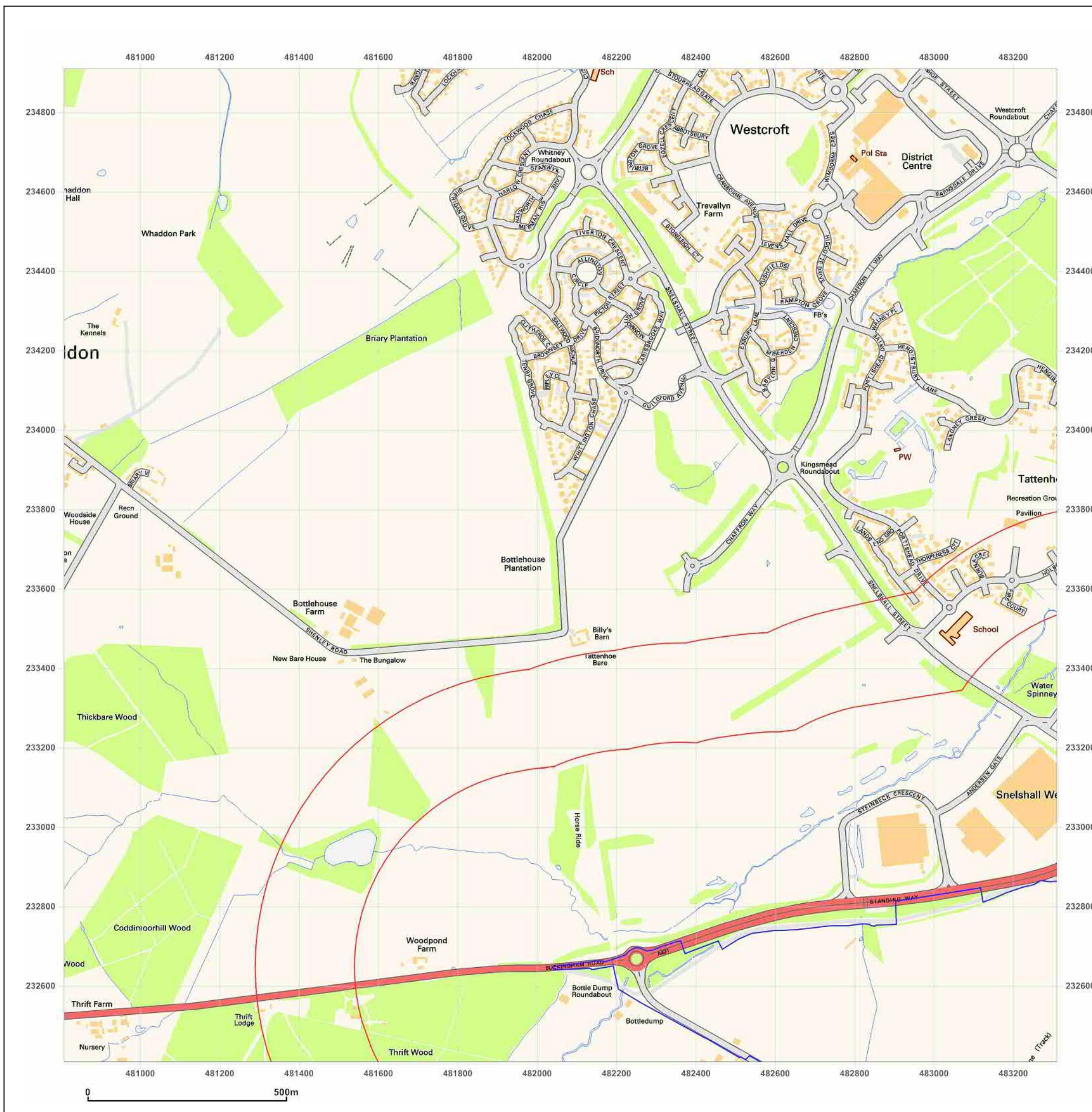


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Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_1_2
Grid Ref: 482059, 233659

Map Name: National Grid

Map date: 2020

Scale: 1:10,000

Printed at: 1:10,000



2020

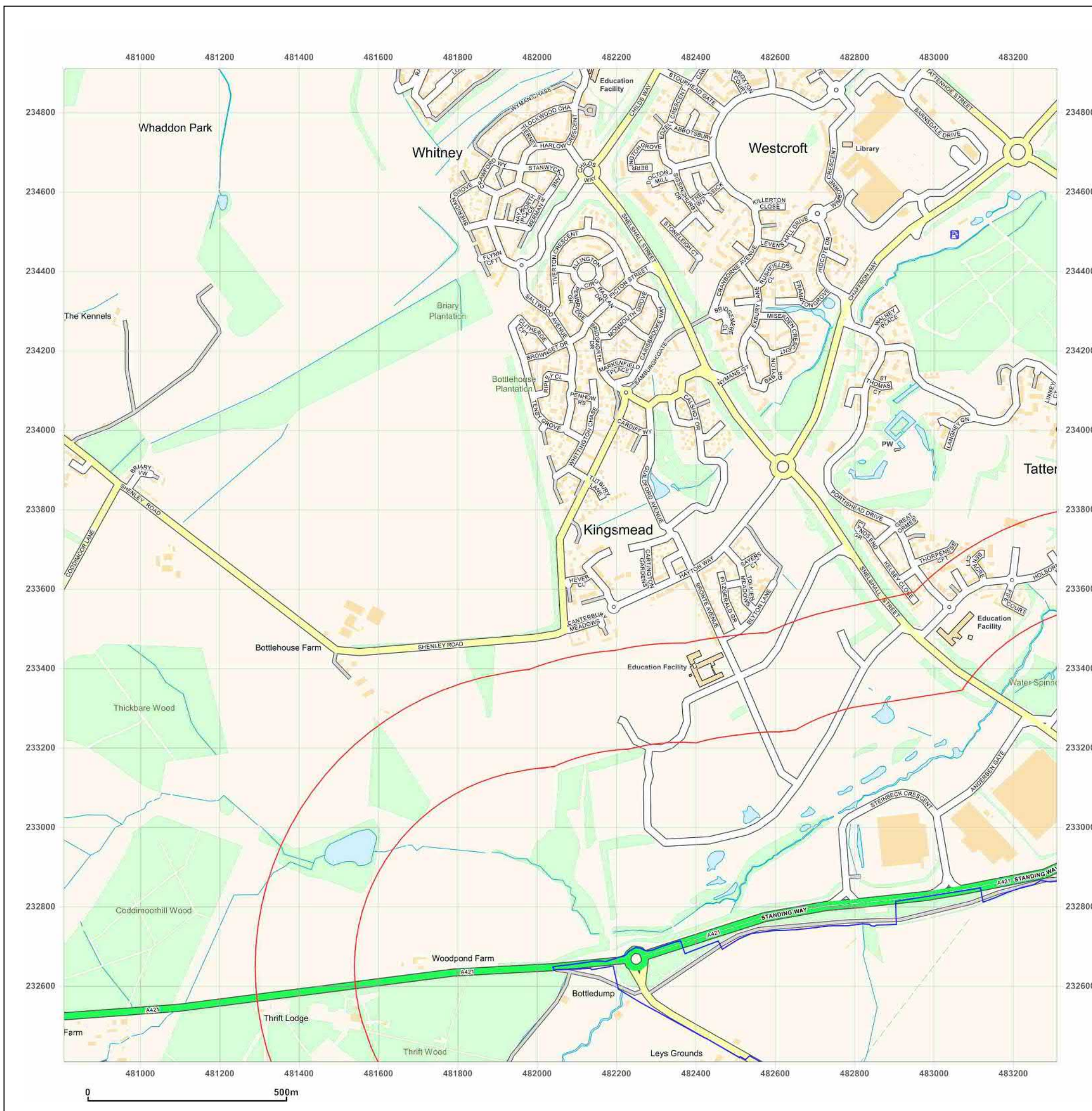


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: County Series

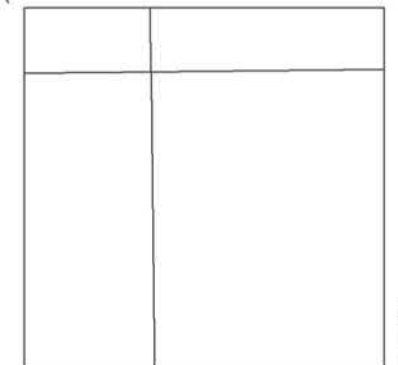
Map date: 1884-1885

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised N/A
Edition 1885
Copyright N/A
Levelled N/A



