



create



Welbeck Strategic Land II LLP

LAND AT COOMBE FARM, SAYERS COMMON

Phase 1 Contaminated Land Assessment

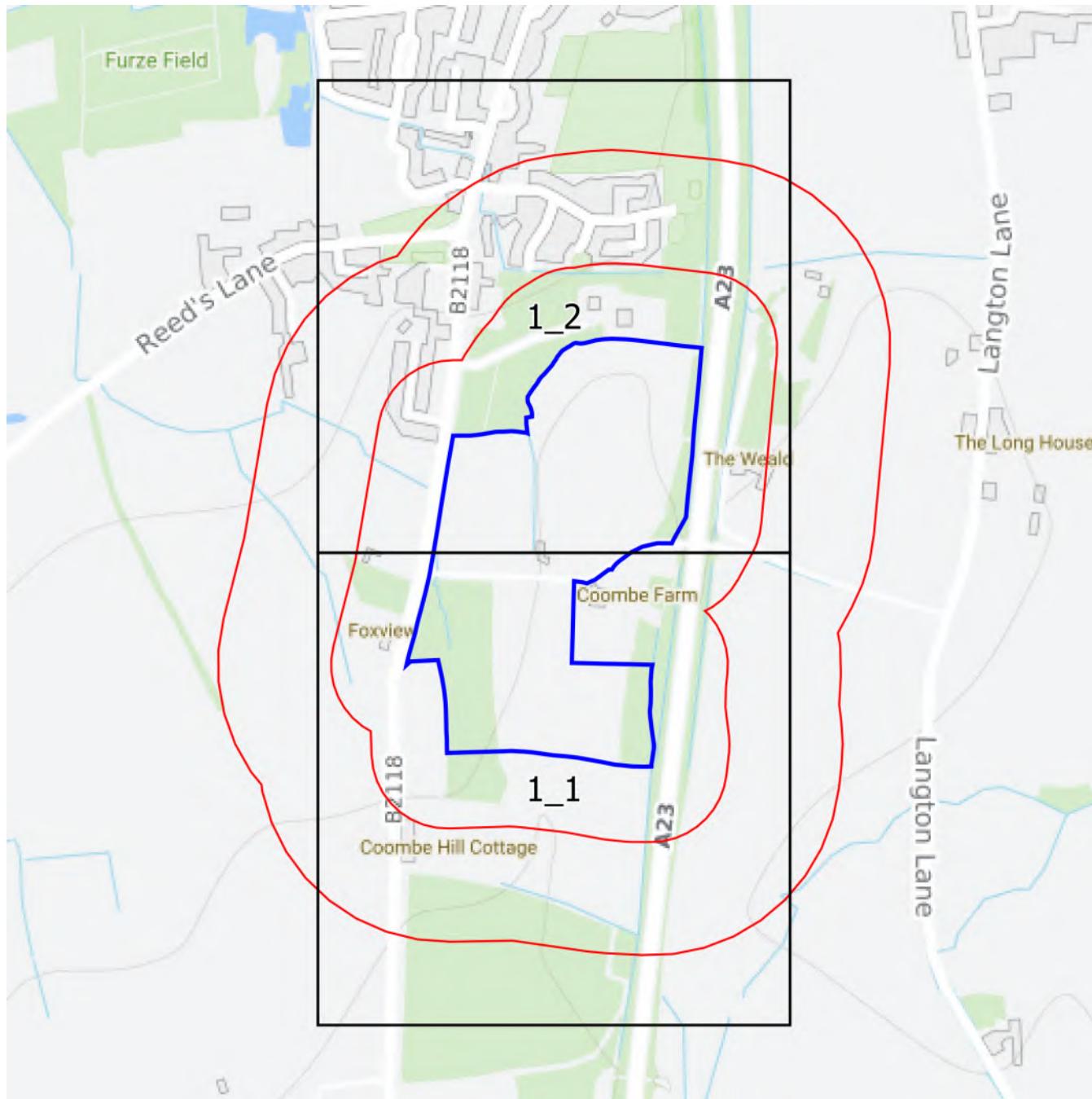
Revision A

Volume 2 of 2

Independent, multidisciplinary engineering
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APPENDIX C

