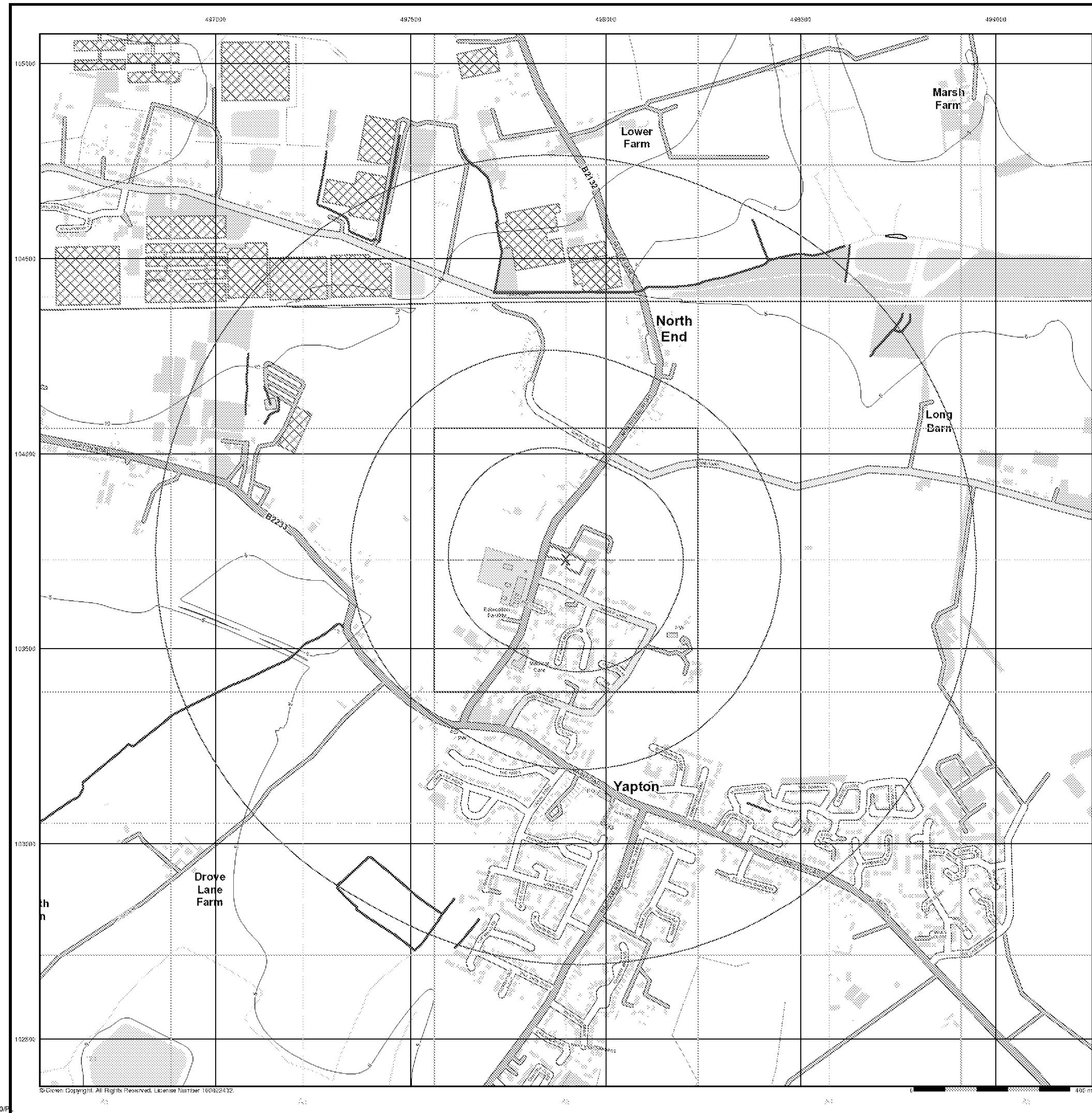




soils
LIMITED
Geotechnical & Environmental
Consultants

General

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

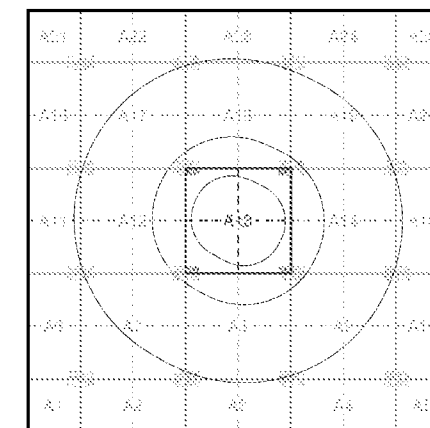
OS Water Network Data

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

Contours (height in meters)

