



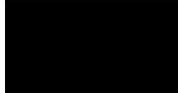


Phase I Environmental Assessment
Units A & B, Oxford Business Park
Oxford, OX4 2ZY, Oxfordshire
UK

The Wellcome Trust

QM

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Executive Summary

WSP Environmental Ltd. (WSPE) was instructed by The Wellcome Trust ('the Client') to undertake a Phase I Environmental Assessment of Units A & B, Oxford Business Park, Oxfordshire, UK. The report highlights environmental considerations, predominantly with respect to ground conditions, and is required as part of the proposed divesture of the freehold interest in the site, which is subject to leasehold interests. Please refer to Appendix D for WSPE's Methodology and Limitations.

Key Findings

The subject site comprises two warehouse units. Unit A comprises a large vacant warehouse with a lorry wash and associated car parking. Unit B is utilised as a MOT centre for Royal Mail with offices and associated car parking.

The site is located within a predominantly light commercial and residential area of Oxford.

Historically, the site and surrounding land to the east formed part of Cowley Motor Works.

The Contaminated Land Officer at Oxford City Council confirmed that the Council was aware of the history of the site and that the department had been involved with the development of the wider site. Some remediation was required, but the Council's records did not provide details. The Council are unlikely to take any action in relation to contaminated land given the current commercial use. If the site was to be re-developed further investigations are likely to be required under any planning consent granted.

The environmental setting of the site is of moderate sensitivity mainly due to the underlying Minor Aquifer and the proximity of residential properties within the surrounding area.

Contaminated Land Liability

The site is identified to have historically been used as a military college and a motor works, which represents potential sources of contamination. WSPE has been made aware that remediation was undertaken when the site was redeveloped, but no details have been provided. There is a potential for residual contamination to be present on the site, but the building and hardstanding cover on the subject site will reduce the potential for site users to come into contact with any contamination and also reduce the mobility of any contamination present to percolate to the underlying minor aquifer. .

Based on the information contained in this report and with due regard to the continuation of the commercial use, it is the opinion of WSPE that the site represents a **low/medium** risk with respect to contaminated land liability issues for on-going use.

Other Environmental Considerations

Asbestos containing materials, and housekeeping issues require further consideration. Further detail is provided within Section 6.3 of the main report.

Recommendations

No further environmental assessment is required for the continued commercial use. However, in the event of groundworks or redevelopment, further assessment will be required.

Please Note: This summary forms part of WSP Environmental Ltd. Phase I Environmental Assessment (ref.: 12025444-007). Under no circumstances is it to be used as an independent document.

WSP Environmental Ltd

1 Site Information

1.1 SITE DETAILS

Site Address	Units A & B, Oxford Business Park, Oxfordshire, UK
Tenure	Freehold
National Grid Reference	454750, 204230
Size	2.3 hectares
Site Location	The site is located approximately 7.5km southeast of Oxford train station, within Oxford Business Park, Cowley, east Oxford in a predominantly commercial/light industrial and residential area. A site location plan is included as Appendix A.
Current Site Use	The site is currently comprises two units. Unit A is vacant and Unit B is utilised as a MOT centre for Royal Mail.

1.2 SITE RECONNAISSANCE

A walk over survey of the site was carried out on 12th February and 23rd February 2010, consisting of an inspection of the exterior of the buildings and the external areas. Photographs of the site are presented in Appendix B.

The following key observations were made during the site reconnaissance

Site Description

Unit A of the subject site comprises a large vacant warehouse building with offices on the first floor. Twelve loading bays are present along the eastern side of the building, together with three loading doors on the northern flank. Car parking for 151 vehicles is present to the south of the unit, with a lorry wash and a decommissioned refuelling area along the eastern boundary of the site. A site operative indicated that the unit has not been used for the last year.


Unit B consists of a warehouse building which is utilised as a MOT centre for Royal Mail with offices (with shutters at the front and rear of the property) and 11 car parking spaces. The block paving in the car parking areas appeared to be in good condition, although there was evidence of oil spills.

Landscaped areas are present along the boundary of the site.

Bulk Hazardous Materials Storage

The managing agents for the site indicated that an underground storage tank (UST) previously used for vehicle refuelling was either concrete filled or removed. Two manhole covers were present in the refuelling area, together with a number of test borehole caps.

Subsequently, WSPE has been provided with a Certificate of Decommissioning which indicates that two 20,000 litre USTs were decommissioned. This included the removal of any remaining fuel/bottom waste, the filling of the USTs with RG22 Bacel Hard Form and the cutting off of the suction and vent pipes.

- 
-
- A waste engine oil fill point is located along the southern boundary of Unit B, and is connected to two 750 litre self bunded tanks located on the mezzanine floor inside the unit.
 - A battery store and two drums storing engine oil and other hydrocarbons were located along the northern boundary of the site within the front car park.

Other Hazardous Materials

- Limited volumes of lubricants associated with vehicle maintenance were stored within Unit B. These are located on good condition concrete hardstanding.

Polychlorinated Biphenyls (PCBs) in electrical plant

- An electricity sub station operated by SSE Power Distribution is located within the site boundary by Unit A. It was not possible to access the compound in which the sub station is located and therefore the condition could not be determined. As the sub station is owned by SSE, responsibility for maintenance and/or any resultant contamination is unlikely, in the first instance, to lie with the freehold owner of the site.

Ozone Depleting Substances (ODS)

- No evidence of equipment likely to contain ODS was noted during the site reconnaissance.

Waste Storage

Two skips (one containing cardboard and other packaging, and the other containing scrap metal/car parts) were located to the front of Unit B within the car park. Three caged areas containing a large dustbin, cleaning equipment and car tyres were located adjacent to the skips. A trailer and several caged trolleys (containing scrap car parts) were located to the rear of Unit B.

Drainage Issues

- No drainage survey or drainage plans were available for review during the site visit. Additionally, drainage covers were not lifted as part of this assessment.

-Surface Water

- The site reconnaissance indicates that stormwater run-off generated from the service yard and from the car park drains into a surface water drainage system.

-Foul Water

- Foul water on-site is limited to sewage and domestic waste water. The site representative did not report any issues associated with on-site foul water, and none were observed.

A silt trap connected to the drainage system in the area used for steam cleaning. The site representative stated that this is maintained and emptied on a regular basis by Biffa.