Surveyed 1880
Revised N/A
Edition 1884
Copyright N/A
Levelled N/A

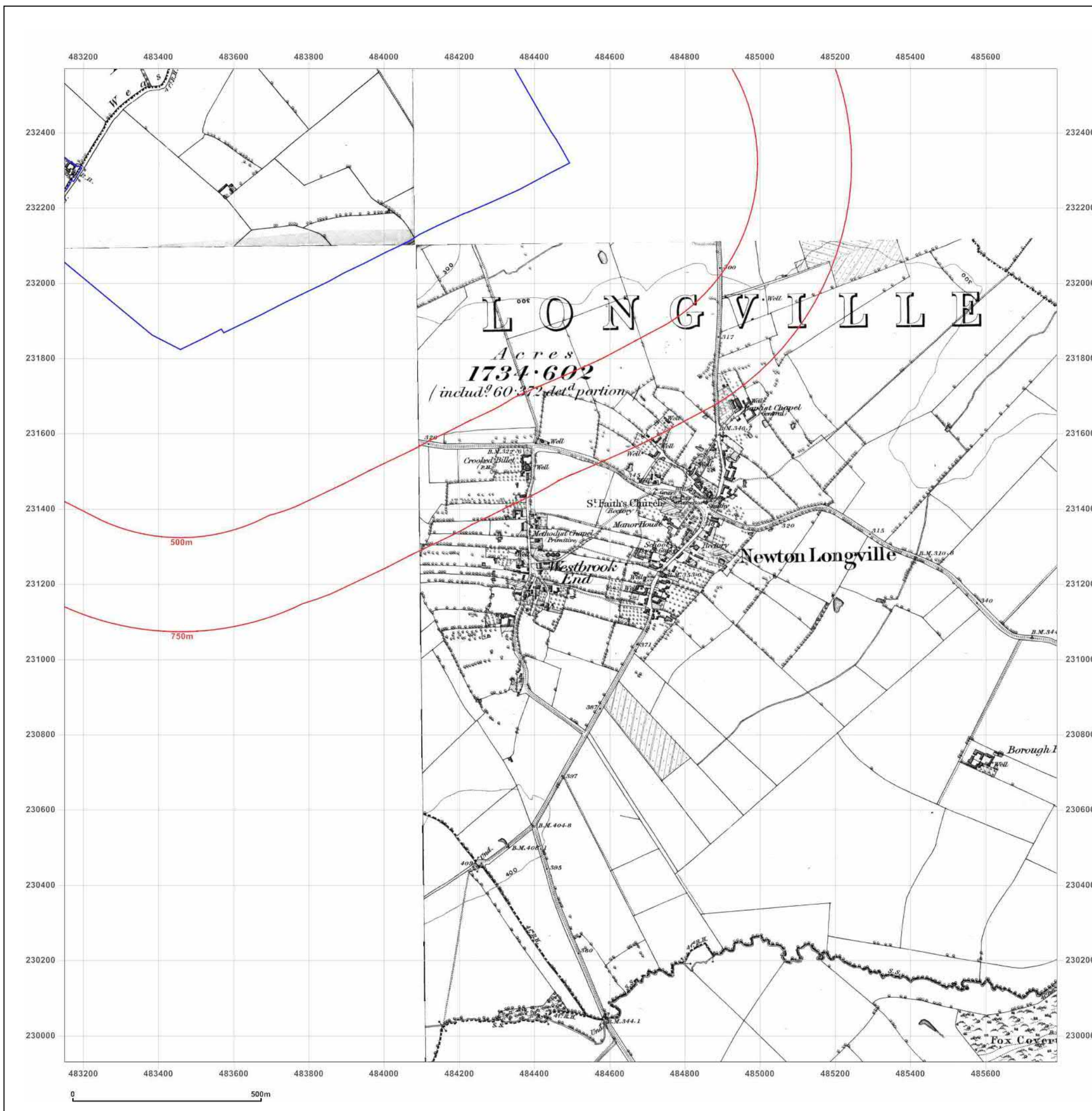


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

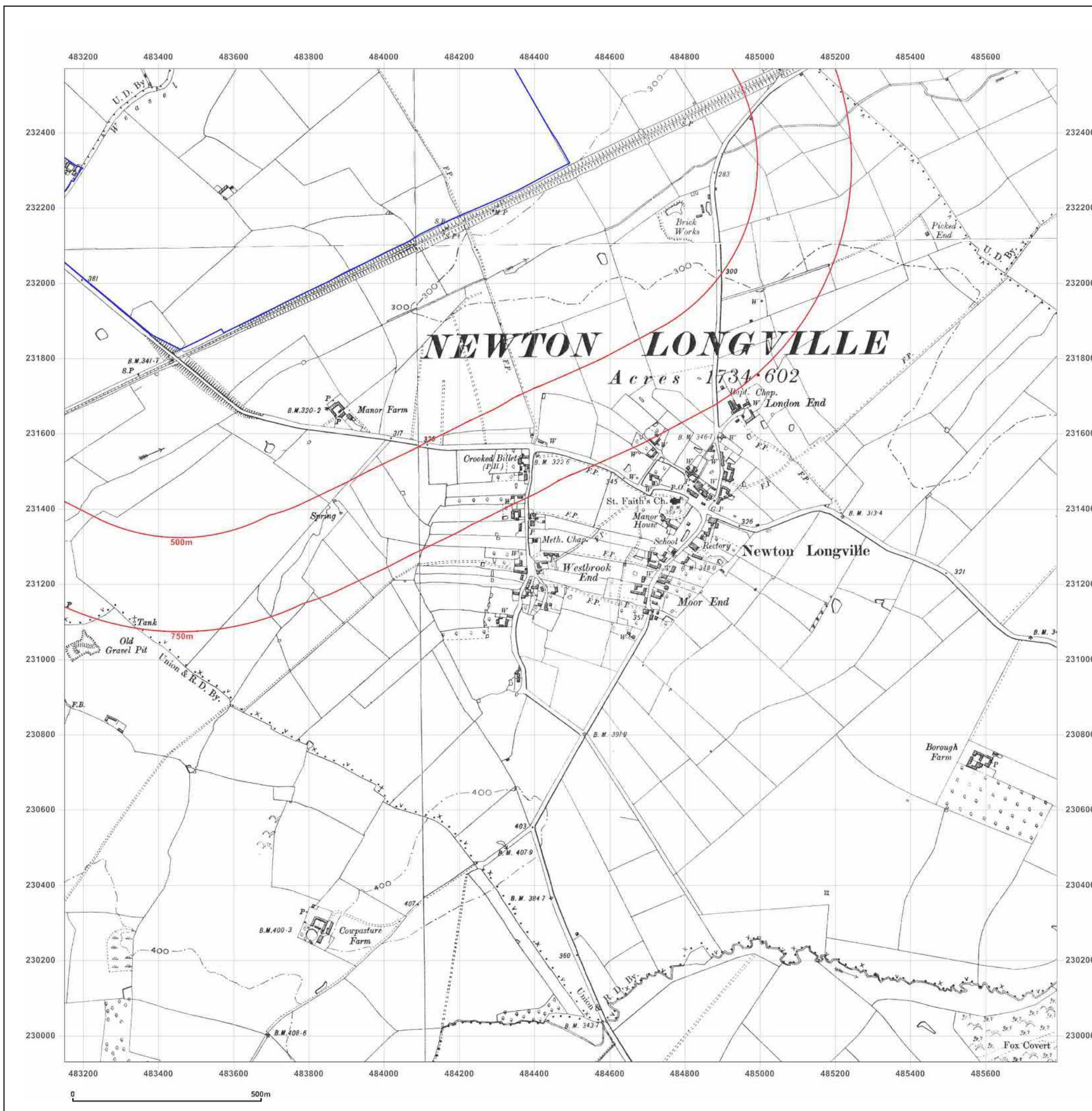


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: County Series

Map date: 1923-1924

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

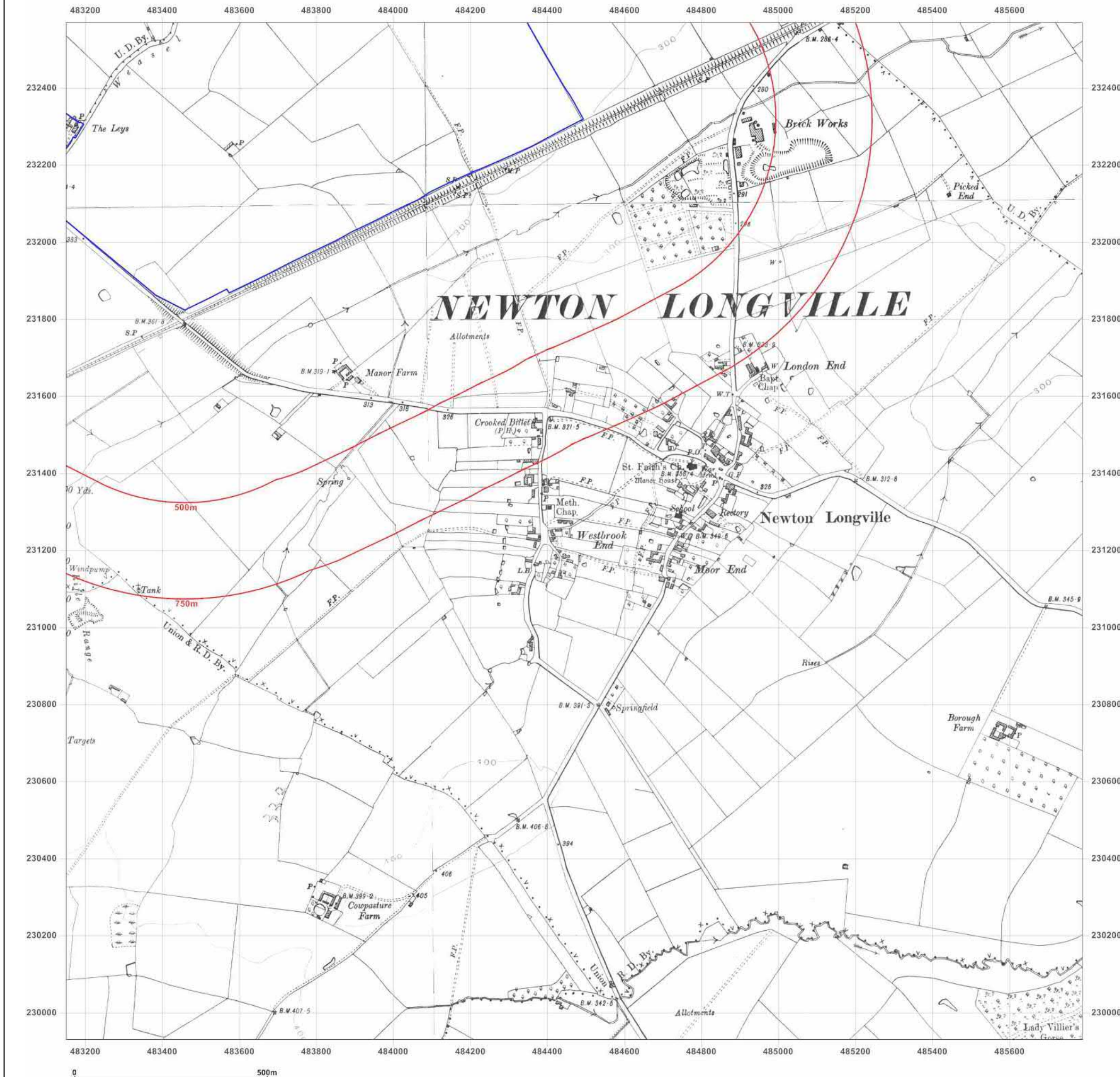


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Map Name: County Series

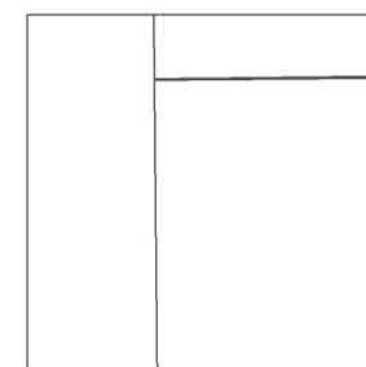
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A



Surveyed 1880
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

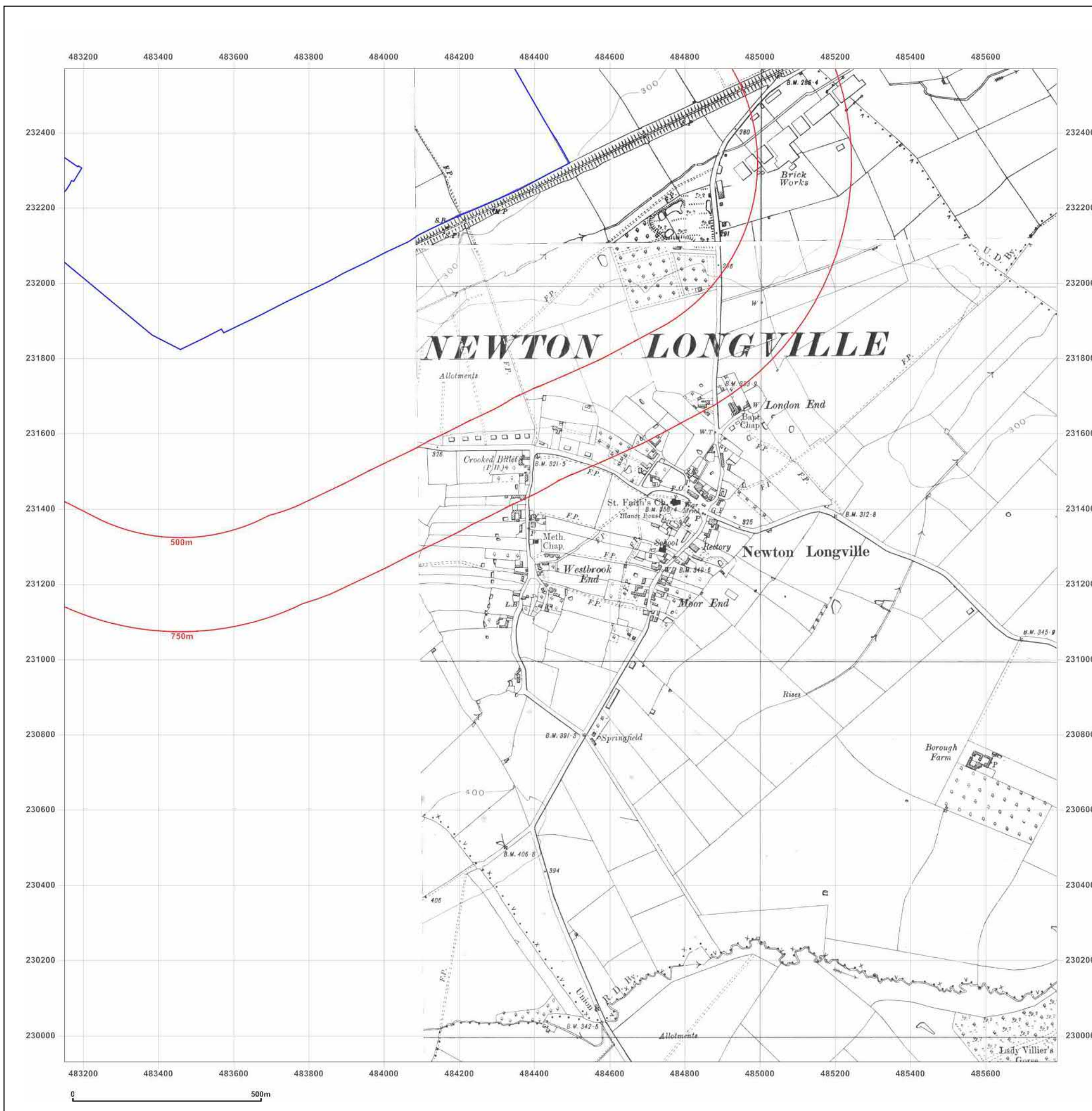


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Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: County Series

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
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Edition N/A
Copyright N/A
Levelled N/A

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Revised 1950
Edition 1950
Copyright N/A
Levelled N/A

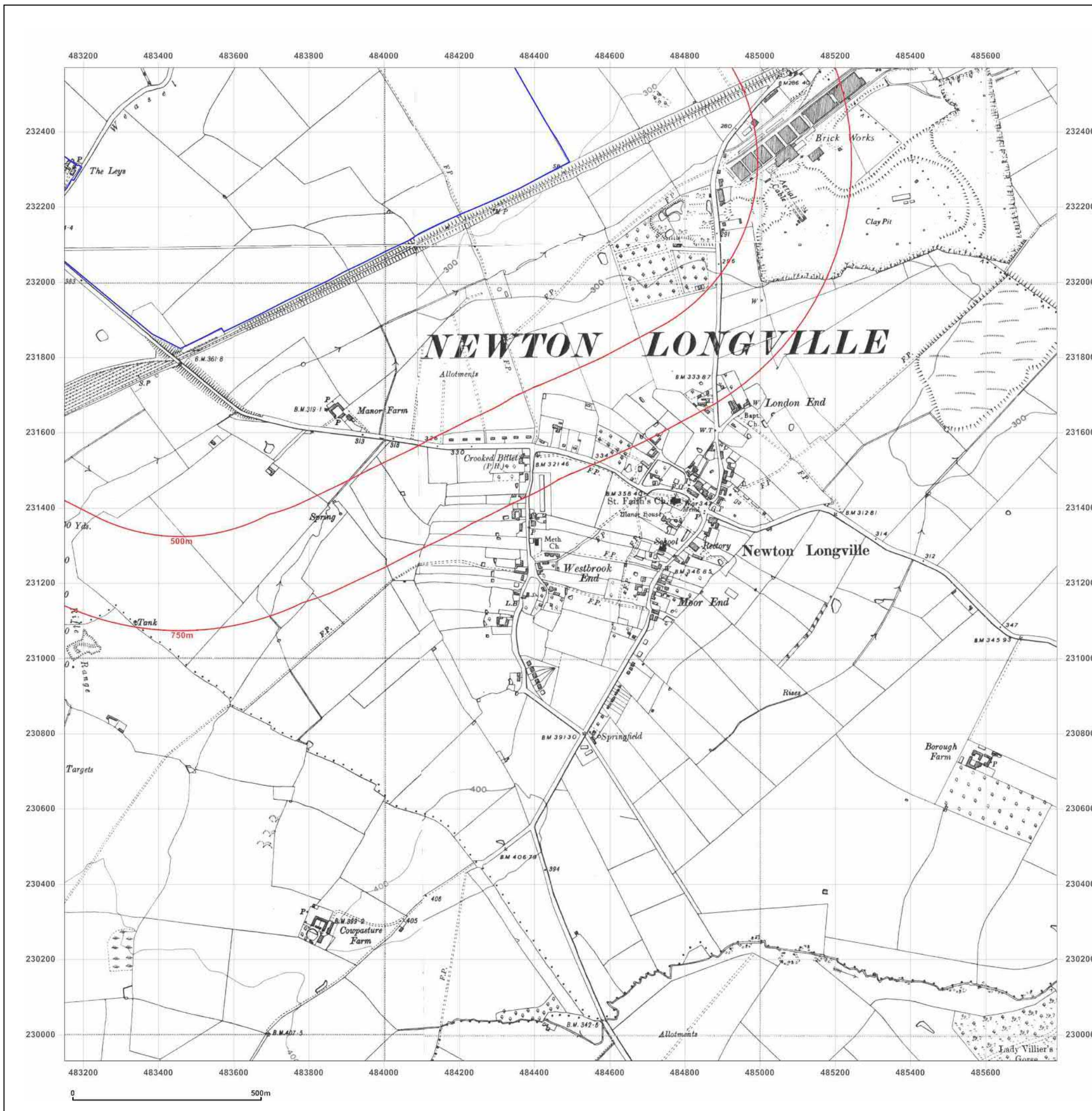


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: Provisional

Map date: 1957-1958

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1957
Edition N/A
Copyright 1958
Levelled N/A