- | | |
|------------------|-----------------|
| Standard Contour | Mean Low Water |
| Master Contour | Mean High Water |
| Spot Height | |

OS Water Network Map - Slice A



Order Details

Order Number: 144926118_1_1
Customer Ref: 16612
National Grid Reference: 497900, 103730
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Land adjacent to Orchard Business Park, North End Road,
Yapton, ARUNDEL, BN18 0GA

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

General

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

Risk of Flooding from Surface Water

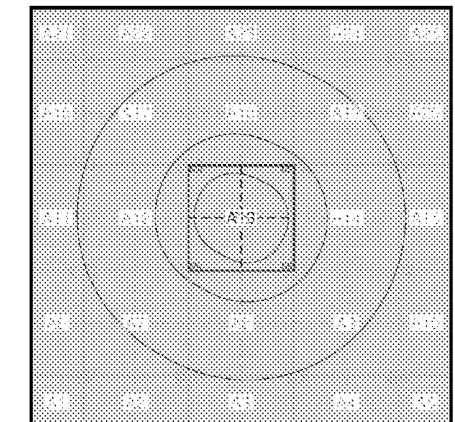
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A

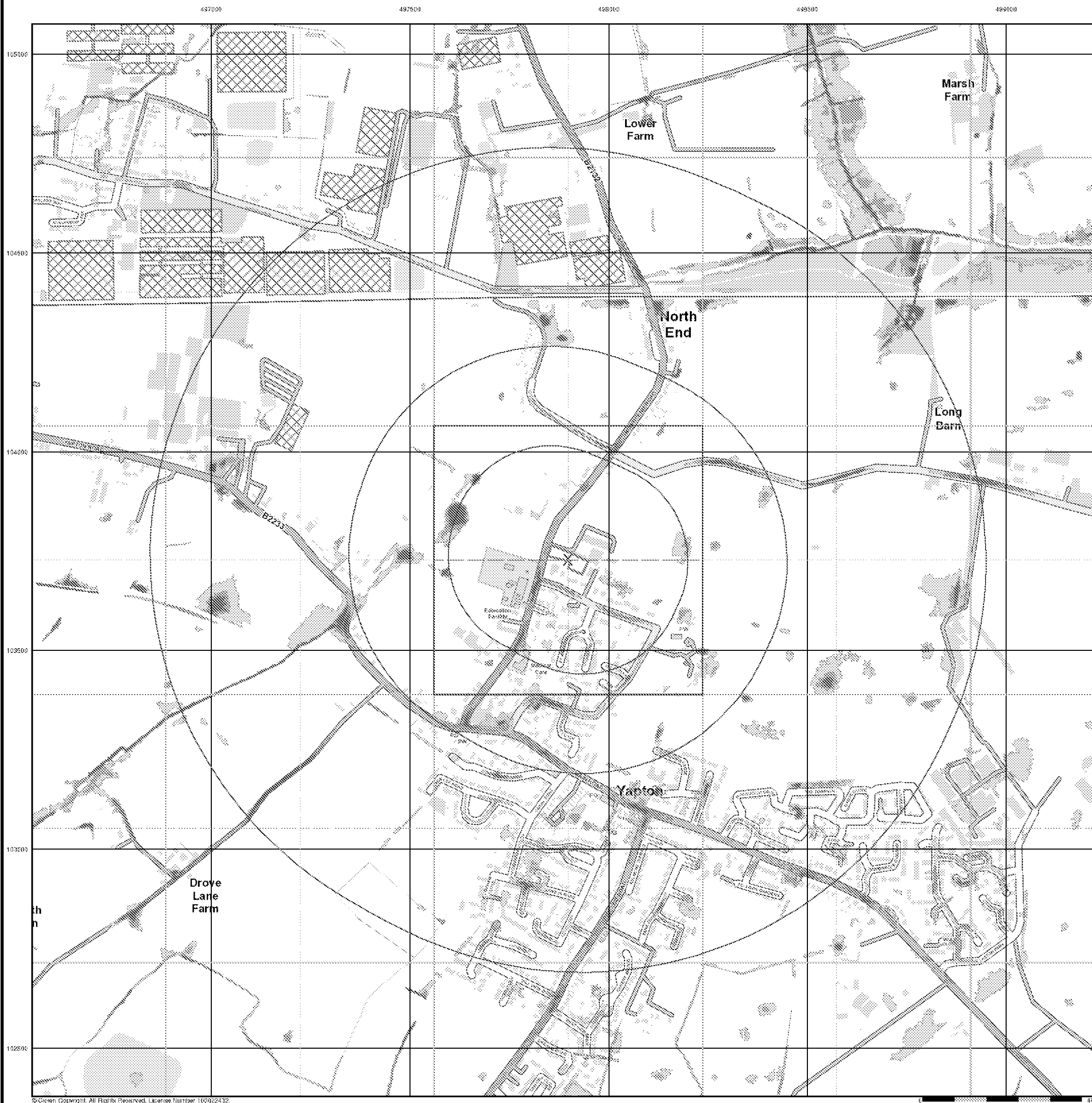


Order Details

Order Number: 144926118_1_1
Customer Ref: 16612
National Grid Reference: 497900, 103730
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Land adjacent to Orchard Business Park, North End Road,
Yapton, ARUNDEL, BN18 0GA

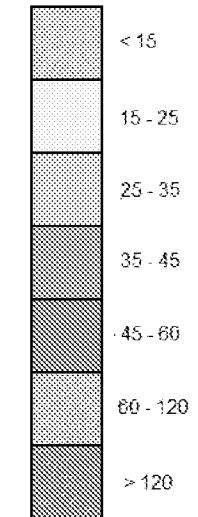


General

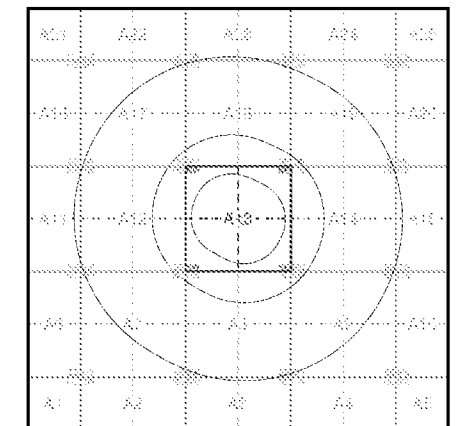
○ Specified Site ○ Specified Buffer(s) X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A