Asbestos Containing Materials (ACM)

No asbestos report or asbestos management plan (AMP) was available for review on-site. Based on historical mapping information, it is understood that the property was constructed in the early 1990s. ACMs were not entirely banned in the UK until 24th November 1999 under the Asbestos (Prohibitions) (Amendment) Regulations 1999 (although very limited exclusions still applied). Therefore there is the potential for ACMs present in the building.

Under Regulation 4 of the Control of Asbestos Regulations 2006, the duty holder must establish whether ACMs are present and what condition they are in, and manage the ACMs on an on-going basis (using a suitable AMP). It should also be noted that the presence of asbestos may lead to increased asset management costs.

Energy Performance Certificates (EPC)

The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 requires that non-domestic buildings are supported by an EPC document when constructed, sold or let. Please refer to Appendix D for further discussion on this issue.

An EPC produced by Burcote in February 2010 for Unit A has been provided to WSPE. This attributes a D rating (score 88) for the property, against the benchmark of C (61) for similar buildings if typical of the existing stock. No EPC has been provided for Unit B, but if it is unheated, one would not be required.

1.3 SURROUNDING LAND USE

The site is located in east Oxford within in a predominantly commercial and residential area. Residential properties are located adjacent to the south, west and north of the site.

2 Historical Land Use

2.1 SITE HISTORY

Map Information

A study of historical Ordnance Survey maps has been undertaken to identify significant potentially contaminative former land uses. Historical maps indicate that the site comprised Oxford Military College pre 1878 to pre 1899. The site has then been identified as a motor works from pre 1921 to pre 1994. The current layout was present by 1995.

A selection of historical map extracts is included as Appendix C.

Planning

An inspection of the available on-line planning record held at Oxford City Council was carried out on 16th February 2010. The following environmentally pertinent information was viewed;

Consent was granted on 27th November 1992 (ref. no. 1303/91) for the demolition of all buildings on the site. Outline application (including means of access) for the construction of buildings for B1 use (125,023 sq. m) and a hotel (10,451 sq.m) including new roads, car parking, infrastructure and landscaping.

Condition 10 of the Consent stated that:

No new development shall take place on any part of the site unless and until a survey has been carried out on that party of the site, in accordance with a scheme to be submitted to and approved by the Local Planning Authority in writing, and any remedial measures identified in the survey which may reasonably be required by the Local Planning Authority on that or any other part of the application site shall be carried out in accordance with a programme to be agreed with the Local Planning Authority in writing beforehand.

It is not clear if the application covers a wider area than the subject site. In addition, no information regarding the discharge of the above condition was available.

2.2 SURROUNDING AREA

A study of historical Ordnance Survey maps has been undertaken to identify significant potentially contaminative former land uses within a 250m radius of the site. A selection of relevant historical map extracts is included as Appendix C. The following represents a summary of the available map information:

Surrounding Features	Distance to the nearest site boundary	Dates	Direction
Motor works <i>Then</i> Oxford Business Park	Adjacent	Pre 1937 – Pre1994 Pre 1994 - Present	East and southeast
Electricity sub-station	10m	Pre 1955 – Present	South
Petrol station	30m	Pre 1974 – Present	South
Motor store <i>Then</i> works Commercial and residential	50m	Pre 1955 – Pre1975 Pre 1975 – Pre 1999 Pre 1999 - Present	West



Surrounding Features	Distance to the nearest site boundary	Dates	Direction
Joinery works <i>Then</i> residential	100m	Pre 1955 – Pre 1977 Pre 1977 - Present	West
Printing works <i>Then</i> commercial and residential	130m	Pre 1955 – Pre 1977 Pre 1977 - Present	West

3 Regulatory Information & Consultations

3.1 REGULATORY DATABASE


The following environmental data has been obtained from a summary of information databases.

	0-249m	250-500m	Details
Contaminated Land Register Entries and Notices	0	0	Not applicable (N/A)
Registered landfills	0	0	N/A
Closed landfill facilities	0	0	N/A
Registered transfer stations/treatment facilities	0	0	N/A
Closed transfer stations/treatment facilities	0	0	N/A
Authorised industrial processes (IPC/IPPC/LAPPC).	2	1	The closest LAPPC is located 38m south of the site.
Fuel Stations Entries	2	0	These entries include the one recorded above.
Licensed radioactive substances	0	2	There are two licenses located 274m southeast of the site held by Becton Dickinson (UK) Ltd for the disposal of radioactive waste.
Enforcements, prohibitions or prosecutions	1	0	There was one prosecution on-site in 1996 for a failure to comply with packaging waste regulations.
Discharge Consents	0	1	A consent is held for a site located 329m northeast of the site where treated effluent is discharged onto land.
Pollution Incidents	0	1	The nearest pollution incident occurred 447m north of the site. The incident comprised the release of oil to an unknown receptor, classified as minor incident and not attributed to the subject site.
Consents issued under the Planning (Hazardous Substances) Act 1990	0	0	N/A

3.2 CONSULTEES

Local Authority Contaminated Land Officer (CLO)

The CLO at Oxford City Council was contacted for environmentally pertinent information relating to the site. The Officer verbally confirmed that the Council was aware of the history of the site and that the department had been involved with the development of the wider site. Some remediation was required, but the Council's records did not provide details.



The Officer confirmed that whilst the site and surrounding land to the east are on the Council's list of potentially contaminated land, it is unlikely to be investigated under Part IIA whilst it remains in commercial use. If the site was to be re-developed further investigations are likely to be required under any planning consent granted.

Local Authority Building Control Officer (BCO)

The BCO at Oxford City Council was contacted for environmentally pertinent information relating to the site. The BCO confirmed that ground conditions beneath the site at the time of the current development comprised made ground to a depth of 3-4m over sandy brash.

Petroleum Officer

Petrol fuel storage may have been undertaken when the site was used as a motor works, however it has not been possible to confirm which regulatory body may hold records relating to this.

Environment Agency (EA) Flooding Data

According to the EA website the site is not located within an EA indicative floodplain.

Environment Agency

No issues have been identified that warrant further consultation with the EA.

Health Protection Agency

The site is located within an area where less than 1% of homes are above the Action Level for radon gas. Therefore, no radon protection measures are considered necessary.

Coal Authority & Brine Report

The site is not located within an area affected by coal mining or brine extraction activities.



4 Other Relevant Information

4.1 PREVIOUS REPORTS

No previous reports have been provided for review.