Surveyed N/A
Revised 1957
Edition N/A
Copyright 1958
Levelled N/A

Surveyed 1950
Revised 1957
Edition N/A
Copyright 1958
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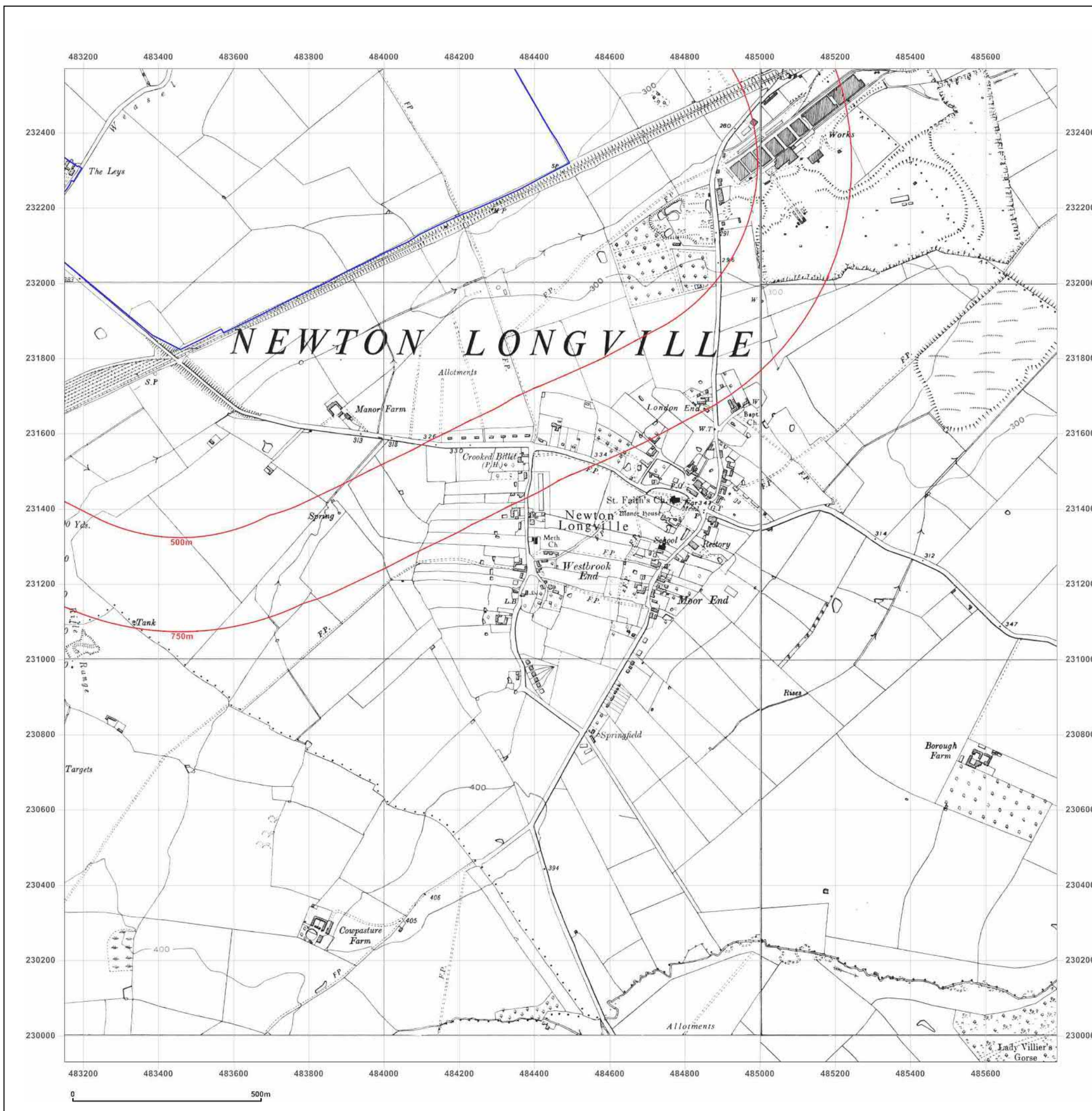


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1968
Edition N/A
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Surveyed N/A
Revised 1967
Edition 1968
Copyright 1958
Levelled N/A

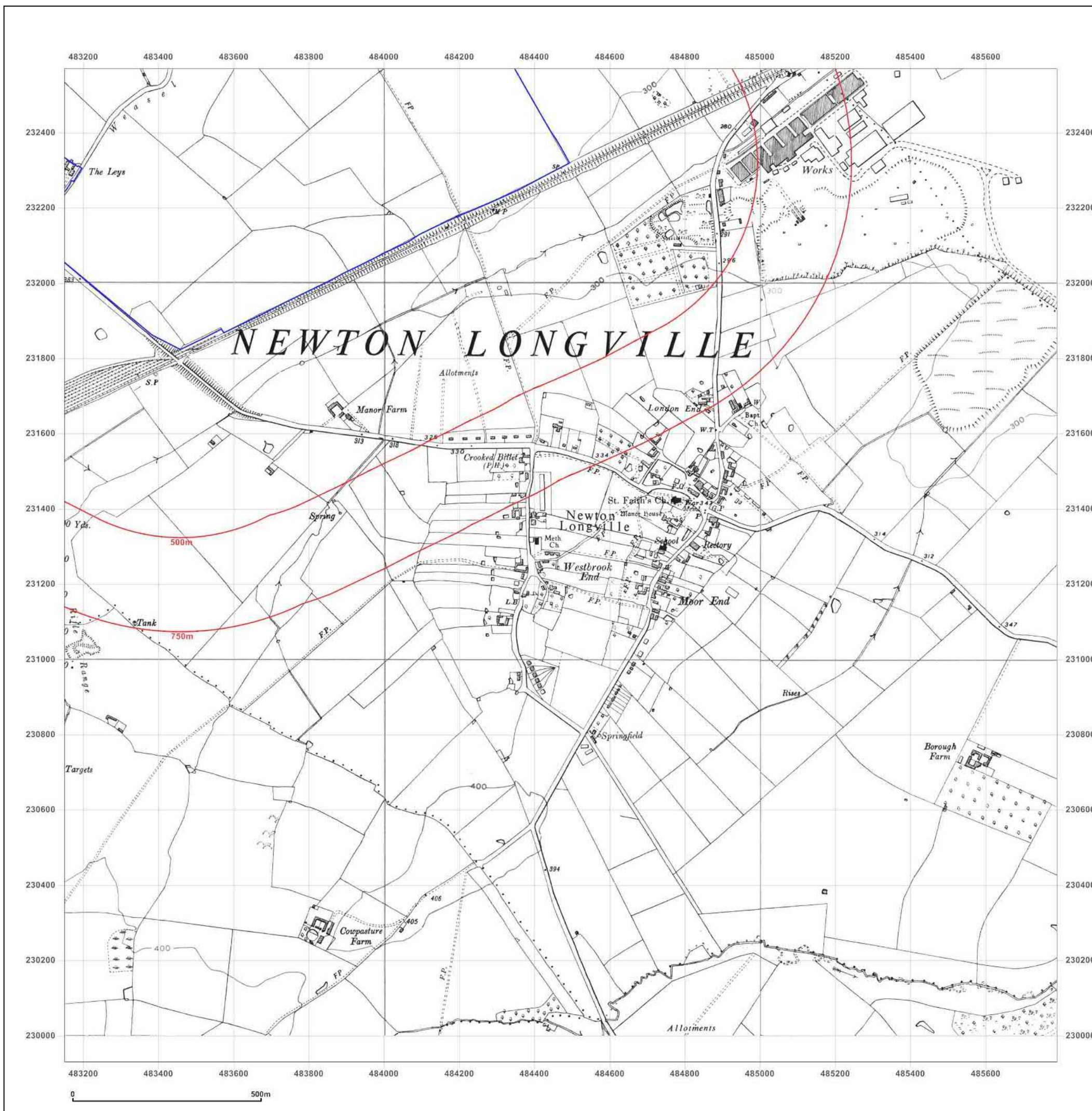


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Site Details:

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Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: National Grid

Map date: 1977-1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1977
Edition N/A
Copyright 1977
Levelled 1972

Surveyed 1974
Revised 1977
Edition N/A
Copyright 1977
Levelled 1972

Surveyed 1978
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1978
Revised 1980
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Copyright N/A
Levelled N/A

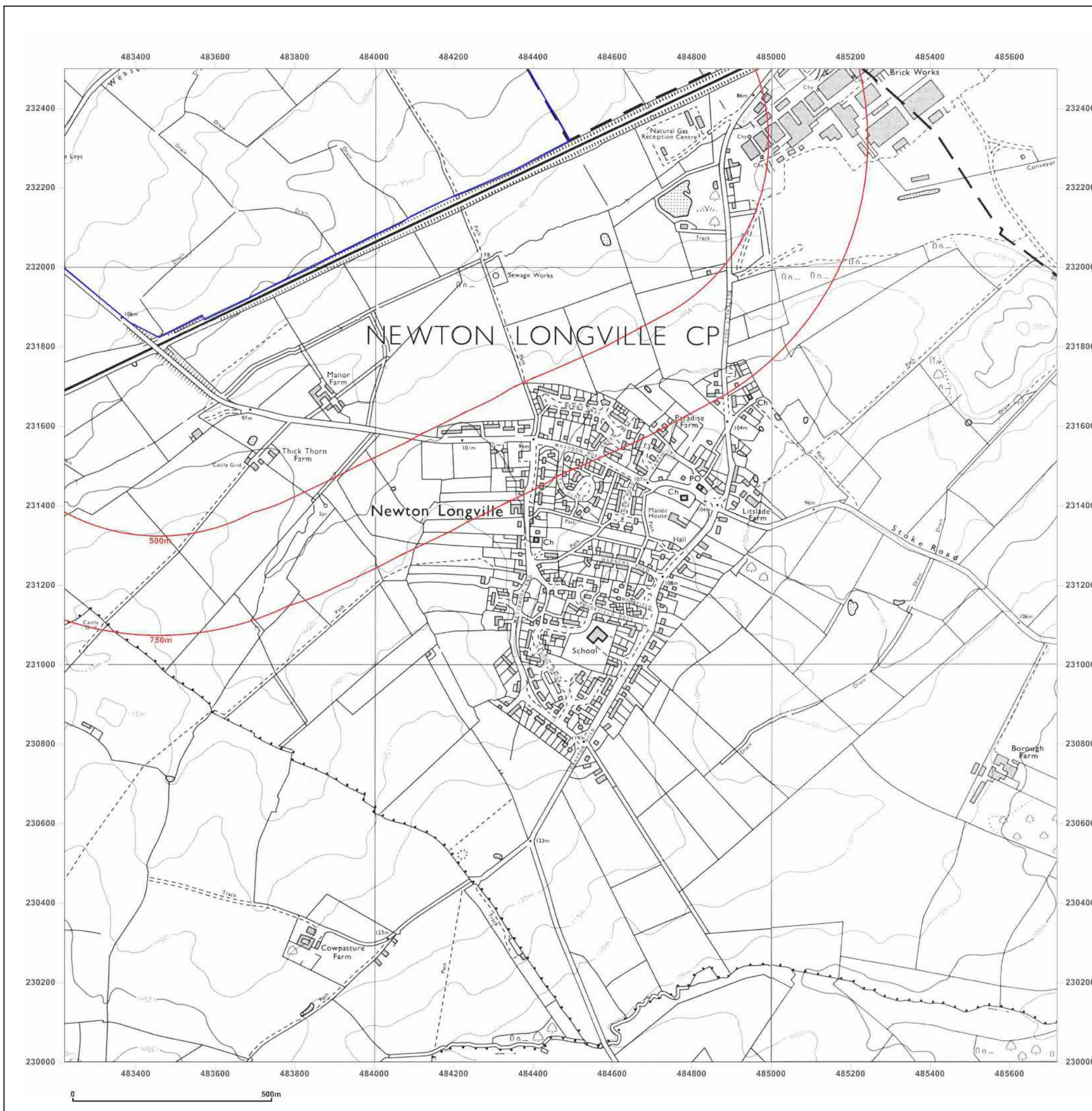


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Site Details:

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Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: National Grid

Map date: 1984-1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1974
Revised 1983
Edition N/A
Copyright 1984
Levelled 1972

