



EAST RIDING
OF YORKSHIRE COUNCIL

ENVIRONMENTAL ENQUIRY SERVICE
WWW.EASTRIDING.GOV.UK/POLLUTION

ENVIRONMENTAL ENQUIRY REPORT

A report showing the potentially contaminated land on site
and within a 250m search radius of:

**Land to the rear of 45 West End, South Cave,
East Riding of Yorkshire, HU15 2EX**

Report Reference: **FLARE: 451121**
Your Reference: **22/02028/PLF Ref3955**
Date: **20th February 2024**
Service User: **Mr Richard Bate**
A&F Consulting Engineers LLP
Peachey Place, Landing Lane
Newport
East Riding of Yorkshire
HU15 2RU

This report incorporates data from the following:



British
Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL



EAST RIDING
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The information supplied in this report represents the information presently held by the Council in response to your specific enquiry. The Council does not warrant the accuracy or sufficiency of the information for your purposes in relation to the site you have identified. Nor does the Council warrant that the information is relevant for any specific purposes that you may have in mind in relation to the site. You are advised to undertake your own site and other investigations and to analyse the results of those investigations using competent specialist advisors. Within the context of the report no recommendations will be made with respect to the suitability of the land for a specific purpose. The service will only be used to provide environmental information.

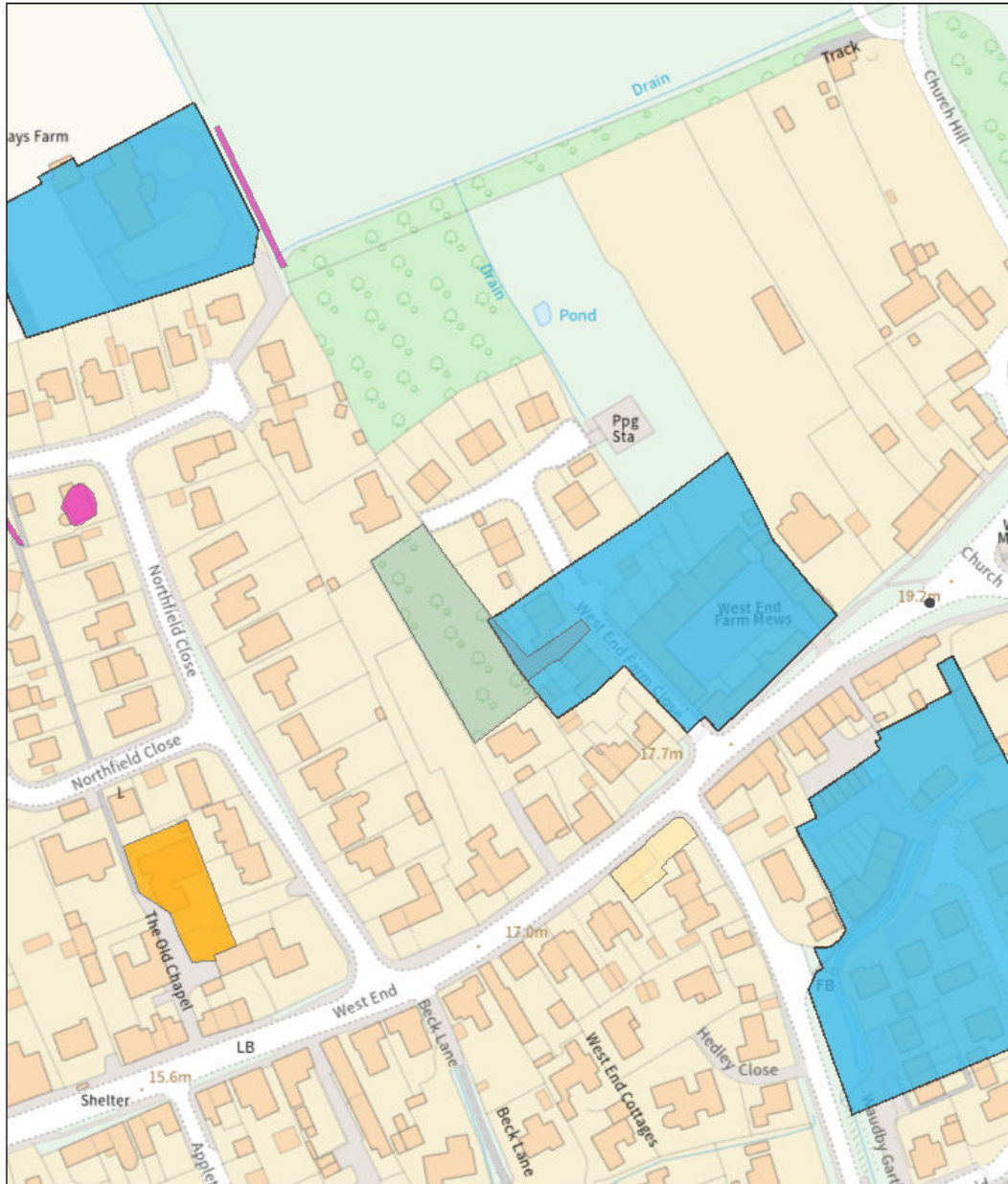
Public Protection Division
East Riding of Yorkshire Council
Church Street
Goole
DN14 5BG
E-mail: pollution.control@eastriding.gov.uk



