



create

Welbeck Strategic Land II LLP

# LAND AT COOMBE FARM, SAYERS COMMON

Phase 1 Contaminated Land Assessment

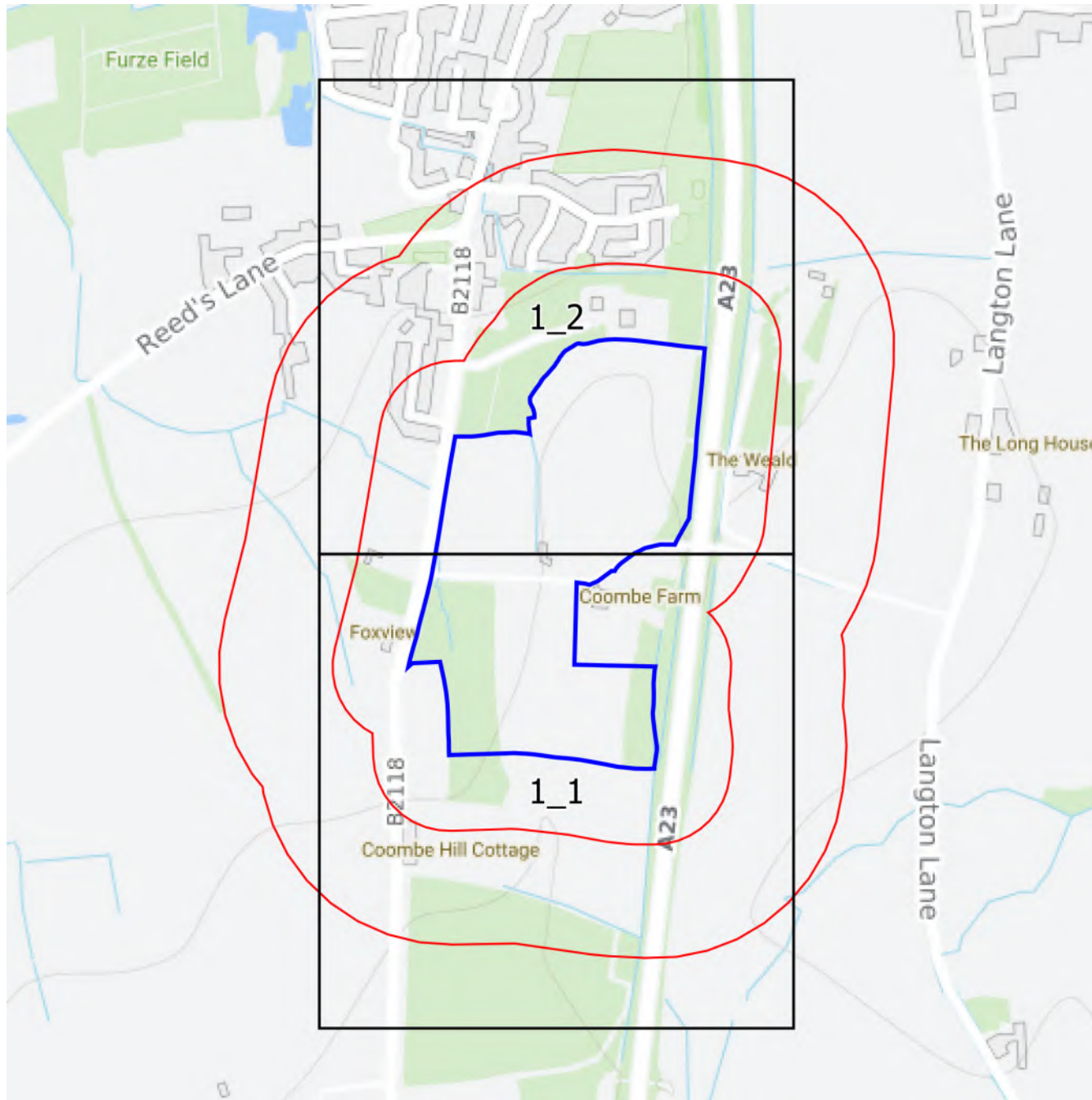
Revision A

Volume 2 of 2

Independent, multidisciplinary engineering  
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# **APPENDIX C**

## Historical Ordnance Survey Mapping



**Groundsure**  
INSIGHTS

1:2,500 Scale Grid Index





#### 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:** County Series

**Map date:** 1874

**Scale:** 1:2,500

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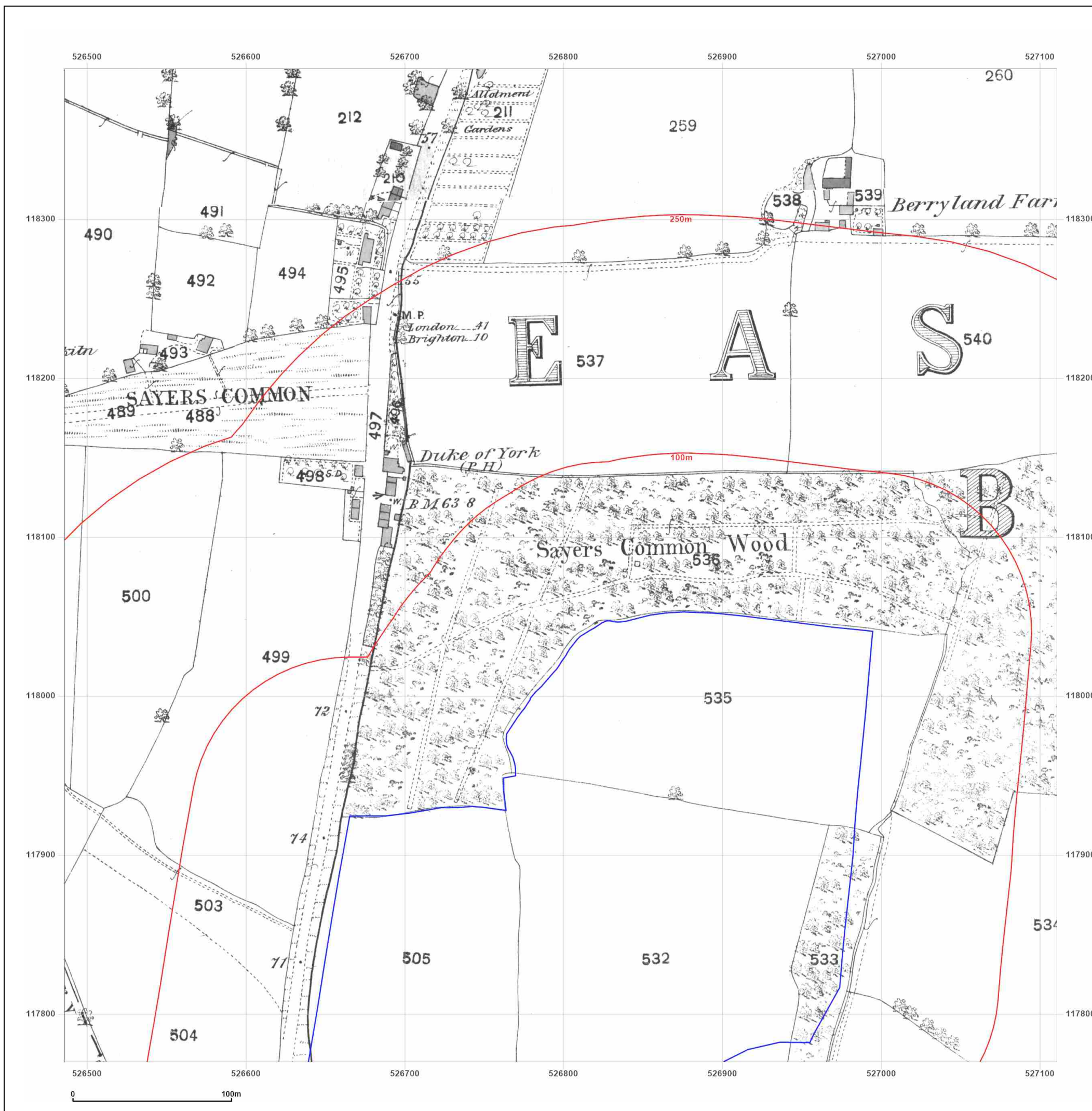


