Contamination Reports South West

Phase 1 Contamination Assessment Report



Land at Rear of 62 Lowbourne, Melksham, SN12 7ED

For Mr Butcher

July 2023

Report No P230720

Contamination Reports South West

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1.0 Object and Scope of This Assessment

Contamination Reports South West was commissioned to undertake a Phase 1 Contaminated Land Assessment of a site at Land at Rear of 62 Lowbourne, Melksham, SN12 7ED. The work was undertaken on the instructions of A Harlow & Son on behalf of Mr Butcher for the purpose of supporting a planning application. This report describes the work carried out and presents the data obtained.

This report has been prepared in general accordance with:

- The National Planning Policy Framework (NPPF) 2019.
- R&D Publication 66: 2008. Guidance for the Safe Development of Housing on Land Affected by Contamination
- BS 10175:2011: Investigation of Potentially Contaminated Sites – Code of Practice
- BS5930:1999: Code of Practice for Site Investigations.
- Department of the Environment (1995) DoE Industry Profiles.
- CLR11: Model Procedures for the Management of Land Contamination.

A Contaminated Land Assessment is usually required if the proposed use will be particularly vulnerable or sensitive to the presence of contamination, including any residential building, schools, nurseries or allotments.

The object of the Phase 1 Contaminated Land Assessment is to provide information on the likely ground and groundwater conditions at the site, to provide data to enable an initial assessment of the site in relation to the known development proposals.

The information has been obtained from the following:

Desk Study - This comprised a search of available historical and current records and maps to identify potential on-site and off-site sources, pathways and receptors of contamination.

Site Walkover - A site walkover survey was undertaken to confirm the information gathered for the desktop study and to reveal any features which may suggest possible sources of contamination.

Risk Assessment - A preliminary risk assessment has been carried out using the information from the desktop study and site walkover to identify possible pollutant linkages and enable the development of a site conceptual model.

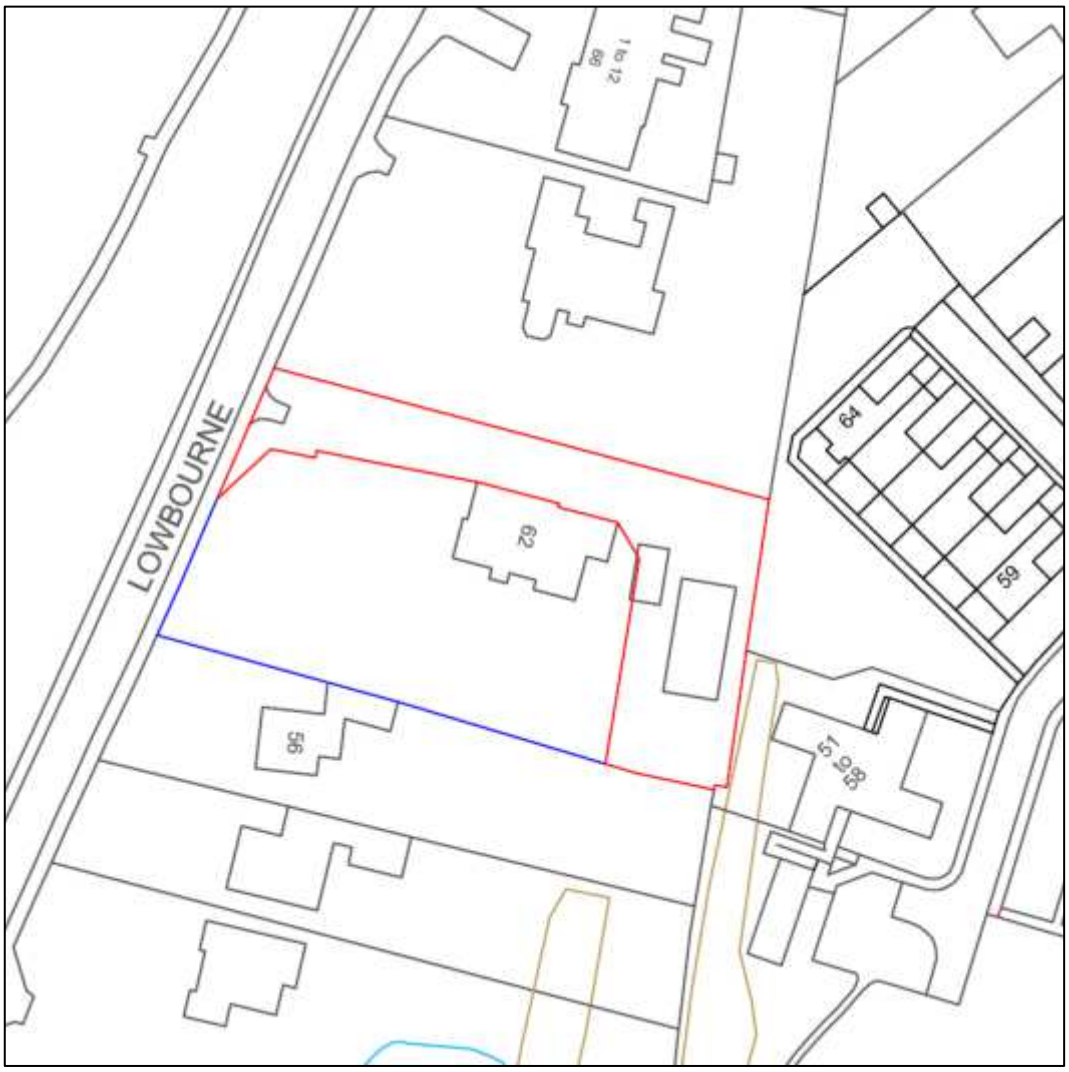
2.0 Site Details

Site address: Land at Rear of 62 Lowbourne
Melksham
Wilts

Post Code: SN12 7ED

Grid Reference: 390836, 164121

A site location plan is presented below.