Land to the rear of 45 West End, South Cave, East Riding of Yorkshire, HU15 2EX

Area : 2,669,928.87 ft²

Feb 20 2024 13:11:33 Greenwich Mean Time



- Timber works saw mills and joiners
- Possible landfill sites
- Farms and out buildings
- General works
- Cemetery

RE: Land to the rear of 45 West End, South Cave, East Riding of Yorkshire, HU15 2EX
Our ref: 451121
Your ref: 22/02028/PLF
Client: Richard Bates, A&F Consulting Engineers LLP

Environmental Enquiry Report.

The following report has been generated using the East Riding of Yorkshire Council Contaminated Land Geographical Information System (GIS). The Environmental Control team has, since October 1999, developed a comprehensive GIS showing over 32,000 records of potential contamination within the East Riding of Yorkshire Council's area. This data has been gained from current Ordnance Survey maps, historical maps as provided by Landmark Information Group Ltd dating back as far as 1855, and also aerial photographs taken in April 1999 by GeoInformation and in 2008 by GeoPerspectives. The historical maps are not a complete set for each year, the coverage is sporadic across the county but every effort has been made to check those maps available to the Council.

The report has been specifically tailored to meet the demands of industry and developers who want more information about the past use of the property that they wish to purchase / develop. It is also prudent to look at surrounding areas of land and their historical usage as contamination doesn't always stay within the site. The report also includes ecological, hydrological and geological information relevant to the site and its surrounding area.

The information detailed within the report is shown below:

Statutorily Contaminated Land, Farms & Out Buildings, Abattoirs, Tanks, Hospital, Petroleum, Depot, Tannery, Fire Stations, Chemical works, Ship building, Timber / saw mills / builders, Cemetery, Possible landfill sites, Closed landfill sites, Gasworks, Sewage, MoD land, Industrial estates, Sewage sludge disposal, Part B Processes, General works, Scrap yards, Sheep dips, Old disused railway, Existing railway, ERY Trades 1855 – 1982, Surrendered Petroleum Licences, Haulage, Explosives and Airfields.

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This report was compiled by:

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Please note that any adjacent sites to the site identified, if they share the same boundary, will be found as a SITE SEARCH as well as a RADIUS SEARCH, this is due to the way that the report writer interrogates the GIS.

The search has been run on the plot of land as identified within the plan submitted as part of your service request. Every effort has been made to identify the boundaries exactly but the inherent errors within the maps and capturing tools cannot guarantee this is the case.

