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Industrial Land Use Map

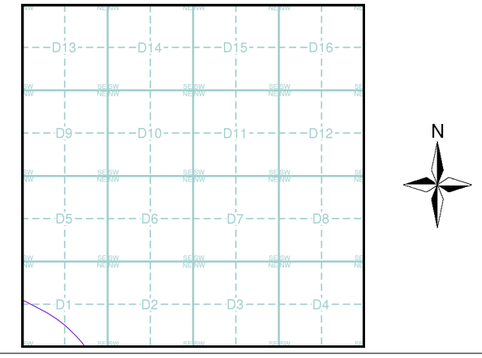
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Underground Electrical Cables

Industrial Land Use Map - Slice D



Order Details

Order Number:	290270295_1_1
Customer Ref:	05425/D
National Grid Reference:	548170, 261820
Slice:	D
Site Area (Ha):	9.58
Search Buffer (m):	1000

Site Details

Anglian Water Authority, Milton House, Cowley Road, CAMBRIDGE, CB4 0AP

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Tel: 0844 844 9952
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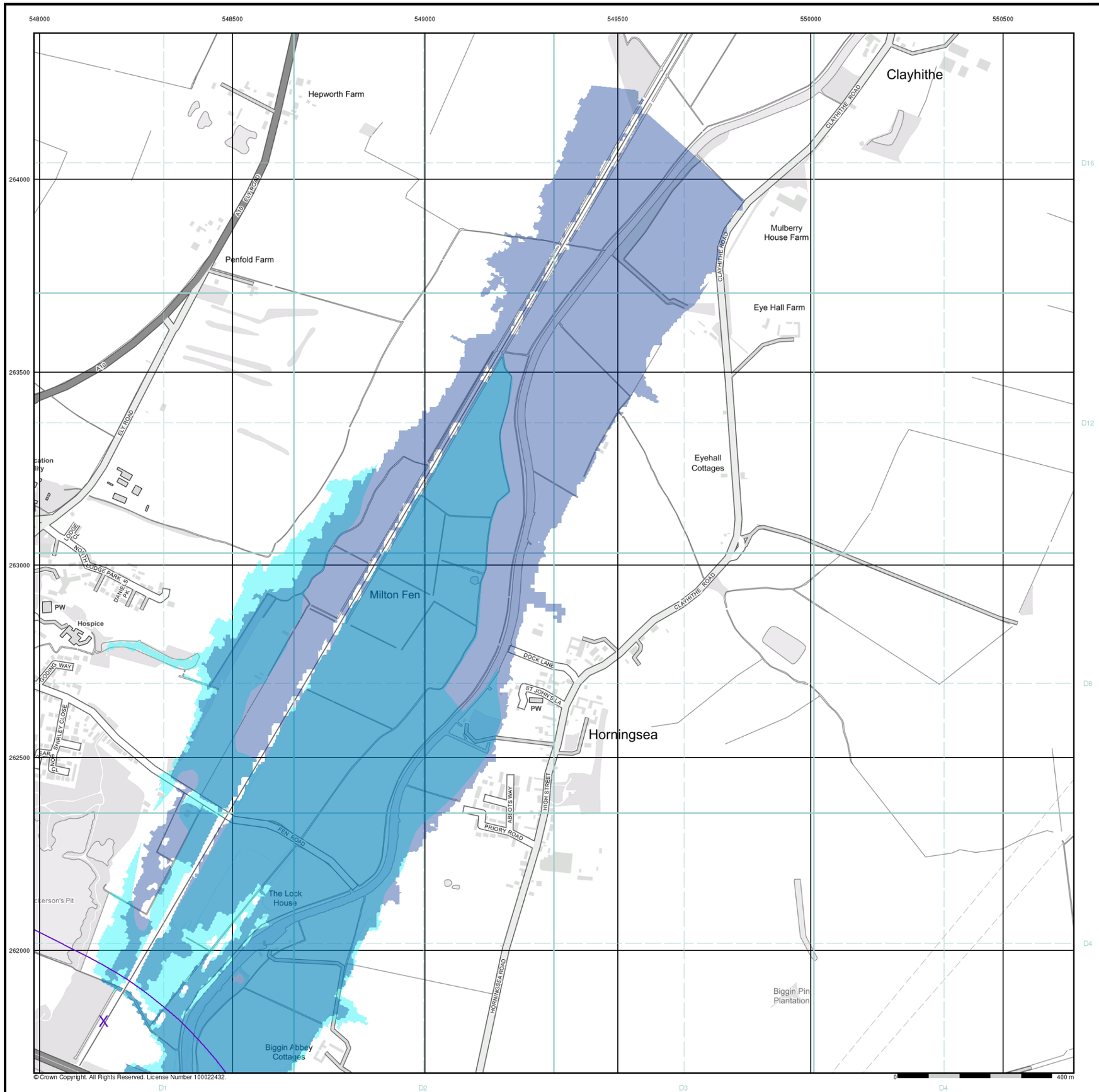