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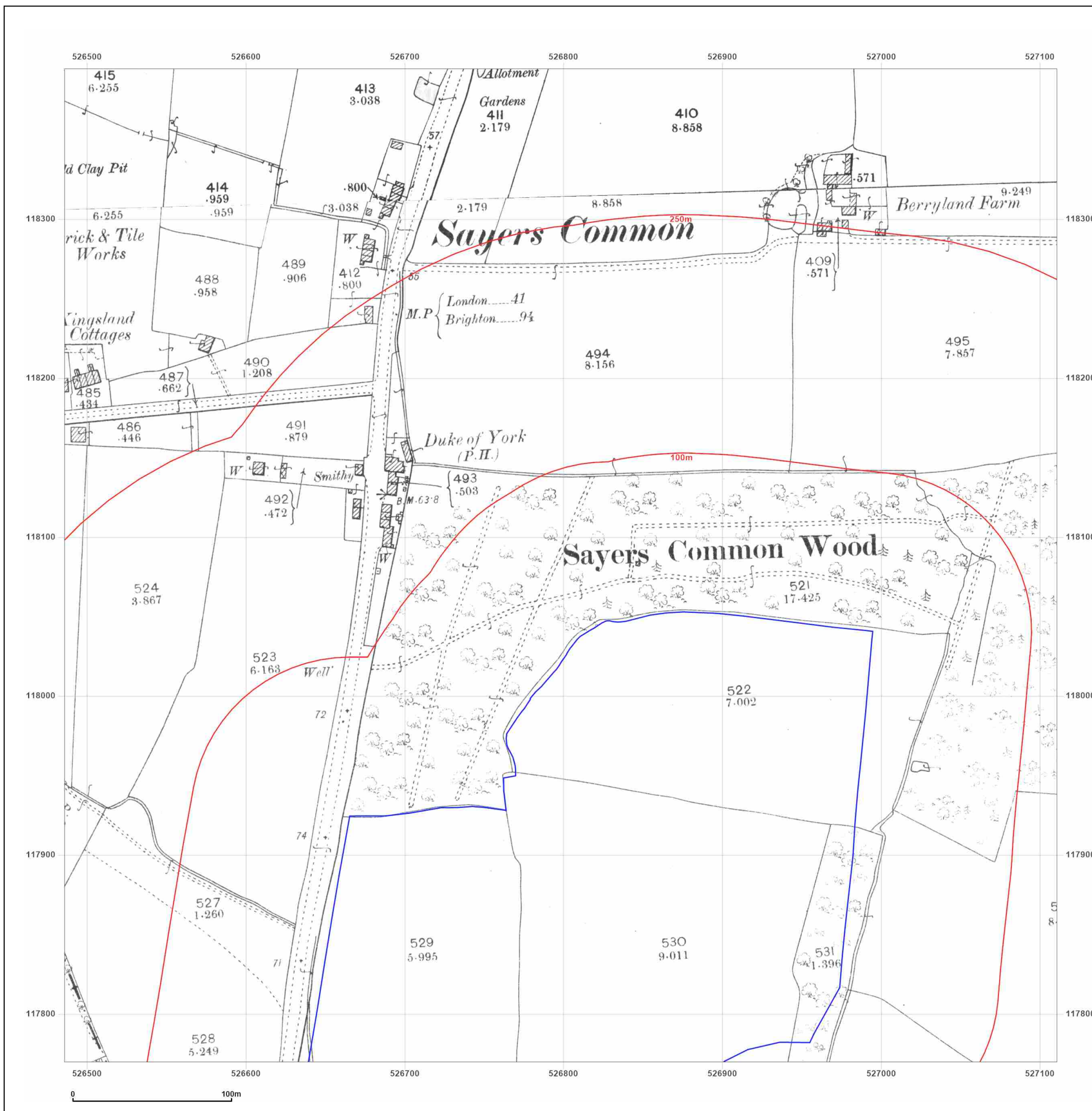


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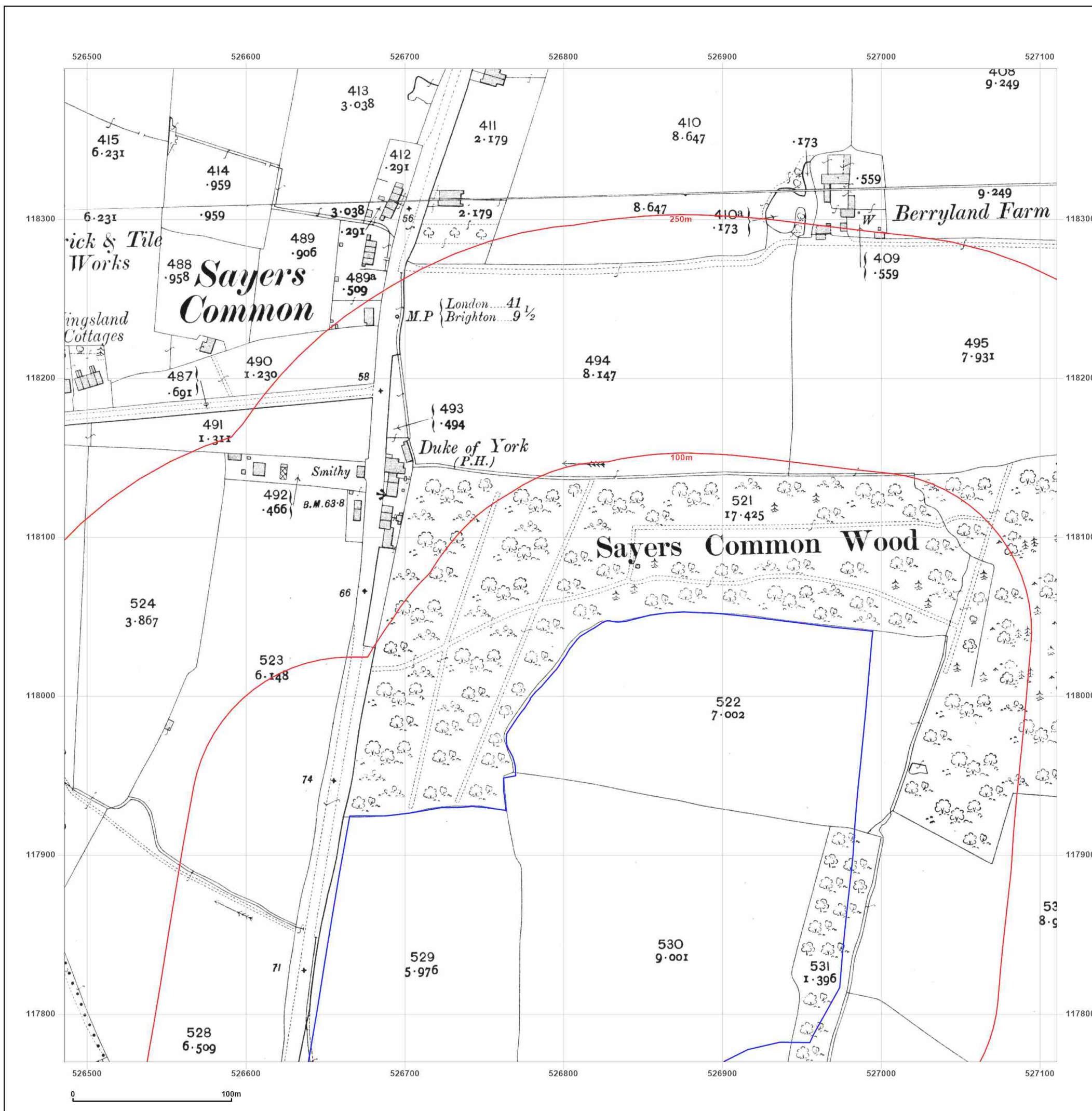


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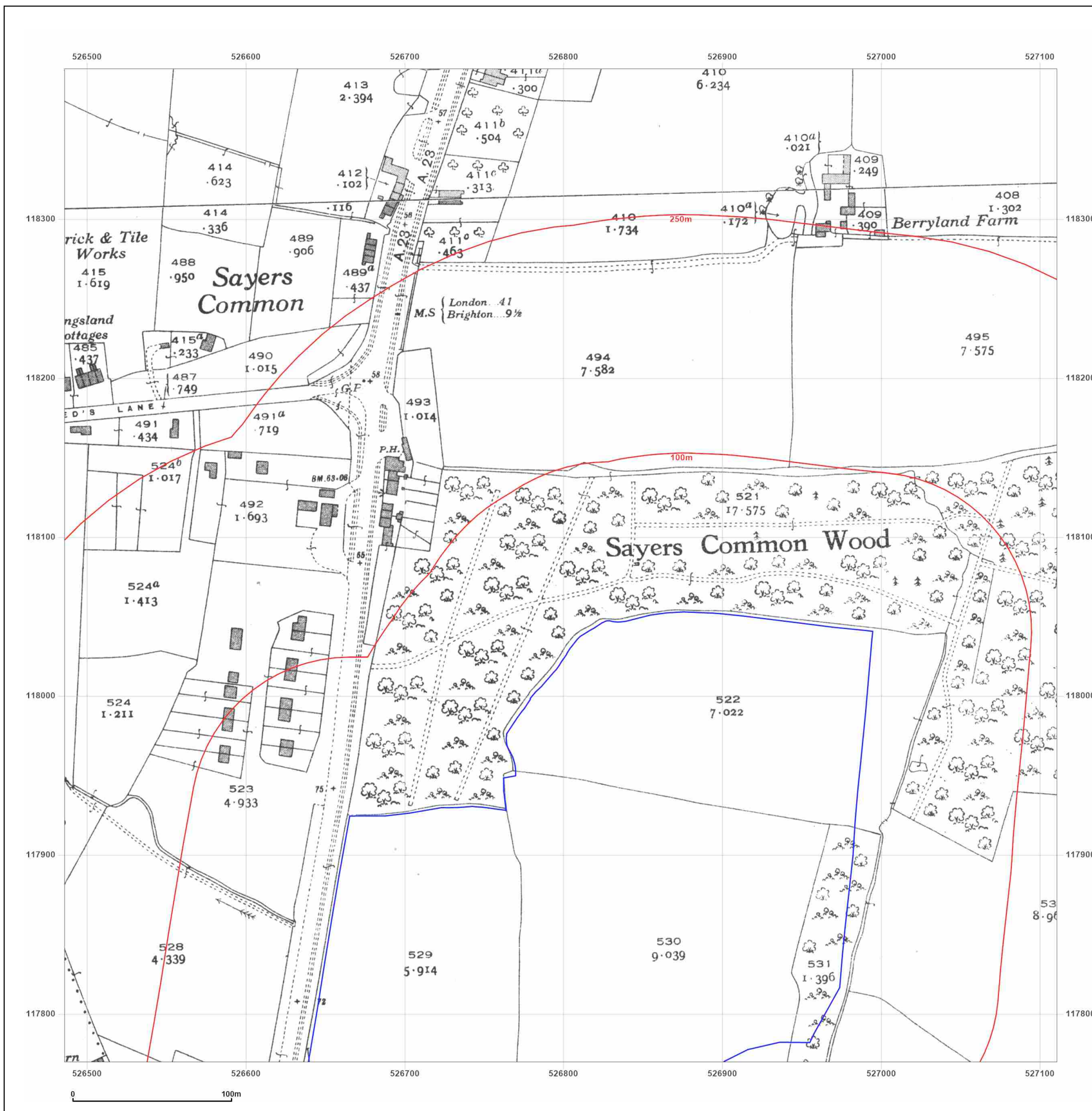