You can find out more information about the Council's approach to the assessment of contaminated land by visiting the Council's contaminated land website at <https://www.eastriding.gov.uk/pollution>

Summary

Name	Count	Area(ft ²)	Length(ft)
Surrendered petroleum licences	2	N/A	N/A
Pre 1972 waste tips	0	N/A	N/A
Historical trades	0	N/A	N/A
Airfields	0	N/A	N/A
Haulage	0	N/A	N/A
Permitted waste sites authorised landfill site boundaries (ES)	0	0	N/A
Historical landfill sites (EA)	0	0	N/A
Scrap yards	0	0	N/A
Sheep dips	0	0	N/A
Sewage works	0	0	N/A
Ship yards	0	0	N/A
Timber works, saw mills and joiners	1	8,406.57	N/A
Slurry ponds	0	0	N/A
Chemical works	0	0	N/A
Electrical substations	1	251.60	N/A
Possible landfill sites	5	6,457.27	N/A
Farms and out buildings	4	249,188.71	N/A
General works	1	3,090.20	N/A
Gas works	0	0	N/A
Industrial estates	0	0	N/A
Existing railway	0	0	N/A
Old railways	0	0	N/A
MoD land	0	0	N/A
Fire stations	0	0	N/A
Landfill sites	0	0	N/A
Tanks	0	0	N/A
Tannery	0	0	N/A
Depots	0	0	N/A
Abattoirs	0	0	N/A
Cemetery	1	23,933.56	N/A
Statutorily contaminated land	0	0	N/A
Petroleum	0	0	N/A
Explosives	0	0	N/A
Hospitals	0	0	N/A

Surrendered petroleum licences

#	ADDRESS_1	ADDRESS_2	LICENCE_NU	YEAR_SURRE	TANKS
1	3 CHURCH HILL	SOUTH CAVE	181	1984	<i>No Data</i>
2	3 CHURCH HILL	SOUTH CAVE	181	1984	<i>No Data</i>

#	MAPID	ConSEPT score	Count
1	687.00	B_1	1
2	694.00	B_1	1

Timber works, saw mills and joiners

#	NAME	LOCATION	MAPDATE	TOWN	MAPID	ConSEPT score	Area(ft ²)
1	BUILDERS YARD	WEST END	2000	SOUTH CAVE	70.00	B_1	8,406.57

Electrical substations

#	NAME	LOCATION	TOWN	MAPDATE	MAPID	ConSEPT score	Area(ft ²)
1	BARNARDS DRIVE	BARNARDS DRIVE	SOUTH CAVE	2009	740.00	D_1	251.60

Possible landfill sites

#	DESCRIPT	LOCATION	MAPID	ConSEPT score	Area(ft ²)
1	FORMER DRAIN	NORTHFIELD CLOSE, SOUTH CAVE	2,896	B_1	2,418.26
2	FORMER POND	41 NORTHFIELD CLOSE, SOUTH CAVE	2,897	B_1	1,083.01
3	FORMER DRAIN	NUNNERY WALK, SOUTH CAVE	10,732	B_1	1,032.58
4	POSSIBLE FORMER POND	NUNNERY WALK, SOUTH CAVE	10,658	B_1	1,002.67
5	FORMER DRAIN	NORTHFIELD CLOSE, SOUTH CAVE	10,733	B_4	920.74

Farms and out buildings

#	NAME	LOCATION	MAPDATE	MAPID	ConSEPT score	Area(ft ²)
1	WESTCOTE FARM	SOUTH CAVE	2002	992.00	B_1	85,583.37
2	SOUTH CAVE PIGGERIES	THORNHAM CLOSE, SOUTH CAVE	1975	3,224.00	B_1	70,186.14
3	WEST END FARM	WEST END, SOUTH CAVE	1975	3,225.00	B_1	53,390.58
4	FAIRWAYS FARM	SOUTH CAVE	2002	991.00	B_1	40,028.62