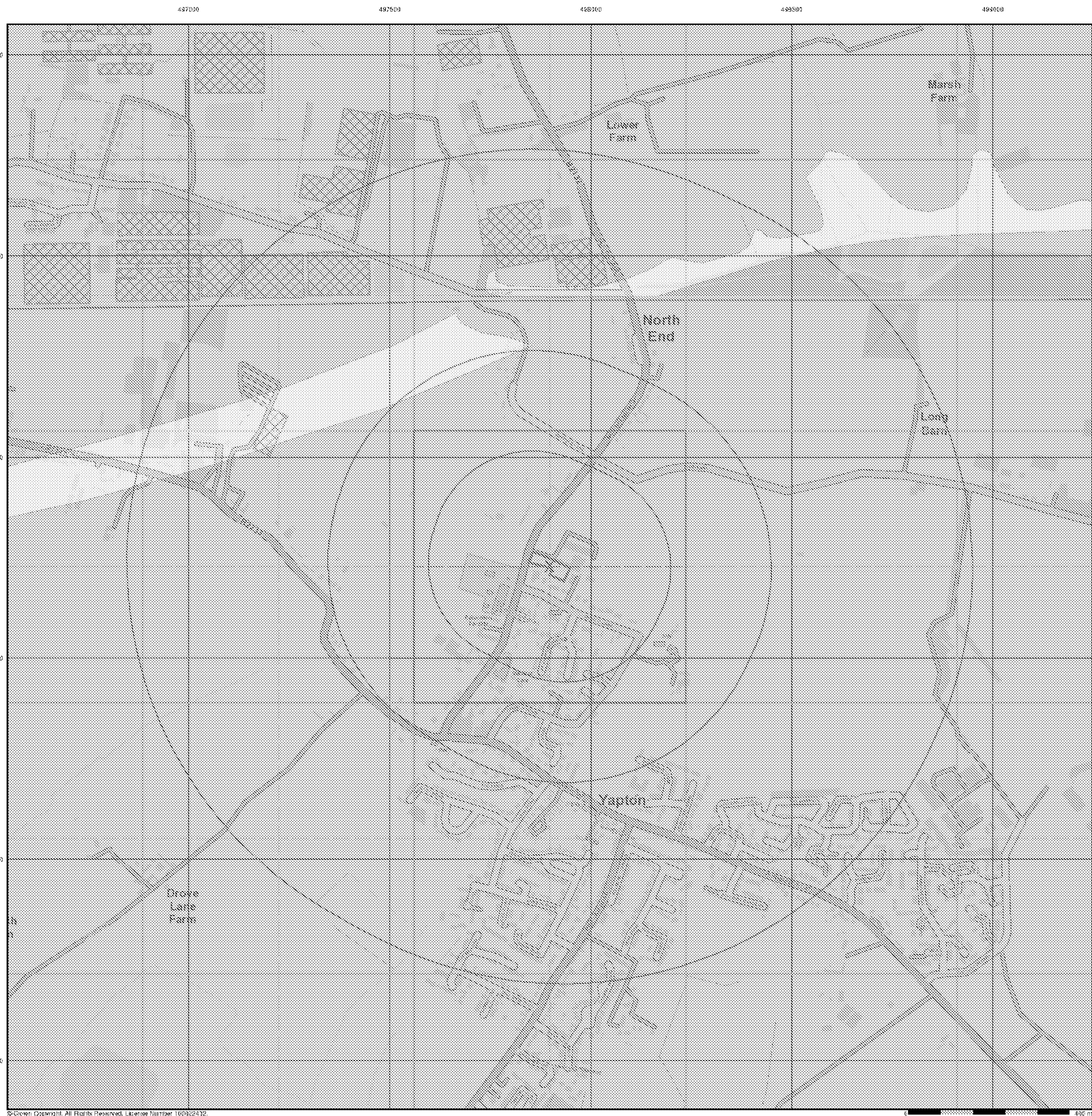


Order Details

Order Details: 144926118_1_1
Customer Ref: 16612
National Grid Reference: 497900, 103730
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Land adjacent to Orchard Business Park, North End Road,
Yapton, ARUNDEL, BN18 0GA

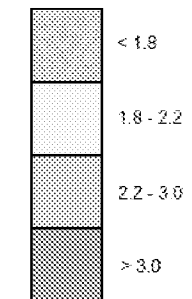


General

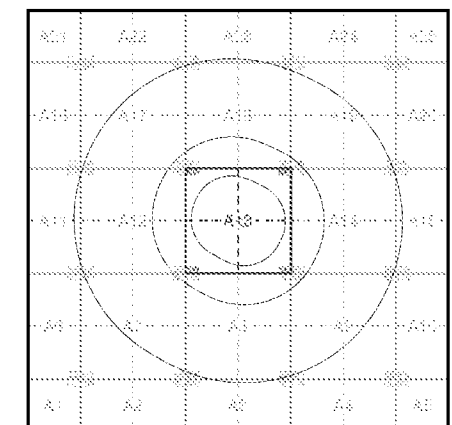
○ Specified Site ○ Specified Buffer(s) X Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A



Order Details

Order Details: 144926118_1_1
Customer Ref: 16612
National Grid Reference: 497900, 103730