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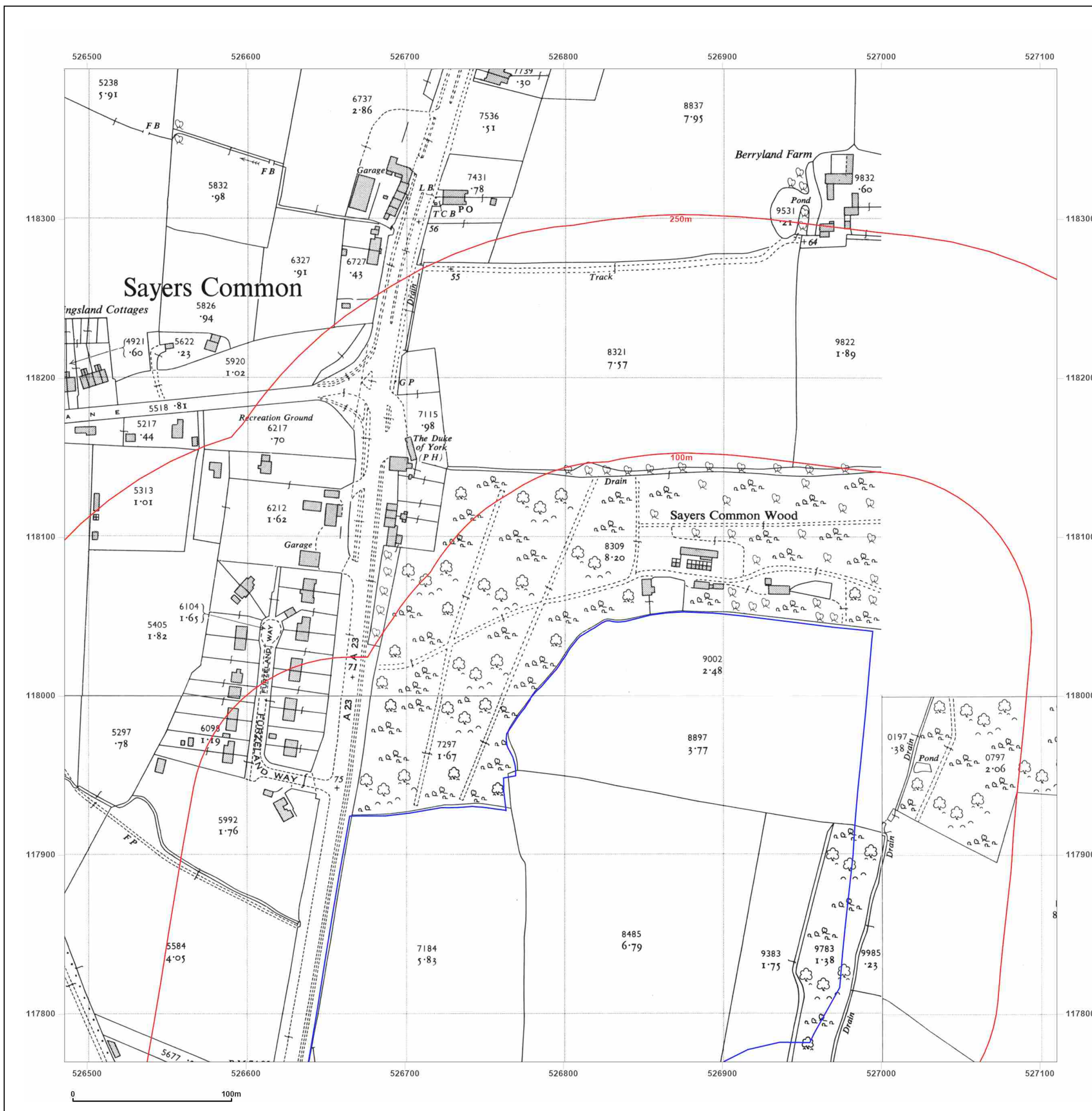


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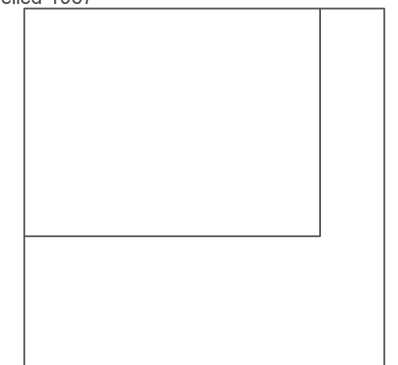
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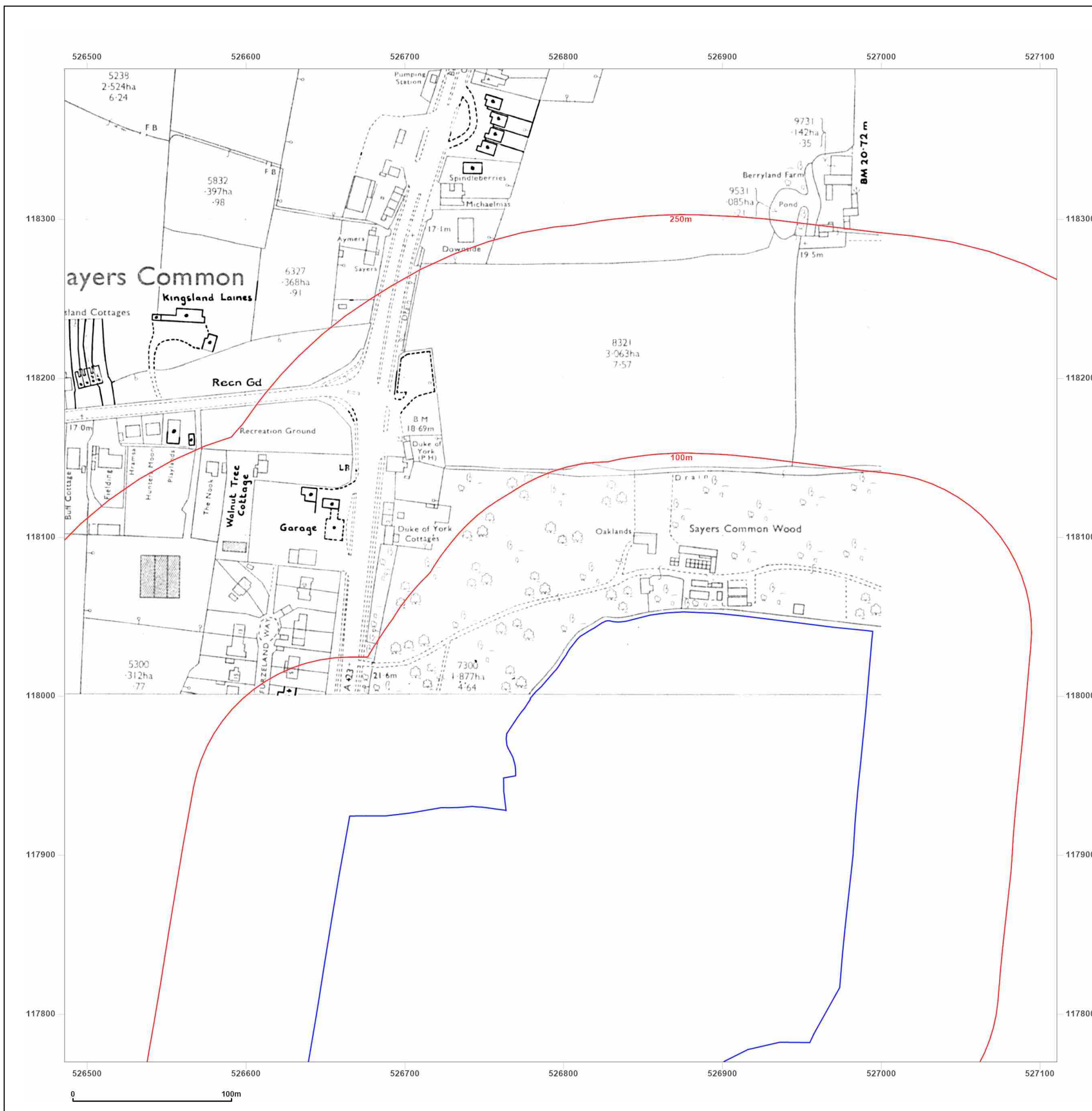