5 Environmental Setting

5.1 GEOLOGY AND HYDROGEOLOGY

Geological Map Sheet no. 237, Thame, 1:50 000, 237, Solid & Drift edition (published 1994), shows the following geological sequence (refer to Appendix E for EA aquifer classification system):

Geological Unit	Aquifer Status
Beckley Sand Member (Corallian Formation)	Minor Aquifer

Due to the historic use of the site, made ground is likely to be present across the site.

According to British Geological Survey (BGS) datasets, the site is located within an area where there are no subsidence risks above very low.

No current EA licensed groundwater abstractions have been identified within a 1km radius of the subject site.

The site is not located within an EA designated groundwater Source Protection Zone.

5.2 HYDROLOGY

There are no surface water features within a 250m radius of the site.

No current EA licensed surface water abstractions have been identified within a 250m radius of the subject site

5.3 SURROUNDING FEATURES

Sensitive surrounding land uses within a 250m radius of the subject site are as follows:

Sensitive Land Use	Distance	Direction
Residential properties with gardens	Adjacent	North and West
Residential properties with gardens	30m	South

5.4 ENVIRONMENTAL SENSITIVITY

Overall, the site setting is considered to be of low to medium sensitivity, due to the following reasons:

- The underlying Minor Aquifer;
- The absence of groundwater surface water abstractions within a 1km radius of the site;
- The absence of groundwater Source Protection Zone;
- The absence of on-site or nearby surface water features and,
- The residential land uses within the surrounding area.

6 Risk Assessment

6.1 OUTLINE CONCEPTUAL MODEL

The methods used within this risk assessment follow a risk-based approach, with the potential environmental risk assessed qualitatively using the 'source-pathway-receptor pollutant linkage' concept introduced in the Environmental Protection Act 1990. For a site to be designated as Contaminated Land a plausible linkage between the identified Sources, Pathways and Receptors must be demonstrated. The technical basis for this assessment is further discussed within Appendix D.

Potential Contaminant Sources


On-Site Contaminant Sources	<ul style="list-style-type: none"> • The current site use as a MOT centre may be considered as a significant source of contamination • The site has been subject to a history of potentially contaminative activities in particular a motor works. Typical contaminants may potentially include (but may not be limited to) metals, hydrocarbons and volatile organic compounds.
Off-Site Contaminant Sources	<ul style="list-style-type: none"> • Surrounding sites (within 250 metres) have had a significant industrial history and include a large motor works, a printing works, joinery works and a fuel station.

Potential Receptors

Controlled Waters	<ul style="list-style-type: none"> • Groundwater in the underlying Minor Aquifer.
Human Health Risks	<ul style="list-style-type: none"> • Site occupiers. • Third Party neighbours. • Site workers in the event of below ground works.
Other	<ul style="list-style-type: none"> • Buildings and underground services.

Potential Contaminant Pathways & Pollutant Linkages

<p><i>On-site Contaminant Sources</i></p> <ul style="list-style-type: none"> • The MOT centre may act as a source of contamination, although it is not considered to be significant. Due to the extent of hardstanding present across the site, pollutant linkages for continued site use are reduced. • The site has had a long industrial use and although remedial works were reportedly required when the current development was constructed no documentary evidence is available. • Given the presence of a Minor Aquifer directly underlying the site, there is the potential for any mobile contaminants within soils to impact groundwater. • Human exposure to any contaminated soils and groundwater via direct contact (ingestion, dermal contact and inhalation of dust) would be limited as current site conditions comprise concrete hardstanding, reducing the likelihood that site occupiers would be exposed to subsurface contaminants under normal working conditions. • There is the potential for human inhalation of any volatile vapours that migrate through the subsurface and into buildings. However, the building includes a good quality concrete floor slab that will reduce the ingress of vapours into the building. Furthermore, the large open area of the building and high ventilation rates is likely to prevent the accumulation of vapours to significant concentrations. • In the event of below ground works, site workers may be exposed to any subsurface



contamination. It should be ensured that future construction workers adopt appropriate procedures to manage health and safety risks associated with any contamination.

Off-site Contaminant Sources

- Given the presence of an underlying Minor Aquifer, there is the potential for contaminated groundwater from the off-site sources identified to migrate onto the subject site. However, the likelihood of this to significantly impact the current commercial use of the site is reduced given the comments on the potential exposure pathways made above.

6.2 CONTAMINATED LAND RISK ASSESSMENT FOR ON-GOING COMMERCIAL USE

Having evaluated the information gathered during this study and described in the previous sections, WSPE has produced the following assessment of risk primarily focused on contaminated land issues, assuming an on-going use:

	Assessment	Risk Category
Potential for statutory liability and designation as Contaminated Land	The CLO has confirmed that whilst the site remains in commercial use, it is unlikely to be investigated under Part IIA.	Low
Potential for third party liability	The potential for residual contamination from past uses to be present cannot be ruled out.	Low/Medium
Risk of commercial liability on resale	A more risk adverse purchaser may be concerned about the absence of information in relation to the remediation of the site.	Low/Medium
Risk of contaminated land liability for owner	There is the potential for residual contamination on the site on the basis of former land uses. The site was reported remediated as part of the current development, although no reports have been provided to WSPE.	Low/Medium
CONTAMINATED LAND LIABILITY RISK FOR ON-GOING USE		LOW/MEDIUM

It should be noted that further contaminated land assessment would be required in the event of proposed redevelopment.

6.3 OTHER POTENTIAL ENVIRONMENTAL CONSIDERATIONS

The following issues require further consideration due to potential business interruption, loss of income, damage to property or under the current legislative framework. These issues may also require further assessment in the event of any proposed redevelopment of the site. It should be noted that a detailed assessment of compliance with environmental law lies outside the scope of this assessment.

Other Considerations	
Asbestos Containing Materials	<p>No information has been made available regarding the potential presence of ACMs within the building fabric.</p> <p>Under Regulation 4 of the Control of Asbestos Regulations 2006, the duty holder must establish whether ACMs are present and what condition they are in, and manage the ACMs on an on-going basis (using a suitable AMP). It should also be noted that the presence of asbestos may lead to increased asset management costs.</p>
Tenant/Housekeeping Issues	Any oil interceptors should be cleaned out on a regular basis to ensure that the interceptor is effective and minimise the risk of oils passing through the drainage system.

