



Ground Condition Consultants

HOME FARM, HEDGE END

GROUND CONDITION DESK TOP STUDY

NOVEMBER 2022

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0. EXECUTIVE SUMMARY

Brief	The brief was to undertake a site visit and use the information provided in an Environmental Database Search relating to the site to assess and report on the findings with respect to potential ground contamination and potential associated future liabilities in accordance with the Preliminary Risk Assessment procedure outlined in Land Contamination Risk Management (LCRM), published by the Environment Agency.
Current Site Status	The site is located to the northwest of Home Farm, which in turn is located to the northwest of St John's Road, Hedge End, Hampshire, SO30 4DF (approx. grid ref: 448237, 112095). At the time of the walkover survey, the site comprised a grass covered field, generally sloping down from the northwest (approx. 73mAOD) to southeast (approx. 62mAOD) then rising again with a steep embankment along the southeast edge of the site (approx. 65.5mAOD), creating bowl type area in the eastern half of the site. Access to the site is via a track in the south of the site, off Home Farm.
Site History	The historical maps from 1868 to 2022 indicate that the site had comprised either open fields or woodland to the present day. The 2020 aerial image in the Groundsure report indicated earthworks to have taken place across the east of the study site. A comparison of the topographical surveys for the study site from 2015 and 2022 indicate that the site levels have been raised by up to approximately 2m across the east of the site. It therefore appears that the cut material from the adjacent residential development site, which included a former printworks, was spread across the eastern part of the study site, increasing the site levels and forming the bowl shape of this area of the site.
Geology	Reference to the British Geological Survey (BGS) Map extracts indicates the site to overlie bedrock geology of the Wittering Formation (clay, silt and sand) with superficial River Terrace Deposits (sand and gravel) overlying the Wittering formation in the northwest (higher elevation) of the site.
Hydrogeology	The Environment Agency Groundwater Vulnerability Map extracts indicate the site to be overlying a bedrock Secondary A Aquifer, interpreted as the Wittering Formation, with a superficial Secondary A Aquifer also underlying the north of the site, interpreted as the River Terrace Deposits.
Hydrology	The nearest identified surface water feature to the site is a pond located some 50m to the south of the site.
Conclusions and Recommendations	The conceptual model, based on information obtained as part of the preliminary risk assessment, identified the following potential contaminant sources: • Potential for reduced quality Made Ground to be present beneath the east of the site, including asbestos, from the raising of the ground levels in the east of the site. • Potential for ground gas generation from Made Ground beneath the east of the site. It should be noted that additional sources of contamination may become apparent during any future investigation and development of the site. The risks to the health of future site users from contamination, in the context of the proposed redevelopment of the site, have been assessed to be very low to low/moderate in relation to the proposed use of the site and risks to controlled waters. It is therefore recommended that these risk are investigated further.
<i>This sheet is intended to provide a summary only of the initial indicative assessment study of the site in relation to ground contamination. It does not provide a definitive engineering analysis for the purposes of costing or construction, and is subject to the limitation of the agreed brief.</i>	

1. INTRODUCTION

1.1 INSTRUCTION

Ground Condition Consultants Ltd. (GCC) was commissioned by Wykeham Homes in November 2022 to undertake a Ground Condition Desk Top Study of a site at Home Farm, St Johns Road, Hedge End, SO30 4DF.

The brief was to undertake a site visit and use the information provided in an Environmental Database Search relating to the site to assess and report on the findings with respect to potential ground contamination and potential associated future liabilities in accordance with the Preliminary Risk Assessment procedure outlined in Land Contamination Risk Management (LCRM), published by the Environment Agency.

This report is prepared in line with the agreed brief and is subject to the report conditions shown in Appendix 1.