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#### Site Details:

Land at Coombe Farm, Sayers  
Common

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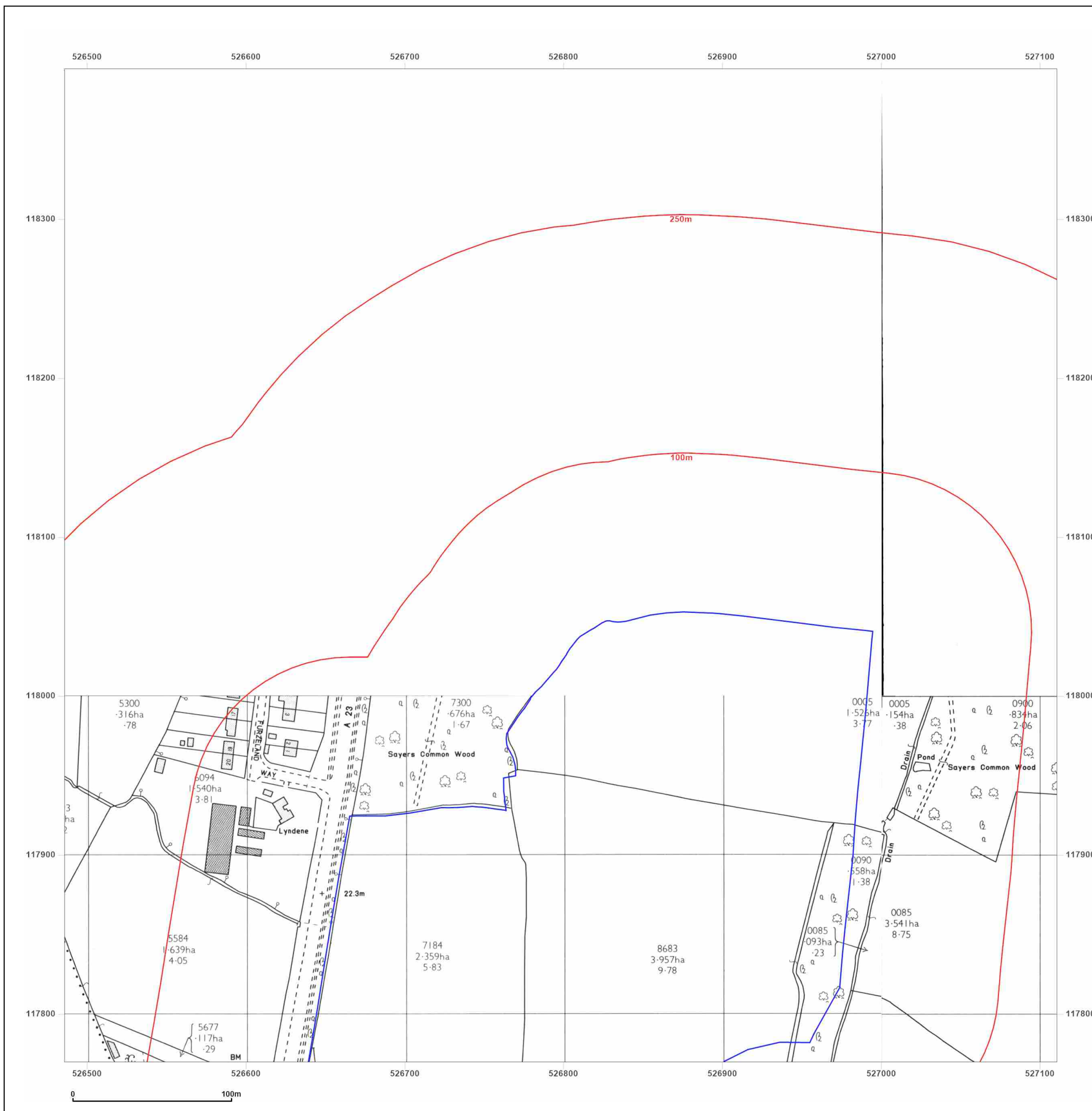


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Land at Coombe Farm, Sayers Common

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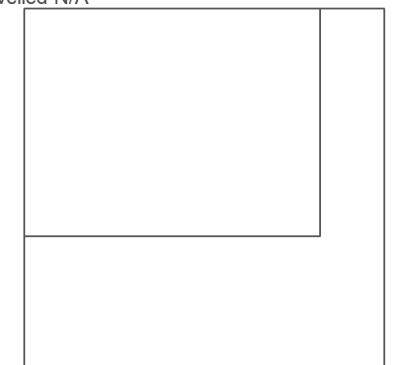
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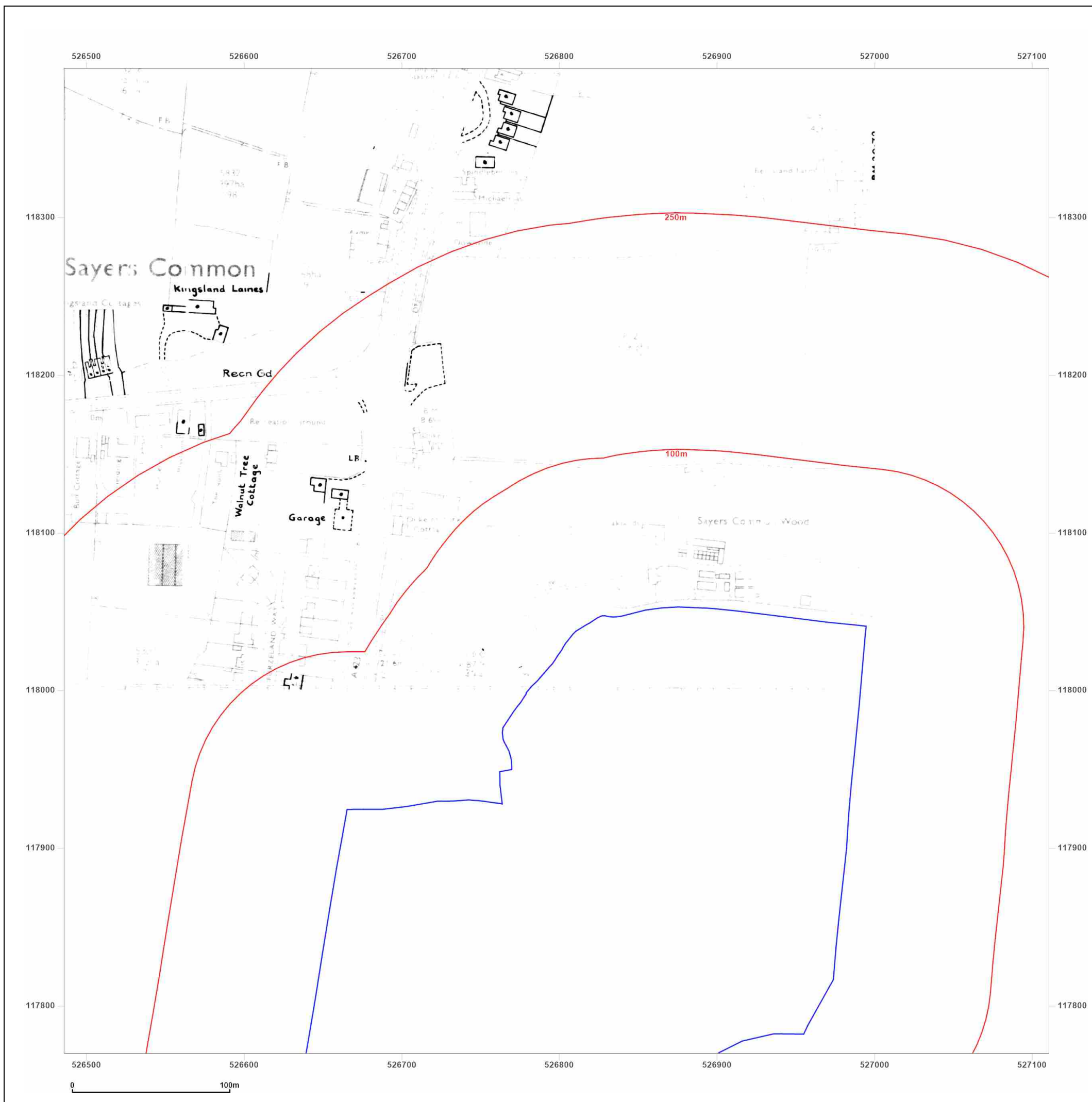