7 Summary, Conclusions & Recommendations

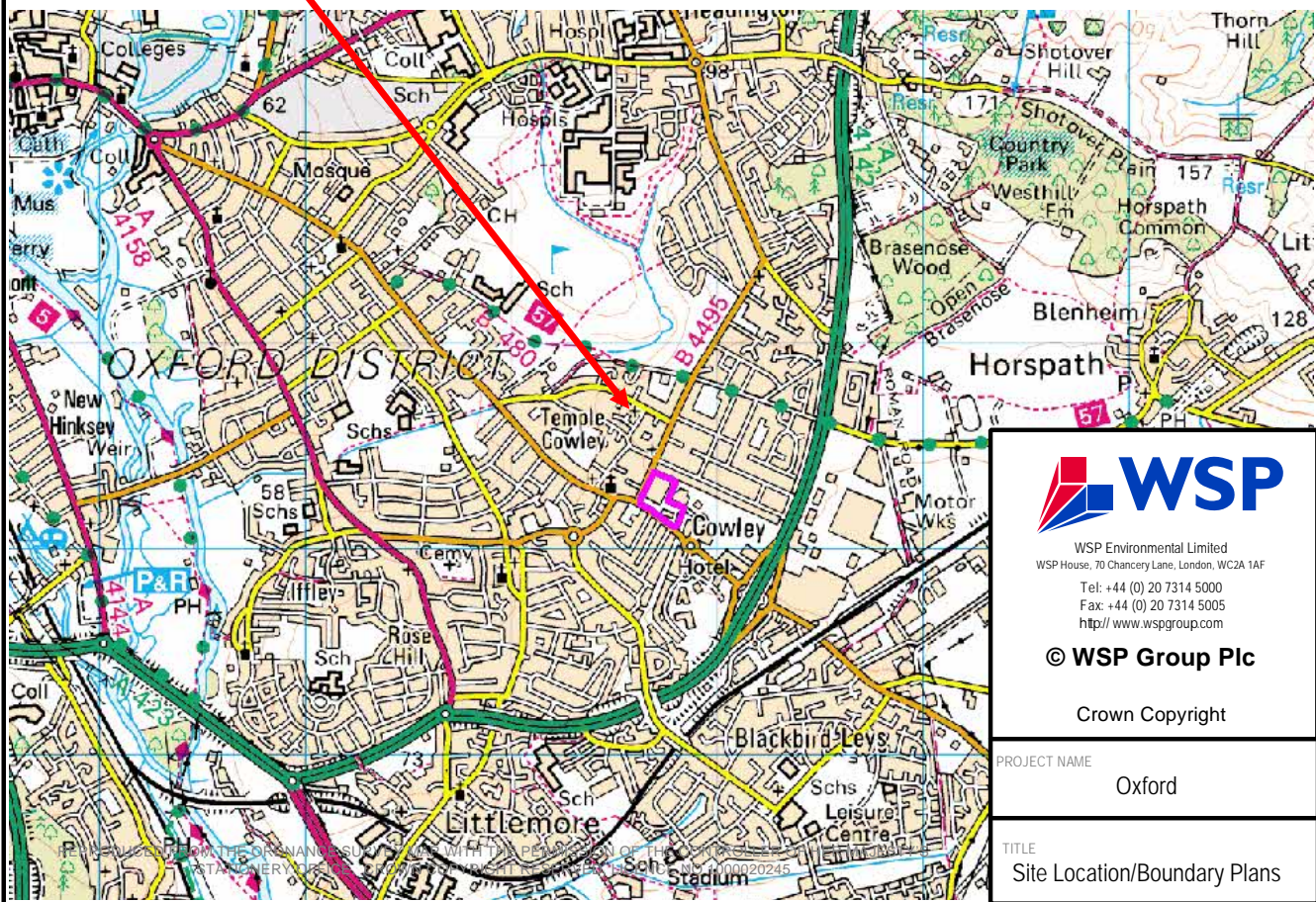
Site Address	Units A & B, Oxford Business Park, Oxfordshire, UK
Tenure	Freehold (subject to leasehold interests)
Current Land Use	<p>The site is currently comprises two units developed in 1994/1995. Unit A is currently not. Unit B is utilised as a MOT centre for Royal Mail.</p> <p>The site is located approximately 7.5km southeast of Oxford train station, within Oxford Business Park, Cowley, east Oxford in a predominantly light commercial and residential area.</p>
Historical Land Use	Historical maps indicate that the site comprised Oxford Military College pre 1878 to pre 1899. The site has then been identified as a motor works from pre1921 to pre1994.
Regulatory Enquiries	The Contaminated Land Officer at Oxford City Council confirmed that the Council was aware of the history of the site and that the department had been involved with the development of the wider site. Some remediation was required, but the Council's records did not provide details. The Council are unlikely to take any action in relation to contaminated land given the current commercial use. If the site was to be re-developed further investigations are likely to be required under any planning consent granted.
Other Information	No previous reports or other information have been provided for review.
Environmental Setting	The site setting is considered to be of low to moderate sensitivity. This is primarily due to the residential properties in the area and the underlying Minor Aquifer.
Conclusions	<p>The site is identified to have historically been used as a military college and a motor works, which represents potential sources of contamination. WSPE has been made aware that remediation was undertaken when the site was redeveloped, but no details have been provided. There is a potential for residual contamination to be present on the site, but the building and hardstanding cover on the subject site will reduce the potential for site users to come into contact with any contamination and also reduce the mobility of any contamination present to percolate to the underlying minor aquifer.</p> <p>Based on the information contained within this report and with due regard to the continued commercial land use, it is the opinion of WSPE that the site represents a low/medium risk with respect to contaminated land liability issues for the on-going commercial site use.</p> <p>Asbestos containing materials, and housekeeping issues require further consideration. Further detail is provided within Section 6.3 of the main report.</p>
Recommendation(s)	No further environmental assessment is required for the continued commercial use. However, in the event of groundworks or redevelopment, further assessment will be required.

Please Note: This summary forms part of WSP Environmental Ltd Phase I Environmental Assessment (ref.: 12024555-007). Under no circumstances is it to be used as an independent document.

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Appendix A Site Location & Site Boundary Plan





Appendix B Photographic Record

PLATE 1: Entrance to Unit A.



PLATE 2: Location of reported UST





PLATE 3: Entrance to Unit B.



PLATE 4: Oil Tanks within Unit B



PLATE 5: Evidence of hydrocarbon spills at Unit B.



PLATE 6: Skips and storage cages at the front of Unit B.