General works

#	NAME	LOCATION	TOWN	MAPDATE	OTHERINF
1	UNKNOWN	WEST END	SOUTH CAVE	1886	SMITHY

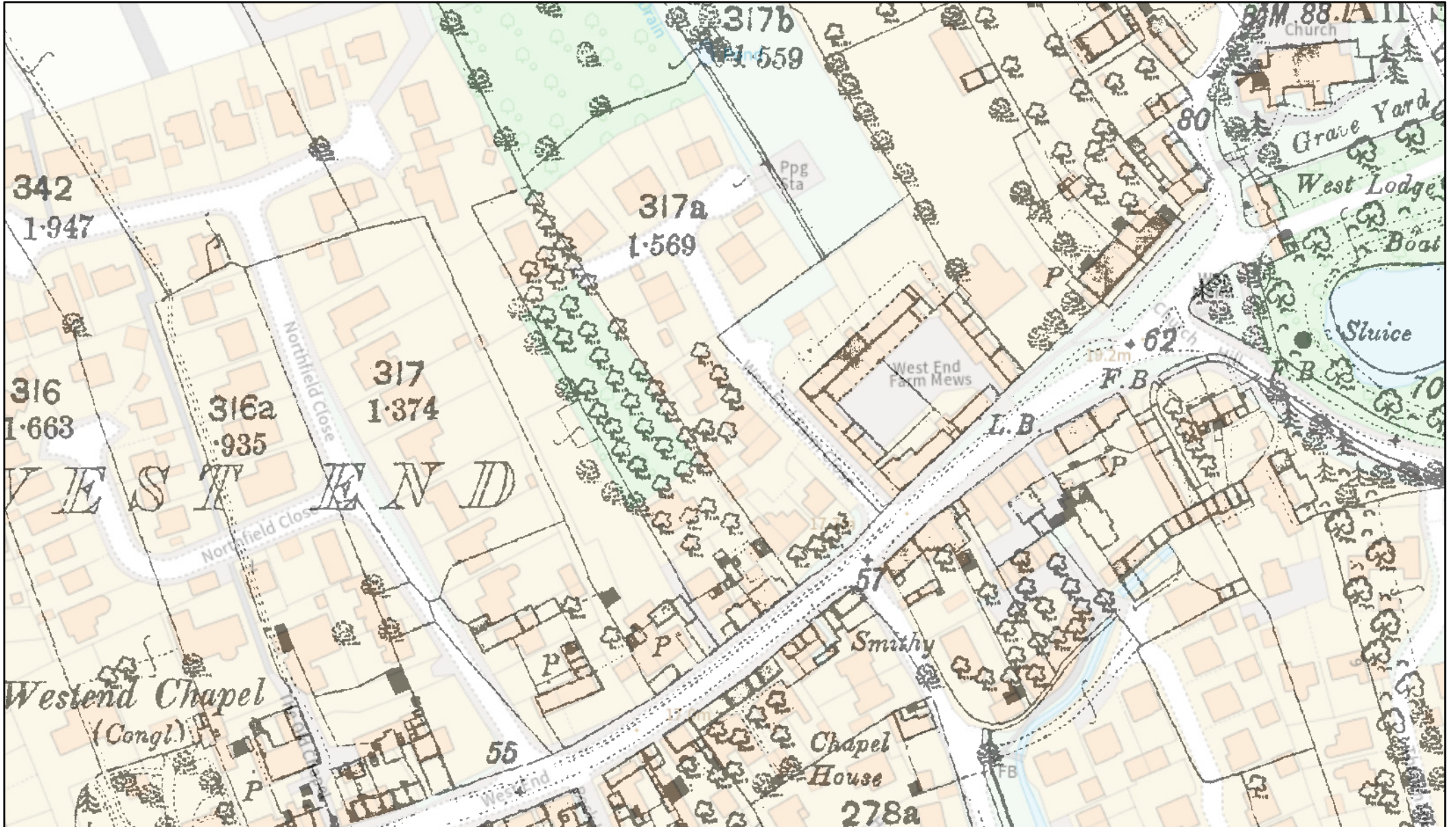
#	MAPID	ConSEPT score	Area(ft ²)
1	678.00	B_1	3,090.20

Cemetery

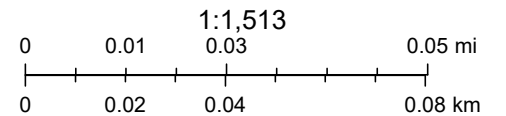
#	NAME	ADDRESS	TOWN	MAPID	ConSEPT score	Area(ft ²)
1	CAVE CASTLE CHURCH CEMETERY	CAVE CASTLE	SOUTH CAVE	213	D_1	23,933.56

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Land to rear of 45 West End, South Cave