1.2 LEGAL CONTEXT

Part IIA of the Environmental Protection Act 1990 (inserted by Section 57 of the Environment Act 1995) provides a regime for the control of specific threats to health or the environment from land contamination. In accordance with the Act and the statutory guidance document 'The Contaminated Land (England) Regulations 2000', the definition of contaminated land is intended to embody the concept of risk assessment. Within the meaning of the Act, land is only "contaminated land" where it appears to the Regulatory Authority, by reason of substances within or under the land, that:

- Significant harm is being caused, or there is a significant possibility of such harm being caused; or
- Pollution of controlled waters is being, or is likely to be, caused."

Inherent in this definition is the requirement for contamination risk assessment to be undertaken on a site specific basis, as the potential for harm is determined by the site's end use and its specific environmental setting.

The guidance defines "risk" as the combination of:

- The probability, or frequency, of occurrence of a defined hazard (for example, exposure of a property to a substance with the potential to cause harm); and
- The magnitude (including the seriousness) of the consequences.

While Part IIA of the Environmental Protection Act provides a risk based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, the regime does not take into account future uses. New developments are therefore controlled by the planning regime, with reference to the National Planning Policy Framework (NPPF), rather than directly by Part IIA of the Environmental Protection Act.

The NPPF is based on the principal that the site should be suitable for its new use, taking account of ground conditions, including from natural hazards or former activities and states that “Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner”. The NPPF also links the planning and Part IIA regimes by stating that “after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990”. Key components of the Part IIA regime, such as the definition of Contaminated Land and the associated risk based assessment approach, are therefore considered to also be applicable to the planning regime.

1.3 METHODOLOGY

This report has been prepared in accordance with published Environment Agency guidance (‘Land Contamination Risk Management (LCRM)’). LCRM provides the technical framework for structured decision making about land contamination and builds on previous work carried out under the Contaminated Land Research Programme (of the former Department of the Environment) and the Model Procedures for the Management of Land Contamination – Contaminated Land Report (CLR) 11. LCRM has adopted and refined the well recognised methodology and terminology that has been used in contaminated land risk assessment for a number of years.

1.3.1. Pollutant linkage concept

In the context of land contamination, there are three essential elements to any risk:

- A **contaminant source** – a substance that is in, on or under the land and has the potential to cause harm or to cause pollution of controlled waters.
- A **receptor** – in general terms, something that could be adversely affected by a contaminant, such as people, an ecological system, property, or a water body.
- A **pathway** – a route or means by which a receptor can be exposed to, or affected by, a contaminant.

Each of these elements can exist independently, but they create a risk only where they are linked together, so that a particular contaminant affects a particular receptor through a particular pathway. This kind of linked combination of contaminant–pathway–receptor is described as a pollutant linkage.

1.3.2. Conceptual model

An important thread throughout the overall process of risk assessment is the need to formulate and develop a **conceptual model** for the site, which supports the identification and assessment of pollutant linkages. A conceptual model represents the characteristics of the site in diagrammatic or written form that shows the possible relationships between contaminants, pathways and receptors (pollutant linkages).

1.3.3. Risk assessment

LCRM advocates a phased approach to risk assessment comprising the following in order, as necessary:

Preliminary Risk Assessment – a desk study consisting of a review of documentary, anecdotal and site walk over evidence.

Generic Quantitative Risk Assessment (GQRA) - comparison of contaminant concentrations obtained from site investigation with generic assessment criteria.

Detailed Quantitative Risk Assessment (DQRA) - comparison of contaminant concentrations obtained from site investigation with site-specific assessment criteria.

This document constitutes a Preliminary Risk Assessment.

1.4 PROPOSED USE

It is currently understood that the site is proposed to be developed with residential houses with gardens.

A change in the site use from that currently proposed may result in the need for re-assessment of risk criteria and the conclusions and recommendations resulting from the risk assessment could therefore significantly change.

1.5 REPORT SCOPE AND LIMITATIONS

This report is based upon a review of readily available historical and current information, a site walkover survey, geological and hydrogeological maps and information from an environmental database search. The assessment is based on the proposed use stated in Section 1.4 and the outcomes of this assessment could change if the end uses change.