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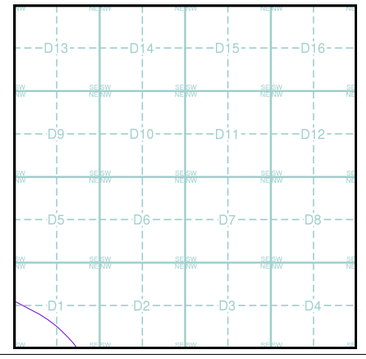
General

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

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice D



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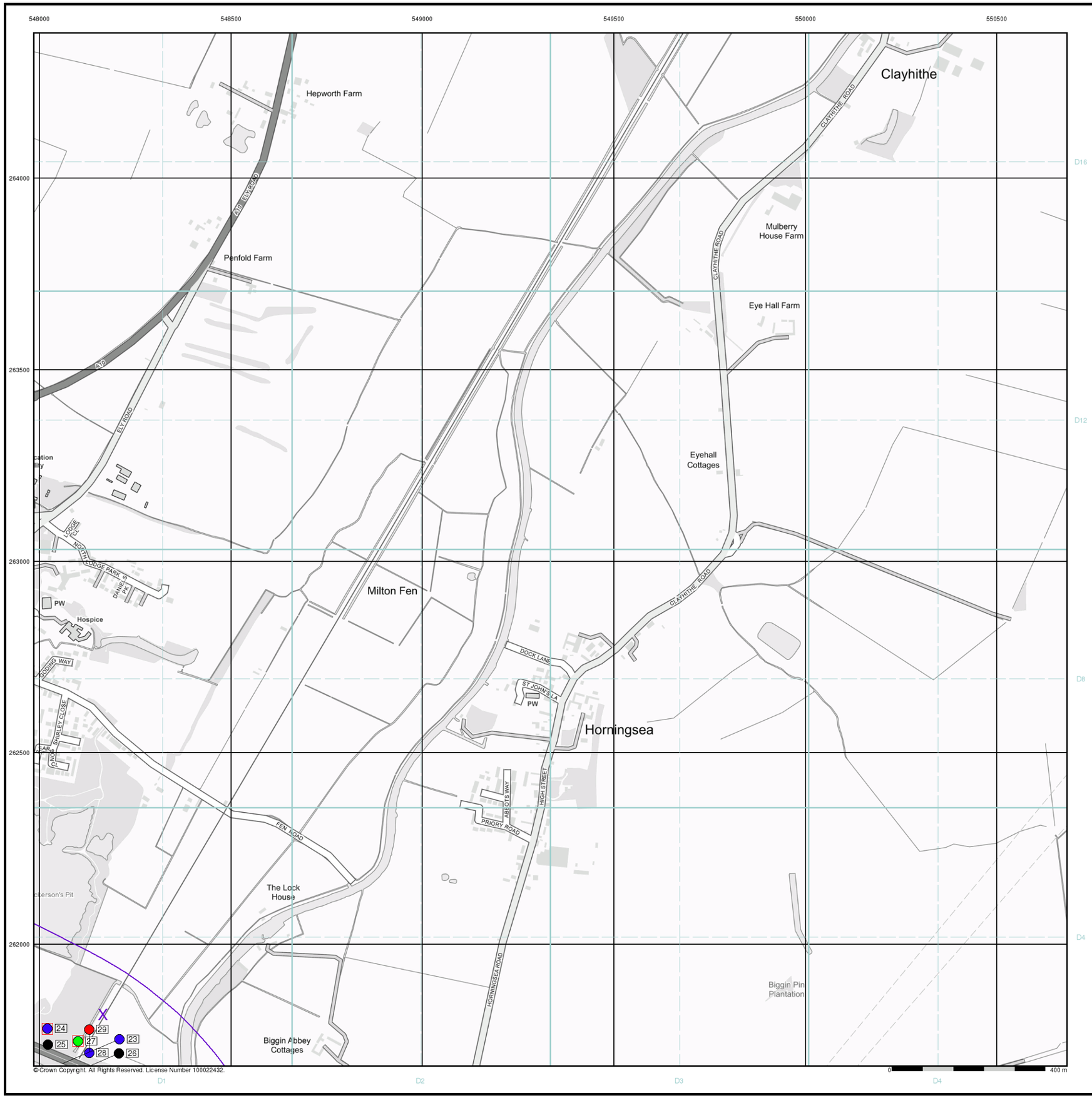