It is understood that it is proposed to demolish an existing modular residential building and construct two new residential properties on the site. A proposed development plan provided by A Harlow & Son is shown below. A copy of the drawing is included in Appendix 1.



Proposed layout plan taken from drawing provided by A Harlow & Son

3.0 Site Use

3.1 Current Site Use

A walkover survey of the site and immediate area was undertaken in July 2023 by Contamination Reports South West.

The site comprises a single storey modular residential building, garage, garden and driveway. The garden was laid to gravel over a weed suppression geotextile, and was generally overgrown with self seeded vegetation. Various building materials were present. No evidence of vegetation die back or potentially contaminative substances was observed.

The driveway comprised tarmac and was in good condition. No oil stains were observed.

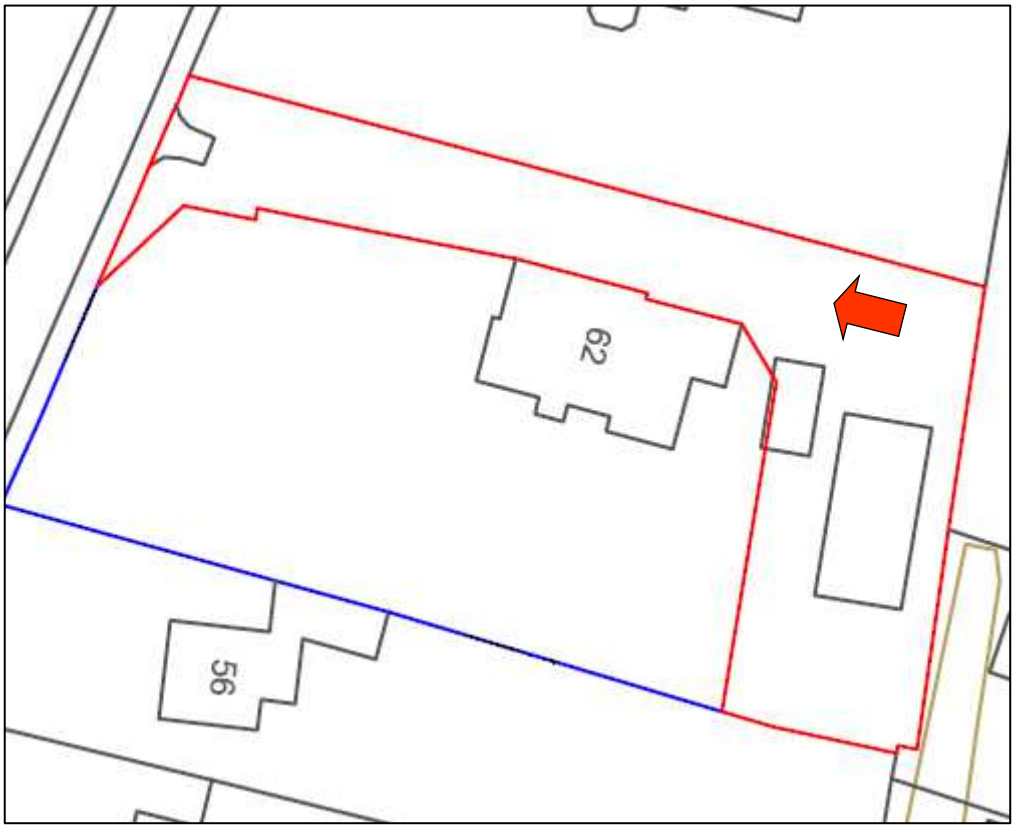
3.2 Adjacent Land Use

Lowbourne road with playing fields beyond, residential premises on all other sides.

Photographs of the site taken during the walkover survey are presented as follows:

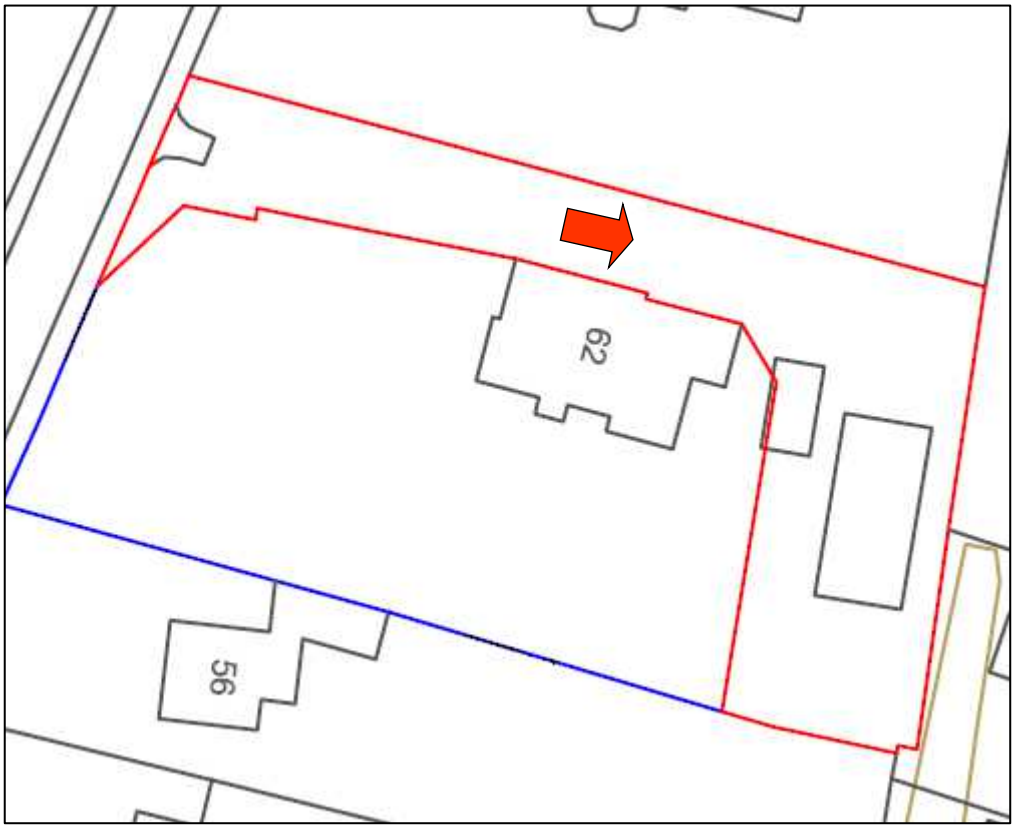
Entrance driveway.