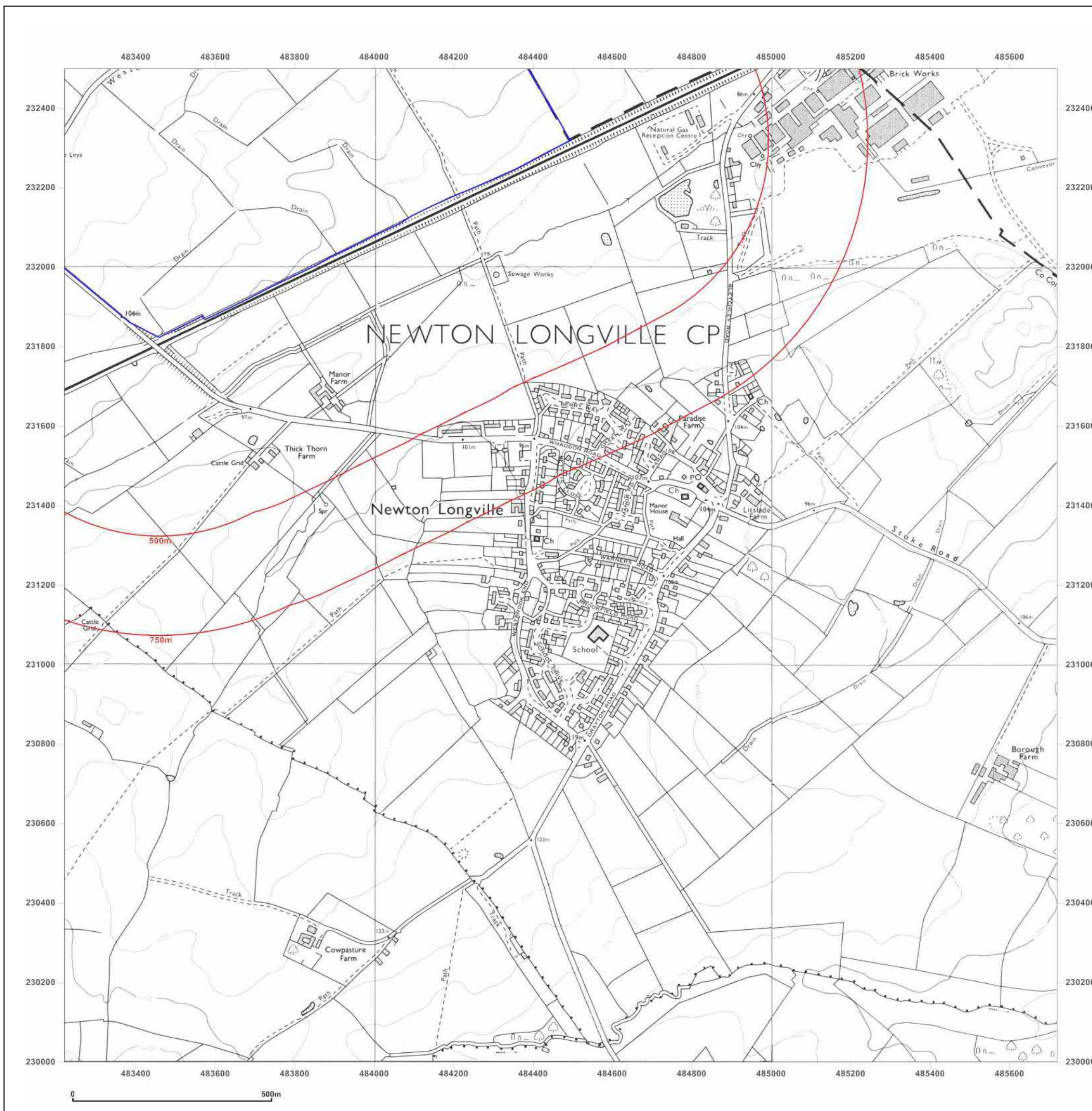


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

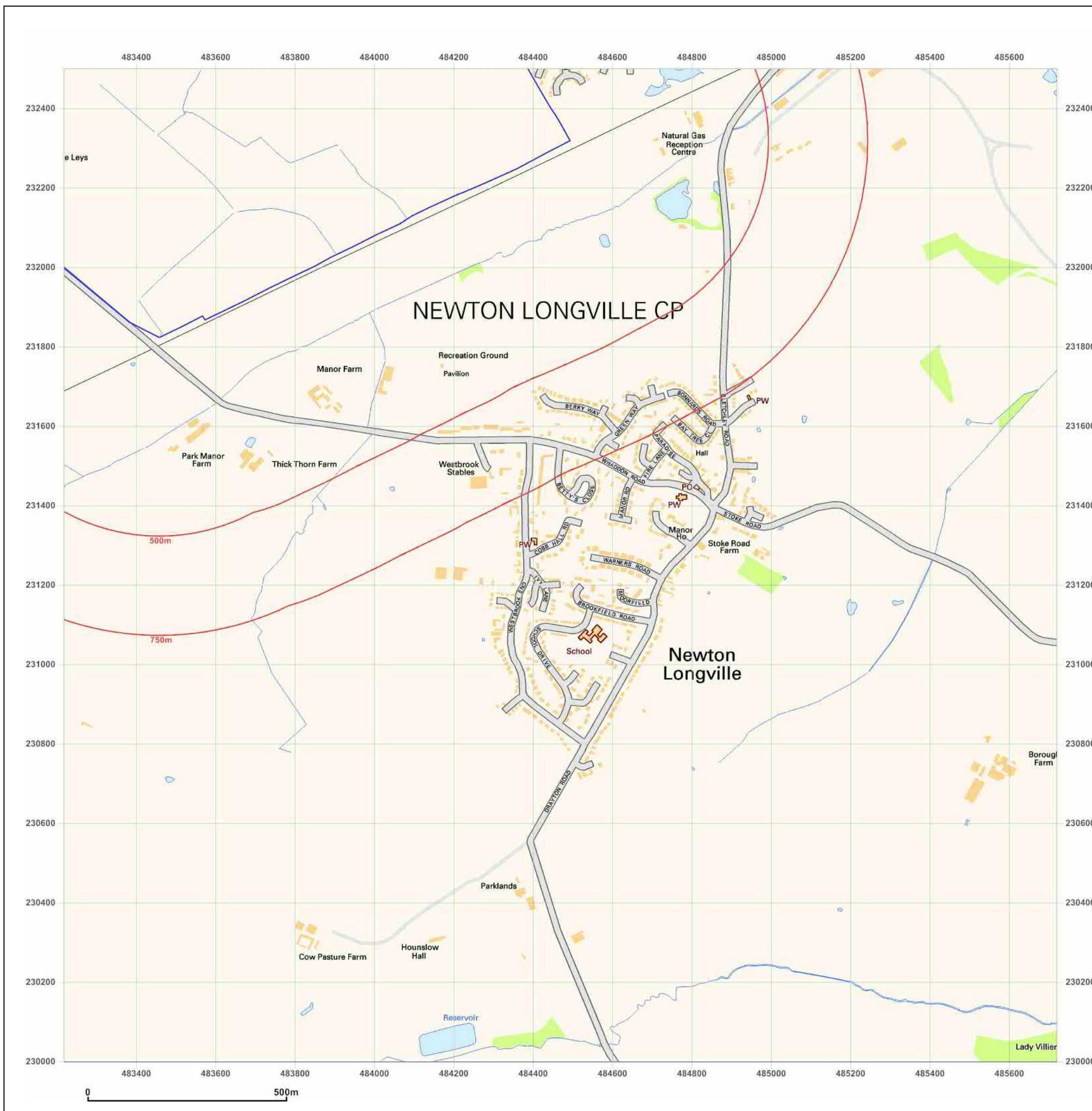


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

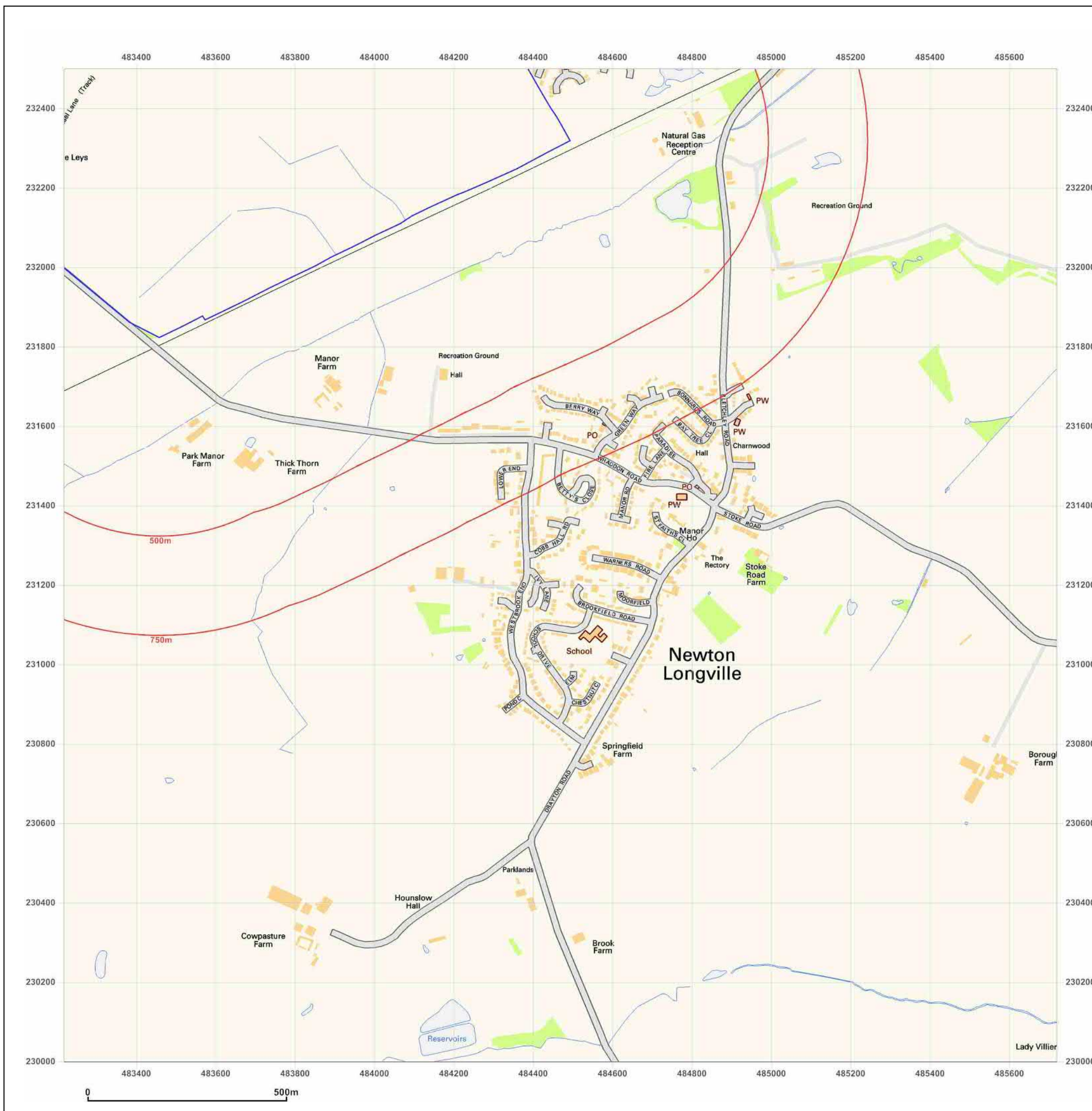


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Site Details:

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Keynes

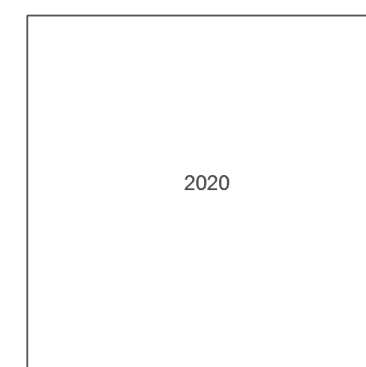
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Report Ref: GSIP-2020-10052-334_SS_2_1
Grid Ref: 484469, 231249

Map Name: National Grid

Map date: 2020

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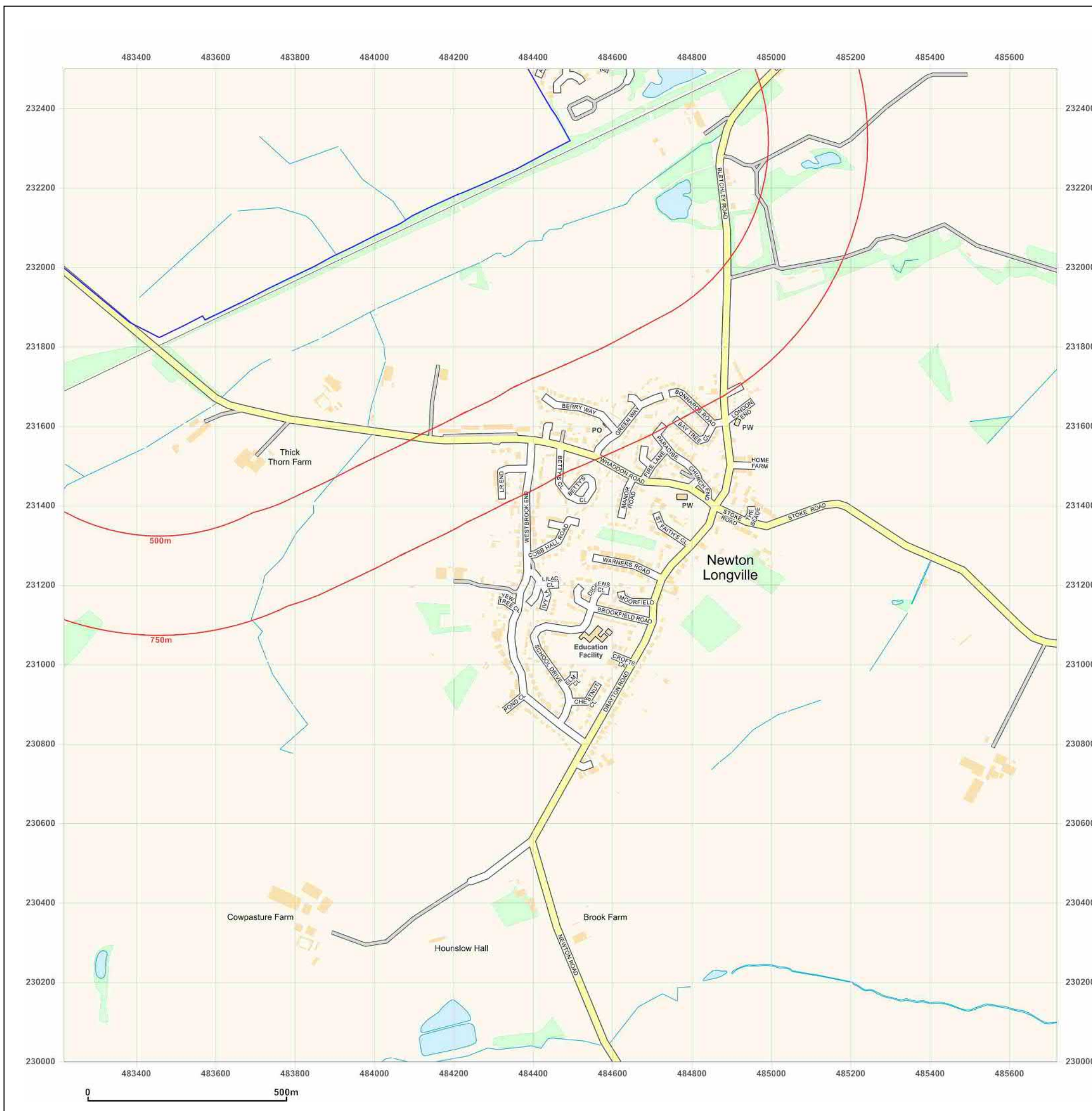


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: County Series

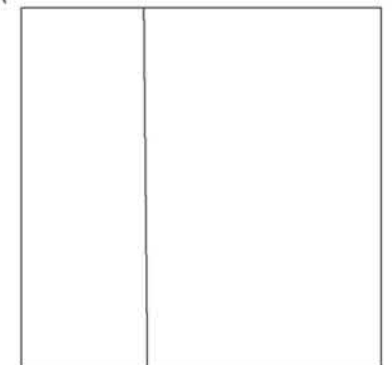
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Printed at: 1:10,560