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Land adjacent to Orchard Business Park, North End Road,
Yapton, ARUNDEL, BN18 0GA

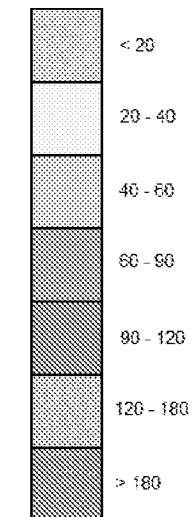


General

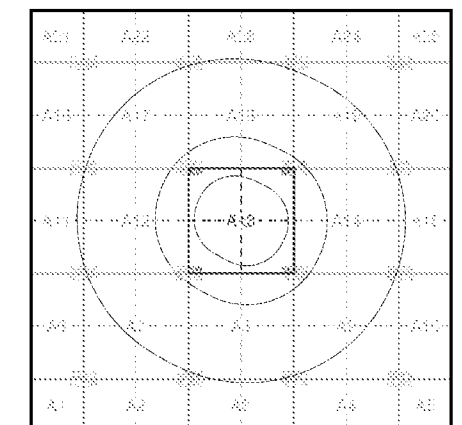
○ Specified Site ○ Specified Buffer(s) X Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A



Order Details

Order Details: 144926118_1_1
Customer Ref: 16612
National Grid Reference: 497900, 103730
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Land adjacent to Orchard Business Park, North End Road,
Yapton, ARUNDEL, BN18 0GA