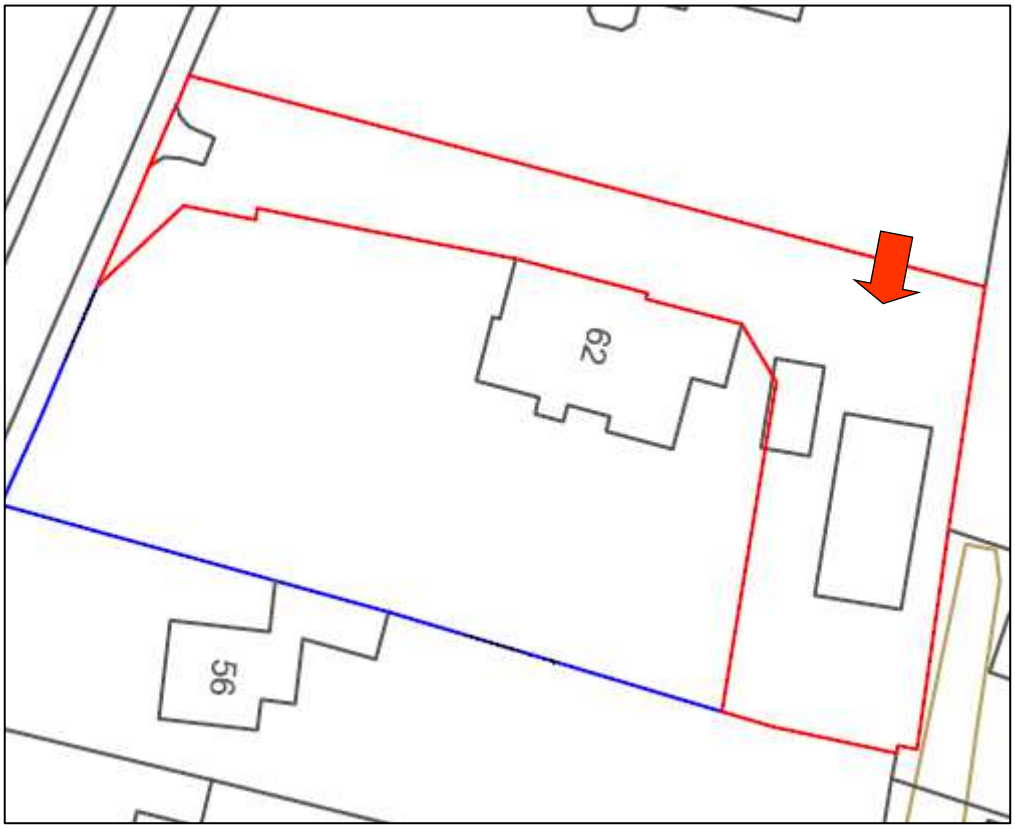
Entrance driveway and garage.





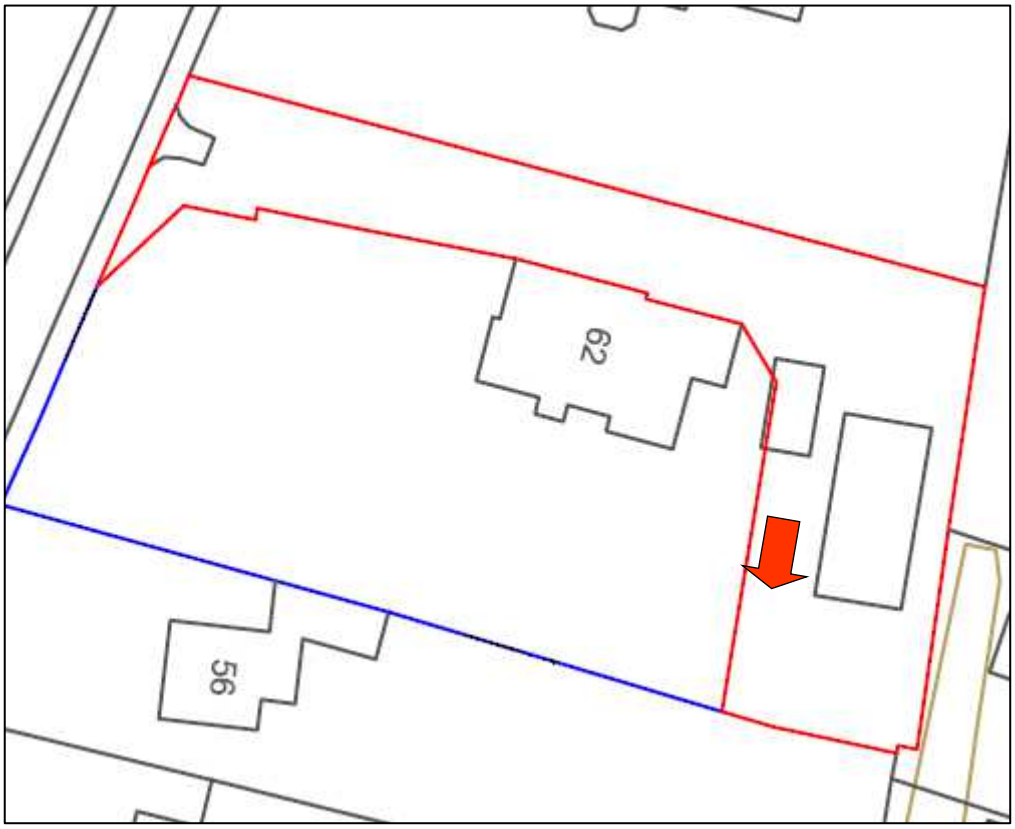
Front of existing building.