Historical Ordnance Survey Mapping

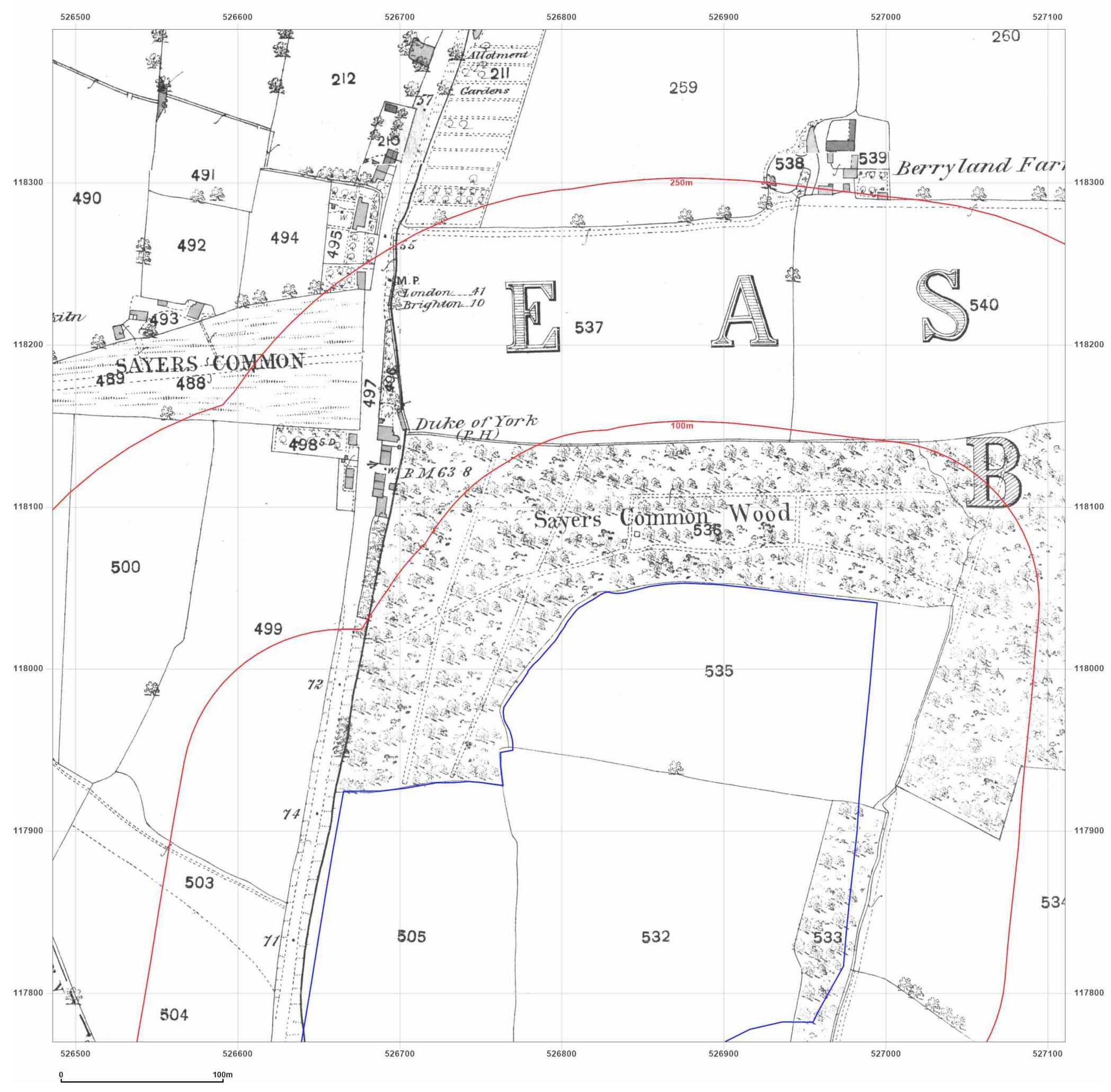


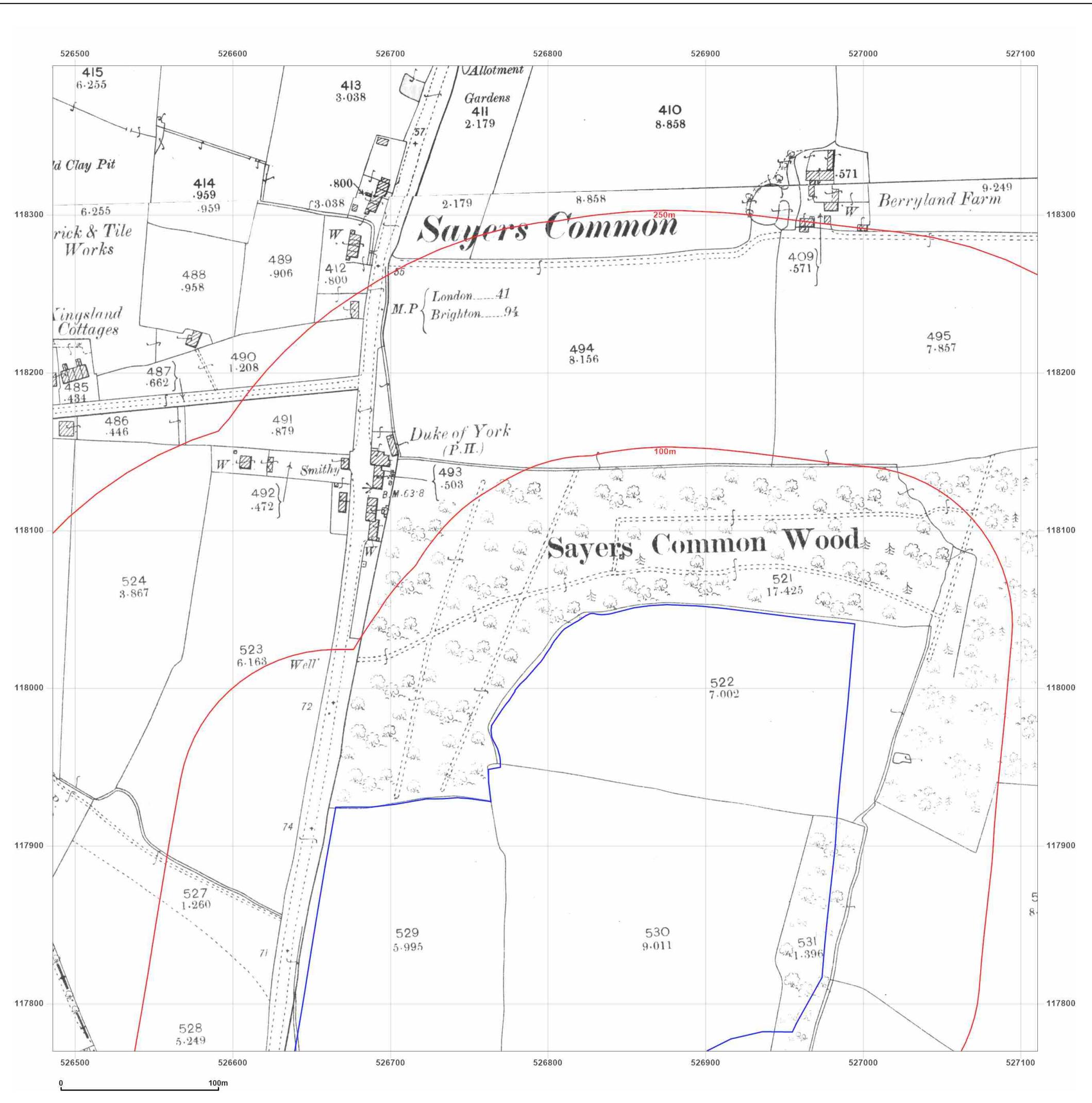
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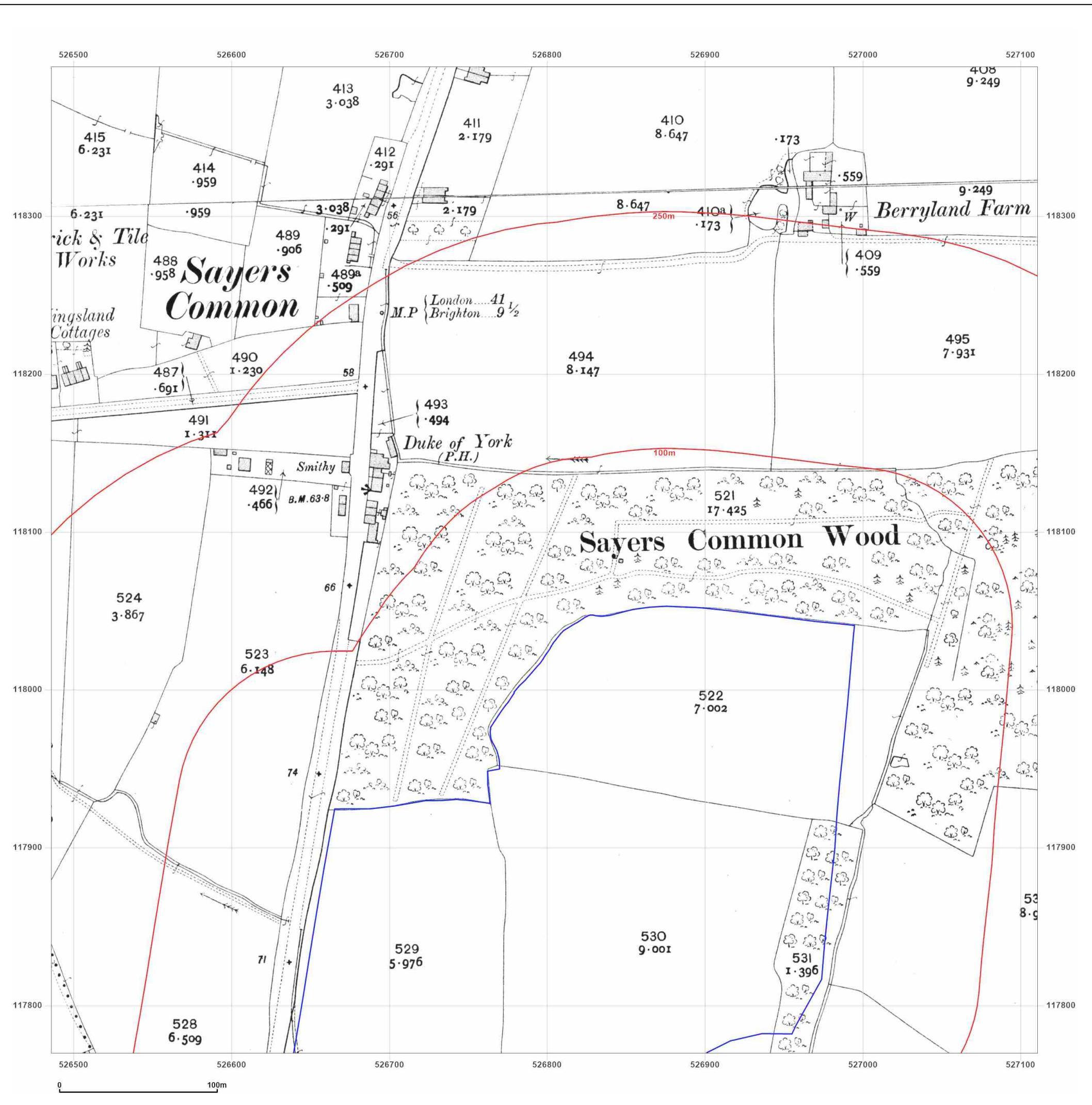
INSIGHTS

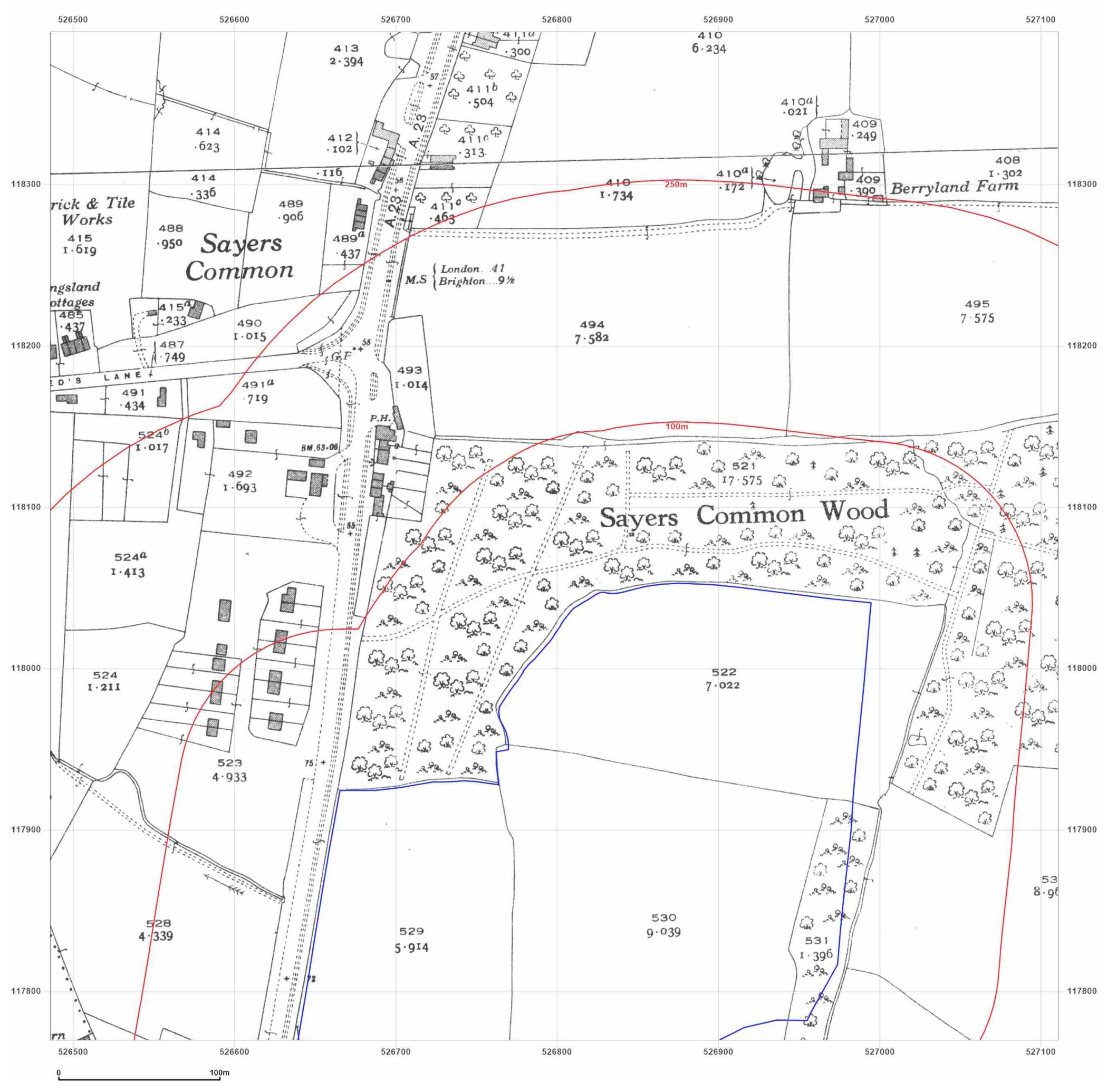
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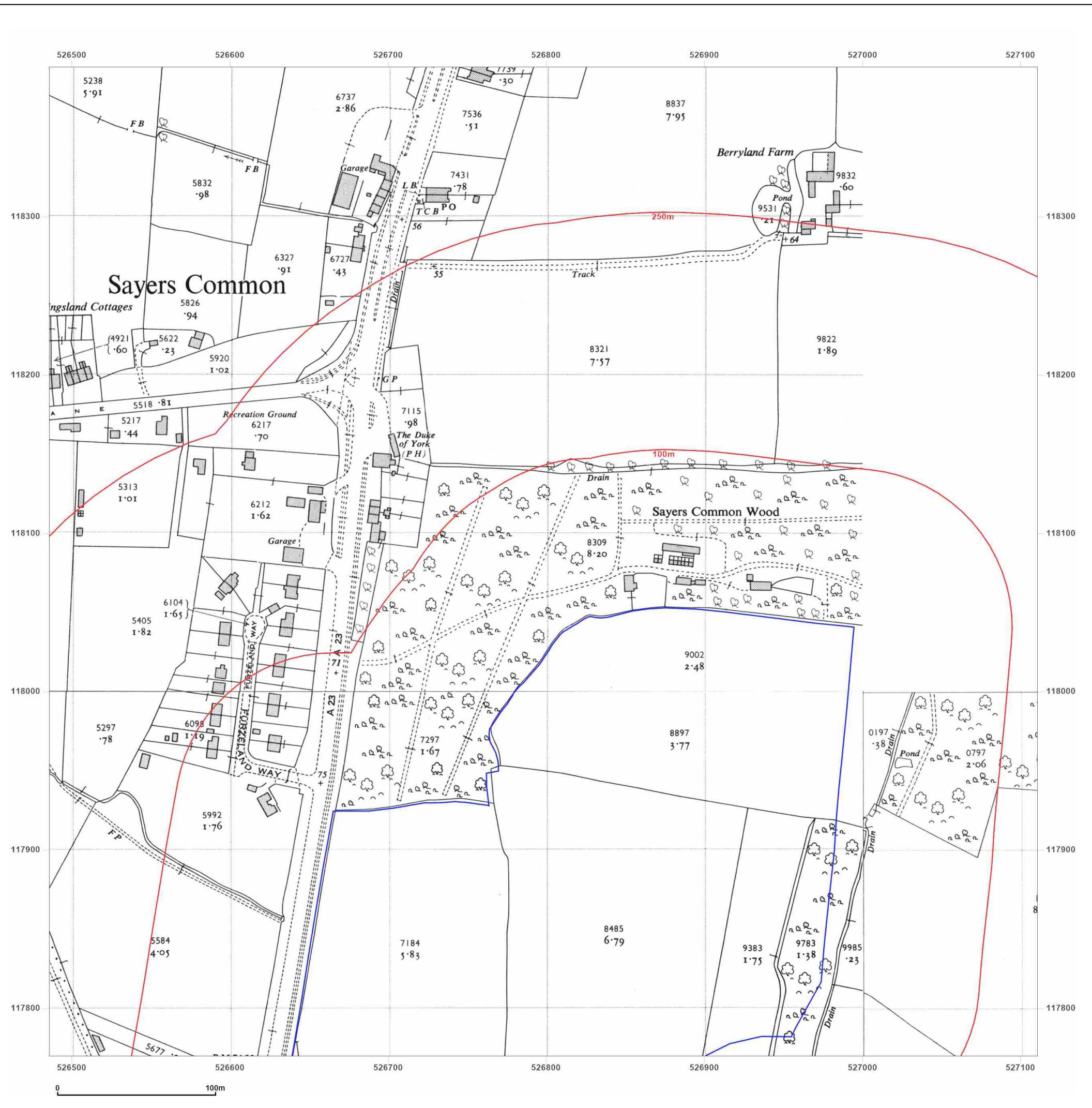