The information contained in this report is intended for the use of Wykeham Homes. GCC can take no responsibility for the use of this information by any other party or for uses other than that described in this report.

2. PRELIMINARY RISK ASSESSMENT

2.1 SITE LOCATION AND DESCRIPTION

The site is located to the northwest of Home Farm, which in turn is located to the northwest of St John's Road, Hedge End, Hampshire, SO30 4DF (approx. grid ref: 448237, 112095). At the time of the walkover survey, the site comprised a grass covered field, generally sloping down from the northwest (approx. 73mAOD) to southeast (approx. 62mAOD) then rising again with a steep embankment along the southeast edge of the site (approx. 65.5mAOD), creating bowl type area in the eastern half of the site. Access to the site is via a track in the south of the site, off Home Farm.

The site is bounded to the northeast, northwest and southwest by wooded areas with the M27 motorway approximately 40m beyond to the west. The southeast boundary of the site is formed by a fence line separating the site from a recently constructed residential development that fronts the new road of Home Farm.

2.2 SITE HISTORY

The historical maps from 1868 to 2022 indicate that the site had comprised either open fields or woodland to the present day. The M27 motorway was constructed in the 1970s at a lower elevation than the site and the woodland to west of the site appears to have grown on the slopes constructed down to the motorway from the site boundary.

The 2020 aerial image in the Groundsure report indicated earthworks to have taken place across the east of the study site and the grass had not grown back across the affected area. A comparison of the topographical surveys for the study site from 2015 and 2022 indicate that the site levels have been raised by up to approximately 2m across the east of the site.

The residential development to the southeast of the site is understood to have been constructed in approximately 2019. A review of documents held on the planning portal for the adjacent development, including topographical surveys, indicates that the original ground profile was reduced by approximately 1-3m to form the development platform for the new houses. This also involved the removal of a former printworks building and associated hard standing.

It therefore appears that the cut material from the adjacent residential development site was spread across the eastern part of the study site, increasing the site levels and forming the bowl shape of this area of the site. As the former printworks from the adjacent land was removed as part of the earthworks, there is a significant potential for remnants of the former building and hardstanding, including any associated contaminants, to have been deposited on the study site along with the natural soil that was cut.

It is unknown if the cut material deposited on site was placed to an engineering specification but it is considered unlikely.

2.3 DOCUMENTATED GROUND CONDITIONS

Ground conditions recorded in readily available sources are summarised below.

2.3.1. Geology

Reference to the British Geological Survey (BGS) Map extracts (see Appendix 2) indicates the site to overlie bedrock geology of the Wittering Formation (clay, silt and sand) with superficial River Terrace Deposits (sand and gravel) overlying the Wittering formation in the northwest (higher elevation) of the site.

The trial pit logs from the ground investigation for the adjacent residential development (2017) indicate that the Wittering Formation encountered close to the study site comprised pale grey and orange sandy very silty Clay.

Topographical survey records indicate that approximately 2m of Made Ground/reworked natural soil may be present beneath the east of the site.

2.3.2. Hydrogeology

The Environment Agency Groundwater Vulnerability Map extracts (see Appendix 2) indicate the site to be overlying a bedrock Secondary A Aquifer, interpreted as the Wittering Formation, with a superficial Secondary A Aquifer also underlying the north of the site, interpreted as the River Terrace Deposits.

Secondary A Aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

The site is not located within a Groundwater Source Protection Zone.

2.3.3. Hydrology

The nearest identified surface water feature to the site is a pond located some 50m to the south of the site.

2.3.4. Radon

Radon is a naturally occurring radioactive gas which may be harmful to human health. Radon is generally released into the atmosphere in areas underlain by granite and limestone. Harmful concentrations of radon may build up if it becomes trapped in an enclosed space such as a building.