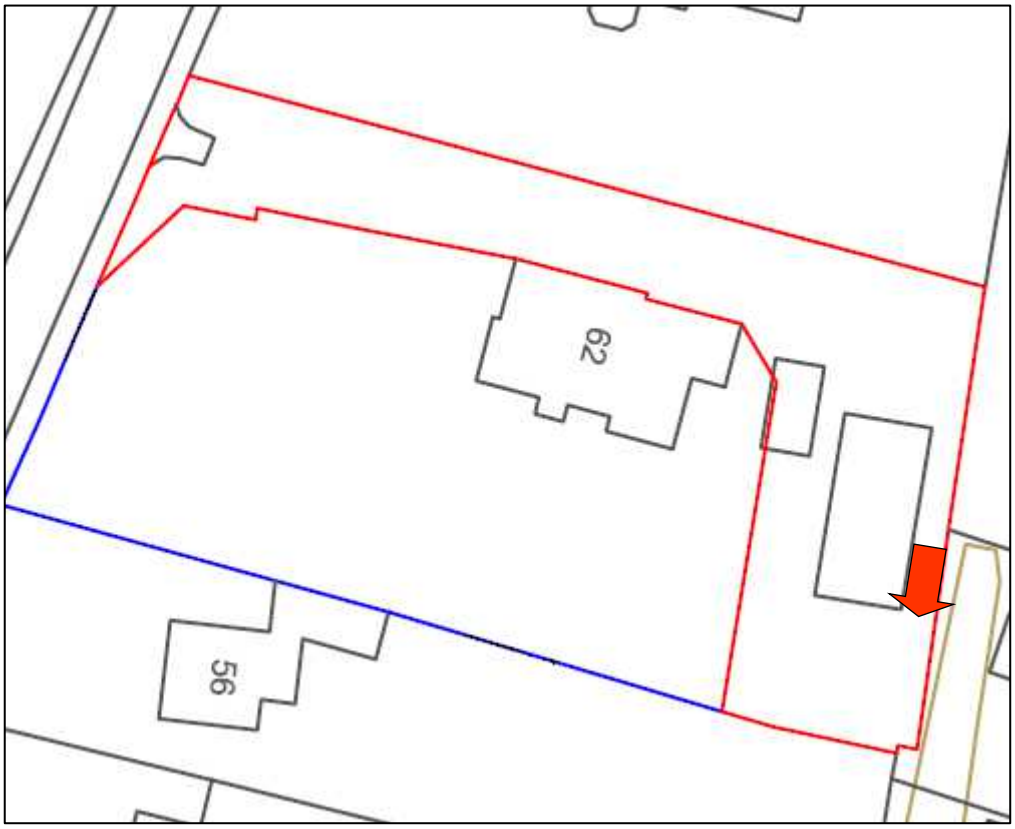
Rear Garden.





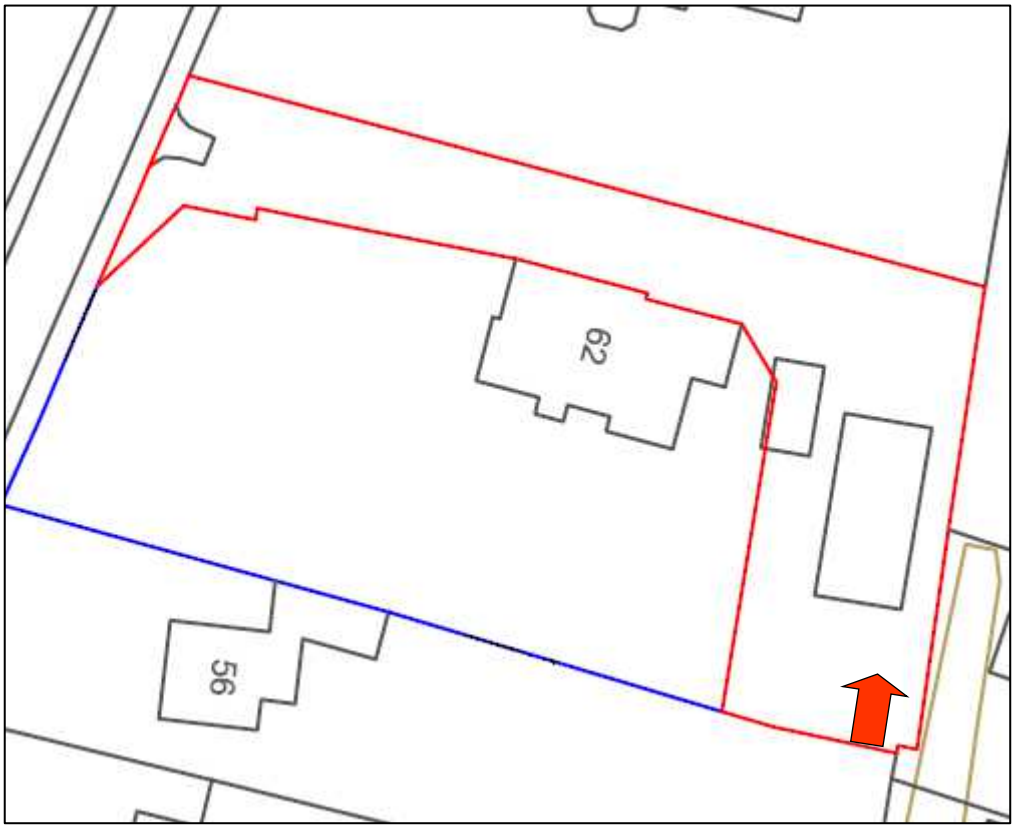
Rear Garden.