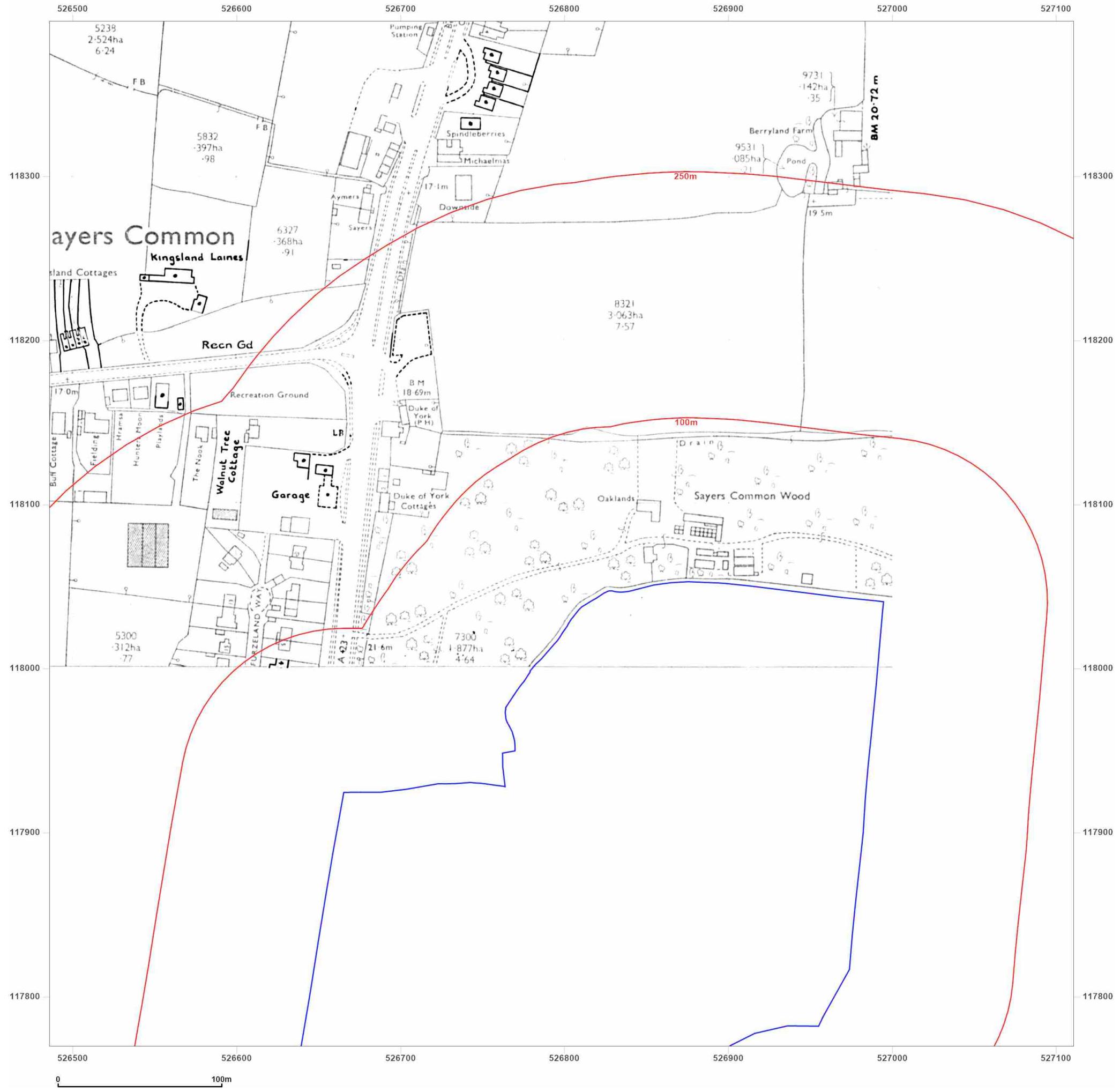












Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B_LS_1_2
Grid Ref: 526798, 118082

Map Name: National Grid

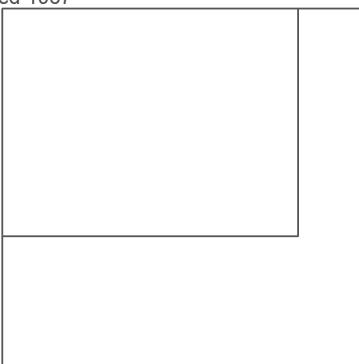
Map date: 1967

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright N/A
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Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564

Report Ref: GS-MAI-C47-7AE-91B_LS_1_2

Grid Ref: 526798, 118082

Map Name: National Grid

Map date: 1974

Scale: 1:2,500

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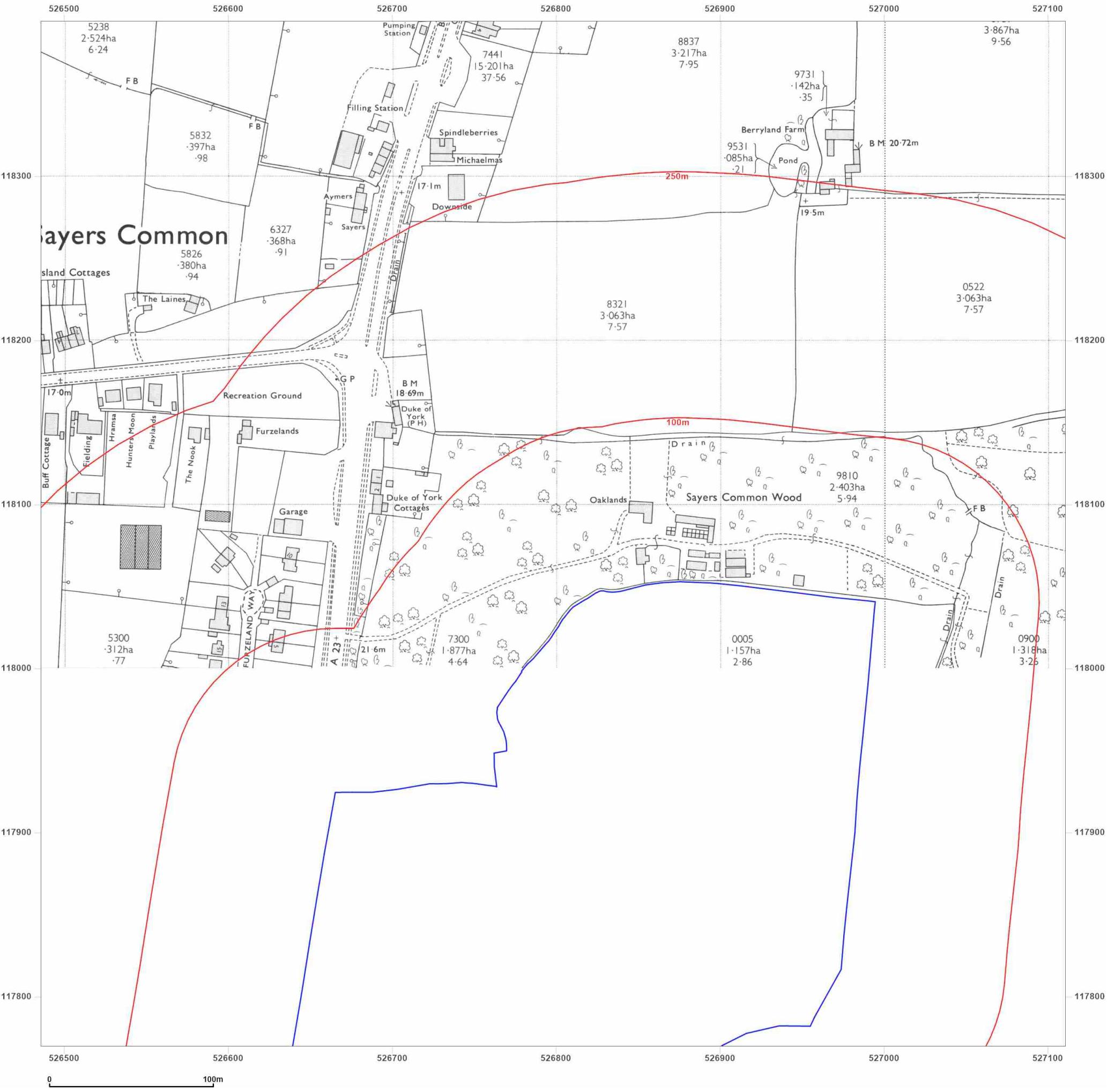