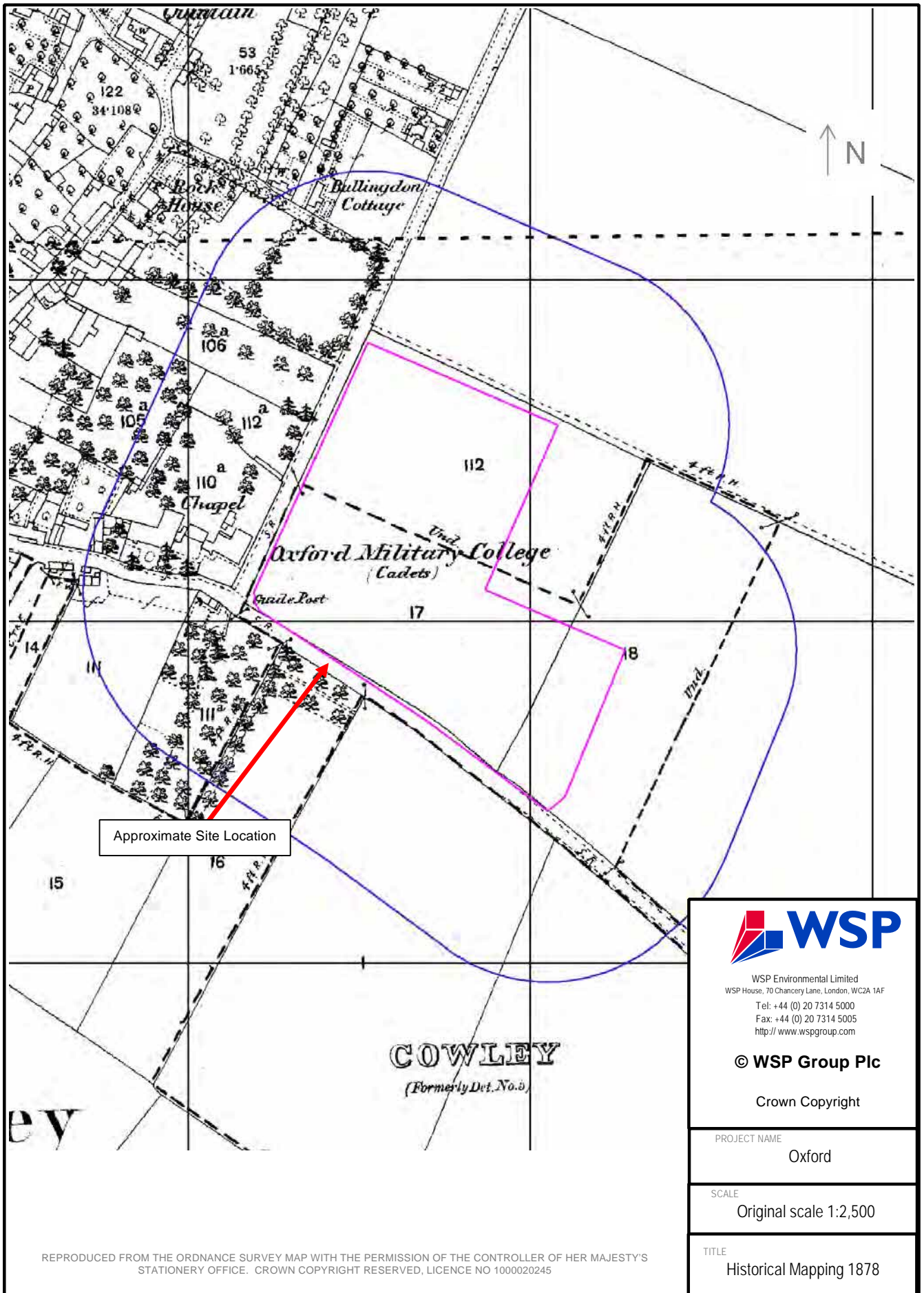


PLATE 7: Oil drums and battery store at the front of Unit B.





Appendix C Selection of Historical Map Extracts



Approximate Site Location



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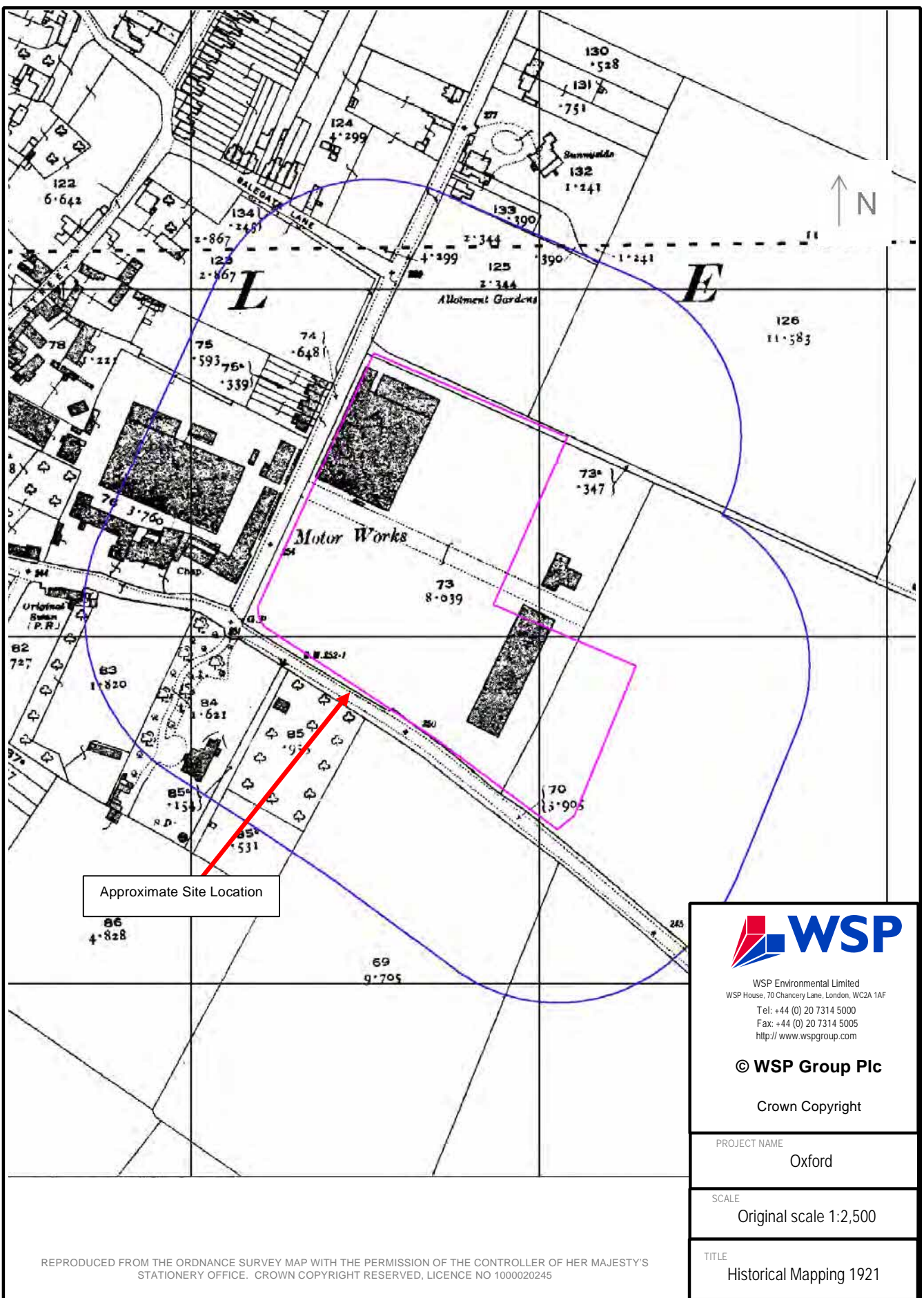
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SCALE
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TITLE
 Historical Mapping 1878