Surveyed N/A
Revised N/A
Edition 1885
Copyright N/A
Levelled N/A

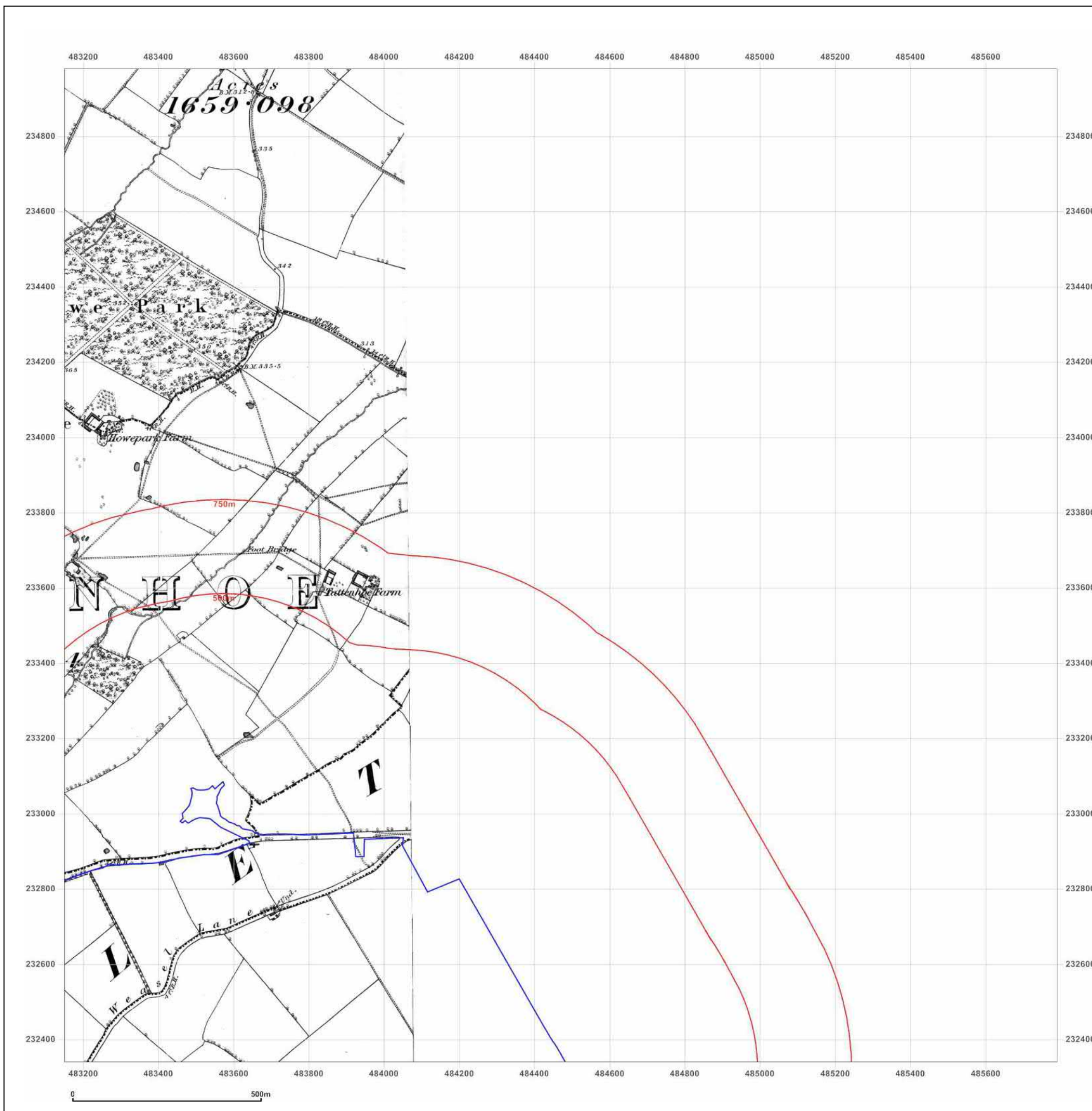


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: County Series

Map date: 1898

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1898
Edition N/A
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Levelled N/A

Surveyed 1880
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

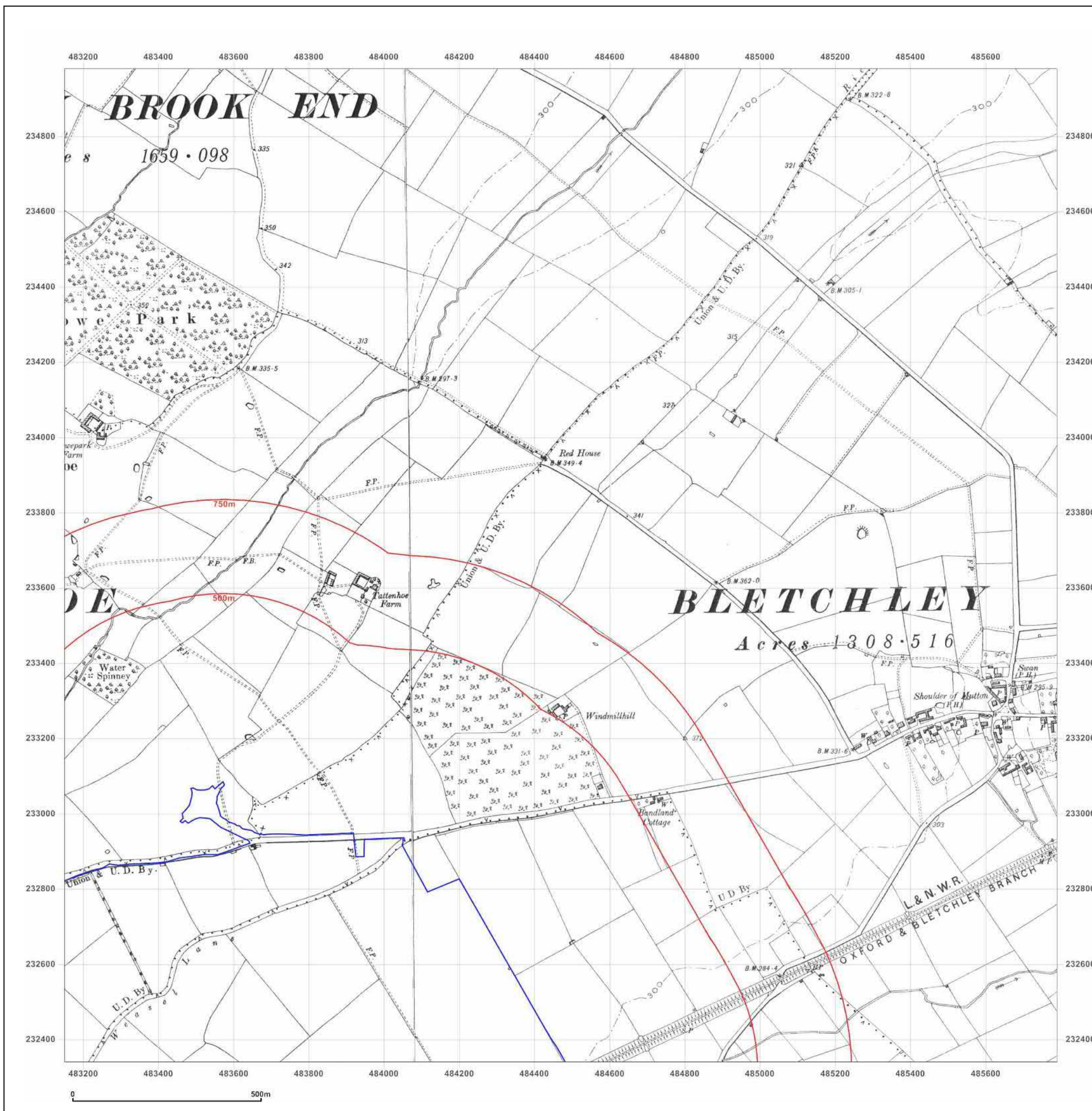


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: County Series

Map date: 1923-1924

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1880
Revised 1924
Edition N/A
Copyright N/A
Levelled N/A

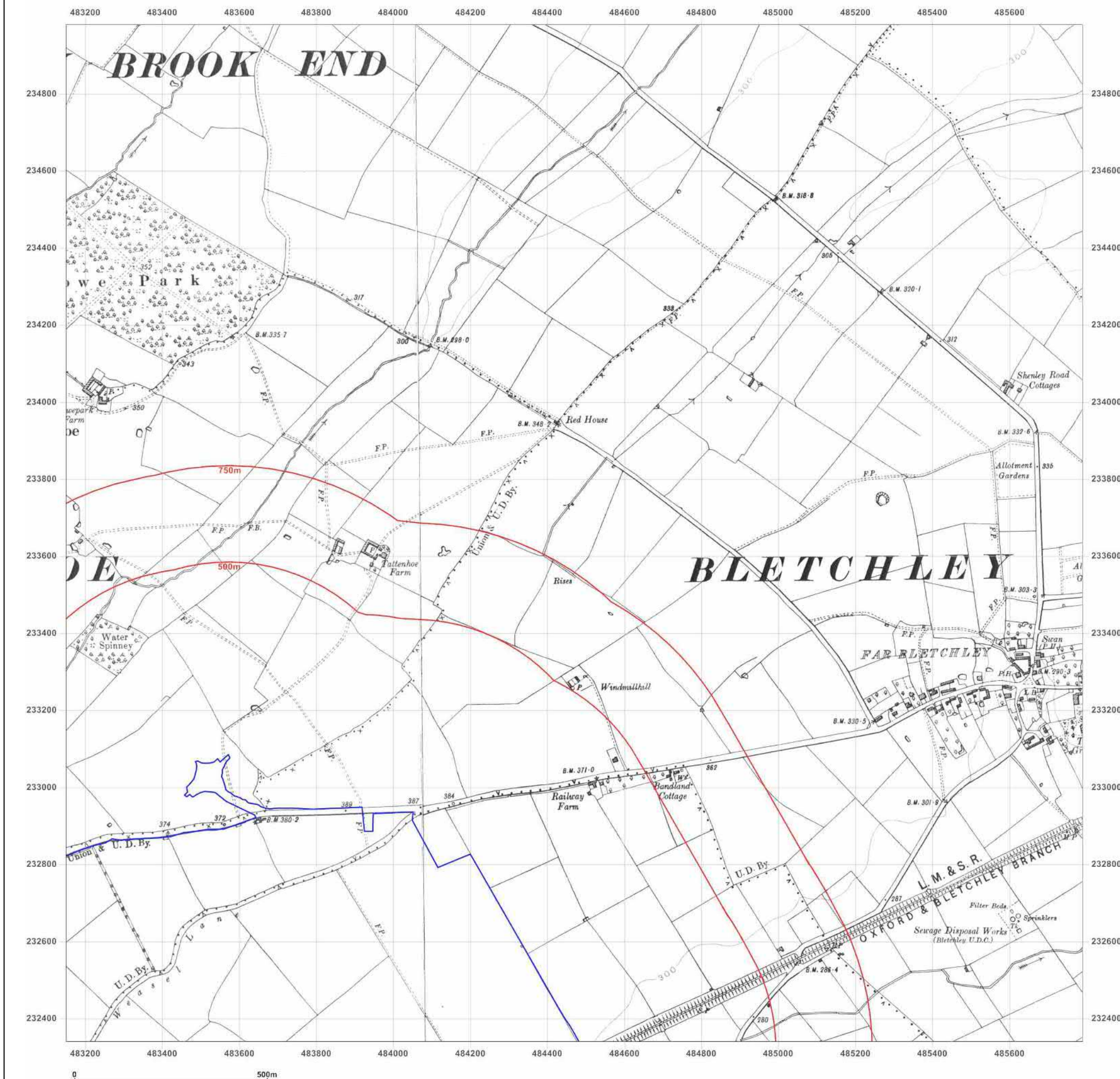


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Production date: 05 March 2020

Map legend available at:
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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