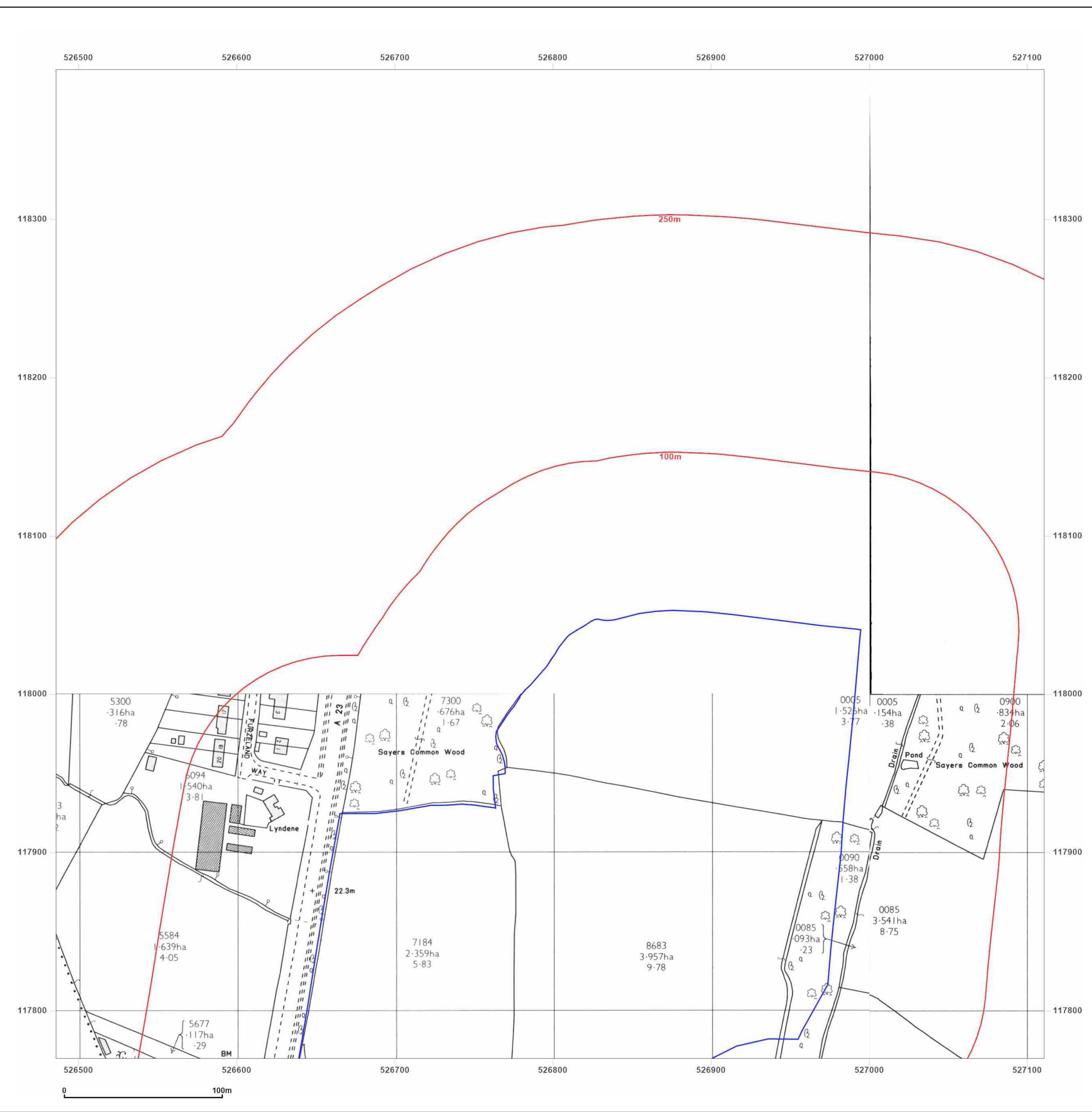
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Site Details:

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Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B_LS_1_2
Grid Ref: 526798, 118082

Map Name: National Grid

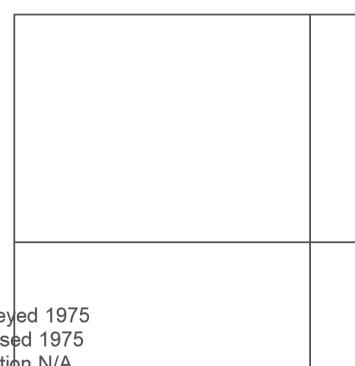
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Scale: 1:2,500

Printed at: 1:2,500



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 Edition N/A
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 Levelled N/A



Surveyed 1975
 Revised 1975
 Edition N/A
 Copyright 1977
 Levelled 1966

Surveyed 1975
 Revised 1975
 Edition N/A
 Copyright 1977
 Levelled 1967

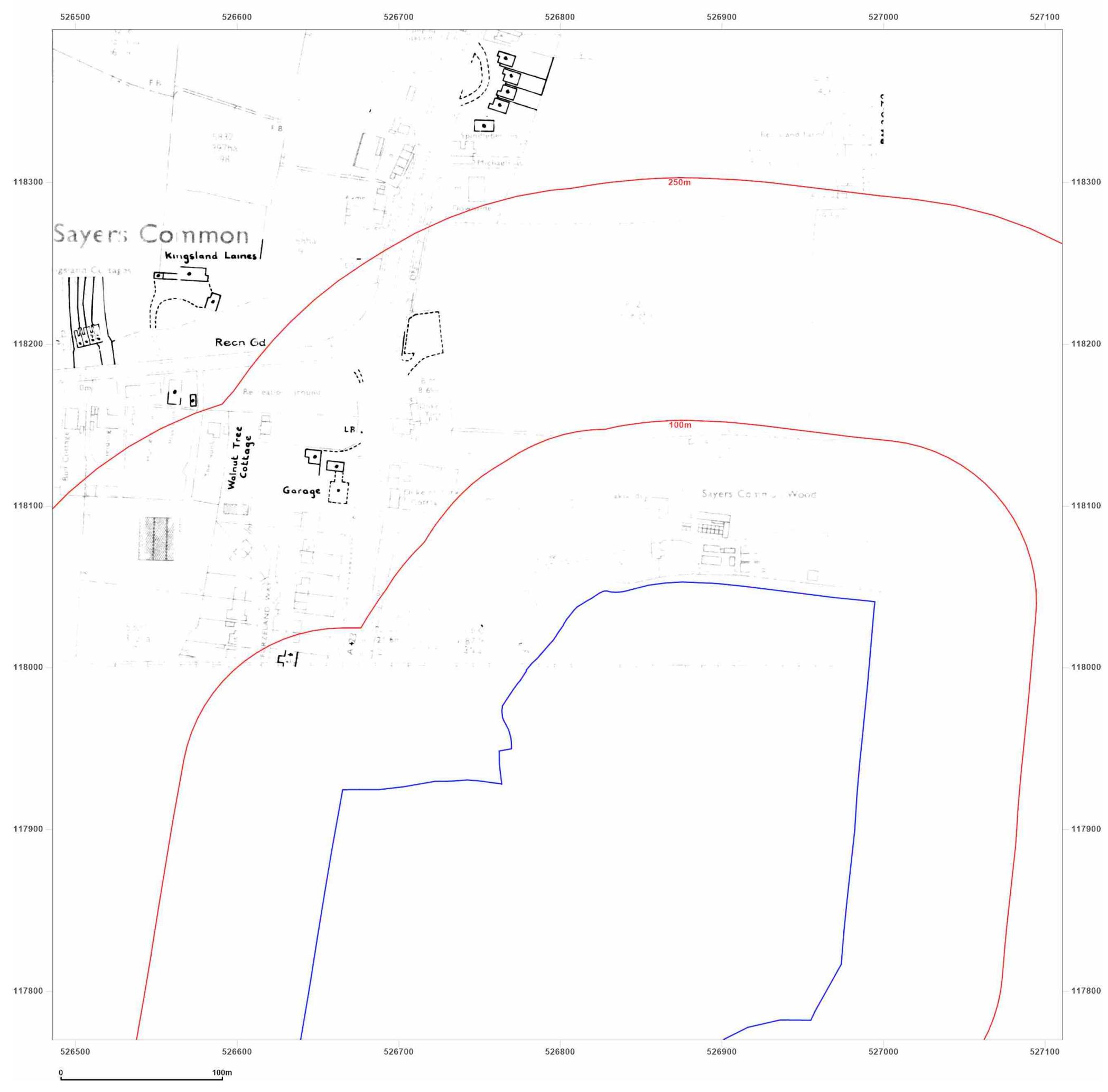


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Site Details:

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Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B_LS_1_2
Grid Ref: 526798, 118082