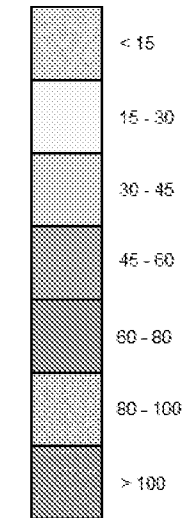


General

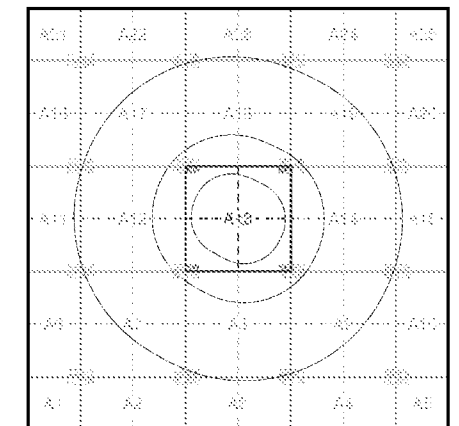
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A

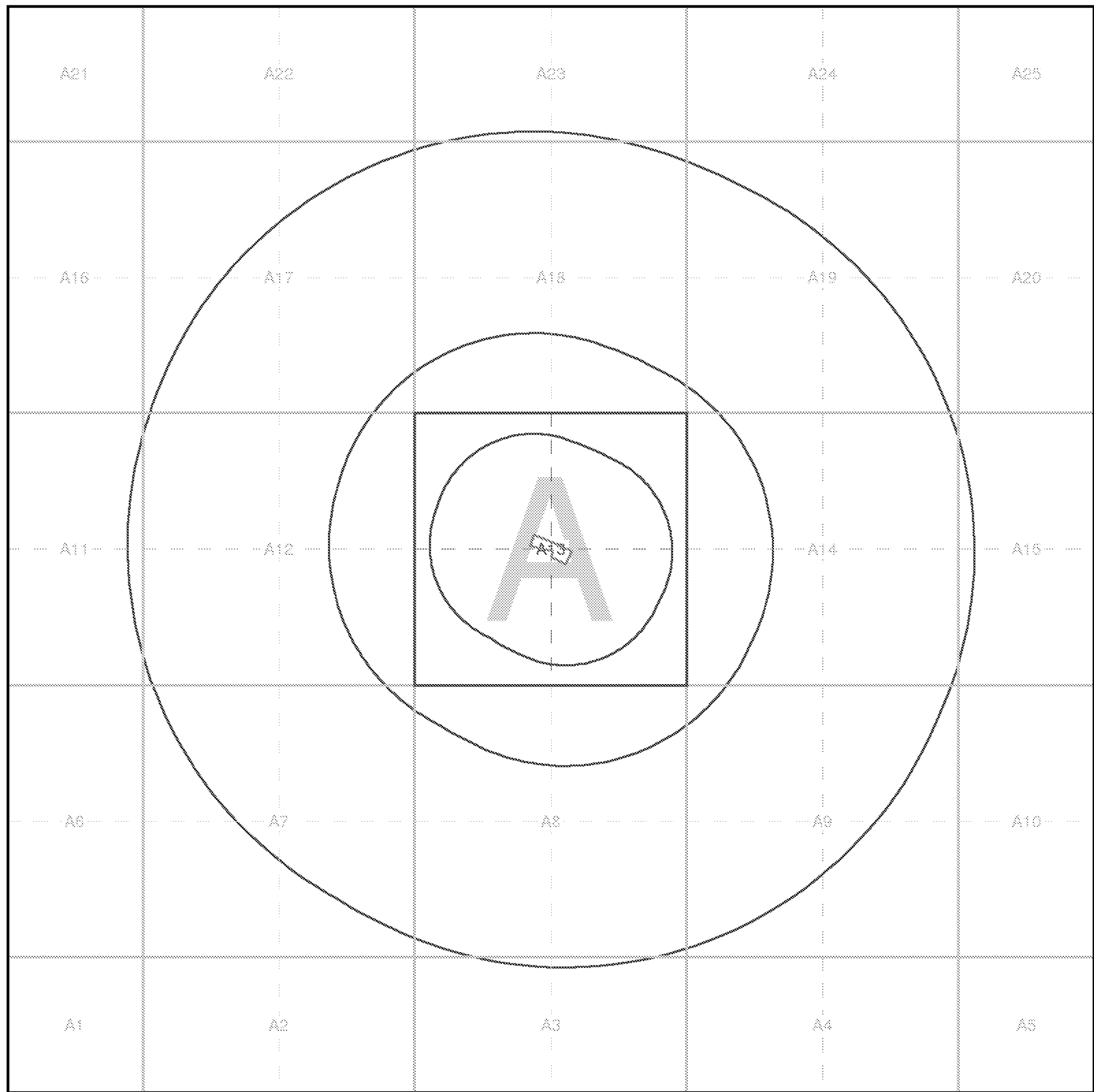


Order Details

Order Details: 144926118_1_1
Customer Ref: 16612
National Grid Reference: 497900, 103730
Slice: A
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Land adjacent to Orchard Business Park, North End Road,
Yapton, ARUNDEL, BN18 0GA



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.

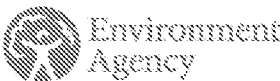
Segment

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:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr N Lambert, Soils Ltd, Newton House, Cross Road,
Tadworth, Surrey, KT20 5SR

Order Details

Order Number: 144926118_1_1
Customer Ref: 16612
National Grid Reference: 497900, 103730
Site Area (Ha): 0.3
Search Buffer (m): 1000

Site Details

Land adjacent to Orchard Business Park, North End Road,
Yapton, ARUNDEL, BN18 0GA

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

Appendix D Site Photographs



Photo 1:	Looking east across the garden with the industrial site to the north.
----------	---



Photo 2:	Car port to the east on the site
----------	----------------------------------

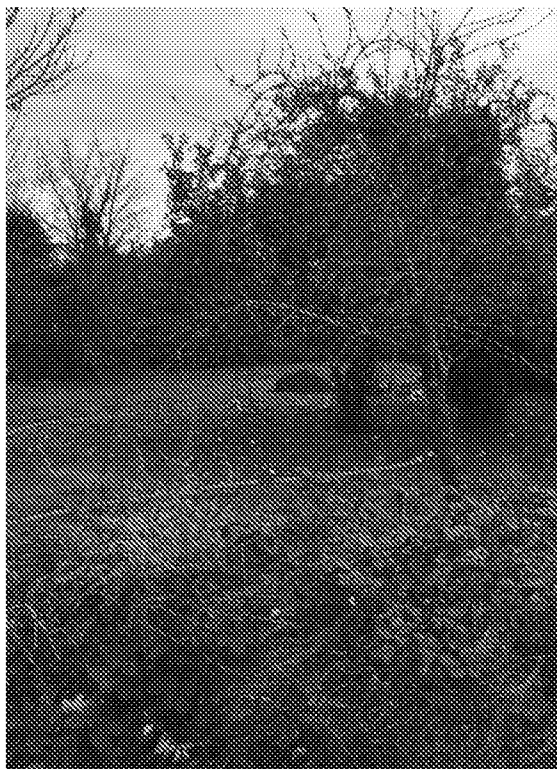


Photo 3: Mature trees and shrubs onsite.



Photo 4: Driveway looking west with mature trees on the western boundary

Appendix E Risk Assessment Criteria

The classification presented in Tables A1-A4 below are modified from, 'contaminated land risk assessment: A guide to good practice, 2001, CIRIA C552'.

Table A.1. Classification of Consequence

Classification	Definition
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environmental Protection Act 1990, Part IIA. Short term risk of pollution (note: Water Recourses 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 (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000.)
Medium	Chronic damage to Human Health ("significant harm" as defined in DETR, 2000). Pollution of sensitive water recourse (note: Water Recourses Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000.)
Mild	Pollution of non-sensitive water recourses. Significant damage to crops, buildings, structures and services ("significant harm" as defined in the Draft Circular on Contaminated Land, DETR, 2000.)
High	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.)

Table A.2. Classification of Probability

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 receptors 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 long term.

Table A.3. Comparison of Consequence Against Probability

Probability	Consequence			
	Severe	Medium	Mild	
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 risk	Low risk	Very low risk	Very low risk

Table A.4. Risk Classifications

Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without remediation action. Realisation of the risk is likely to present a substantial liability to the site owner/or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.
Moderate	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, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.
Low	It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.
Very low	It is a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe.
None	No potential risk if no pollution linkage has been established.

Soils Limited
Geotechnical & Environmental Consultants

**Newton House
Cross Road, Tadworth
Surrey KT20 5SR**