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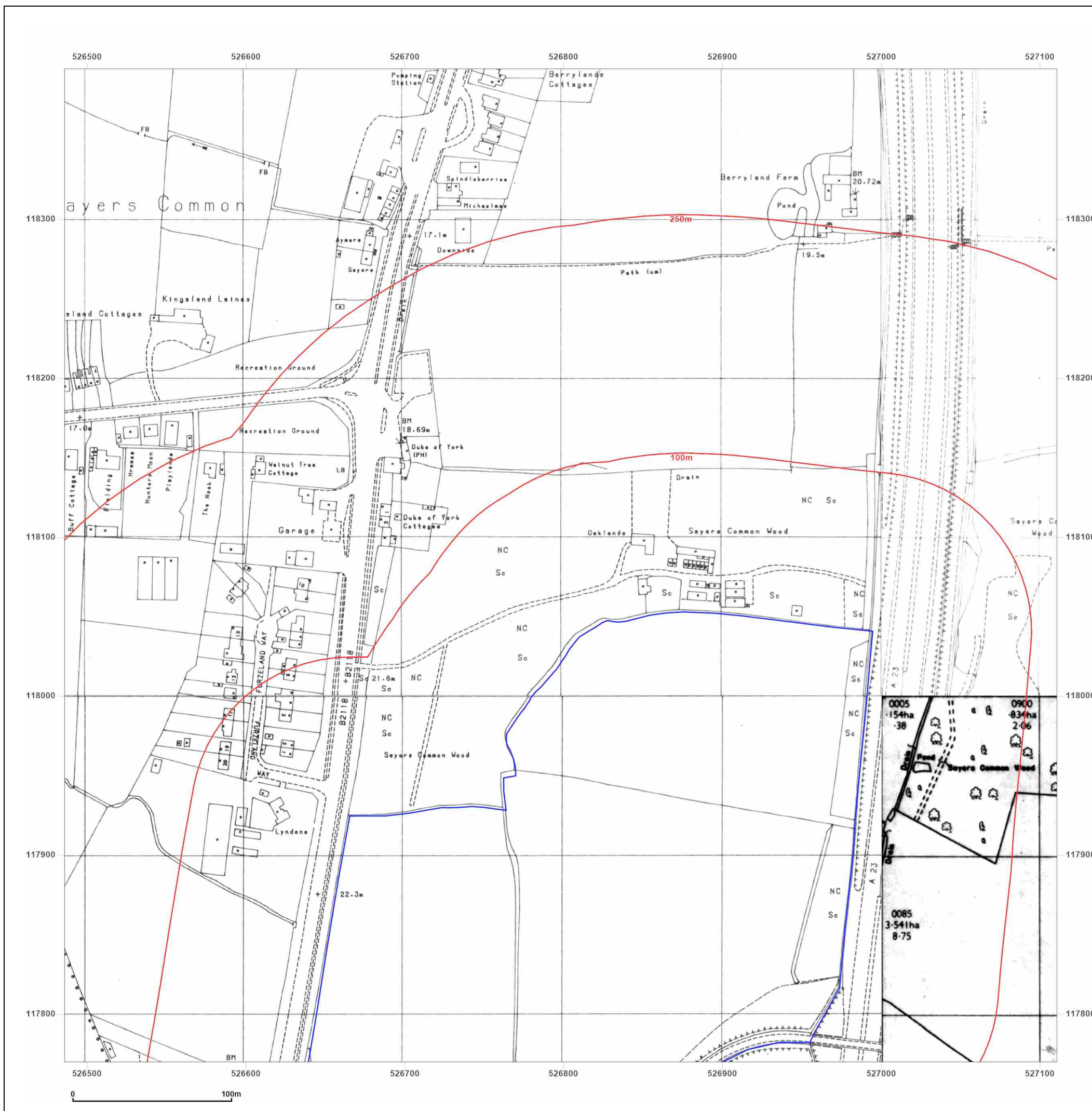


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Land at Coombe Farm, Sayers Common

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Map Name: National Grid

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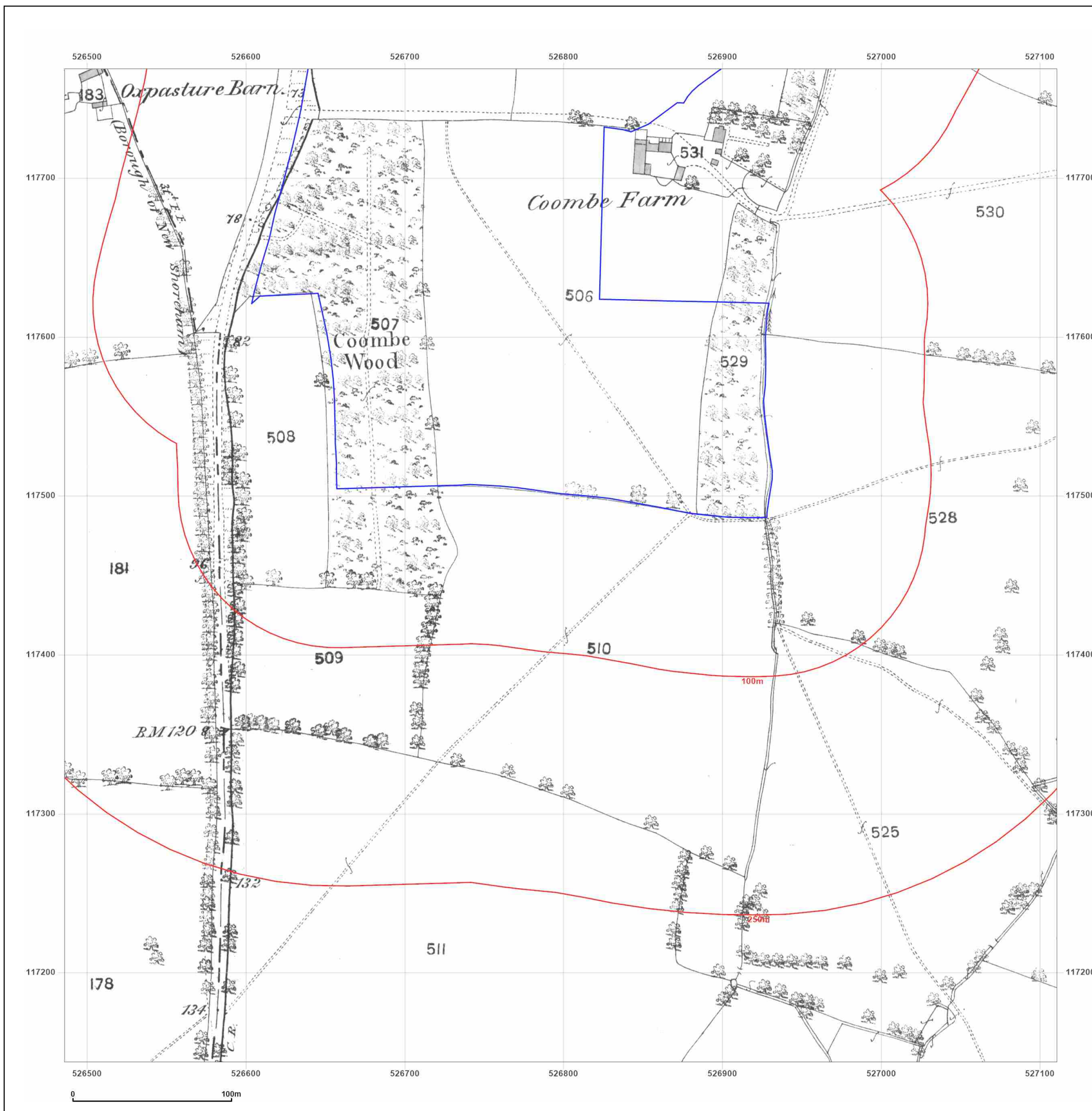