Map Name: National Grid

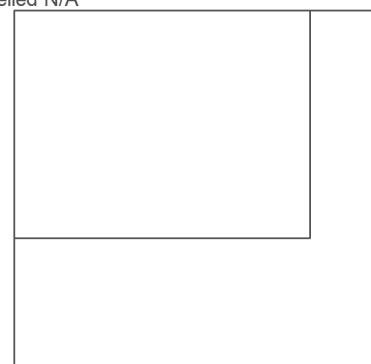
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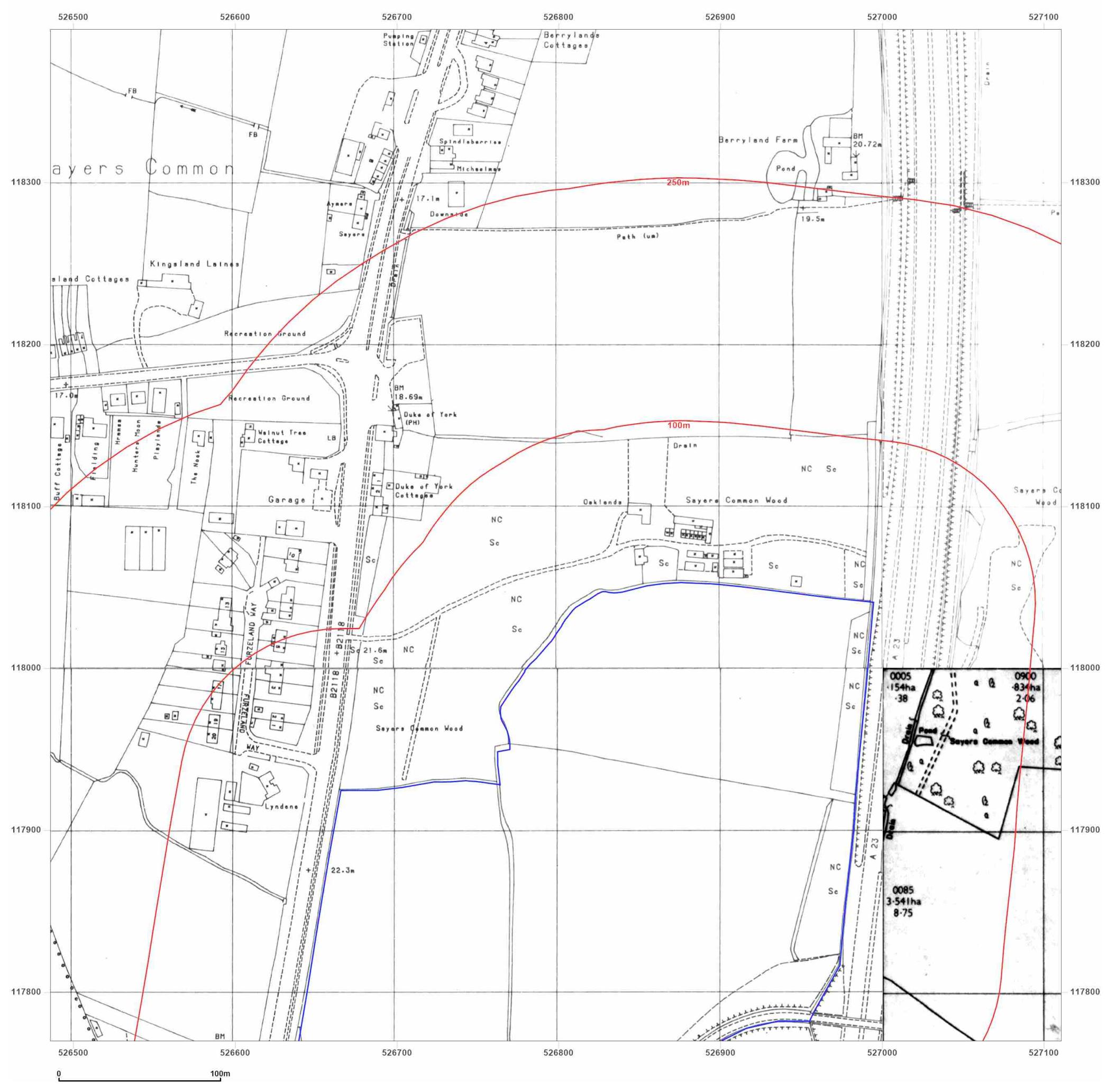


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Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
 Report Ref: GS-MAI-C47-7AE-91B_LS_1_2
 Grid Ref: 526798, 118082

Map Name: National Grid

Map date: 1992-1994

Scale: 1:2,500

Printed at: 1:2,500



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 Edition N/A
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Surveyed 1992
 Revised 1992
 Edition N/A
 Copyright 1992
 Levelled N/A



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Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B_LS_1_1
Grid Ref: 526798, 117456

Map Name: County Series

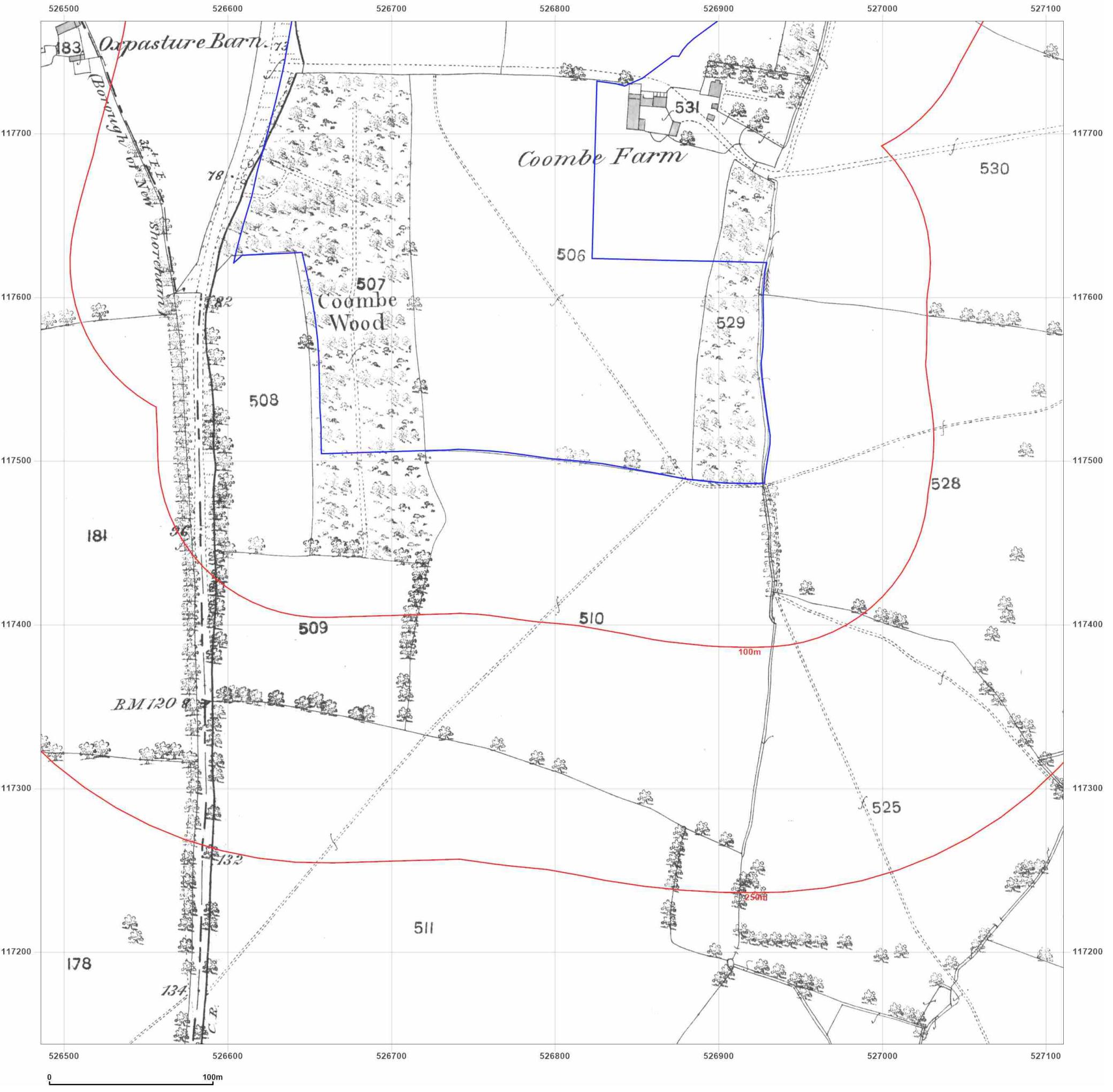
Map date: 1874

Scale: 1:2,500

Printed at: 1:2,500



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Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B_LS_1_1
Grid Ref: 526798, 117456

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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 Revised 1897
 Edition N/A
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 Levelled N/A