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General

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

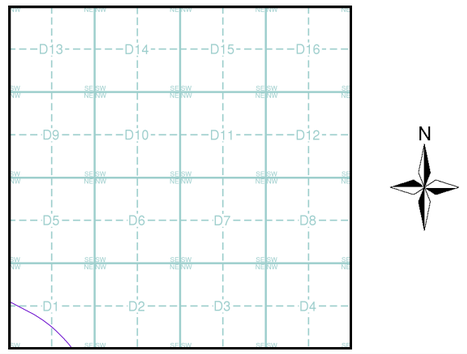
Agency and Hydrological (Boreholes)

- 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 D



Order Details

Order Number:	290270295_1_1
Customer Ref:	05425/D
National Grid Reference:	548170, 261820
Slice:	D
Site Area (Ha):	9.58
Search Buffer (m):	1000

Site Details

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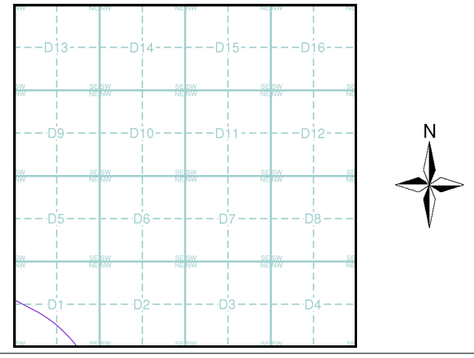
General

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

OS Water Network Data

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

OS Water Network Map - Slice D



Order Details

Order Number:	290270295_1_1
Customer Ref:	05425/D
National Grid Reference:	548170, 261820
Slice:	D
Site Area (Ha):	9.58
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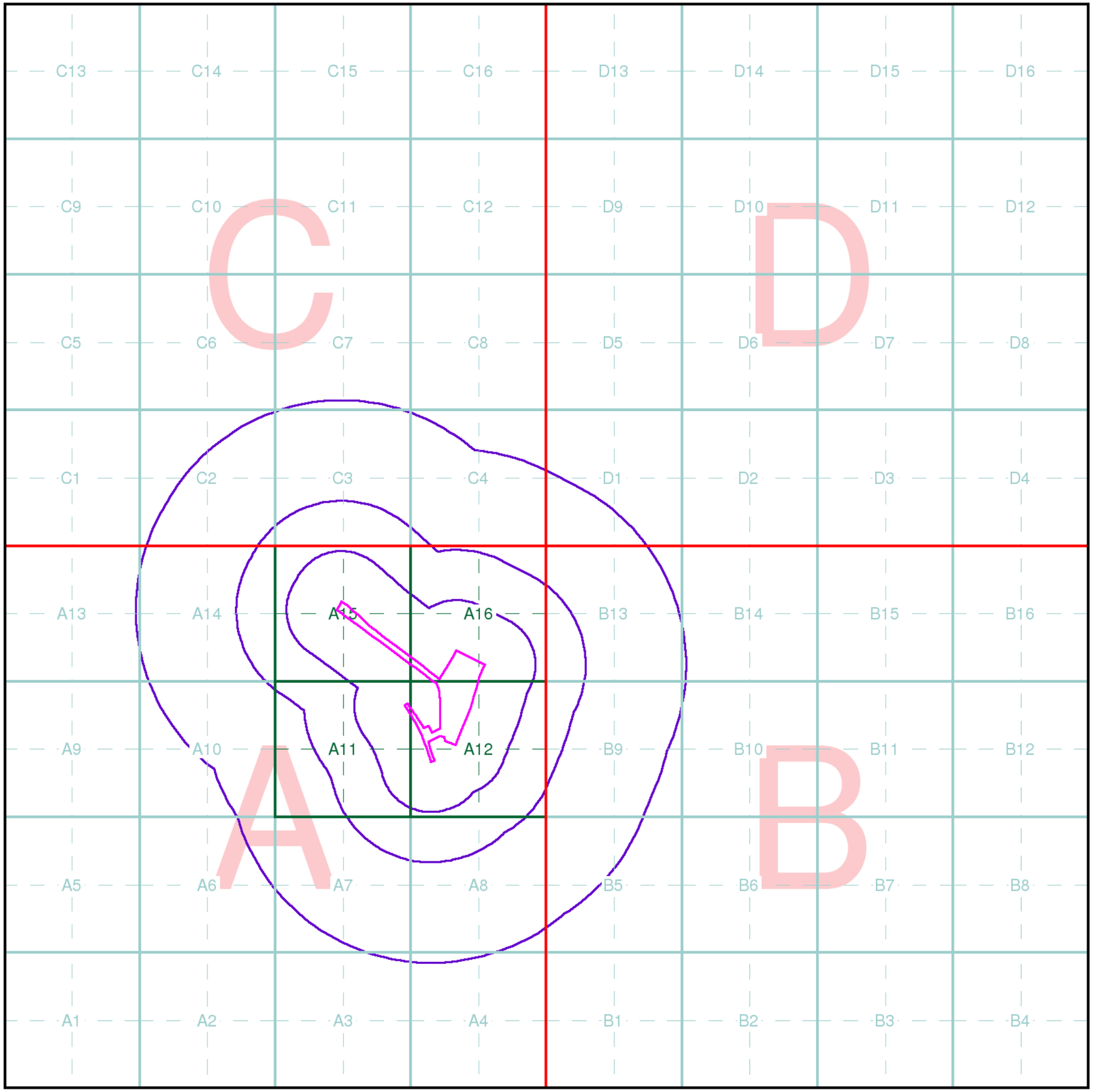
Site Details