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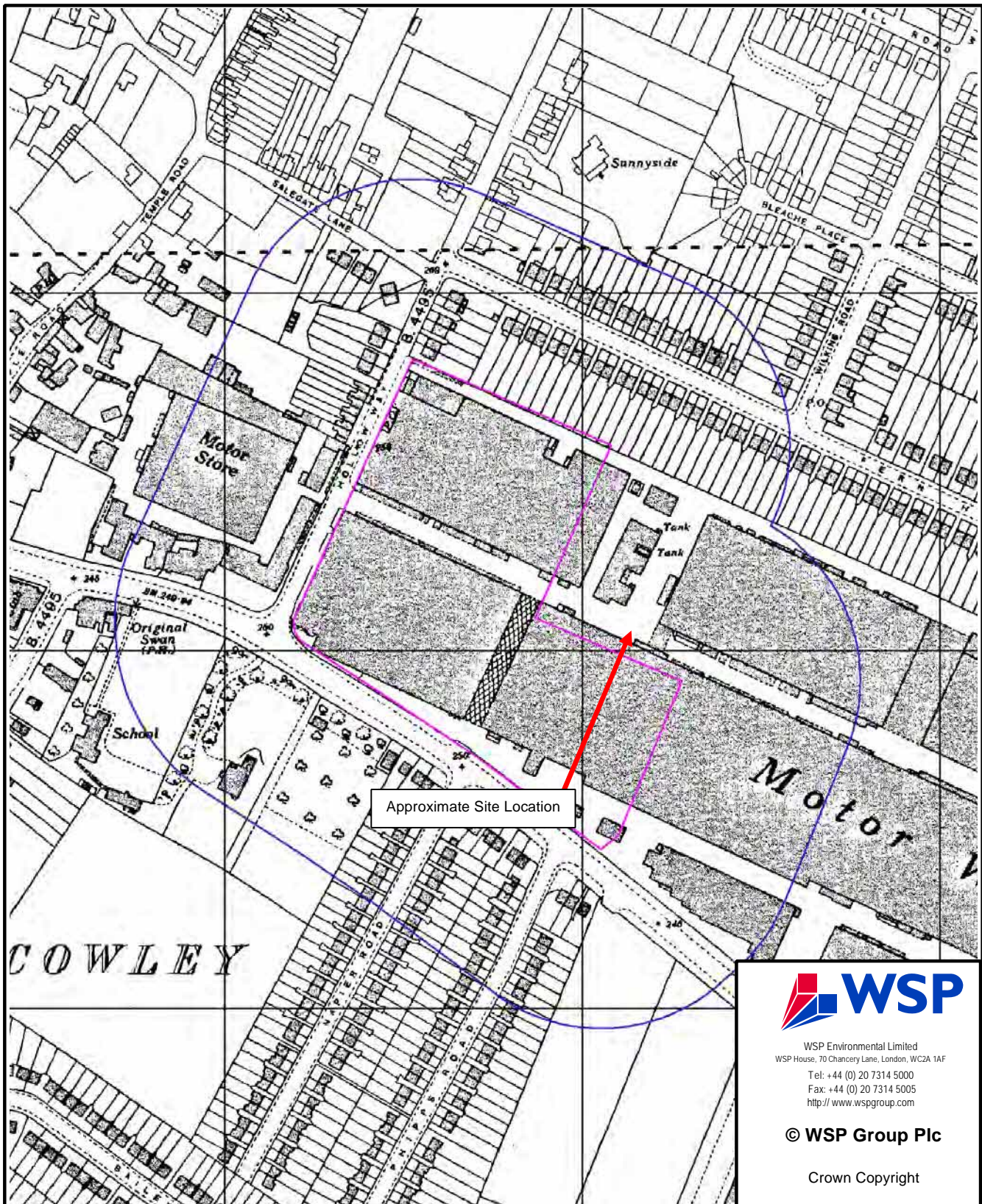
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Historical Mapping 1921