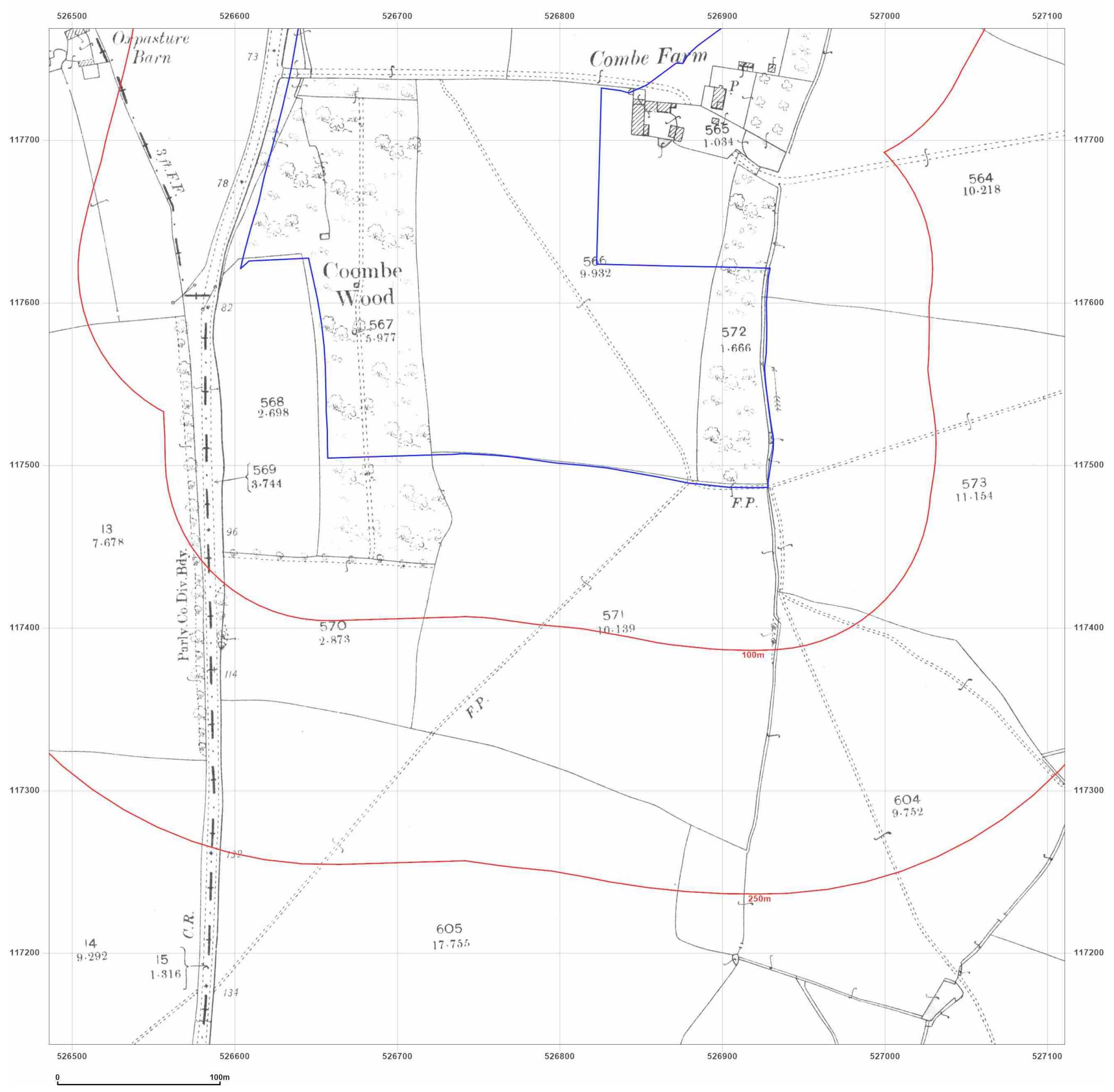


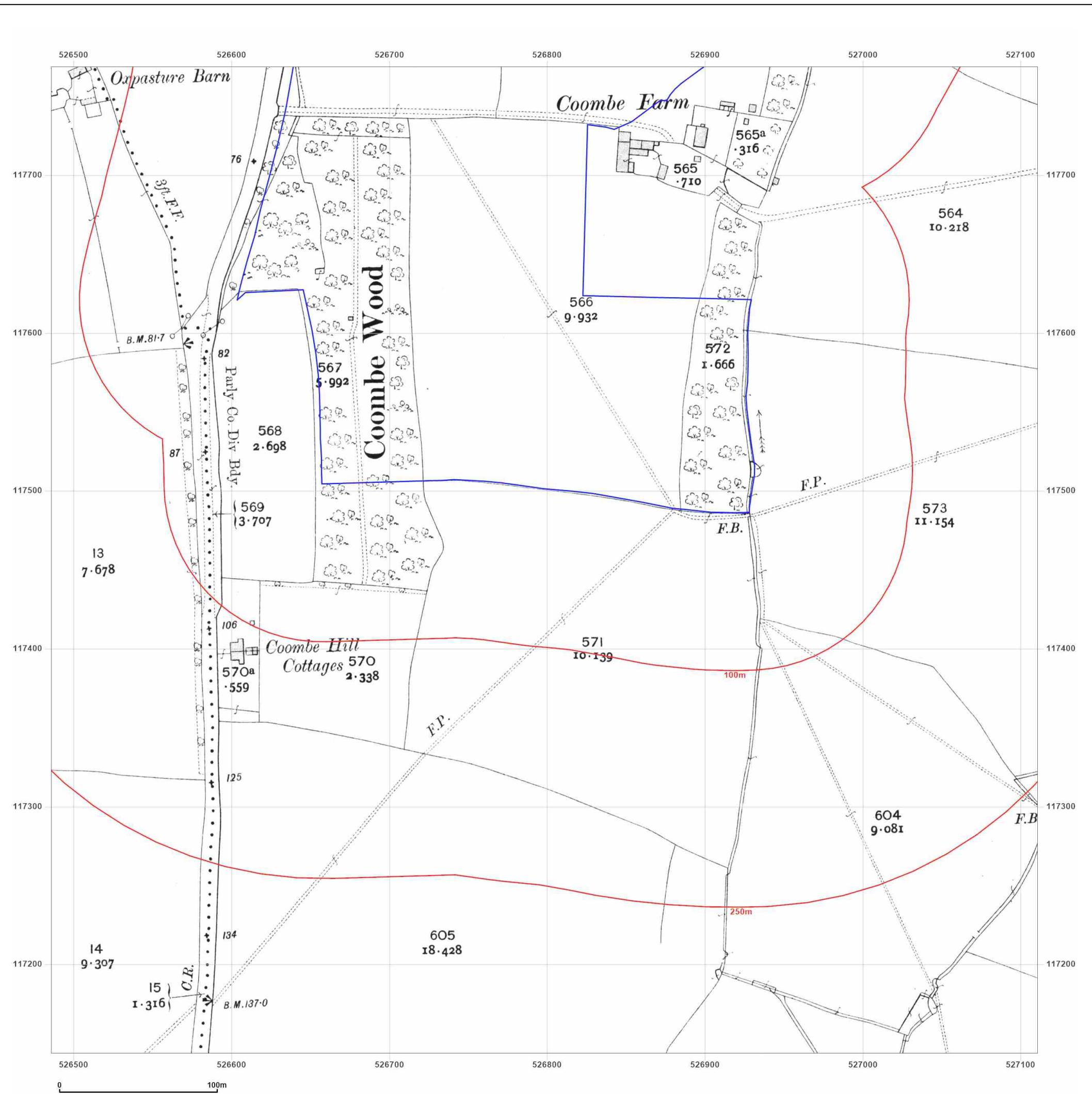
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Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B_LS_1_1
Grid Ref: 526798, 117456

Map Name: County Series

Map date: 1937

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1937
 Revised 1937
 Edition N/A
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 Levelled N/A

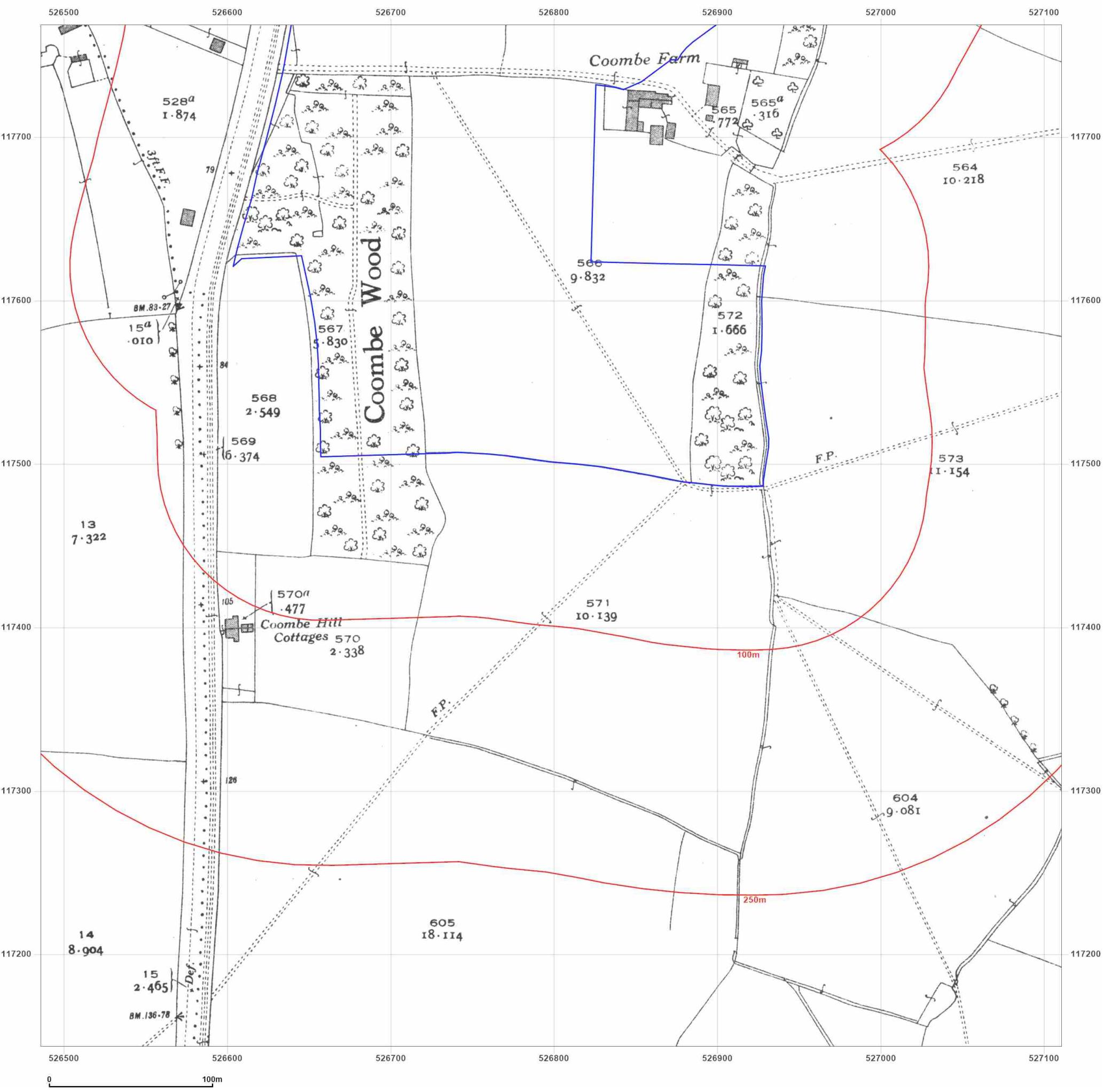


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Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B_LS_1_1
Grid Ref: 526798, 117456

