Appendix F Regulatory Correspondance

Environmental Sustainability
Direct Line: 01865 252552

E-mail: landquality@oxford.gov.uk

St. Aldate's Chambers
109 St. Aldate's
Oxford, OX1 1DS

Central Number: 01865 249811

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OXFORD CITY COUNCIL

9th December 2020
Our ref: 20/00114/ENVI

Matt Green
Geo- environmental Engineer
STANTEC Ltd.
Caversham Bridge House
Waterman Place
Reading
RG1 8DN

Dear Matt,

Wic House, Transport Way, Cowley (NGR 45531 203494)
Environmental Search Enquiry

Thank you for your email requesting an environmental search for the above address. I can provide the following information in accordance with our standard enquiry questions.

1. Has the site has been identified for inspection or further review under the Council's Contaminated Land Strategy/ Part 2A of the EPA 1990?

The site has been identified for inspection under the Council's Land Quality Strategy as a Category 4 site which means that the site is considered suitable for its present use and environmental setting. Contaminants are probably or certainly present but are unlikely to have an unacceptable risk on key targets. No assessment action is needed whilst the site remains in its present use or otherwise remains undisturbed. The Council's Land Quality Strategy can be viewed on line on the following link;
https://www.oxford.gov.uk/download/downloads/id/581/land_quality_strategy.pdf

Should re-development of the site occur, then an intrusive site investigation is likely to be required as part of any planning permission.

2. Summary of previous land uses on the site, where information is available.

Historical mapping and planning documentation indicates that the site at Transport Way was used as a Sports Ground before the current industrial estate was built. The site was partly occupied by a coach depot in the 1960's owned by Morris Garages. There was a change of use to offices with computer rooms and photography during the 1980's. During the 1990's the site underwent re-development for pharmaceutical production. Due to the historical previous uses at the site, some contamination is likely to be present in made ground at the site.

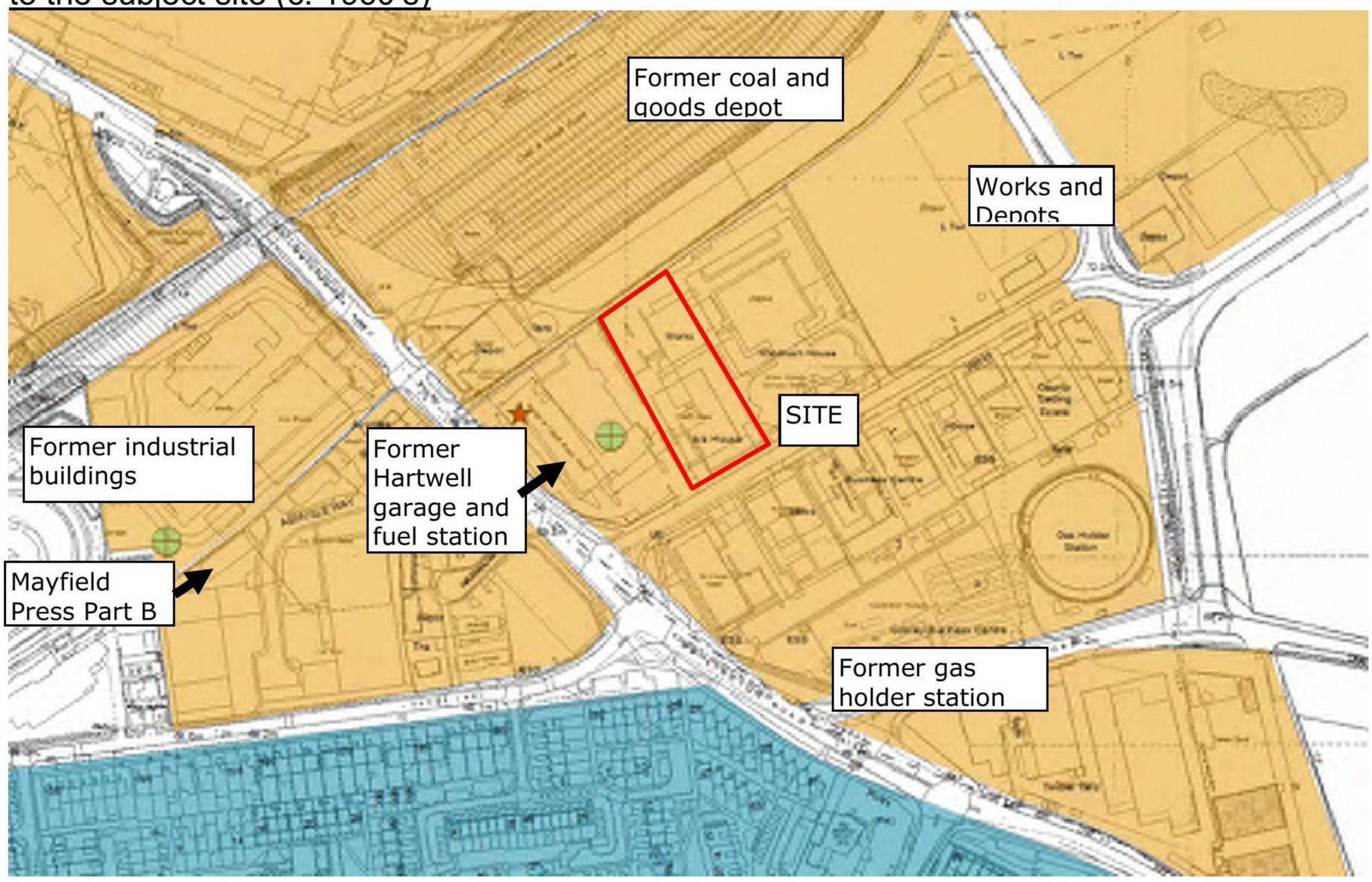
3. Details of any pre-licensed, unlicensed, closed or active landfill sites within a 250 metre radius of the site.