20/02/2024, 14:02:05



Additional Information

<p>Site details</p>	<p>RE: Land to the rear of 45 West End, South Cave, East Riding of Yorkshire, HU15 2EX (“the property”) Our ref: SRU 451121 Your ref: 22/02028/PLF Ref3955</p> <p>The cost incurred by the council in undertaking this service amounted to £101.50. I acknowledge receipt of your email dated 20th February 2024 where you confirm responsibility for this charge, and an invoice will follow shortly. Depending on the type of property and the nature of the enquiry, the Environmental Control team will have carried out a review of relevant information obtained from the following sources when preparing this report:</p> <ul style="list-style-type: none"> • a search of the Council's Contaminated Land GIS • a review of available historical maps • a site visit to confirm current status of the property and its surroundings • a search of the Public Access planning system • a review of relevant site investigation/remediation reports, if available
<p>Prioritisation - ConSEPT Methodology</p>	<p>Part 2A of the Environmental Protection Act 1990 ('Part 2A') makes it a statutory duty for every local authority to inspect its area from time to time to identify contaminated land. To date the council has identified over 32,000 records of potentially contaminated land in the East Riding of Yorkshire, based solely on potential sources of contamination from current or historic land-use. These sites have been prioritised for further assessment using the Contaminated Site Evaluation Prioritisation Tool (ConSEPT), supplied by the British Geological Survey. ConSEPT was developed as a model for the strategic assessment of potentially contaminated sites under Part 2A, based on the principle of a contaminant linkage and the likely susceptibility of designated receptors.</p> <p>The starting point for the model is identification of sites containing potential sources of contamination, based on historical land use (e.g. a closed landfill site). The contaminative potential is then determined and scored based on the potential contaminants generally associated with those land uses. Other factors which are evaluated include the site area and time-span of the potentially contaminating land use.</p> <p>The pathways on a site are generally deduced by proximity to, or interception of sources, rather than actual knowledge of their occurrence. There are three categories of pathway considered in the model: i) direct contact; ii) groundwater; and iii) surface water. Four relevant receptor groups are then considered: 1) humans; 2) controlled waters (surface water and groundwater); 3) ecology; and 4) property. These are combined by the model, resulting in seven possible pollutant linkage scenarios.</p>

	<p>The output from the assessment of each contaminant linkage is given in terms of five output classifications, 'A' through to 'E', with 'A' indicating the highest priority for further inspection and 'E' indicating the lowest. These are combined with the receptor group to give a single categorisation for each site. The council has decided to concentrate initially on those sites which have been categorised as 'A1' (highest priority based on a human receptor). When considering sites for inspection, the council will have regard to the number of residential properties and gardens likely to be affected. Priority will usually be given to those sites where the largest number of receptors is likely to be present, and where there is the potential for significant and viable pollutant linkages.</p>
<p>Potential Sites Identified</p>	<p>The Council has not declared any part of the property Statutorily Contaminated Land as part of its duties under Part 2A. However, there are sites on and/or within 250m of the property that have been identified as potentially contaminated land, and may be in need of further detailed investigation.</p> <p>The property is an area of open land in the middle of an established residential area. It forms an enclosed area of scrub land to the north of 45 West End and has gardens of West End Farm Close and Northfield Close surrounding it on the northern, eastern and western boundaries.</p> <p>Whilst the property itself is not thought to constitute potentially contaminated land it is in close proximity to sites that have been identified as potentially contaminated land due to former uses. Most significant of which is the site of the former West End Farm immediately to the east of the property. The southern portion of which was redeveloped in c2005 into housing and the northern portion was subject to similar development in 2017/18. Details of these applications are shown below.</p> <p>Over the road to the south of 45 West End there is a former blacksmiths dating from approximately 1886.</p>
<p>Other Available Information</p>	<p>The following planning applications for the adjacent West End Farm site development are as follows:</p> <p>Reference: 96/61105/REM Alternative Reference: 318-10030 Application Received: Fri 19 Jul 1996 Application Validated: Fri 19 Jul 1996 Address: West End Farm Common Road South Cave East Riding Of Yorkshire HU15 2EA Proposal: West End Farm West End East Riding of Yorkshire. Alterations & conversions to existing 2 no dwellings & farm buildings and erection of new buildings to form 17 no dwellings & garages with upgrading of accesses at West End Farm West End East Riding Status: Application Approved Decision: Approve Decision Issued Date: Wed 08 Jan 1997</p>