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright N/A
 Levelled 1952

Surveyed 1955
 Revised 1955
 Edition N/A
 Copyright N/A
 Levelled 1952

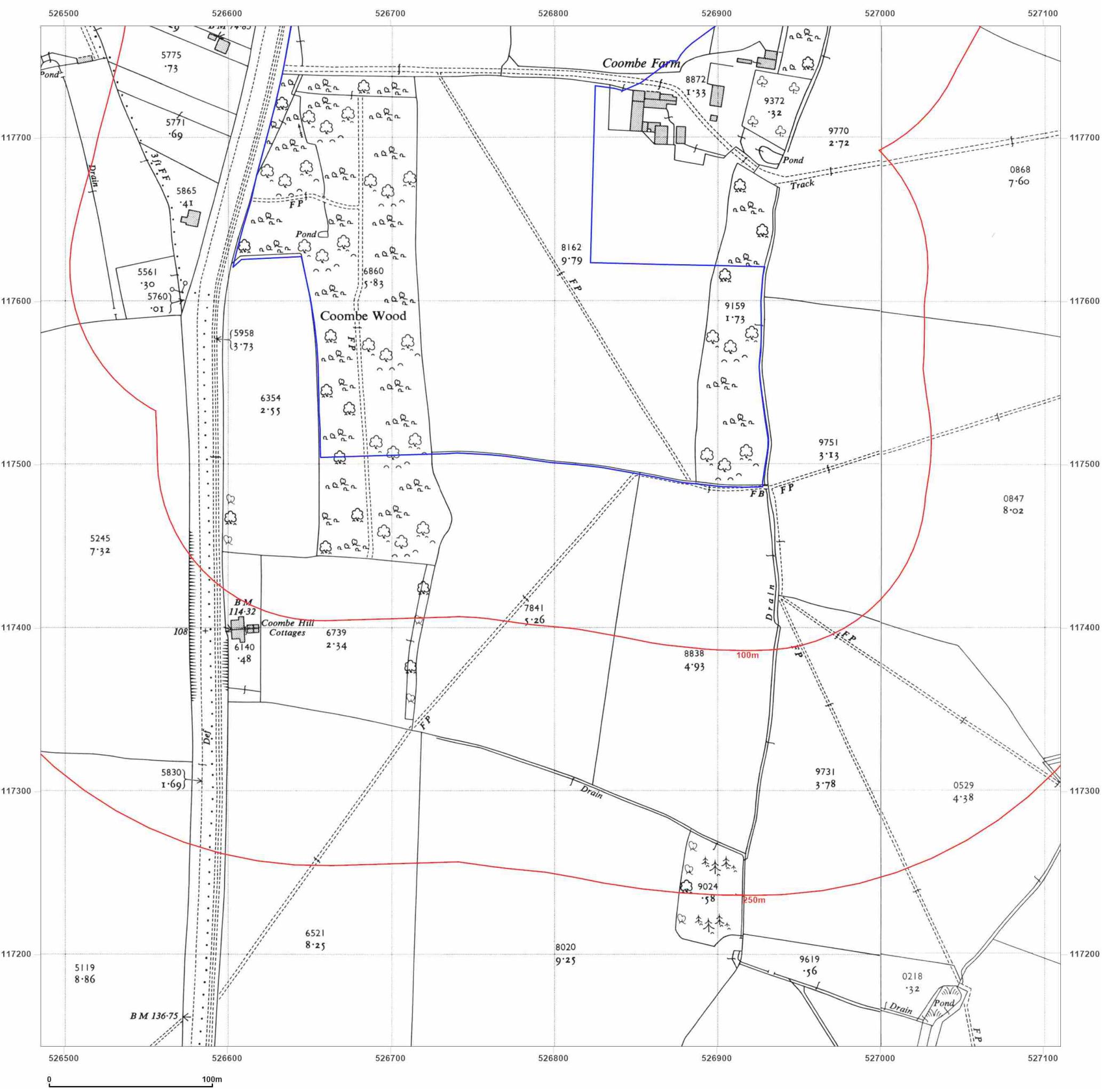


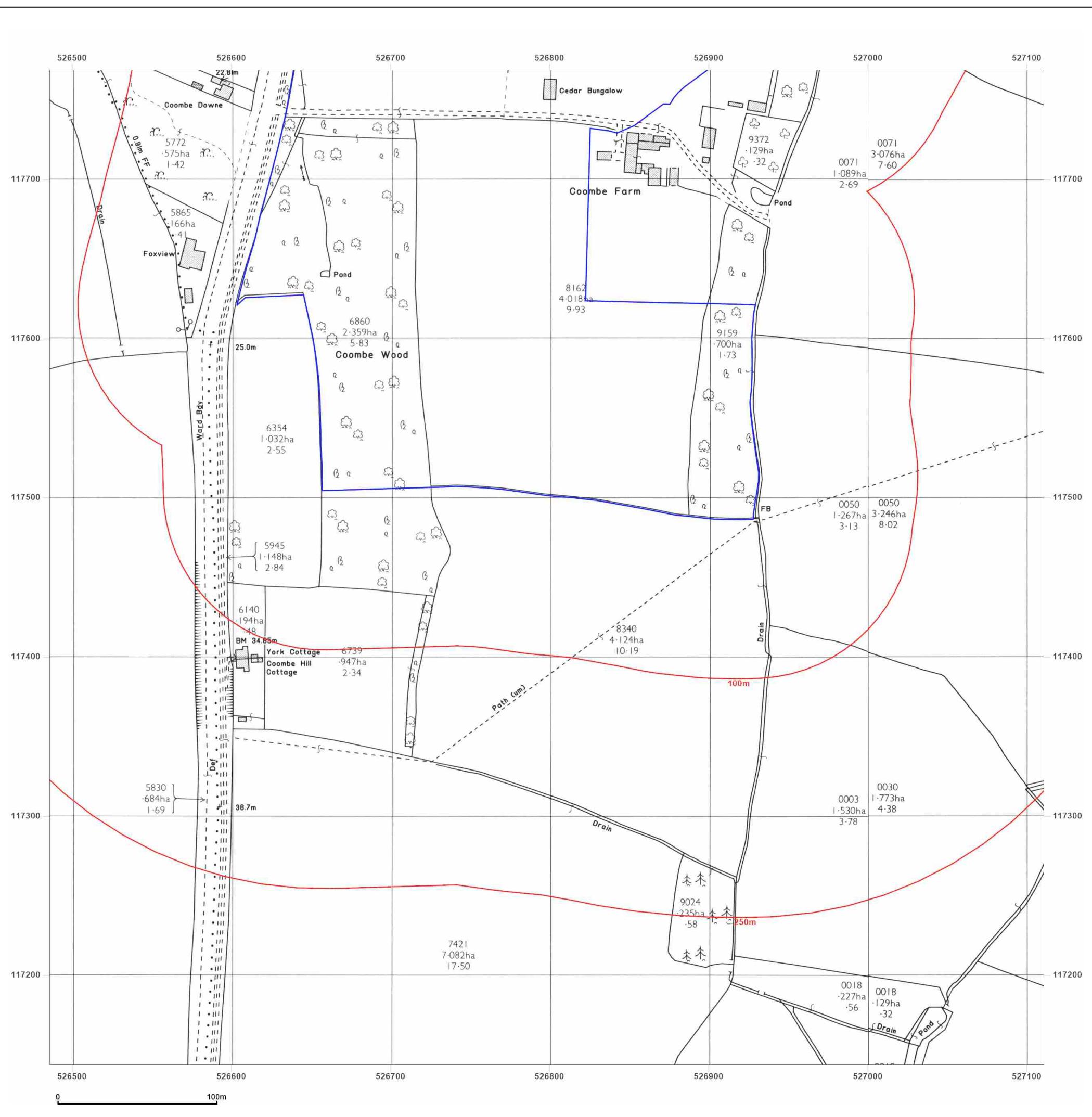
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Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564

Report Ref: GS-MAI-C47-7AE-91B_LS_1_1

Grid Ref: 526798, 117456

Map Name: National Grid

Map date: 1977

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1975
Edition N/A
Copyright 1977
Levelled 1966

Surveyed 1975
Revised 1975
Edition N/A
Copyright 1977
Levelled 1966

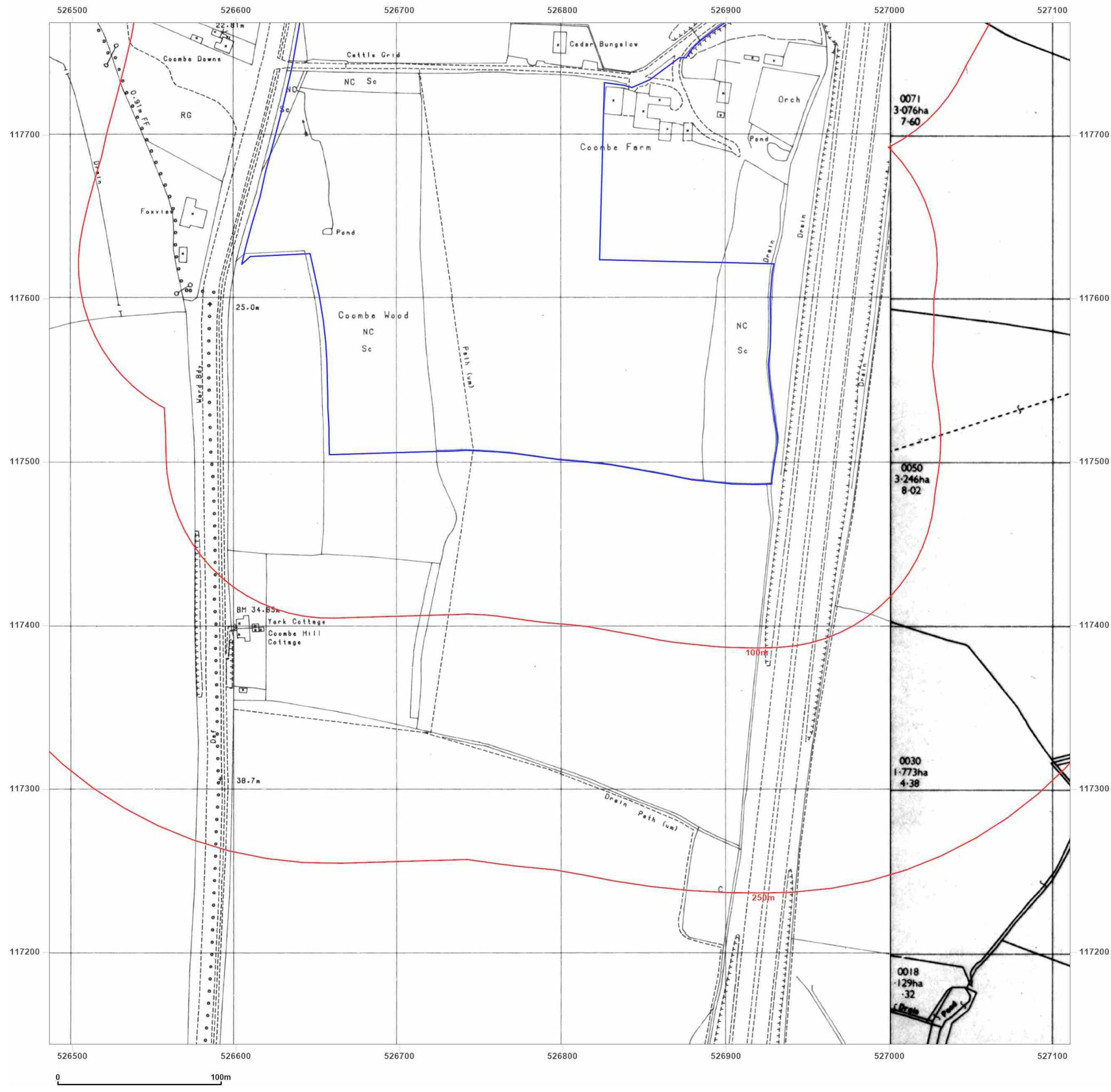


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Site Details:

