

Faringdon Youth Centre Highworth Road, FARINGDON, SN7 7EG

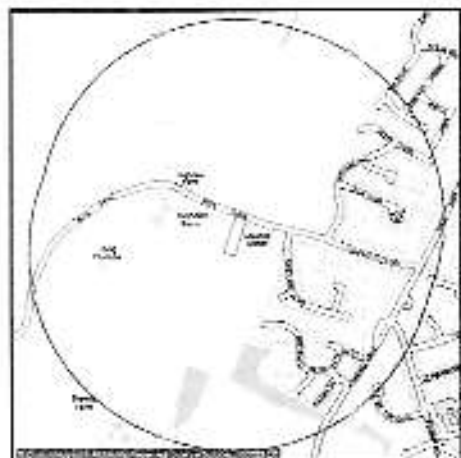
Report Reference: 345 56560003 1 1

Report Date: 17 APR 2015

Customer Reference: 57122530/F0823 5

National Grid Reference: 427300 194930

Site Area: 3334 m²



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

Telephone: 0344 344 9000

Fax: 0344 344 9000

Email: info@landmarkinfo.co.uk

Website: www.sitecheck.co.uk

FURTHER ACTION

The Sitecheck report dated 17 APR-2015 and reference SAS_60560000_1_1 for Farlington Youth Centre Highworth Road, FARINGTON, SN7 7EG has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

The report has highlighted the presence of Road haulage on or within 25m of the site boundary.

INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the government approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part 2A of the Environmental Protection Act 1990.

In completing this report, Argyll Environmental has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Argyll Environmental for what purpose the report has been commissioned.

FACTORS AFFECTING THIS PROPERTY

Potential Sources:

A detailed examination of the historical Ordnance Survey maps from 1876 to 2015 has revealed that the site remained undeveloped, existing as agricultural land, up until 1912 when ponds were noted in the north and south. The site was later developed into a council depot in the 1970s and has remained in this use throughout subsequent map editions.

From a review of historical map data the Sitecheck Assess Report has identified Road haulage on or within 25 metres of the site.

Potential Pathways:

- Direct human contact with soil (and water).
- Contamination transport to shallow groundwater.
- Contamination transport to deep groundwater.

Potential Receptors:

The property itself, surrounding properties and their respective occupants may be considered as receptors. Buildings and people can suffer harm by definition of Part 2A of the Environmental Protection Act 1990.

Current Ordnance Survey mapping indicates agricultural land within 25 metres of the site boundary.

The groundwater vulnerability map, Sheet 38 Upper Thames & Bedfordshire, has revealed that the site is located above a Minor Aquifer (Variably permeable).

Although minor aquifers seldom produce large quantities of water for abstraction they may be important for local supplies and supplying base flow to rivers.

Professional Opinion
on environmental risk**CONCLUSIONS:**

The data examined in this risk assessment indicates that there may be a potential source of contamination arising from the potentially contaminative past land uses which may have significant implications. It would appear from this preliminary appraisal that there may be a potential pollutant linkage.

In our opinion, from the information we have examined, there is a risk that the value of the property could be impaired.

In our opinion the property may also constitute "contaminated land" as defined by Part 2A of the Environmental Protection Act 1990.

NEXT STEPS:

In order to revise the risk assessment provided, additional information will need to be reviewed. This could include:

1. Confirmation or commentary from the Local Authority Environmental Health Department that they are not considering taking any action against the Site under Part 2A of the Environmental Protection Act 1990.
2. Confirmation or commentary from the Local Authority Planning Department that any recent redevelopment of the site included ground investigations and/or remediation works undertaken to their satisfaction resulting in discharge of any associated conditions.
3. Confirmation from the developer or Local Authority Building Control Department that any risks from ground gases, associated emissions or ground instabilities were considered and mitigated during the recent development to the satisfaction of the Local Authority.
4. A warranty or similar guarantee, environmental indemnity or Contaminated Land Insurance Policy would transfer any risk identified in the context of the report, subject to its validity, wording and terms.
5. Information from the appointed Chartered Building Surveyor confirming that ground stability and/or ground gas issues were addressed during the recent redevelopment.

If no information is available or the information you send us is insufficient, we can collect and review additional information for you for £450 plus VAT. We may also be able to offer insurance terms. Please call our risk management consultants on 0845 468 5250 to discuss these options in more detail.

If you would like any other information on this report please contact our Customer Service Team on 0844 844 9966 or email helpdesk@landmark.co.uk.

OTHER ENVIRONMENTAL FACTORS:

In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

An area of Subsidence Hazard Potential

Please refer to the relevant section in the report for each of the above factors.

Approved by