	<p>Comments: The environmental control team were not consulted on this application therefore I have no records of whether or not contaminated land was considered at the application stage. There are no conditions referring to a site investigation on the Notice of Decision.</p> <p>Reference: 17/03674/PLF Alternative Reference: PP-06334291 Application Received: Fri 27 Oct 2017 Application Validated: Fri 01 Dec 2017 Address: West End Agricultural Land West End South Cave East Riding Of Yorkshire HU15 2EG Proposal: Erection of 10 affordable dwellings with associated access and parking, improvements to highway and drainage of West End Farm Close so that it may be adopted Status: Application Approved Decision: Approve Decision Issued Date: Thu 15 Feb 2018</p> <p>Comments: The applicant submitted a Re-Evaluation of Contamination Test Data from Archive Report (April 2012) dated 19th May 2017 by TLP Ground Investigations Limited. The environmental control team were consulted on this application and recommended a watching brief condition so that in the event that any contamination was encountered during the development it could be addressed. This condition as added to the Notice of Decision as Condition 5. I am unaware of any contamination incidents being brought to the attention of this department as a result of the development. The report by TLP referred to above is available at https://newplanningaccess.eastriding.gov.uk/newplanningaccess/files/9DC16660EC2606C4EA53651456E2DD2D/pdf/17_03674_PLF-LAND_CONTAMINATION_ASSESSMENT-2799744.pdf</p> <p>Details of previous planning applications in the vicinity of the property can be searched for on the council's public access website: https://www.eastriding.gov.uk/planning-permission-and-building-control/applications-for-planning-and-building-control/view-and-comment-on-planning-applications/public-access-disclaimer/</p> <p>Or you can request a search of archived records https://www.eastriding.gov.uk/planning-permission-and-building-control/applications-for-planning-and-building-control/property-documents-and-history-searches/</p>
Detailed Inspection/Likelihood of Inspection	<p>The council has used the ConSEPT methodology described earlier to risk assess all sites of potentially contaminated land identified in its area. The ConSEPT categories for all the sites identified by the council within 250m of the property are shown in the attached report.</p> <p>At the time of preparing this report, of the 32,000 records of potentially contaminated land identified, 929 have been risk assessed as 'A1'. It is important to note that the figure of 32,000 records does not mean 32,000</p>

	<p>individual plots of land, as some sites may have had more than one potentially contaminated land use, and these will be recorded separately.</p> <p>I can confirm that no ‘AI’ sites have been identified on or immediately adjacent to the property. Therefore the council currently has no plans to investigate the property or any adjacent sites as part of its duties under Part 2A of the Environmental Protection Act 1990.</p> <p>Any detailed inspections carried out by the council under Part 2A are subject to senior management approval and would be planned and undertaken in accordance with the council’s Contaminated Land Inspection Strategy and Statutory Guidance, taking into account the findings of any preliminary risk assessment, the availability of resources, and any site-specific constraints.</p>
<p>Limitations</p>	<p>It is important to note that this prioritisation has been undertaken using a desk-study approach and it may be that conditions at the property show that the pollutant linkages differ from the model predictions. This can only be determined once a site investigation has begun. In order to satisfy yourself, whether or not contamination exists at the property you may wish to engage the services of a specialist environmental consultant to undertake more detailed investigation and risk assessment for you. Links to lists of companies can be found on our website, however these are not exhaustive and do not constitute a recommendation. You may also wish to search the internet and relevant trade directories, and are advised to contact more than one company as prices can vary.</p> <p>The information supplied in this report represents the information presently held by the council in response to your specific enquiry. The council does not warrant the accuracy or sufficiency of the information for your purposes in relation to the site you have identified. Nor does the council warrant that the information is relevant for any specific purposes that you may have in mind in relation to the site. You are advised to undertake your own site and other investigations and to analyse the results of those investigations using competent specialist advisors. Within the context of the report no recommendations will be made with respect to the suitability of the land for a specific purpose. The service will only be used to provide environmental information.</p>