BGS/Public Health England data presented within the Groundsure Report indicates that the percentage of houses exceeding the Action Levels for Radon in this area is less than 1%. Therefore, the property is not in a Radon Affected Area, as defined by the Health Protection Agency (HPA), and radon protection measures are not necessary in new dwellings or extensions.

2.4 ENVIRONMENTAL DATA SEARCH

A search of an environmental database was undertaken together with information from various other organisations as part of the desk study and is summarised in the following sections. The following summary is generally limited to locations within 250m of the site boundaries unless it is considered that installations or activities beyond that range could potentially have an impact on the site or be affected by the redevelopment of the site.

Table 2.1. Data search results

Discharge consents	There are no recorded active surface water discharge consents within 250m of the site.
Pollution incidents	There are no recorded pollution incidents to controlled waters within 250m of the site.
Water abstractions	There are no water abstractions within 500m of the site
Fuel Stations	There are no recorded fuel stations within 250m of the site.
Landfill Sites	There are no landfills located within 250m of the site.

2.5 MINING AND NATURAL GROUND HAZARDS

2.5.1. Mining

The site is located in an area where mining is not likely to have taken place.

2.5.2. Natural Ground Hazards

The following ground hazards were identified:

Compressible ground stability hazards – Negligible hazard

BGS Notes: Compressible strata are not thought to occur. While this classification may apply to the natural strata, it may not apply to the Made Ground recorded beneath the site.

Collapsible ground stability hazards – Very Low hazard

BGS Notes: Deposits with potential to collapse when loaded and saturated are unlikely to be present.

Ground dissolution stability hazards – Negligible hazard

BGS Notes: Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

Landslide ground stability hazard – Very Low hazard

BGS Notes: Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

Shrinking or swelling clay ground stability hazard – Moderate hazard

BGS Notes: Ground conditions predominantly high plasticity.

Running sand ground stability hazards – Very Low hazard

BGS Notes: Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

2.6 DEPARTMENT OF ENVIRONMENT – INDUSTRY PROFILES

The Department of the Environment Industry Profiles do not cover the past or current uses of the site.

3. CONCEPTUAL SITE MODEL

3.1 SOURCES

The conceptual model, based on information obtained as part of the preliminary risk assessment, identified the following potential contaminant sources:

- Potential for reduced quality Made Ground to be present beneath the east of the site, including asbestos, from the raising of the ground levels in the east of the site.
- Potential for ground gas generation from Made Ground beneath the east of the site.

It should be noted that additional sources of contamination may become apparent during any future investigation and development of the site.

3.2 PATHWAYS

The key environmental pathways and exposure routes by which potentially toxic substances can reach the identified potential receptors are considered to be:

3.2.1. Indirect

- Vertical and lateral migration of ground gas, leading to accumulation in confined spaces

3.2.2. Direct

- Inhalation of gas
- Inhalation of dust
- Direct contact
- Ingestion

3.3 RECEPTORS

Receptors that may be affected by the potential contamination are:

- Future site users
- Secondary A Aquifer
- Adjacent pond

Construction workers have been excluded from this assessment on the basis that they are subject to health and safety at work regulations and are expected to use appropriate personal protective equipment (PPE).

4. RISK ASSESSMENT

4.1 RISK ASSESSMENT PROCEDURE

By considering the sources, pathways and receptors (pollutant linkages), an assessment of the human health/ environmental risks is made with reference to the significance and degree of the risk. This assessment is based on consideration of whether the source contamination can reach a receptor and hence whether it is of major or minor significance.

The risk assessment has been undertaken with reference to BS10175 and CIRIA Document C552: Contaminated Land Risk assessment 'A Guide to Good Practice'. The risk assessment has been carried out by assessing the severity of the potential consequence, taking into account both the potential magnitude of the hazard and the sensitivity of the target, based on the categories given overleaf.