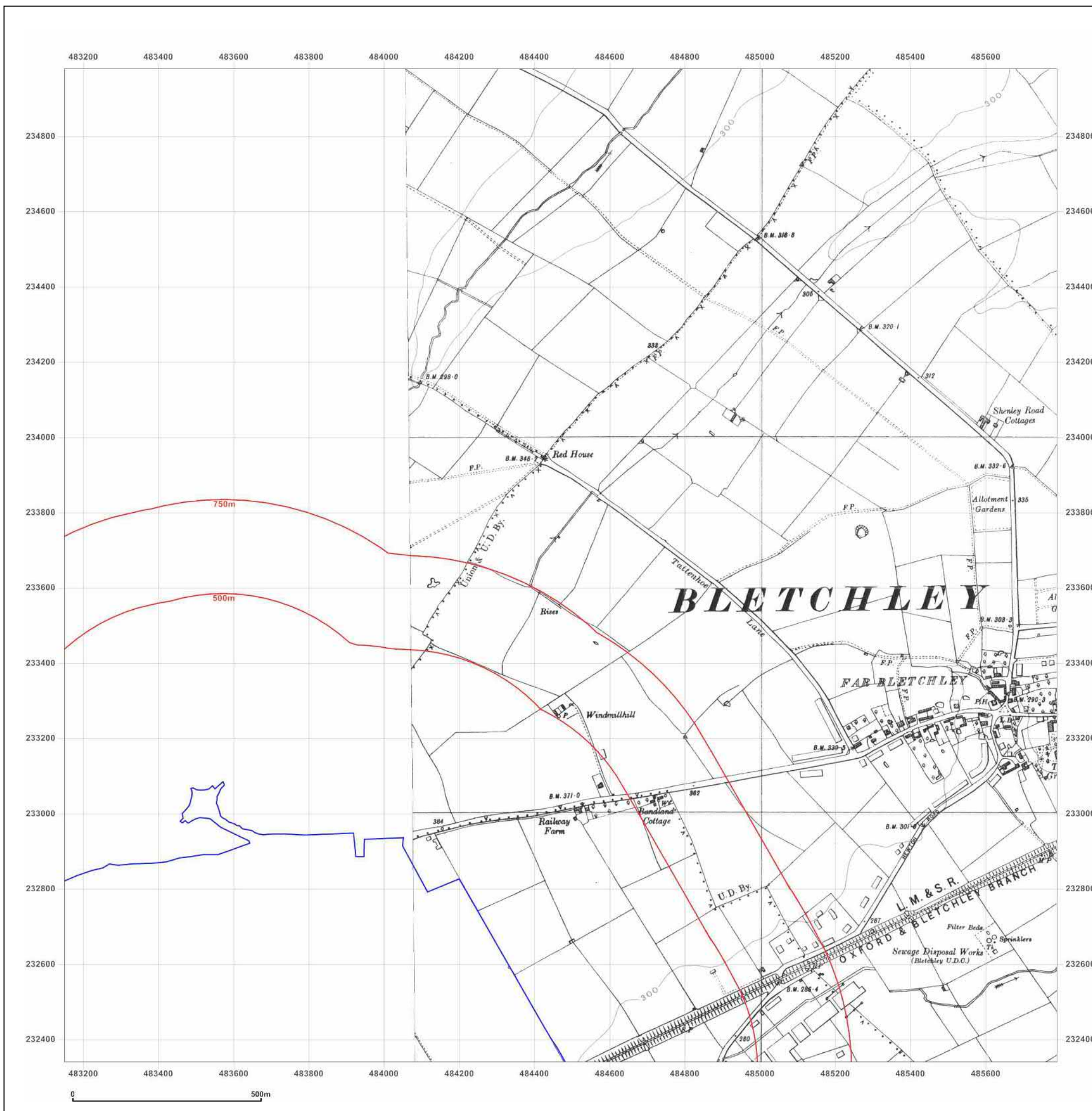


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: County Series

Map date: 1950

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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Edition N/A
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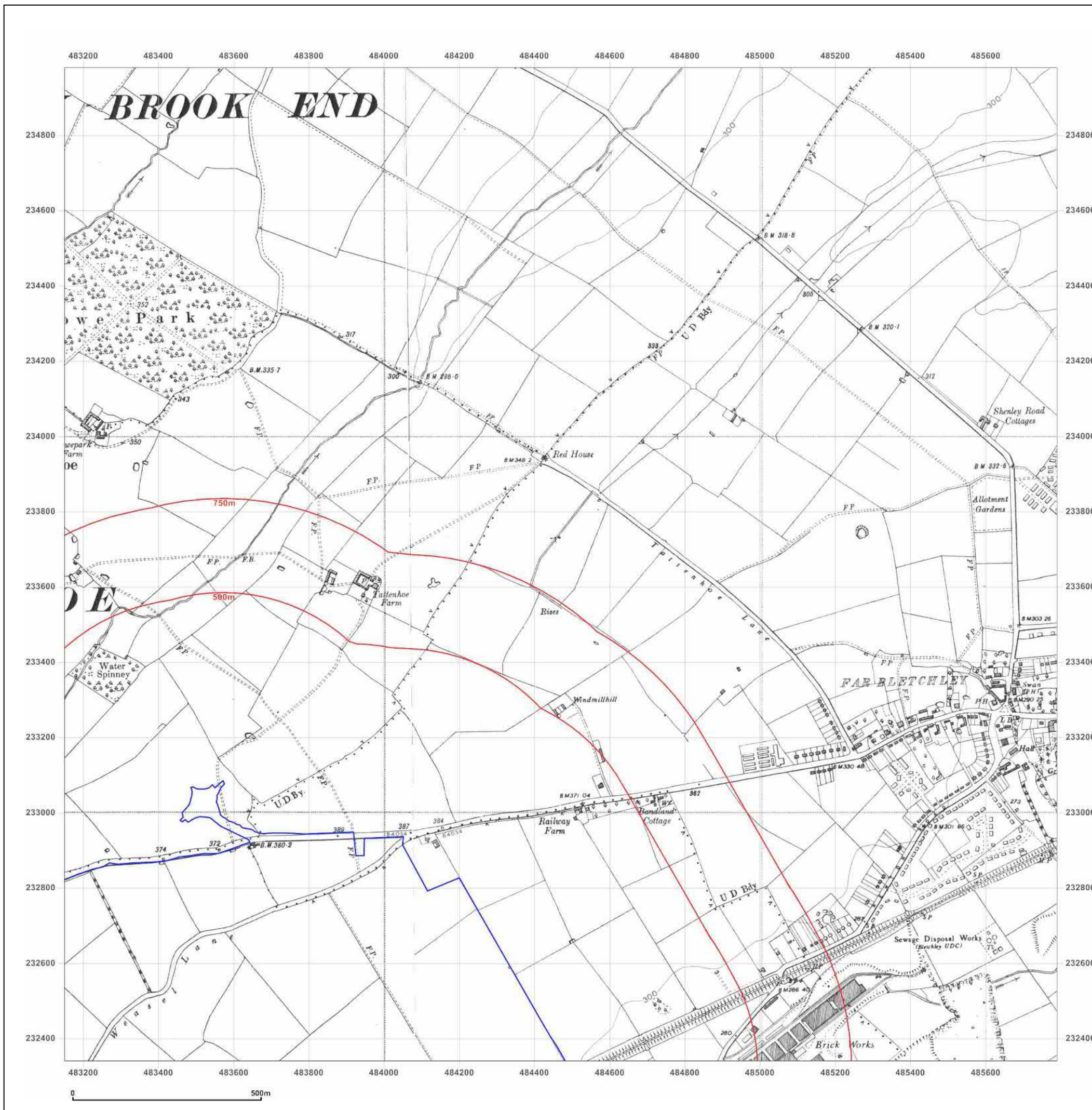


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: Provisional

Map date: 1957-1958

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1957
Edition N/A
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Edition N/A
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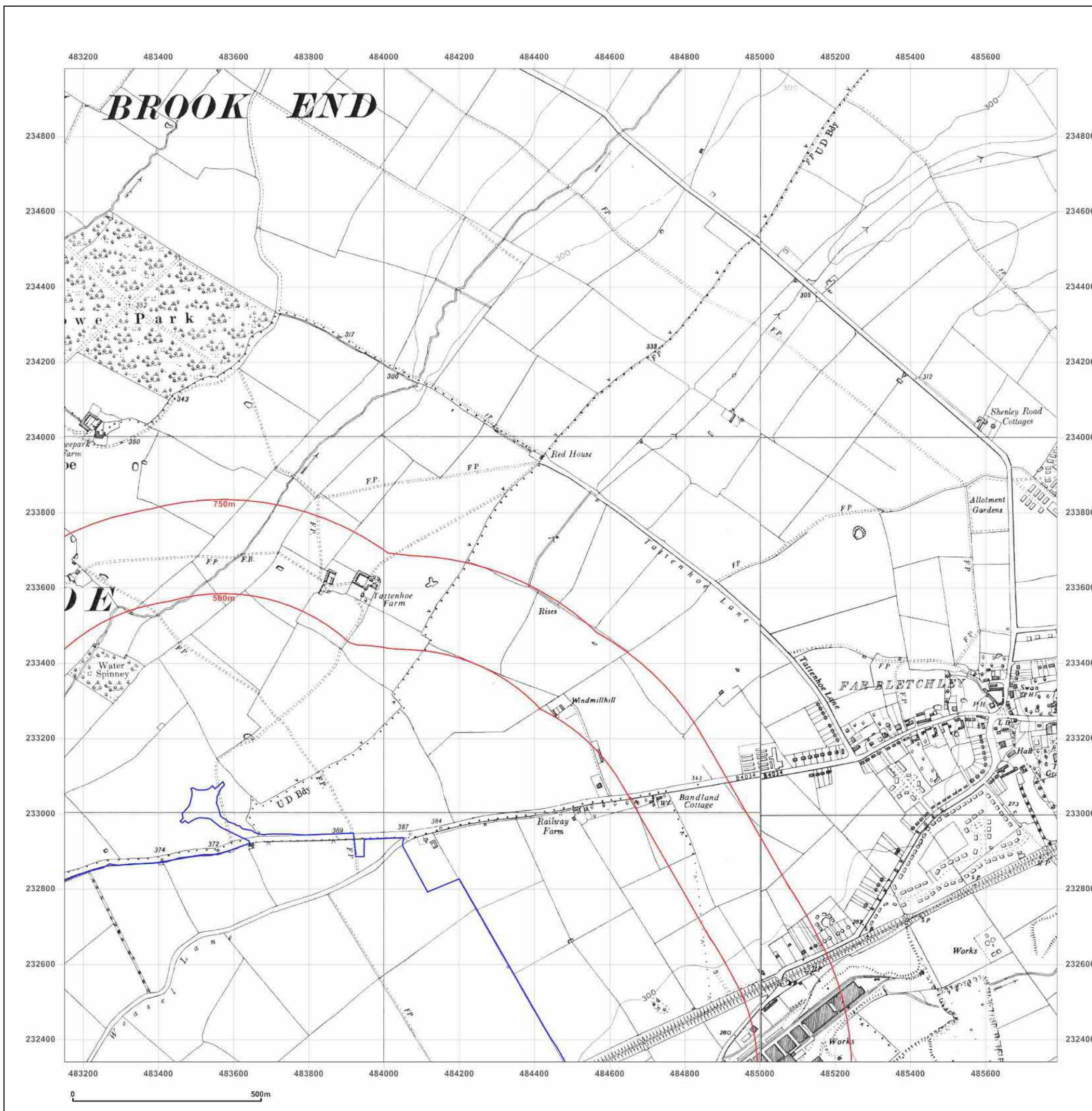


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Site Details:

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Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1968
Edition N/A
Copyright 1958
Levelled N/A

Surveyed N/A
Revised 1967
Edition 1968
Copyright 1958
Levelled N/A

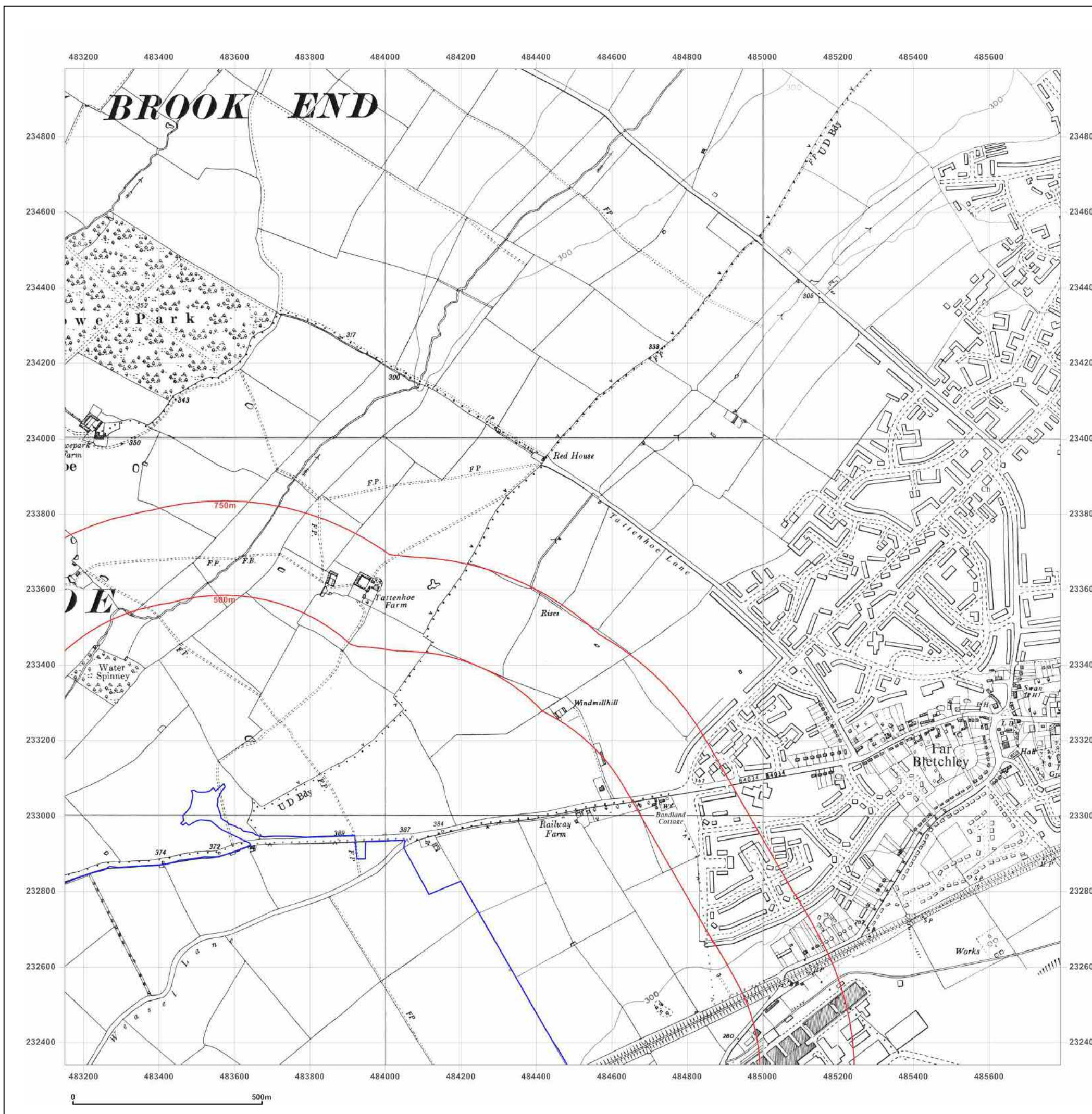


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: National Grid

Map date: 1977

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
Copyright 1977
Levelled 1972