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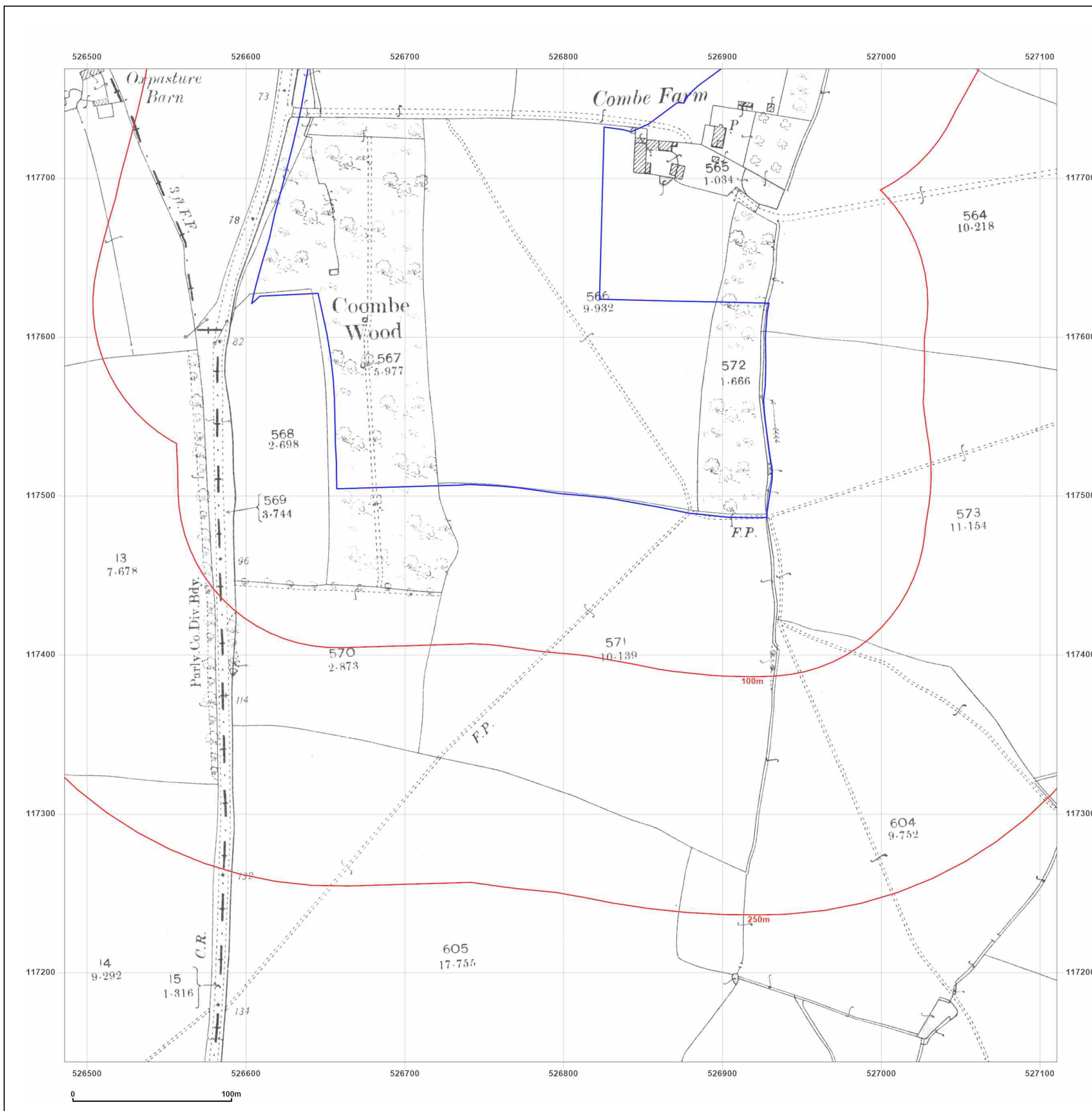


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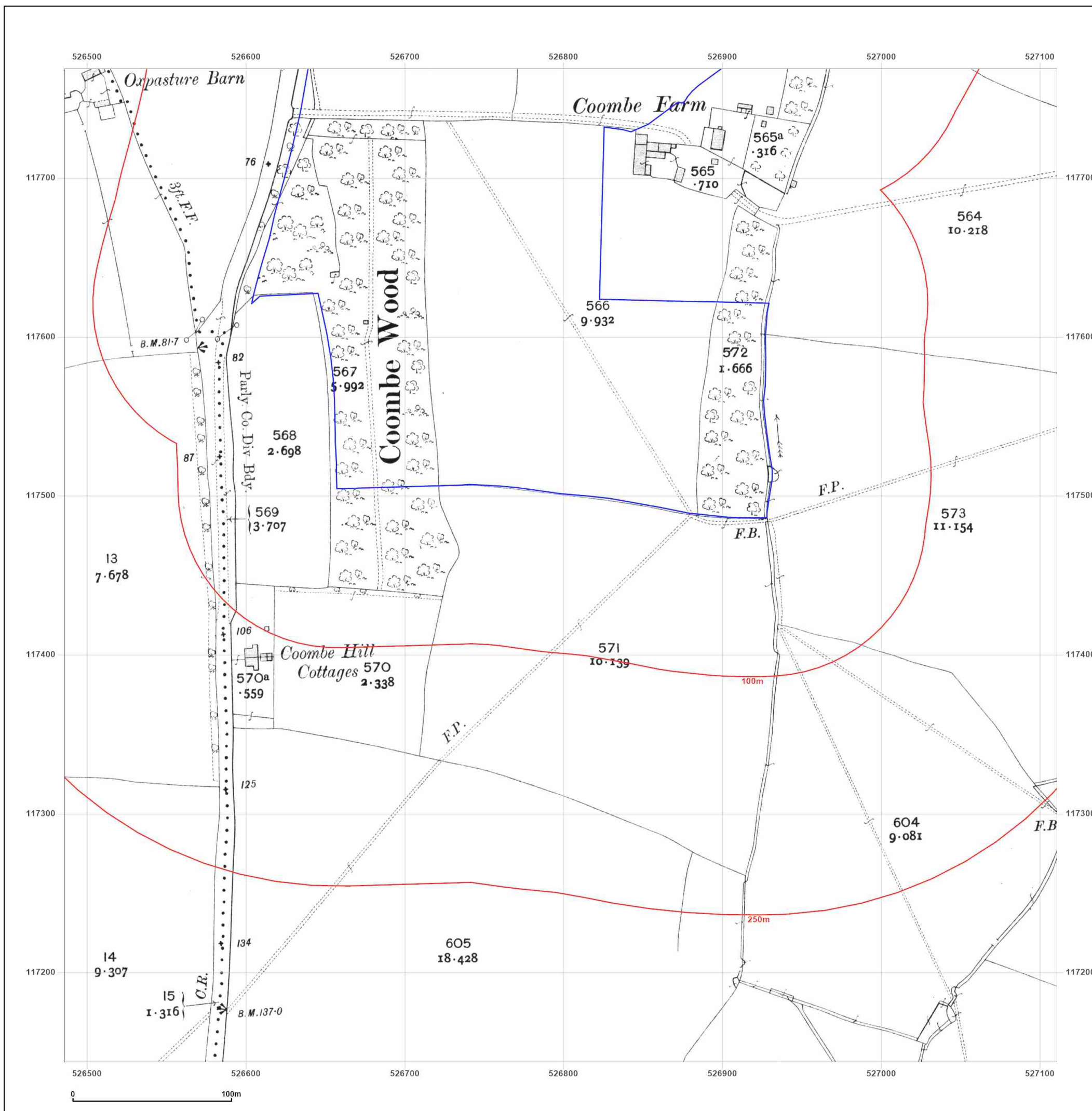