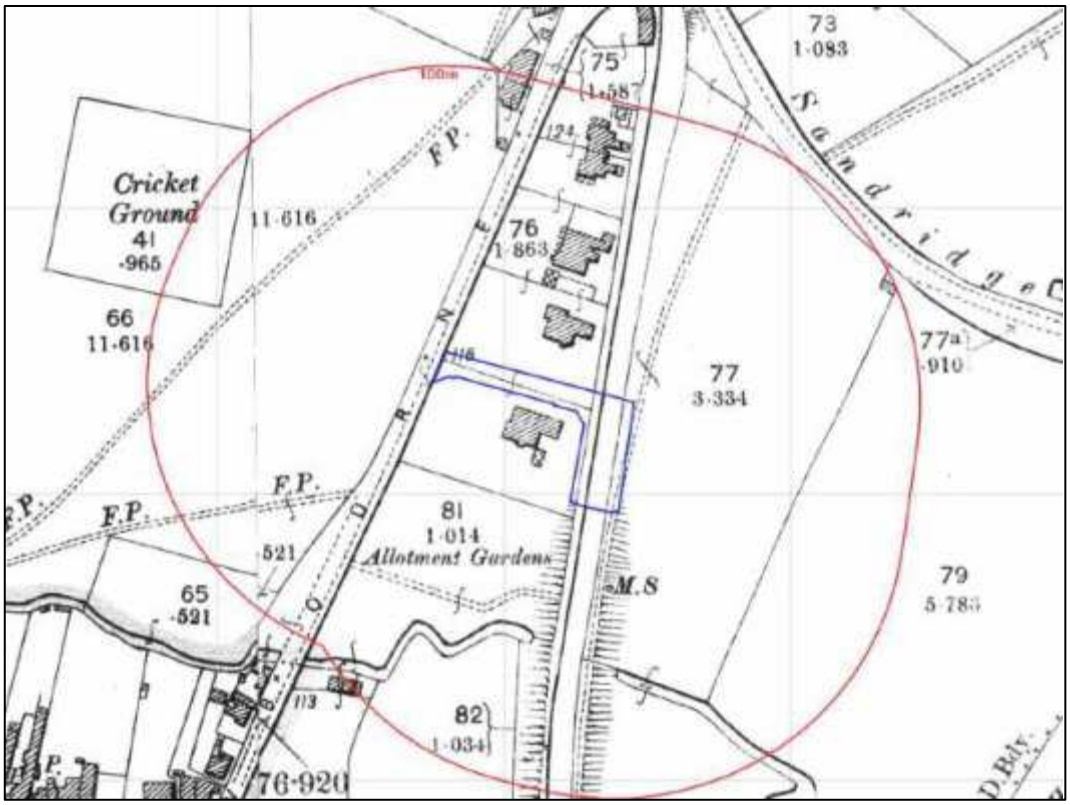
Rear Garden.





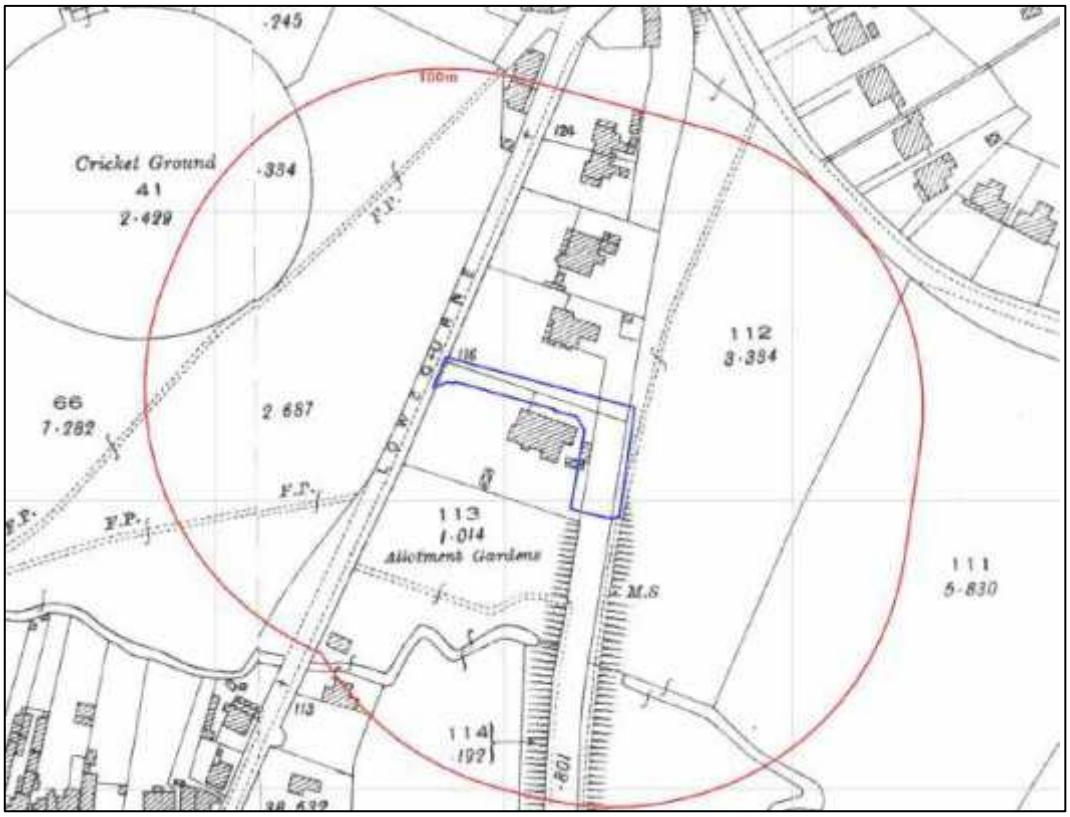
3.3 Historical Land Use

A review of available historical maps has been undertaken to provide information on the historical site and surrounding land use. Extracts of the site and surrounding area and the salient findings of the review are presented below, with the full map extracts included in Appendix 2.