Surveyed 1974
Revised 1977
Edition N/A
Copyright 1977
Levelled 1972

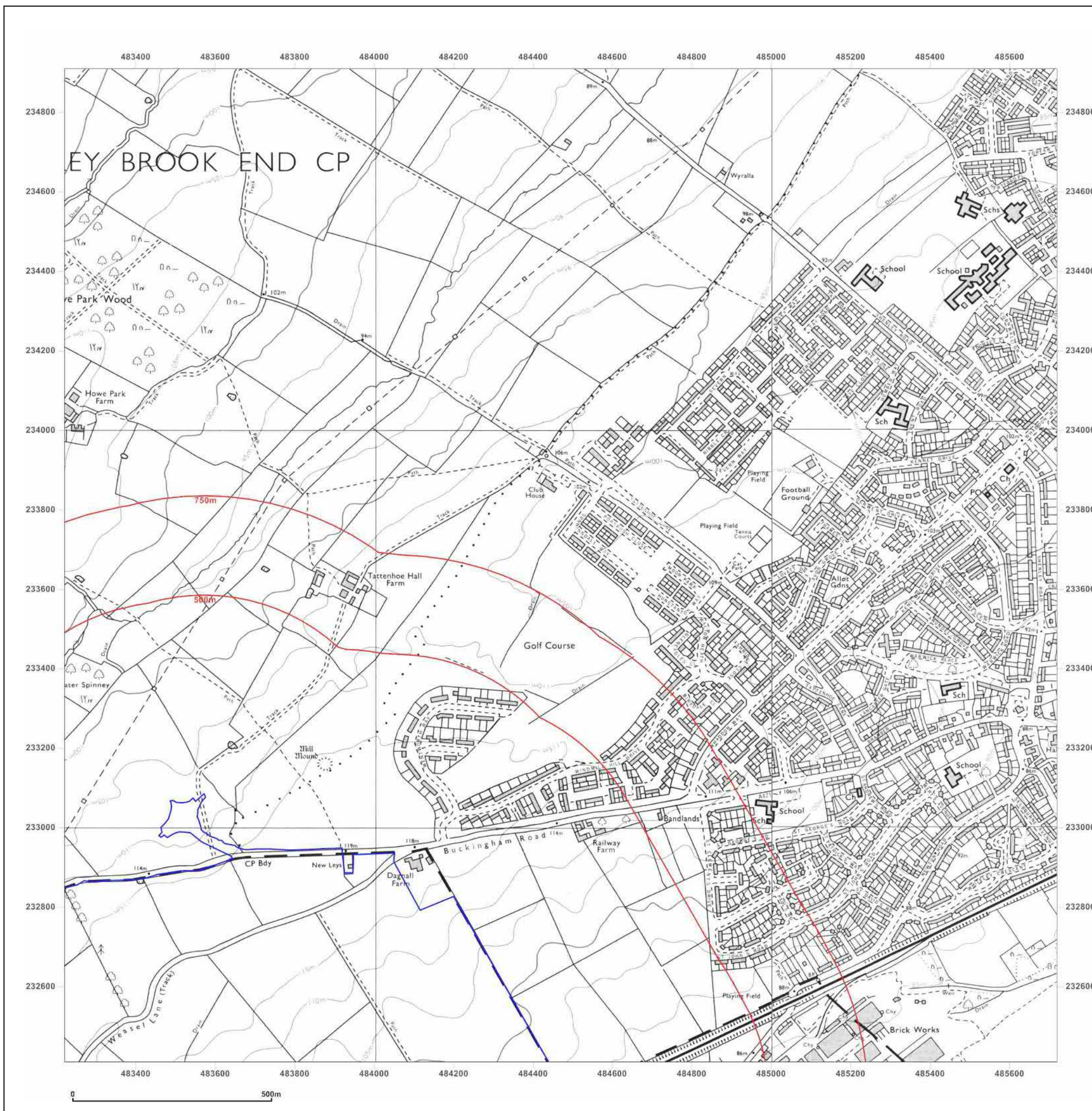


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: National Grid

Map date: 1984-1988

Scale: 1:10,000

Printed at: 1:10,000



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Revised 1988
Edition N/A
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Levelled N/A

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Revised 1983
Edition N/A
Copyright 1984
Levelled 1972

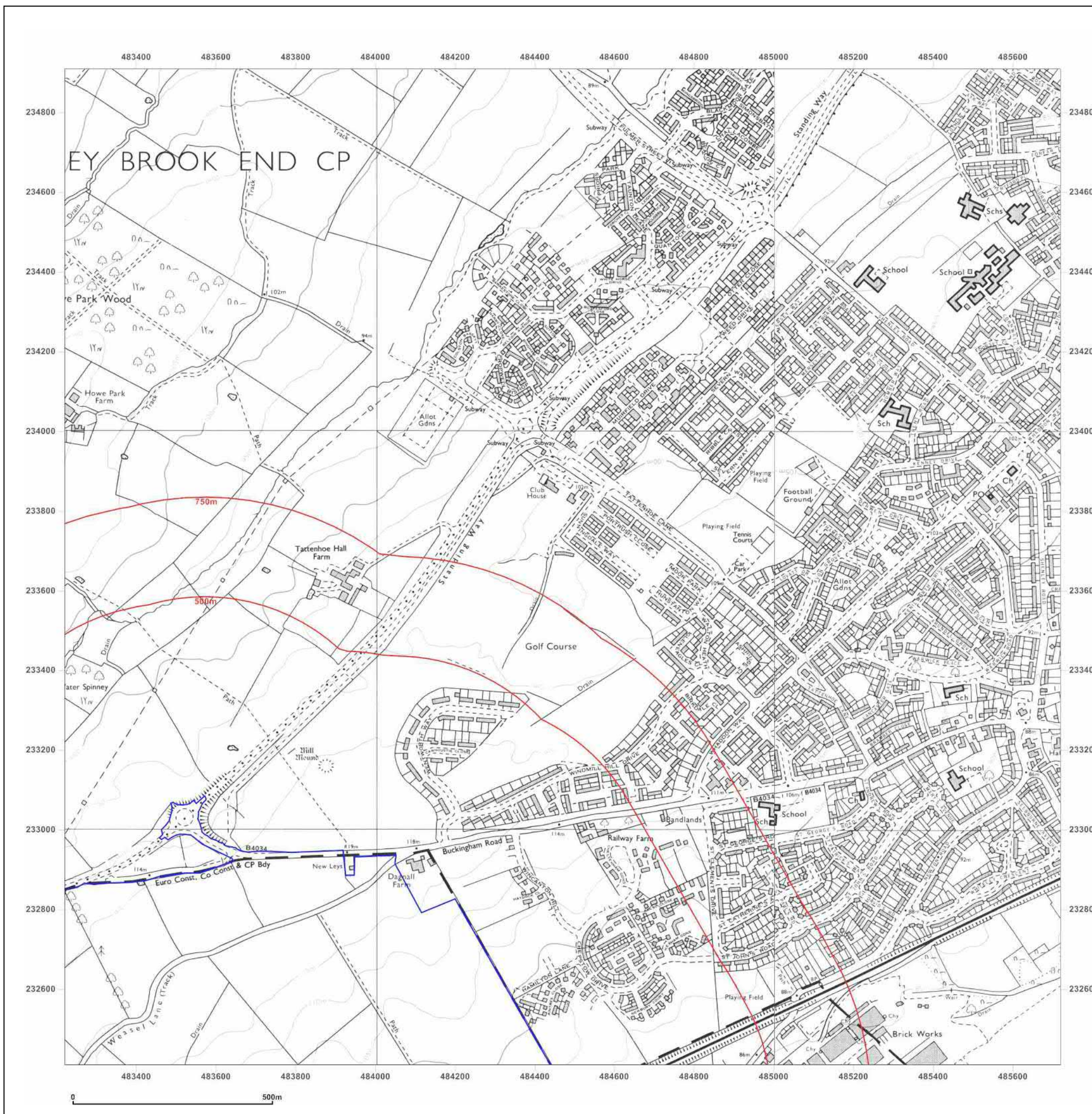


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

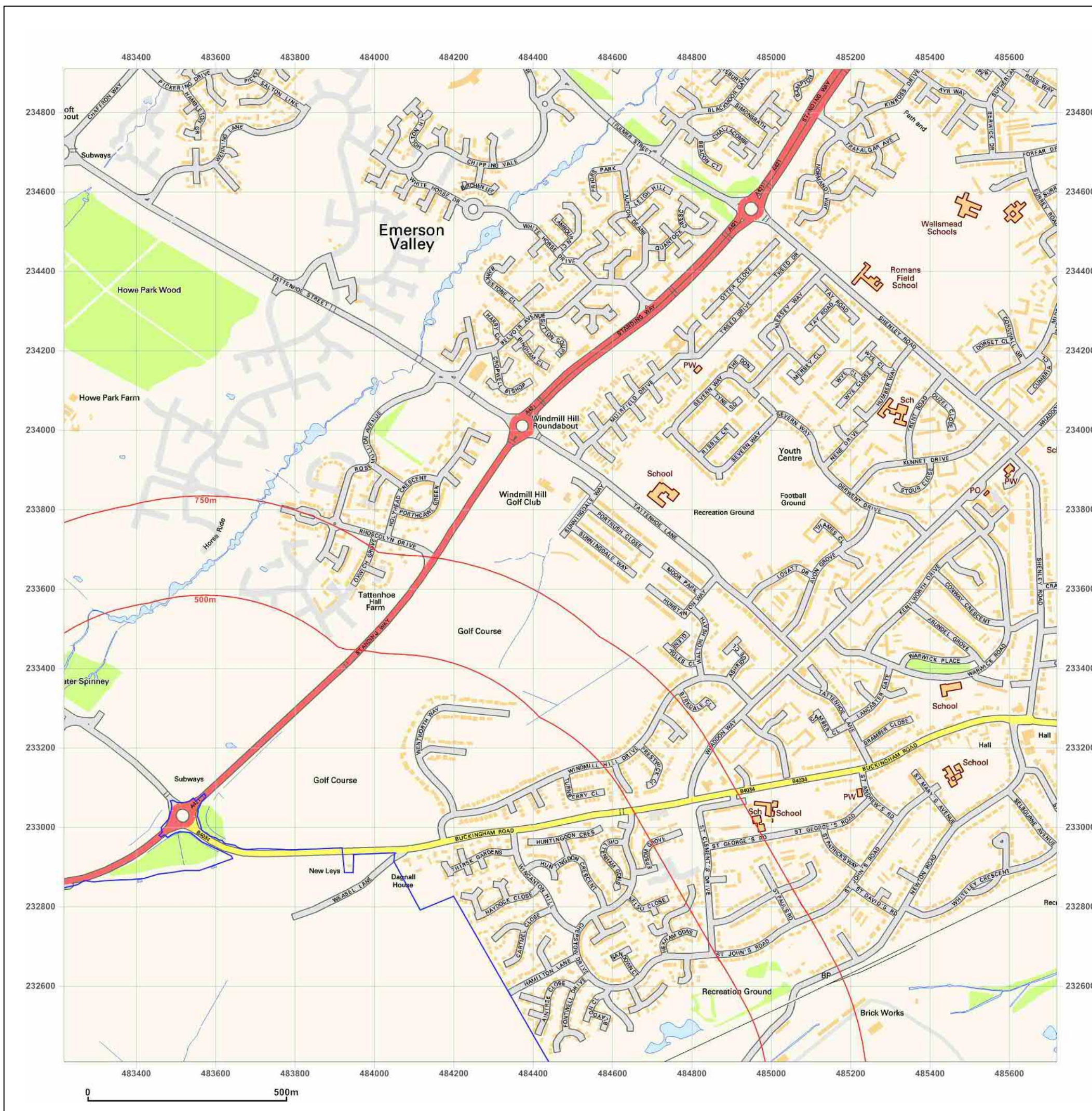


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Site Details:

Land South West of Milton
Keynes

Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



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Site Details:

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Client Ref: 20109168
Report Ref: GSIP-2020-10052-334_SS_2_2
Grid Ref: 484469, 233659