Table 4.1. Sensitivity of receptor

Category	Examples
High	Residential with gardens/Groundwater Source Protection Zone
Medium	Residential without gardens/Principal (Major) Aquifer/sensitive watercourse
Low	Commercial and industrial use/Secondary (Minor) Aquifer
Very Low	Construction and maintenance workers/non-sensitive watercourse

Table 4.2. Magnitude of impact

Category	Examples
Gross Impact	Heavily contaminated gasworks or industrial site, hazardous waste landfill
Moderate Impact	Major leaks and spills from fuel infrastructure (e.g. petrol stations), domestic waste landfill
Slight Impact	Minor leaks and spills from fuel infrastructure, 'inert' waste landfills
No Impact	No identified or suspected contamination

Table 4.3. Level of severity for potential hazard

Magnitude of Impact	Sensitivity of receptor			
	High	Medium	Low	Very Low
Gross Impact	Severe	Medium	Mild	Minor
Moderate Impact	Medium	Mild	Minor	Minor
Slight Impact	Mild	Minor	Minor	Minor
No Impact	Minor	Minor	Minor	Minor

The likelihood of an event (probability) takes into account both the presence of the hazard and target and the integrity of the pathway and has been assessed based on the categories given below.

Table 4.4. Probability of risk definition

Category	Definition
High likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term
Low likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable

The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the following matrix in order to give a level of risk for each potential hazard.

Table 4.5. Level of risk for potential hazard definition

Probability of risk	Potential severity			
	Severe	Medium	Mild	Minor
High Likelihood	Very high	High	Moderate	Low/ Moderate
Likely	High	Moderate	Low/ Moderate	Low
Low likelihood	Moderate	Low/ Moderate	Low	Very low
Unlikely	Low/ Moderate	Low	Very low	Very low

The assessment is discussed below in terms of plausible pollutant linkages. A complete assessment of the pollutant linkages is presented in Table 4.6 overleaf.

A description of these risk classifications and likely action required are given in CIRIA 552 as:

Very high risk – 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 substantial liability. Urgent investigation and remediation are likely to be required.

High risk – Harm is likely to arise to a designated receptor from an identified hazard. This risk, if realised, is likely to result in substantial liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the long 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 is normally required to clarify risks and to determine potential liability. Some remedial works may be required in the long 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 – 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.

4.2 POLLUTANT LINKAGE ASSESSMENT

The following assessment is based on the proposed redevelopment scenario of the site for residential with gardens end use.

Table 4.6. Pollutant Linkage Assessment

Source	Pathway	Receptor	Severity	Likelihood	Risk Level
Potential for asbestos containing materials and fibres in on-site Made Ground	Inhalation	Future Users	Medium	Low Likelihood	Low/ Moderate
Ground gas generation from on-site Made Ground	Accumulation in confirmed spaces and inhalation	Future Users	Mild	Low Likelihood	Low

Source	Pathway	Receptor	Severity	Likelihood	Risk Level
Potential for reduced quality Made Ground (ex. asbestos)	Direct contact Ingestion Inhalation	Future Users	Mild	Low Likelihood	Low
	Secondary A Aquifer	Vertical migration	Minor	Low Likelihood	Very Low
	Adjacent Pond	Lateral migration	Minor	Unlikely	Very Low

4.2.1. Asbestos in soil

As the material deposited beneath the site is likely to have originated from the cut and fill operation on the adjacent residential development and potentially incorporated material associated with a former printworks building on the adjacent site, there is a potential that asbestos containing materials are present within the Made Ground.

The proposed development plans provided to inform this assessment indicate that the proposed houses are to be constructed within the area where the Made Ground is understood to have been placed.

Where buildings and hard standing are present, these will form a barrier separating the future site users from asbestos contaminated soil. The main exposure pathway will therefore be in any areas of soft landscaping or unsurfaced area, which will comprise a substantial proportion of the site. The risk via this exposure pathway has been assessed to be low/moderate due to the high sensitivity of the proposed end use but considering that any asbestos containing material is likely to be partially bound in the soil matrix.