Land at Coombe Farm, Sayers Common

Client Ref: 3564
Report Ref: GS-MAI-C47-7AE-91B_LS_1_1
Grid Ref: 526798, 117456

Map Name: National Grid

Map date: 1988-1992

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1992
Edition N/A
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Surveyed 1967
Revised 1988
Edition N/A
Copyright 1988
Levelled 1967

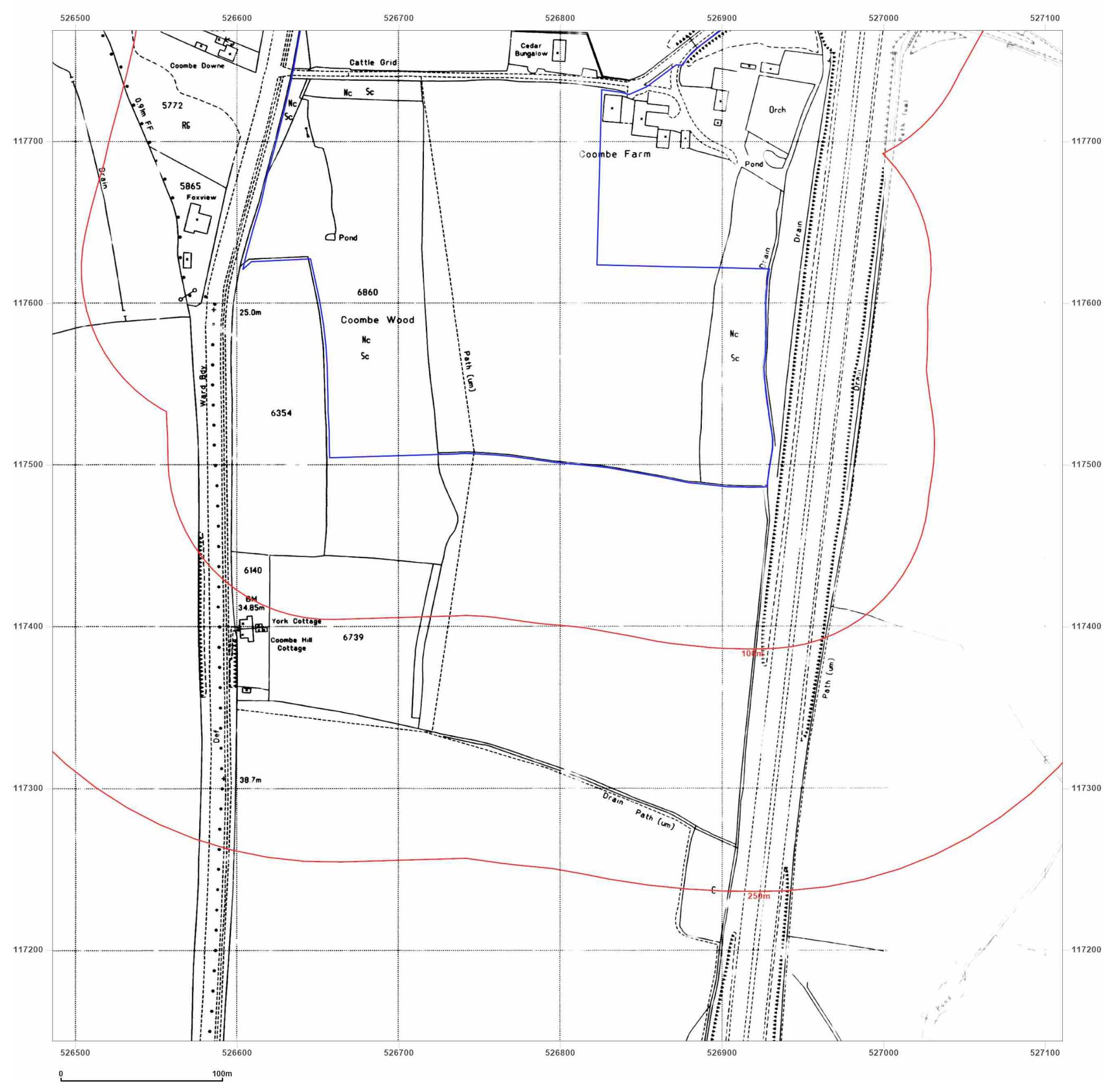


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Grid Ref: 526798, 117456

Map Name: National Grid

Map date: 1992-1994

Scale: 1:2,500

Printed at: 1:2,500



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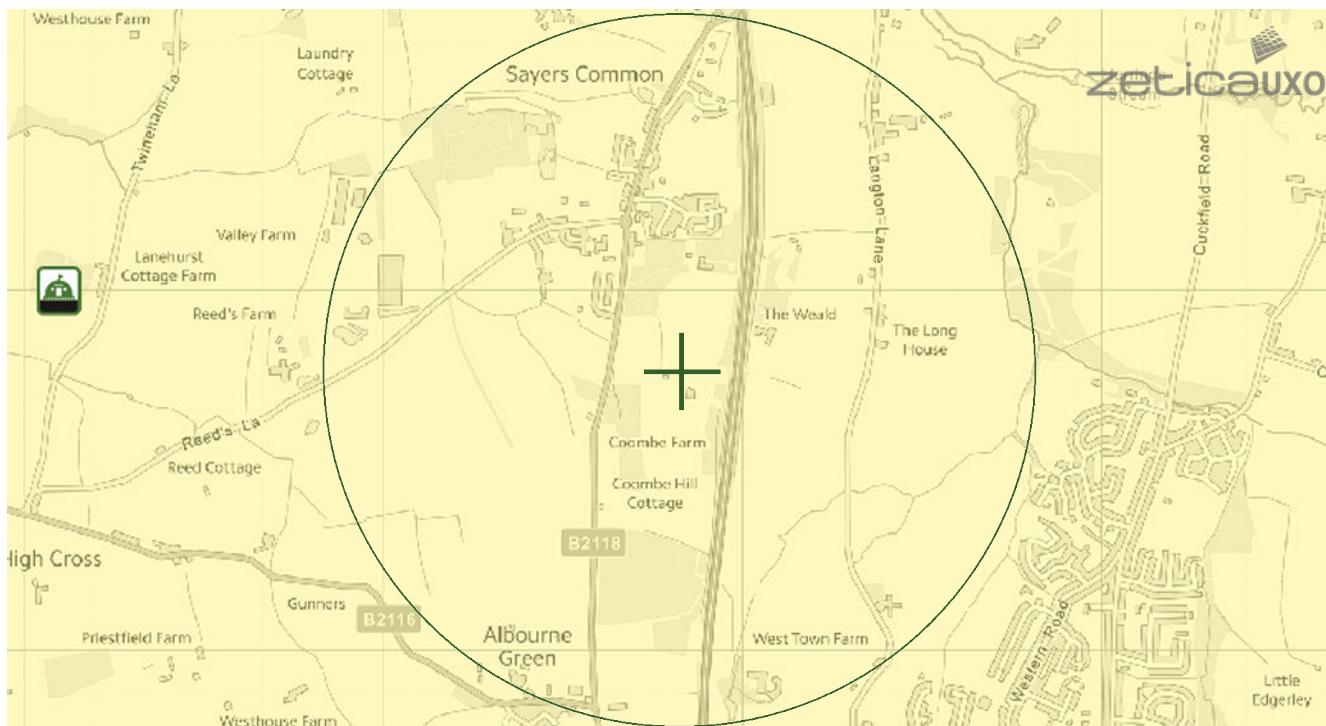
APPENDIX D

Preliminary UXO Classification

UNEXPLODED BOMB RISK MAP

SITE LOCATION

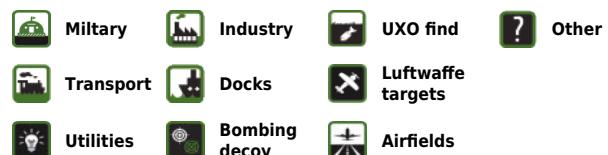
Map Centre: 526795,117781



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

APPENDIX E

Risk Assessment Classification

Classification	Definition
High Likelihood	There is a pollution linkage 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 short-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 E1: Classification of Probability

Classification	Definition	Examples
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. (Note: Water Resources Act contains no scope for considering significance of pollution). Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organisation forming part of such ecosystem (note: the definitions of ecological systems within the draft 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 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 draft circular on Contaminated Land, DETR, 2000).	Concentration 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. Death of a species within a designated nature reserve.

Classification	Definition	Examples
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.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (for example 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 and services.	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.

Table E2: Classification of Consequence

Risk		Consequence			
		Severe	Medium	Mild	Minor
	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 E3: Combination of Consequence with Probability

Welbeck Strategic Land II LLP

LAND AT COOMBE FARM, SAYERS COMMON

Phase 1 Contaminated Land Assessment

The information contained within this report and any appendices or supporting information provided are to be treated as confidential.



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