Our records indicate there are no former landfill sites within 250m of the subject site.

4. Details of any other potential contamination issues on the site or in the near vicinity.

The plan below indicates those sites which are considered to be potentially contaminated in accordance with the Council's Land Quality Strategy (coloured orange). All the sites in this area have been classified as Category 4 under the Council's Land Quality Strategy. The area marked blue is an area of land which was formerly occupied by fields where sewage sludge may have been spread from the nearby sewage treatment works in the past. However investigations have demonstrated that there are no risks to residents from heavy metals in soils.

<u>Historical Plan overlay indicating historical potentially contaminative land use sites near to the subject site (c. 1960's)</u>



5. Details of any previous site investigations.

According to our records no site investigation has been completed at the site.

6. Details of any previous remediation work on the site.

There are no records of any remediation work being carried out at the site.

7. Details of any LAAPC/LAPPC authorisations licensed to the site or to adjoining properties.

There is an Environmental Permit Part B authorisation for Mayfield Press for use of solvents in printing approximately 240m due west of the site.

Thank you for your payment of £82, a receipt for which will be sent in due course. Please note that the answers to your questions are related strictly to Environmental Sustainability files and are subject to continuous updating.

Yours sincerely,

[redacted]

Paul Scott - Land Quality Officer

Appendix G Risk Estimation Table

Receptor	Receptor Sensitivity ('0' if not present)	Pathway	Present (Y=1, N=0)	EPH & Solvents	PAHs	Inorganics and Metals	Asbestos	Biocides	Permanent Gases	Consequence	Probability/ Likelihood	Estimated Risk
Human Health - On-Site Current Users	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust outdoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Inhalation of particles (dust / soil) indoor and outdoor	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Inhalation of vapours/gases – outdoor	1	✓	x	x	x	x	✓	Medium	Unlikely	Low
		Inhalation of vapours/gases - indoor	1	✓	x	x	x	x	✓	Medium	Unlikely	Low
		Dermal absorption via direct contact with soil	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Human Health On-Site Future User	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust outdoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Inhalation of particles (dust / soil) indoor and outdoor	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Inhalation of vapours – outdoor	1	✓	x	x	x	x	✓	Medium	Unlikely	Low
		Inhalation of vapours - indoor	1	✓	x	x	x	x	✓	Medium	Unlikely	Low
		Dermal absorption via direct contact with soil	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Human Health - Neighbours	4	Ingestion of fruit or vegetable leaf or roots	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Ingestion of contaminated drinking water	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of water / sediments when swimming	0	✓	✓	x	x	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust indoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Ingestion of soil/dust outdoors	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Inhalation of particles (dust / soil) indoor and outdoor	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Inhalation of vapours – outdoor	1	✓	x	x	x	x	✓	Medium	Unlikely	Low