1886 1:2,500 The site comprises a section of the *Wilts & Berks Canal* and the access is part of a residential property.

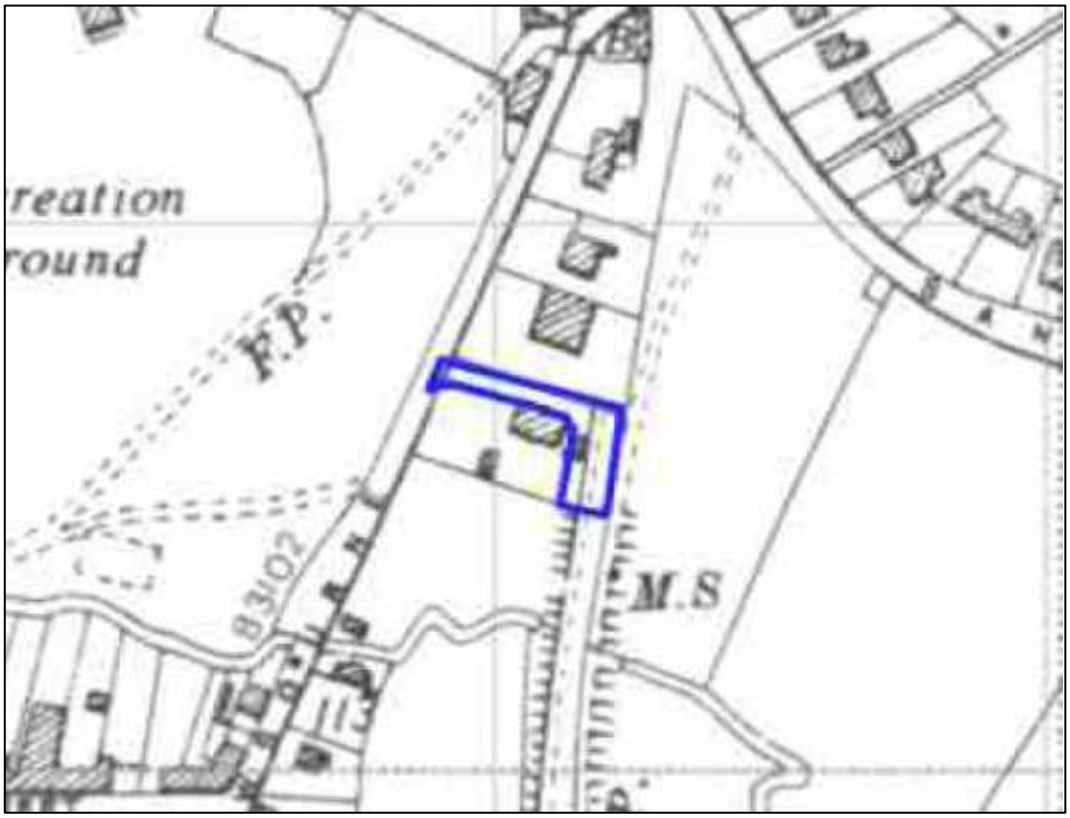
The surrounding area is residential to the north, allotment gardens to the south and undeveloped to the east and west.



1900 1:2,500 No significant changes within the site are evident. Further residential expansion has occurred to the north of the site.



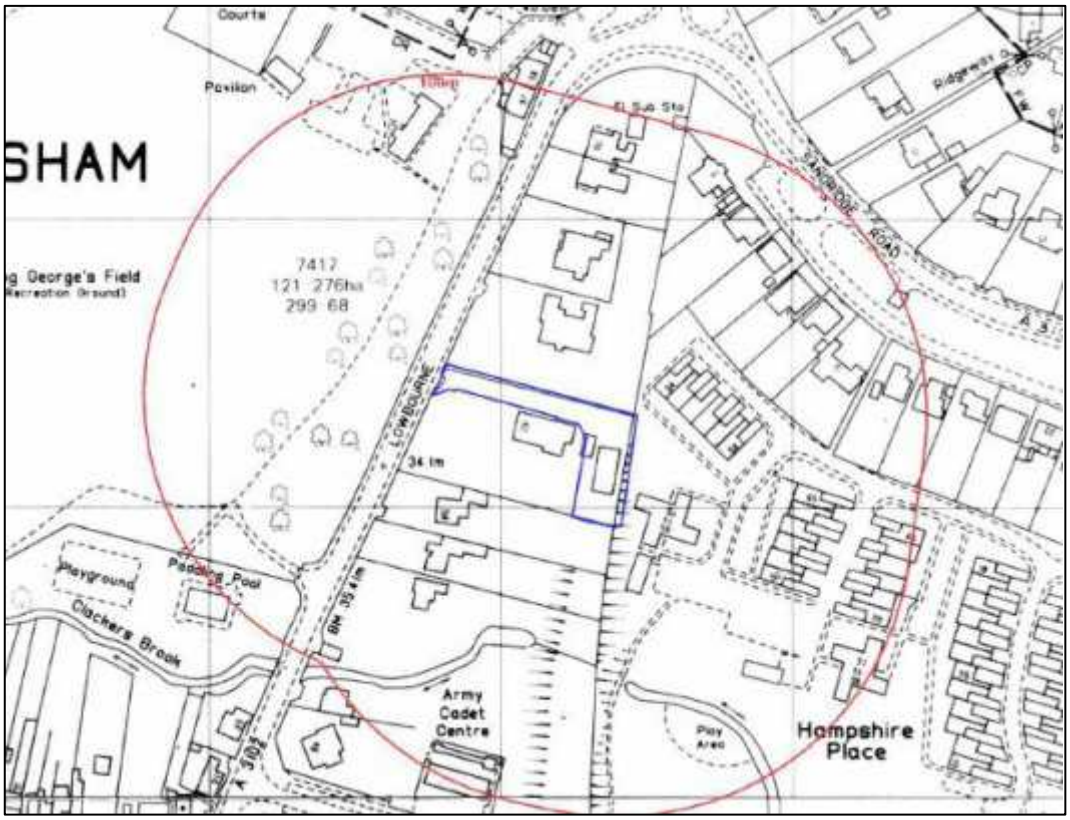
1936 1:2,500 The canal has now been infilled. No significant changes adjacent to the site are evident.