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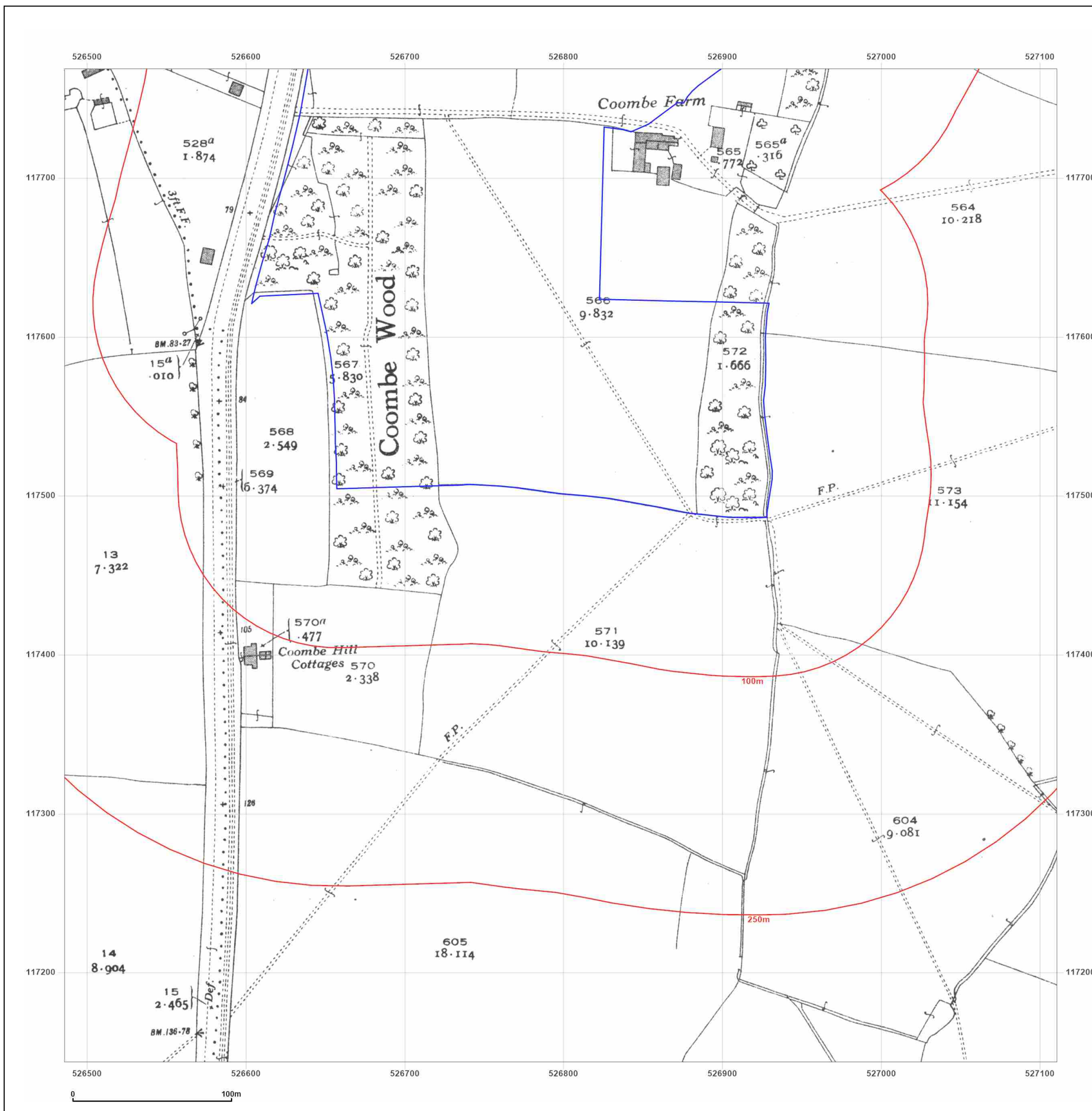


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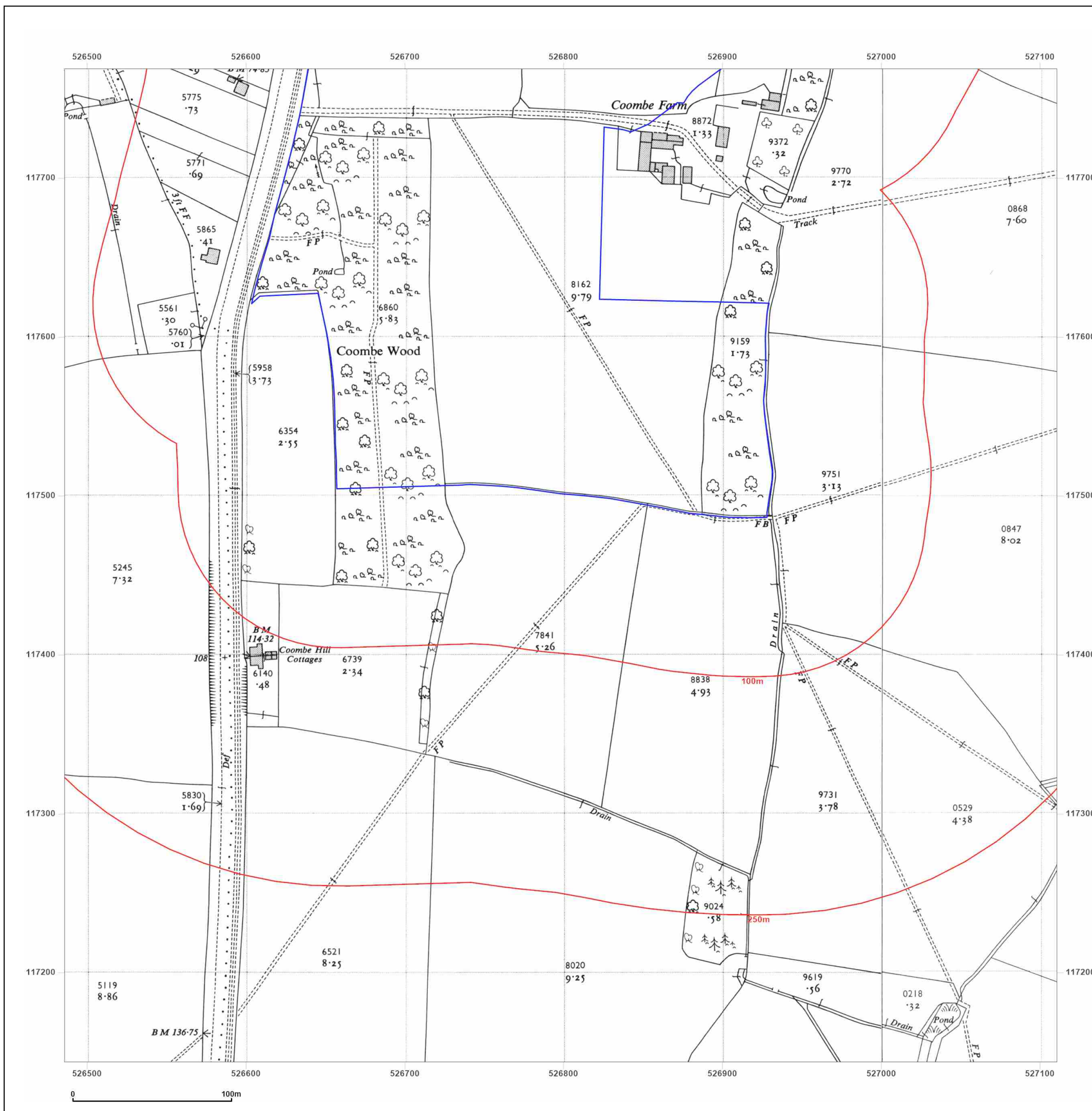


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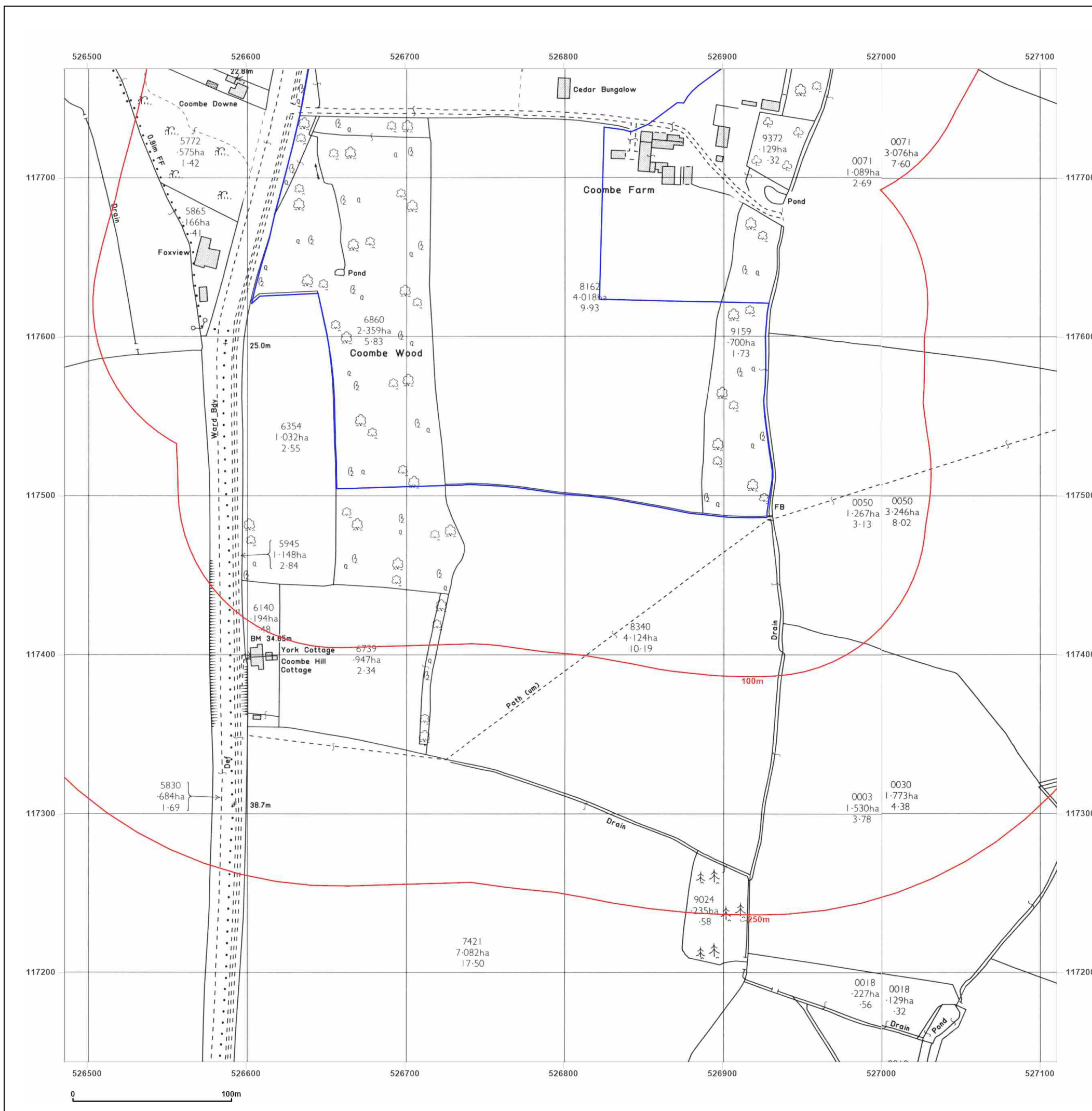