Anglian Water Authority, Milton House, Cowley Road, CAMBRIDGE, CB4 0AP



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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:

Map data

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

NATURAL ENGLAND

Envirocheck reports are compiled from 136 different sources of data.

Client Details

Ms K McGeoch, PJA Civil Engineering Ltd, Seven House, High Street, Longbridge, Birmingham, B31 2UQ

Order Details

Order Number:	290270295_1_1
Customer Ref:	05425/D
National Grid Reference:	547440, 260980
Site Area (Ha):	9.58
Search Buffer (m):	1000

Site Details

Anglian Water Authority, Milton House, Cowley Road, CAMBRIDGE, CB4 0AP

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

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Appendix C Report Limitations

All conclusions and recommendations made within this report are based upon and limited to the factual information obtained as part of this study. PJA Engineering will state where it has utilised and relied upon information obtained by others. It has been assumed that all third-party information provided is true and accurate. No responsibility is accepted by PJA Engineering for the accuracy or completeness of such information.

There is a possibility that there may exist on site, conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. The conclusions drawn in the report are considered correct, although any subsequent additional information may allow refinement of the conclusions.

The findings of this report represent the professional opinion of experienced environmental scientists and contaminated land specialists. All advice, opinions, assessments and views set out in this Phase 1 report are based on relevant UK standards, codes, construction practices and legislation understood to be current and applicable at the date of this report. Further assessment and a revision of the report may be required should new information come to light or legislation/changes to best practice be introduced after the date of issue of the report.

PJA Engineering confirms it offers no duty to update the report in the light of any such information or changes to regulation and / or guidance. PJA Engineering does not provide legal advice and the advice of solicitors may also be required.

PJA Engineering has prepared the report for the sole use and reliance of the Client. The report may not be used or relied upon by any unauthorised third party without the explicit written agreement of PJA Engineering.

The work undertaken within this report remains the intellectual property of PJA Engineering. This information must not be divulged to any other commercial third party without prior written agreement from PJA Engineering.

Appendix D Risk Assessment Matrix

The approach to risk evaluation is a qualitative method in general accordance with the CIRIA C552 2001 document. It involves the classification of the potential consequence of risk occurring and the probability of the risk occurring.

Classification of Consequence

The terms and definitions relating to the classification of consequence are summarised in Table D1:

Table D1: Classification of Consequence

Classification	Definition	Example
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 (note: Water Resources Act contains no scope for considering significance 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 (note: the definitions of ecological systems within the Circular on Contaminated Land, DETR, 2000).	- High concentrations of cyanide on the surface of an informal recreation area. - Major spillage of contaminants from site into controlled water. - Explosion, causing building collapse (can also equate to a short term human health risk if buildings are occupied.
Medium	Chronic damage to Human Health ("significant harm" as defined in the DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem. (note: the definitions of ecological systems within Circular on Contaminated Land, DETR , 2000).	- Concentrations of a contaminant from site exceed the generic, or site-specific assessment criteria. - Leaching of contaminants from a site to a major or minor aquifer (renamed principal, secondary and significant drift under the Water Framework Directive). - Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to buildings/structures and crops ("significant harm" as defined in the Circular on Contaminated Land, DETR, 2000). Damage to sensitive buildings/structures or the environment.	- Pollution of non-classified groundwater. - Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
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.	- The presence of contaminants at such concentrations that protective equipment is required during site works. - The loss of plants in a landscaping scheme. - Discolouration of concrete.

Classification of Probability

Probability is classified based on the following terms and definitions:

Table D2: Classification of Probability

Classification	Definition
High Likelihood	There is a pollution linkage and an event which would either 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.
Moderate Likelihood	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.

Risk Matrix

The risk matrix based on probability and consequence is presented in Table D3:

Table D3: Risk Matrix

		Consequences			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very high	High	Moderate	Moderate / Low
	Moderate Likelihood	High	Moderate	Moderate / Low	Low
	Low likelihood	Moderate	Moderate / Low	Low	Very Low
	Unlikely	Moderate / Low	Low	Very Low	Very Low

Risk Descriptions

Definitions of the risk categories are presented in Table D4:

Table D4: Description of the classified risks and likely action required

Classification	Definition
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	There is a low probability that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.