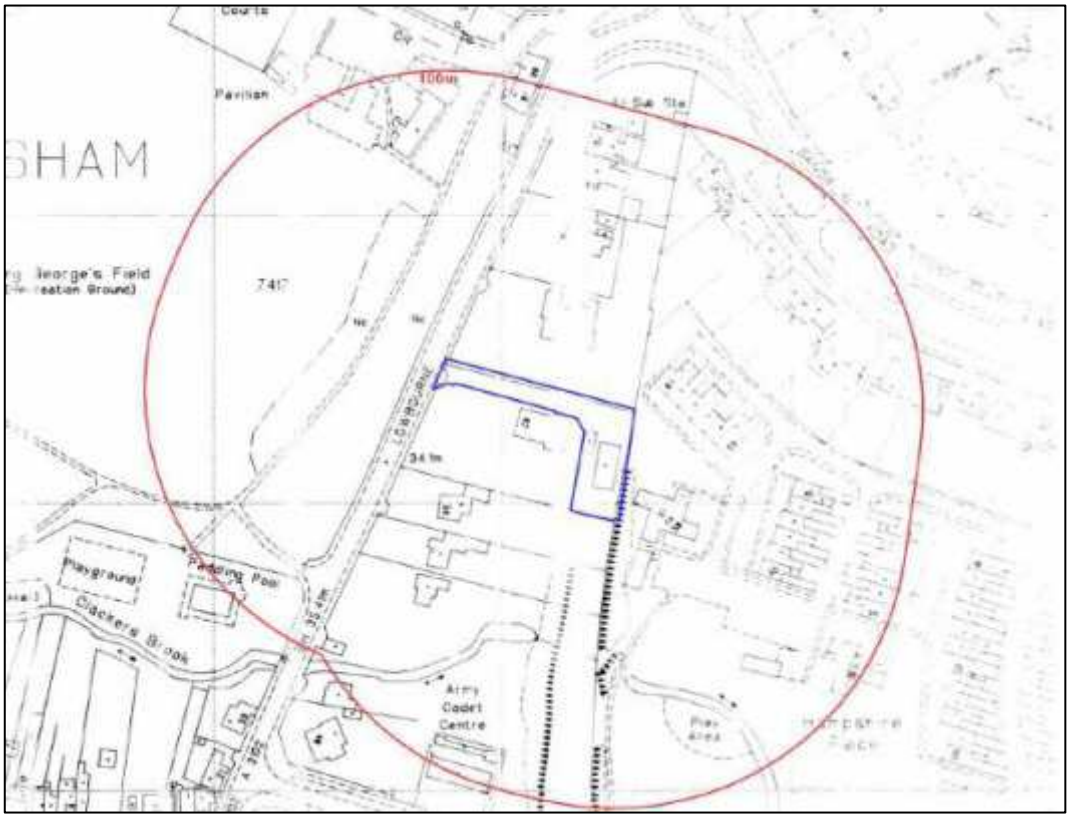
1942 1:10,560 No significant changes within or adjacent to the site are evident.



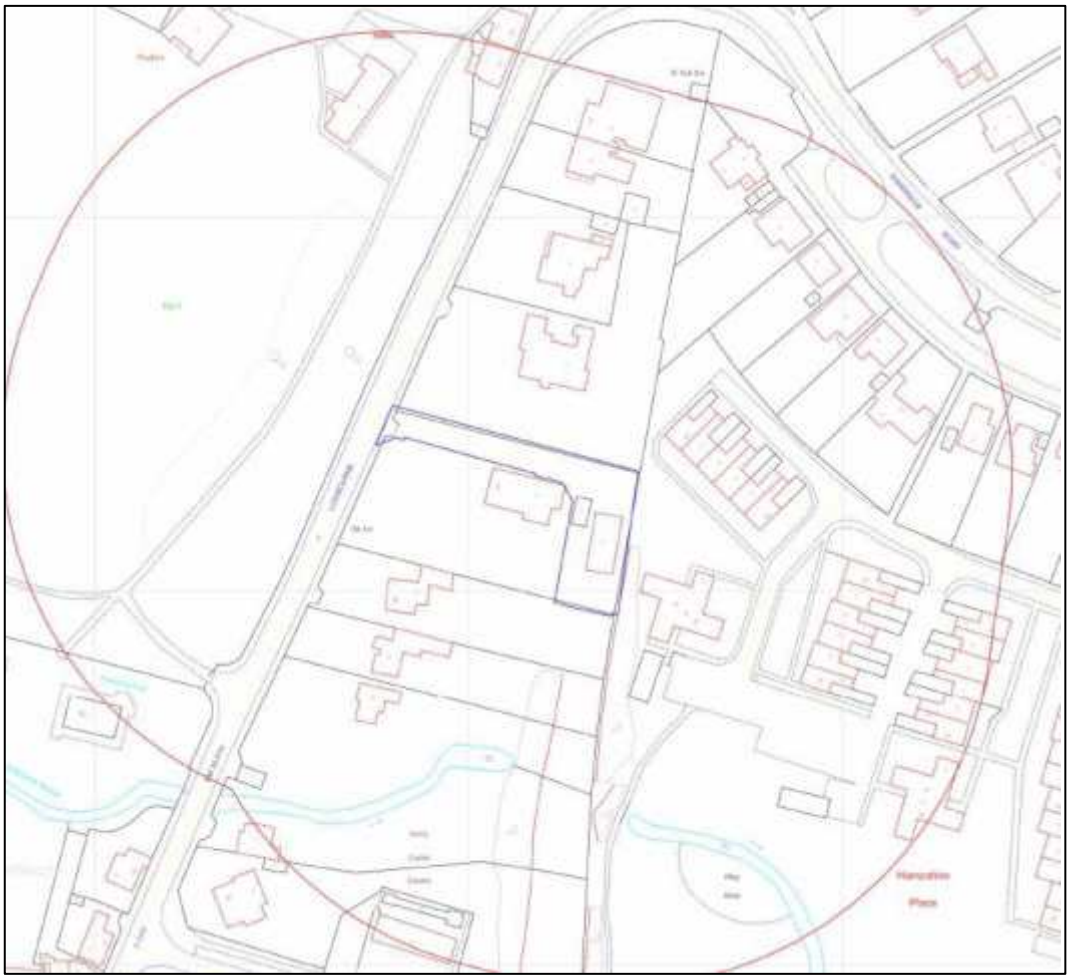
1976 1:2,500 The current building is now shown on site. Further residential development has occurred to the south and east.