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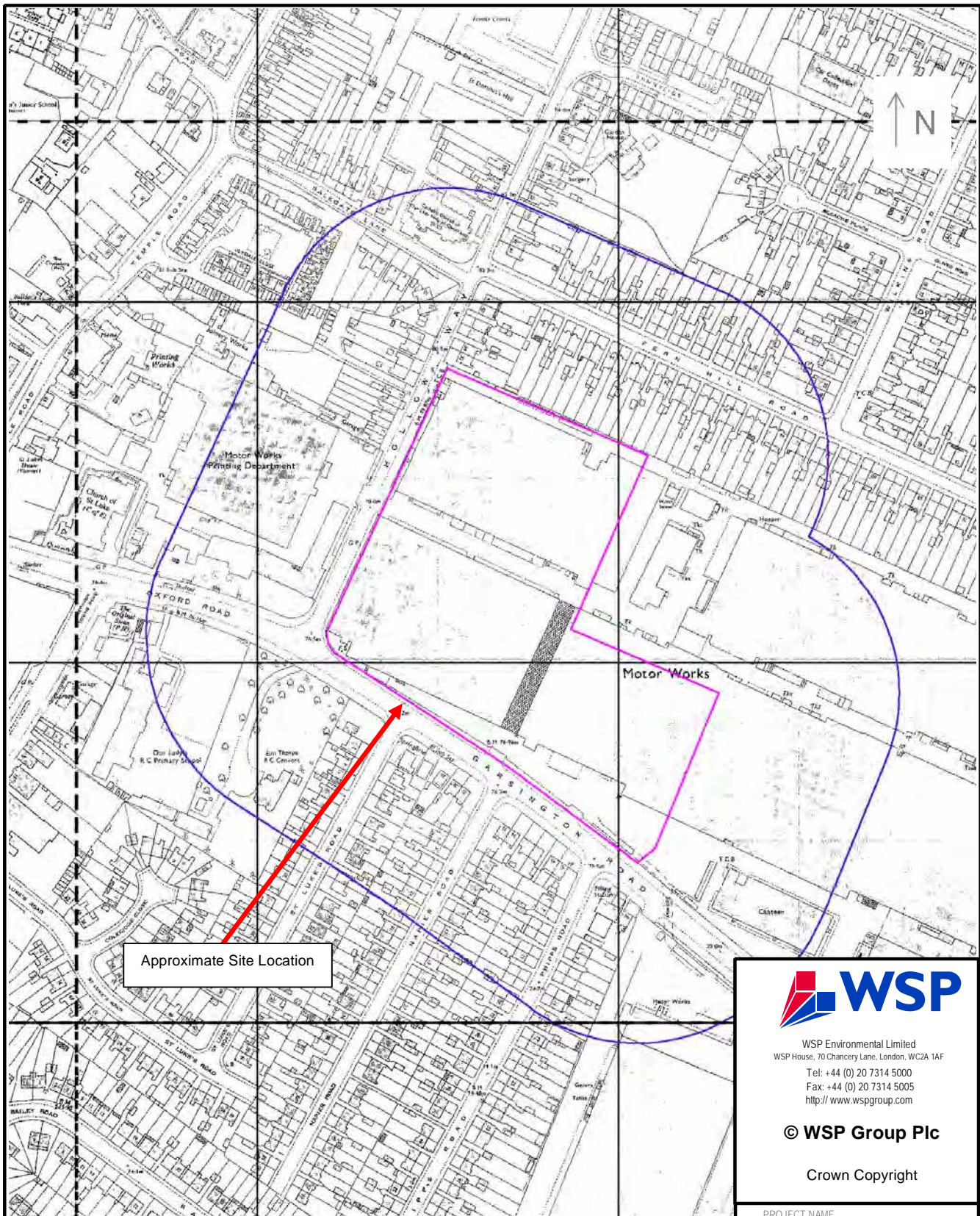
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Historical Mapping 1937

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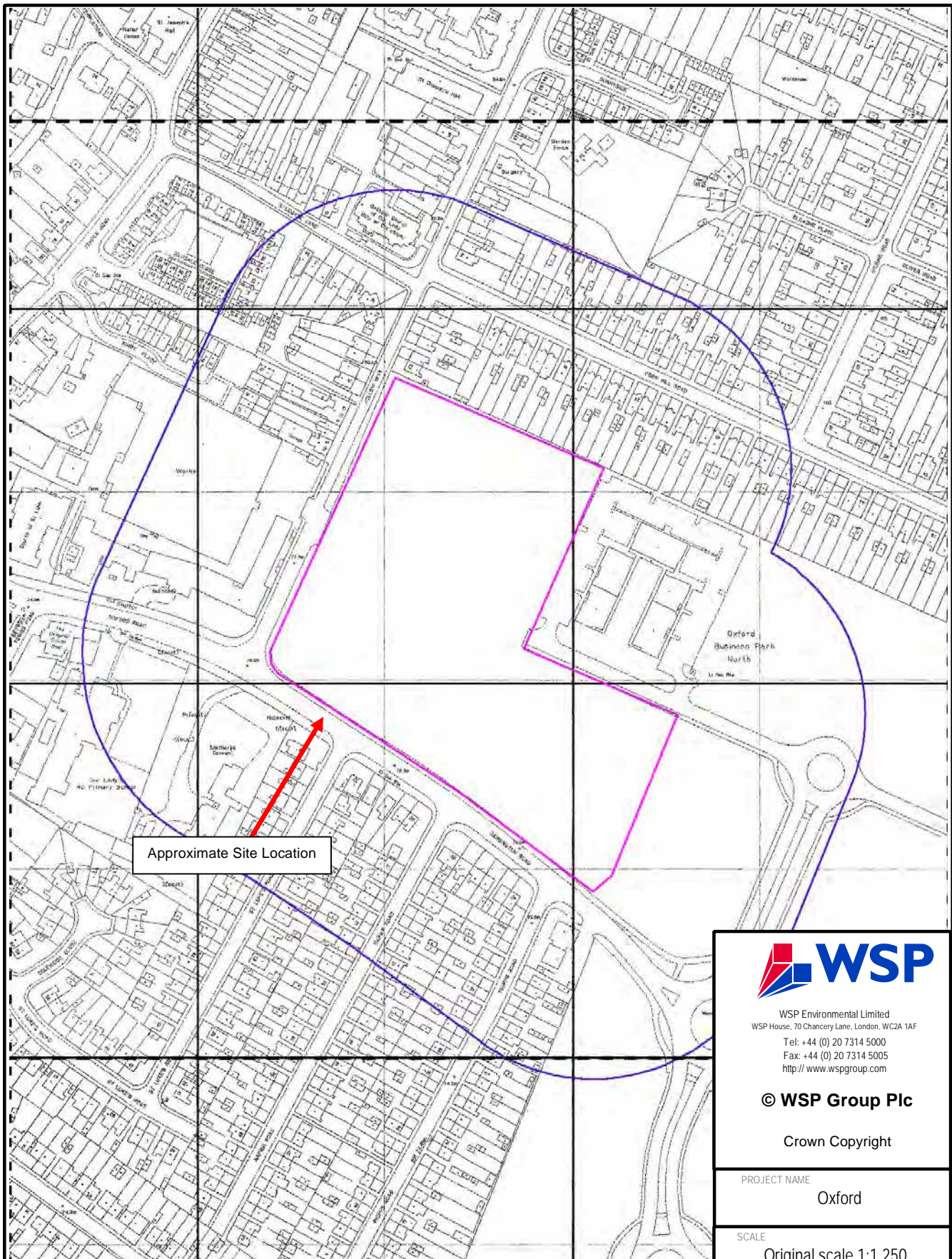
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SCALE	Original scale 1:1,250
TITLE	Historical Mapping 1994/1996

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Appendix D Methodology & Limitations



Methodology

This Environmental Assessment has been designed to provide information relating to:

- the current and former land uses on and surrounding the site;
- the environmental sensitivity of the site location as determined by factors including geology, hydrogeology, surface watercourses and neighbouring land uses; and,
- relevant records held by the environmental regulators.