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Map date: 1992-1994

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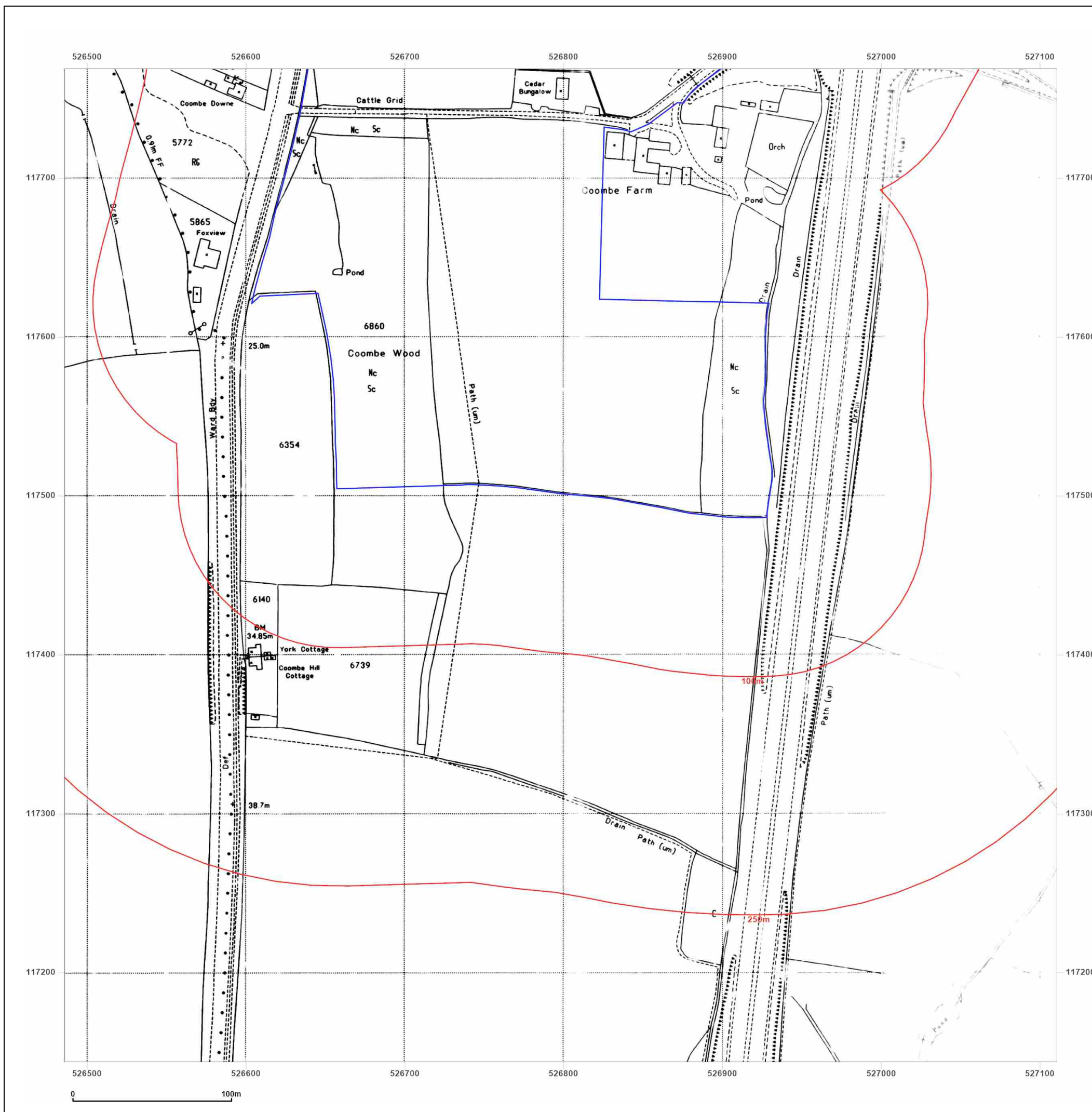


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# **APPENDIX D**

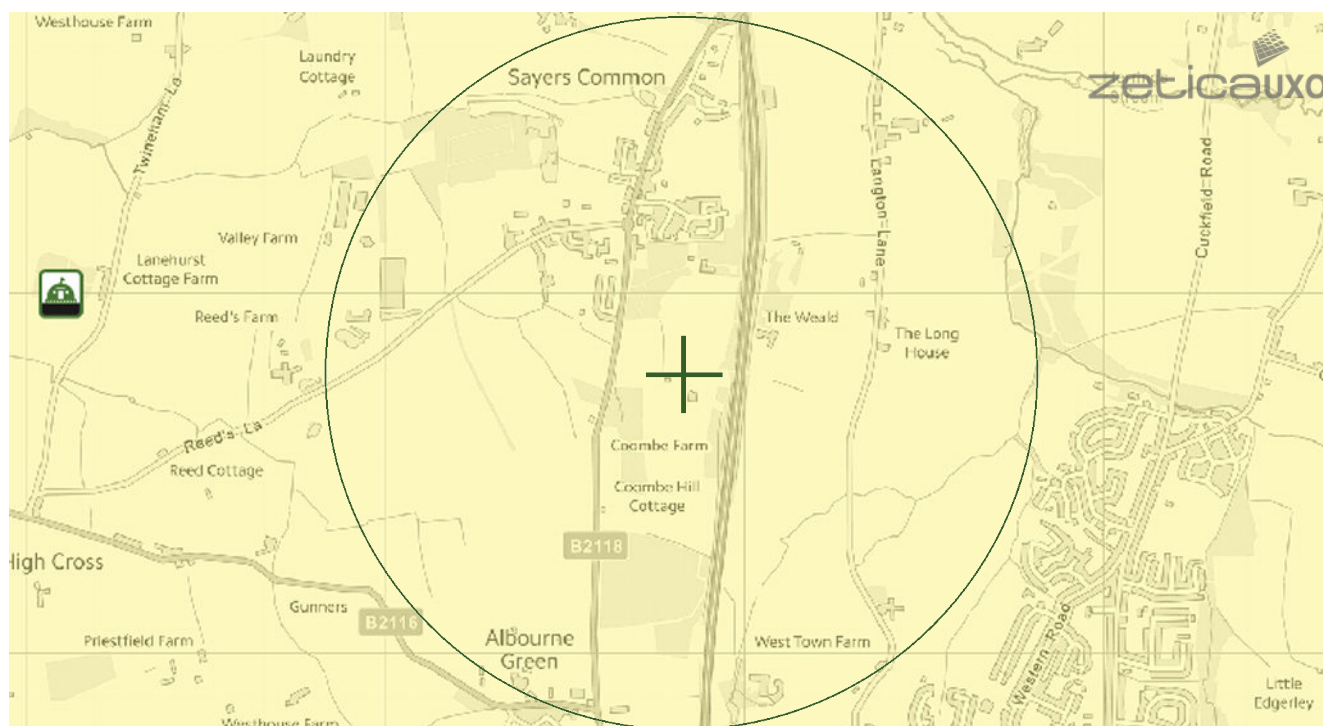
## Preliminary UXO Classification

# UNEXPLODED BOMB RISK MAP



## SITE LOCATION

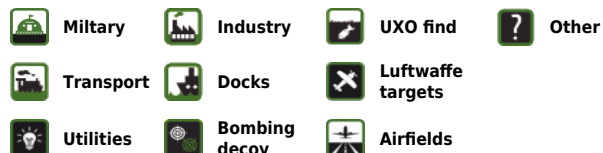
Map Centre: 526795,117781



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](mailto: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](mailto:uxo@zetica.com) web: [www.zeticauxo.com](http://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](#).

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# **APPENDIX E**

## Risk Assessment Classification

Classification	Definition
<b>High Likelihood</b>	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.
<b>Likely</b>	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.
<b>Low Likelihood</b>	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.
<b>Unlikely</b>	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
<b>Severe</b>	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).
<b>Medium</b>	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
<b>Mild</b>	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).
<b>Minor</b>	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**

		Consequence			
		Severe	Medium	Mild	Minor
Risk	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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