Map Name: National Grid

Map date: 2020

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Printed at: 1:10,000



2020

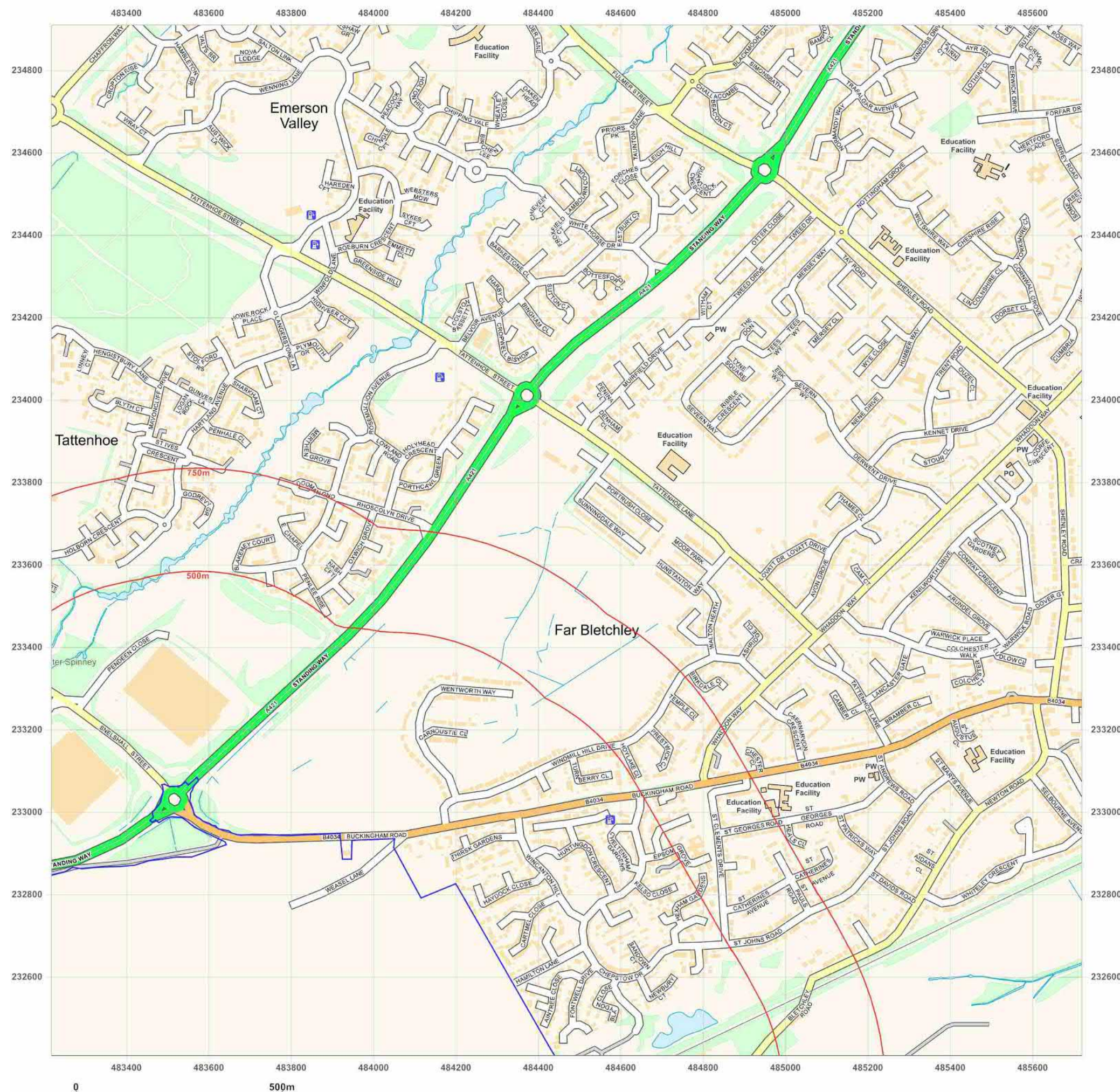


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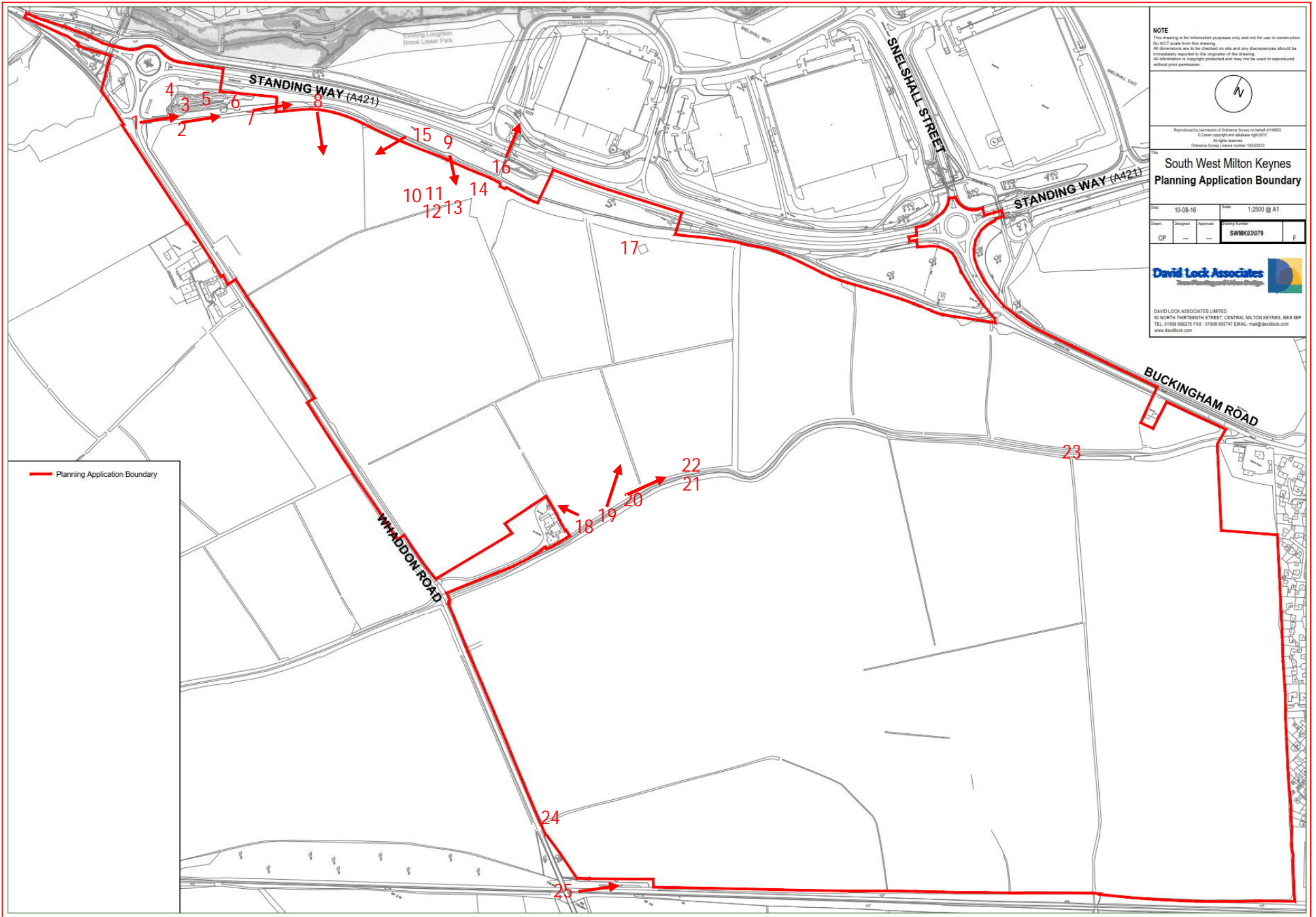
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Annex E

SITE WALKOVER PHOTOSHEET AND
MAP





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All dimensions are to be checked on site and any discrepancies should be
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**South West Milton Keynes
Planning Application Boundary**

Date	10-08-16	Scale	1:2500 @ A1
Drawn	Designed	Approved	Planning Number
CP	---	---	SWMK03079
			F



DAVID LOCK ASSOCIATES LIMITED
50 NORTH THIRTEENTH STREET, CENTRAL MILTON KEYNES, MK9 3BP
TEL: 01908 662276 FAX: 01908 60747 EMAIL: mail@davidlock.com
www.davidlock.com

PHOTOGRAPH LOG

Table 1 – Photo log

Description	Photo
Photo 1 – Bollards blocking the access road in the north	
Photo 2 – Earth Bund blocking north access road	

*Photo 3 – Drainage
in landscaped area
in north west*



*Photo 4 – Borehole
installation in
landscaped area in
the north west*



Photo 5 – Earth bund looking south



Photo 6 – fly tipping of gas canisters and other litter



Photo 7 – Looking east along northern access road



Photo 8 – View looking south from the north boundary



*Photo 9 – old stable
buildings from
northern boundary*



*Photo 10 Water
logging in field near
the pond and stable
structure*



Photo 11 – Burning of rubbish including paint outside stable structure



Photo 12 – Asbestos roofing broken and on the ground.



*Photo 13 – derelict
stable structure and
asbestos roof
material on the
ground*



*Photo 14 – pond
and drainage ditch
in the north of site*



*Photo 15 – view
looking west from
north boundary*



*Photo 16 –
Underpass leading
to the access road
from the north*



*Photo 17 – Fly
tipping on northern
boundary*



*Photo 18 – Back of
farm off Weasel
Lane looking north
west*



*Photo 19 – view
looking north from
the centre of site*



*Photo 20 – Weasel
Lane looking east*



Photo 21 – Pipe line marker in the centre of site in weasel lane running north to south



Photo 22 – Close up of Pipeline sign



*Photo 23 – View
looking south from
Weasel Lane*



*Photo 24 – Possible
'slag' on track
leading onto site
from the south west
boundary*



*Photo 25 –
Abandoned railway
on the southern
boundary looking
east*



Annex F

GENERAL LIMITATIONS



REPORT LIMITATIONS - GROUND RISK AND REMEDIATION

GENERAL

1. WSP UK Limited has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.
2. Unless explicitly agreed otherwise, in writing, this report has been prepared under WSP UK Limited standard Terms and Conditions as included within our proposal to the Client.
3. Project specific appointment documents may be agreed at our discretion and a charge may be levied for both the time to review and finalise appointments documents and also for associated changes to the appointment terms. WSP UK Limited reserves the right to amend the fee should any changes to the appointment terms create an increase risk to WSP UK Limited.
4. The report needs to be considered in the light of the WSP UK Limited proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

PHASE 1 GEO ENVIRONMENTAL AND PRELIMINARY RISK ASSESSMENTS

Coverage: *This section covers reports with the following titles or combination of titles: phase 1; desk top study; geo environmental assessment; development appraisal; preliminary environmental risk assessment; constraints report; due diligence report; geotechnical development review; environmental statement; environmental chapter; project scope summary report (PSSR), program environmental impact report (PEIR), geotechnical development risk register; and, baseline environmental assessment.*

5. The works undertaken to prepare this report comprised a study of available and easily documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the Site and correspondence with relevant authorities and other interested parties. Due to the short timescales associated with these projects responses may not have been received from all parties. WSP UK Limited cannot be held responsible for any disclosures that are provided post production of our report and will not automatically update our report.
6. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only for the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, WSP UK Limited reserves the right to review such information and, if warranted, to modify the opinions accordingly.
7. It should be noted that any risks identified in this report are perceived risks based on the information reviewed. Actual risks can only be assessed following intrusive investigations of the site.
8. WSP UK Limited does not warrant work / data undertaken / provided by others.

REPORT LIMITATIONS - GROUND RISK AND REMEDIATION

INTRUSIVE INVESTIGATION REPORTS

Coverage: *The following report titles (or combination) may cover this category of work: geo environmental site investigation; geotechnical assessment; GIR (Ground Investigation reports); preliminary environmental and geotechnical risk assessment; and, geotechnical risk register.*

9. The investigation has been undertaken to provide information concerning either:
 - i. The type and degree of contamination present at the site in order to allow a generic quantitative risk assessment to be undertaken; or
 - ii. Information on the soil properties present at the site to allow for geotechnical development constraints to be considered.
10. The scope of the investigation was selected on the basis of the specific development and land use scenario proposed by the Client and may be inappropriate to another form of development or scheme. If the development layout was not known at the time of the investigation the report findings may need revisiting once the development layout is confirmed.
11. For contamination purposes, the objectives of the investigation are limited to establishing the risks associated with potential contamination sources with the potential to cause harm to human health, building materials, the environment (including adjacent land), or controlled waters.
12. For geotechnical investigations the purpose is to broadly consider potential development constraints associated with the physical property of the soils underlying the site within the context of the proposed future or continued use of the site, as stated within the report.
13. The amount of exploratory work, soil property testing and chemical testing undertaken has necessarily been restricted by various factors which may include accessibility, the presence of services; existing buildings; current site usage or short timescales. The exploratory holes completed assess only a small percentage of the area in relation to the overall size of the Site, and as such can only provide a general indication of conditions.
14. The number of sampling points and the methods of sampling and testing do not preclude the possible existence of contamination where concentrations may be significantly higher than those actually encountered or ground conditions that vary from those identified. In addition, there may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.
15. The inspection, testing and monitoring records relate specifically to the investigation points and the timeframe that the works were undertaken. They will also be limited by the techniques employed. As part of this assessment, WSP UK Limited has used reasonable skill and care to extrapolate conditions between these points based upon assumptions to develop our interpretation and conclusions. The assumption made in forming our conclusions is that the ground and groundwater conditions (both chemically and physically) are the same as have been encountered during the works undertaken at the specific points of investigation. Conditions can change between investigation points and these interpretations should be considered indicative.
16. The risk assessment and opinions provided are based on currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values. Specific assumptions associated

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with the WSP UK Limited risk assessment process have been outlined within the body or associated appendix of the report.

17. Additional investigations may be required in order to satisfy relevant planning conditions or to resolve any engineering and environmental issues.
18. Where soil contamination concentrations recorded as part of this investigation are used for commentary on potential waste classification of soils for disposal purposes, these should be classed as indicative only. Due consideration should be given to the variability of contaminant concentrations taken from targeted samples versus bulk excavated soils and the potential variability of contaminant concentrations between sampling locations. Where major waste disposal operations are considered, targeted waste classification investigations should be designed.
19. The results of the asbestos testing are factually reported and interpretation given as to how this relates to the previous use of the site, the types of ground encountered and site conceptualisation. This does not however constitute a formal asbestos assessment. These results should be treated cautiously and should not be relied upon to provide detailed and representative information on the delineation, type and extent of bulk ACMs and / or trace loose asbestos fibres within the soil matrix at the site.
20. If costs have been included in relation to additional site works, and / or site remediation works these must be considered as indicative only and must be confirmed by a qualified quantity surveyor.

EUROCODE 7: GEOTECHNICAL DESIGN

21. On 1st April 2010, BS EN 1997-1:2004 (Eurocode 7: Geotechnical Design – Part 1) became the mandatory baseline standard for geotechnical ground investigations.
22. In terms of geotechnical design for foundations, slopes, retaining walls and earthworks, EC7 sets guidance on design procedures including specific guidance on the numbers and spacings of boreholes for geotechnical design, there are limits to methods of ground investigation and the quality of data obtained and there are also prescriptive methods of assessing soil strengths and methods of design. Unless otherwise explicitly stated, the work has not been undertaken in accordance with EC7. A standard geotechnical interpretative report will not meet the requirements of the Geotechnical Design Report (GDR) under Eurocode 7. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. The report is likely to represent a Ground Investigation Report (GIR) under the Eurocode 7 guidance.

DETAILED QUANTITATIVE RISK ASSESSMENTS AND REMEDIAL STRATEGY REPORTS

23. These reports build upon previous report versions and associated notes. The scope of the investigation, further testing and monitoring and associated risk assessments were selected on the basis of the specific development and land use scenario proposed by the Client and may not be appropriate to another form of development or scheme layout. The risk assessment and opinions provided are based on currently available approaches in the generation of Site Specific Assessment Criteria relating to contamination concentrations and are not considered to represent a risk in a specific land use scenario to a specific receptor. No liability can be accepted for the retrospective effects of any future changes or amendments to these values, associated models or associated guidance.



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- 24. The outputs of the Detailed Quantitative Risk Assessments are based upon WSP UK Limited manipulation of standard risk assessment models. These are our interpretation of the risk assessment criteria.
- 25. Prior to adoption on site they will need discussing and agreeing with the Regulatory Authorities prior to adoption on site. The regulatory discussion and engagement process may result in an alternative interpretation being determined and agreed. The process and timescales associated with the Regulatory Authority engagement are not within the control of WSP UK Limited. All costs and programmes presented as a result of this process should be validated by a quantity surveyor and should be presumed to be indicative.

GEOTECHNICAL DESIGN REPORT (GDR)

- 26. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. All the relevant information needs to be provided to allow for a GDR to be produced.

MONITORING (INCLUDING REMEDIATION MONITORING REPORTS)

- 27. These reports are factual in nature and comprise monitoring, normally groundwater and ground gas and data provided by contractors as part of an earthworks or remedial works.
- 28. The data is presented and will be compared with assessment criteria.

Annex G

CIRIA RISK CLASSIFICATION MATRICES



CIRIA RISK DEFINITIONS

Table A1– Classifications of Probability

Classification	Definition
High likelihood	There is a pollution linkage / identified geotechnical hazard 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
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.
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

Table A2 – Classifications of Consequence

Classification	Definition
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem.
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem, or organism forming part of such ecosystem.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services (significant harm as defined in the Draft Circular on Contaminated Land, DETR, 2000). Damage to sensitive buildings/structures/services or the environment.
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve, Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.). Easily repairable effects of damage to buildings, structures and services.

The risk categories presented in this reporting, taking into account both probability and severity, are based on the matrix presented in Table A3 below, following CIRIA C552.

Table A3- Adopted Risk Categories / Comparison of Consequence against Probability

Probability	Consequence			
	Severe	Medium	Mild	Minor
High Likelihood	Very High Risk	High Risk	Moderate Risk	Low to Moderate Risk
Likely	High Risk	Moderate Risk	Low to Moderate Risk	Low Risk
Low Likelihood	Moderate Risk	Low to Moderate Risk	Low Risk	Very Low Risk
Unlikely	Low to Moderate Risk	Low Risk	Very Low Risk	Very Low Risk



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