		Inhalation of vapours - indoor	1	✓	x	x	x	x	✓	Medium	Unlikely	Low
		Dermal absorption via direct contact with soil	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Dermal absorption via waters (swimming / showering)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Human Health - Construction/ Maintenance Workers	4	Ingestion of soil/dust indoors	1	✓	✓	✓	✓	✓	x	Medium	Low	Moderate
		Ingestion of soil/dust outdoors	1	✓	✓	✓	✓	✓	x	Medium	Low	Moderate
		Inhalation of particles (dust / soil) outdoor	1	✓	✓	✓	✓	✓	x	Medium	Low	Moderate
		Inhalation of vapours – outdoor	1	✓	x	x	x	x	✓	Medium	Low	Moderate
		Inhalation of vapours - indoor	1	✓	x	x	x	x	✓	Medium	Low	Moderate
		Dermal absorption via direct contact with soil	1	✓	✓	✓	✓	✓	x	Medium	Low	Moderate
Groundwater (Shallow)	0	Leaching	1	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Migration via natural or anthropogenic	1	✓	✓	✓	x	✓	x	N/A	N/A	N/A
Groundwater (Deep)	2	Leaching	1	✓	✓	✓	x	✓	x	Mild	Low	Low
		Migration via natural or anthropogenic	1	✓	✓	✓	x	✓	x	Mild	Low	Low
Surface Water	0	Direct runoff or discharges from pipes	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect via recharge from groundwater (hydraulic flow)	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Deposition of wind blown dust	0	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
Property - Buildings	1	Direct contact	1	✓	✓	✓	x	x	x	Minor	Unlikely	Very Low
		Explosion due to gas migration via natural / anthropogenic	1	✓	x	x	x	x	✓	Minor	Unlikely	Very Low
Ecological Systems	1	Direct deposition of particles / dust - wind blown or flood	1	✓	✓	✓	✓	✓	x	Minor	Unlikely	Very Low
		Indirect - through watering	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Inhalation of gases/vapours or particulates/dust by animals	1	✓	✓	✓	✓	✓	✓	Minor	Unlikely	Very Low
		Ingestion of of vegetation / water / soil by animals	1	✓	✓	✓	✓	✓	x	Minor	Unlikely	Very Low
Property - Animal/Crop	0	Direct (including deposition via wind or flood)	1	✓	✓	✓	✓	✓	x	N/A	N/A	N/A
		Indirect (through watering)	0	✓	✓	✓	x	✓	x	N/A	N/A	N/A
		Inhalation of gas / vapour / particulates / dust by animals	1	✓	✓	✓	✓	✓	✓	N/A	N/A	N/A
		Ingestion of vegetation / water / soil by animals	1	✓	✓	✓	✓	✓	x	N/A	N/A	N/A

Risk estimation establishes the magnitude and probability of the possible consequences (what degree of harm might result and how likely).
The criteria for classifying probability and consequence are set out in Tables 4 and 5 of the Stantec methodology.
Green text highlights one or more elements of the Pollutant Linkage are missing and therefore eliminated

EPH = Extractable hydrocarbons
PAHs = Poly Aromatic Hydrocarbons
Note For Metals there is an Inhalation pathway if Mercury is present
Note for PAHs there are Inhalation and/or Solubility pathways for some eg Naphthalene

Caversham Bridge House, Waterman Place, Reading, RG1 8DN Tel 0118 950 0761 Fax 0118 959 7499

Client

T-Squared P4 Limited

WIC HOUSE, TRANSPORT WAY, COWLEY, OXFORD

TABLE SUMMARISING POLLUTANT LINKAGES AND RISK ESTIMATION

Date	01/12/2020
A3 Scale	NTS
Drawn By	MRG
Checked By	RF

HAZARD CLASSIFICATION	3	**THE POTENTIAL CONTAMINANTS OF CONCERN ARE :- GENERAL INDUSTRIAL CONTAMINANTS INCLUDING HEAVY METALS, PETROLEUM HYDROCARBONS AND POLY AROMATIC HYDROCARBONS**