Any relevant information provided by the Client has been reviewed, with action taken to ensure this information is taken into account and/or verified where necessary. All information is then assessed to define the potential for the site to give rise to environmental liabilities for the freehold/leasehold owner (as appropriate). Recommendations are made for additional work where this is necessary to fully define the site's environmental liabilities, and cost estimates of the financial implications of the findings can be provided under separate cover, where appropriate.

Risk Classification

This assessment has been undertaken with due regard to Contaminated Land Guidance documents issued by the Department for Environment, Food and Rural Affairs (and its Predecessors), the British Standards Institute (the BSI), the Royal Institution of Chartered Surveyors (RICS) and the American Society for Testing and Materials (ASTM) Standard E 1527-05. The methods used follow a risk-based approach, with the potential environmental risk assessed qualitatively using the 'source-pathway-target pollutant linkage' concept introduced in the Environmental Protection Act 1990.

Specific comment is made regarding the site's status under the Contaminated Land Regime implemented on the 1st April 2000 as Part IIA of the Environmental Protection Act 1990, and the actual or potential designation of the site as 'Contaminated Land' as defined in Section 78A(2). Unless specifically stated as relating to this definition, references to 'contamination' and 'contaminants' relate in general terms to the presence of potentially hazardous substances in, on or under the site.

In addition, consideration has been given to a wide range of related topics including (where appropriate): environmental processes; current and foreseeable environmental legislation; the practices and duties of environmental regulators; the health and safety of occupiers and neighbours as affected by contamination; effects on the structure of buildings; and financial implications. References to risk classifications are made according to the following definitions:

Low Risk

It is unlikely that the issue will arise as a liability/cost for the freehold/leasehold owner (as appropriate) of the site.

Medium Risk

It is possible that the issue could arise as a liability/cost for the freehold/leasehold owner (as appropriate) of the site. Further work is usually required to clarify the risk.

High Risk

It is likely that the issue will arise as a liability/cost for the site freehold/leasehold (as appropriate) owner of the site.

Environmental Risk Assessment

The presence of contaminated materials on a site is generally only of concern if an actual or potentially unacceptable risk exists. Within the context of current UK Legislation, the interpretation of a "significant risk" is termed to be one where:

- Significant harm is being caused or there is a significant possibility of such harm being caused, (where harm is defined as harm to health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property); and / or, pollution of Controlled Waters is being caused.

The potential for harm to occur requires three conditions to be satisfied:

- Presence of substances (potential contaminants/pollutants) that may cause harm (Source of Pollution).
- The presence of a receptor which may be harmed, e.g. the water environment or humans, buildings, fauna and flora (The Receptor).
- The existence of a linkage between the source and the receptor (The Migration Pathway).

Therefore, the presence of measurable concentrations of contaminants within the ground and subsurface environment does not automatically imply that a contamination problem exists, since contamination must be defined in terms of pollutant linkages and unacceptable risk of harm.

The nature and importance of both pathways and receptors, which are relevant to a particular site, will vary according to the intended use of the site, its characteristics and its surroundings.

In order to assess the contamination risk at the subject site the above rationale has been applied and is discussed within Section 6 in the context of Contamination Sources and Potential Pollutant Linkages.

Energy Performance Certificates

The Energy Performance of Buildings within the UK is derived from The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 SI 2007/991 and SI 2007/1669 and stems from the European Directive 2002/91/EC on the Energy Performance of Buildings ("the Directive"). Part 2 of these Regulations implements articles 7(1) and (2) of the Directive, and requires the production of energy performance certificates when buildings are constructed, sold or rented out.

Regulation 11 sets out the minimum requirements for energy performance certificates. In particular, certificates must be no more than 10 years old, except in circumstances where the Housing Act 2004 requires a home information pack, in which case a certificate is only valid if it is less than three months old at the first point of marketing, as that term is defined in the Home Information Pack Regulations 2007.

Part 7 deals with enforcement and makes provision for enforcement by way of civil penalties. Regulation 38 imposes a duty on local weights and measures authorities to enforce the duties relating to certificates and air-conditioning inspections. Regulation 40 empowers enforcement authorities to issue penalty charge notices for any breach.

Limitations

WSP Environmental Limited has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from WSP Environmental Limited; a charge may be levied against such approval.

WSP Environmental Limited accepts no responsibility or liability for:

- a) the consequences of this document being used for any purpose or project other than for which it was commissioned, and
- b) this document to any third party with whom an agreement has not been executed.

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client) and discussions with relevant authorities and other interested parties. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, WSP Environmental Limited reserves the right to review such information and, if warranted, to modify the opinions accordingly.

Where no site inspection is undertaken (for example a Desk Study Assessment or due to restricted site access), WSPE cannot comment on the potential for environmental concerns associated with the current use or structure including the presence of asbestos.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

WSPE are unaware of any proposed redevelopment plans and any reference made to actions that might be required in the event of redevelopment are made for information only.



Appendix E Report References



Environment Agency Aquifer Classifications

The Environment Agency (EA) Groundwater Vulnerability Map and Regional Appendices, which make up part of the published Policy and Practice for the Protection of Groundwater, divide the underlying strata in England and Wales into major, minor and non aquifers dependent upon their potential for potable water supply. The following is derived from the main policy document. The division of the rock formations into major, minor and non aquifer reflects the regional importance and vulnerability of the formation.

Major Aquifer

Highly permeable formations usually with the known or probable Presence of significant fracturing. Highly productive strata of Regional importance. Often used for large potable abstractions. E.g. Upper Chalk, Permo-Triassic Sandstones

Minor Aquifer

Fractured or potentially fractured but without high intergranular permeability. Generally only support locally important abstractions E.g. Coal Measures

Variable porosity and permeability but without significant fracturing. Generally only support locally important abstractions. E.g. River Terrace Gravels

Non Aquifer

Formations with negligible permeability. Only support very minor abstractions if any. E.g. Mercia Mudstones, igneous rocks

Regulatory Information Sources

Reference has been made to the Landmark Information Group data provision service. This includes information and data collated from several organisations, including the Environment Agency (EA), Department for Environment, Food & Rural Affairs (DEFRA), Health & Safety Executive (HSE), the Health Protection Agency (HPA), and the Coal Authority