It is therefore recommended that these risk are investigated further.

4.2.2. Ground Gas

Made Ground/reworked natural soil is anticipated beneath the eastern part of the study site, where the development is proposed, likely originating from the cut and fill works for the adjacent residential development. Topographical maps indicate this material to be approximately 2m thick. The composition of this material is not known but is anticipated to predominantly comprise reworked natural Wittering Formation clay, silt and sand and possibly some River Terrace Deposits sand and gravel but may also contain organic matter from stripped surface vegetation and deleterious materials from the construction works and demolition of the former printworks.

It is therefore possible that ground gas may be generated in the Made Ground and could potentially constitute a significant source with regard to the proposed development. This risk has therefore been assessed to be low but potentially still significant. Further investigation of this risk is therefore recommended.

4.2.3. Reduced quality Made Ground

The material deposited beneath the site is likely to have originated from the cut and fill works on the adjacent site, which included a former printworks, and could therefore potentially contain a variety of organic and inorganic contaminants, in addition to the asbestos discussed above. It is also possible that the demolition material from the former buildings and the use of the site as a farm could have resulted in additional contamination of the Made Ground.

As contaminated material is likely to have been mixed with reworked natural material, the risks to the health of the future users are considered to be low but potentially still significant, given the high sensitivity of end use.

A very low risk to controlled waters, in the form of the Secondary A Aquifer in the Wittering Formation and the nearby pond, is also considered to be posed by this source. The Made Ground and natural soils are anticipated to be primarily cohesive with limited potential for groundwater to be present or for contaminant migration.

It is recommended that these risk, particularly the risk to human health, are investigated further.

5. CONCLUSIONS AND RECOMMENDATIONS

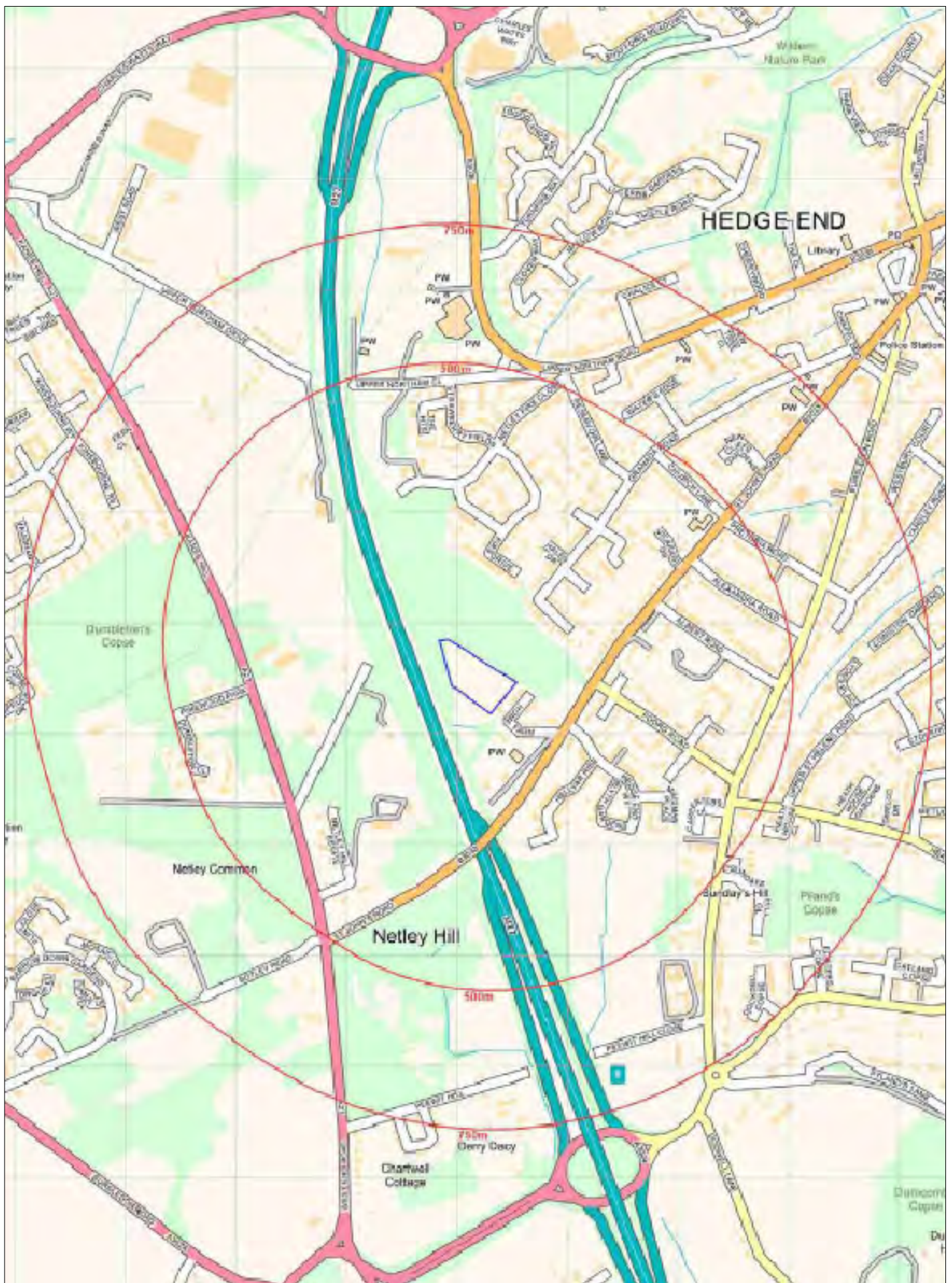
The conceptual model, based on information obtained as part of the preliminary risk assessment, identified the following potential contaminant sources:

- Potential for reduced quality Made Ground to be present beneath the east of the site, including asbestos, from the raising of the ground levels in the east of the site.
- Potential for ground gas generation from Made Ground beneath the east of the site.

It should be noted that additional sources of contamination may become apparent during any future investigation and development of the site.

The risks to the health of future site users from contamination, in the context of the proposed redevelopment of the site, have been assessed to be **very low to low/moderate** in relation to the proposed use of the site and risks to controlled waters. It is therefore recommended that these risks are investigated further.

FIGURE 1: LOCATION PLAN



Ground Condition Consultants Ltd
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client
WYKEHAM HOMES
site
HOME FARM, HEDGE END
title
SITE LOCATION PLAN

scale	NTS	drawn by	AP	checked by	RP
date	17 NOV 2022	job no	J22-077		
drawing number	FIGURE 1			rev.	-

FIGURE 2:LAYOUT PLAN



Ground Condition Consultants Ltd
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Telephone 07971 450113
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client
WYKEHAM HOMES
site
HOME FARM, HEDGE END
title
EXISTING LAYOUT PLAN

scale	NTS	drawn by	AP	checked by	RP
date	17 NOV 2022	job no	J22-077		
drawing number	FIGURE 2			rev.	-

APPENDIX 1: REPORT CONDITIONS

This report is produced solely for the benefit of **Wykeham Homes** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the Site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the Site.

This report is based on a visual Site inspection, study of readily accessible referenced historical records, information supplied by those parties noted in the text and preliminary discussions with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical Site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the Site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categorical assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies may have unpublished, often more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Ground Condition Consultants Ltd. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the Site and adjacent Sites. The report concentrates on the Site as defined in the report and provides an opinion on surrounding Sites. If migrating pollution or contamination (past or present) exists this can only practically be better assessed following extensive on and off Site intrusive investigations and monitoring.