1989 1:2,500 No significant changes within or adjacent to the site are evident.



1995 1:2,500 No significant changes within or adjacent to the site are evident.



2003 1:1,250 No significant changes within or adjacent to the site are evident.

4.0 Site Conceptual Model

4.1 General

This section uses information from the data obtained to provide a conceptual model and qualitative assessment of the potential risks posed to identified receptors from potential on-site and off-site sources of contamination. The assessment is presented as a 'source-pathway-receptor' model in accordance with Part IIa of the Environmental Protection Act 1990. This assessment is used to determine whether the site may be considered as contaminated land, which is defined by Part IIa of the Environmental Protection Act 1990 as:

'any land which appears to the local authority in whose area it is situated, to be in such a condition, by reason or substances in, on, 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 water is being or is likely to be caused.'

Where there is a plausible linkage between identified sources, pathways and receptors, then the land may be deemed contaminated where there is significant risk of significant harm to such receptors.

The conceptual model is based on the understanding that the site will be redeveloped for residential dwellings with gardens.

4.2 Potential Contaminant Sources

4.2.1 On site potential sources relating to current use

The site is currently a modular building and garden and no sources of contamination were evident.

Therefore the site's current use is not considered to present a significant risk of a source of gross contamination.

4.2.2 On site potential sources relating to historical use

The site was underlain by the *Wilts & Berks Canal*. By 1922 the canal was filled beyond 250m north and south of the site, the only open stretch being that immediately north and south of the site. Therefore the infill materials would not have been transported by canal and would have been locally sourced. The open stretch underlying the site was filled by 1936. At this age any locally sourced materials used for backfill would typically consist of inert construction waste and domestic fire ash rather than industrial waste. The site would have been part of the grounds to the existing late 1900s residential property and the placement of hazardous industrial waste would be unlikely in such a setting.

On this basis the site's historical use is not considered to present a significant risk of a source of gross contamination.

4.2.3 Off site potential sources relating to current use

The buildings in the vicinity of the site are residential. No potential significant contamination sources are associated with the immediate surrounding land uses.

4.2.4 Off site potential sources relating to historical use

The surrounding area has largely remained residential and agricultural. Consequently, no potential sources of significant contamination have been identified within the immediate surrounding land use.

4.2.5 Naturally occurring metals

Bedrock Geology: Oxford Clay Formation, described by the British Geological Survey as "*mudstone, grey, generally smooth to slightly silty, with sporadic beds of argillaceous limestone nodules.*"

No Drift Deposits shown.

The underlying geology at the site is not generally associated with elevated levels of naturally occurring heavy metals.

Reference to the British Geological Survey soil chemistry atlas on England (Contaminant distribution in soil) shows the following contaminant averages for the area of the site:

Metal	Range			
Arsenic	25.8	to	33.4	mg/kg
Cadmium		<	0.33	mg/kg
Copper	15.4	to	21.6	mg/kg
Nickel	16.7	to	23.5	mg/kg
Lead	33.2	to	47.1	mg/kg

None of the elements exceed the Land Quality Management Generic Assessment Criteria (LQM GAC) for "Residential with Plant Uptake" end use.

Consequently, it is considered that the naturally occurring metals likely to be present at the site do not present a potential source of contamination.

4.2.6 Landfill gas

Reference to Environment Agency records indicate that there are no current or historic landfills within 1km of the site.

The *Wilts & Berks Canal* was located within the site and this was infilled between 1922 and 1924. At this age the materials used for backfill would not have been biodegradable, typically consisting of construction waste and domestic fire ash. Any potential emissions of any degradable materials would have long since ceased.

Therefore hazardous ground gas (methane and carbon dioxide) from biodegradation is considered unlikely to be a potential source of contamination at the site.

4.2.7 Radon

A radon report obtained for the purpose of this assessment states that the property is in a Radon Affected Area as defined by the Health Protection Agency. The estimated probability of the property being above the Action Level for radon is less than1% and no radon protection measures are required. Therefore Radon is not considered to present a risk. The radon report is presented in Appendix 3.

4.2.8 Substances detrimental to building fabric

Elevated levels of sulphates or sulphides can cause decay of buried concrete. The bedrock geology of mudstone can be associated with elevated concentrations of sulphates or sulphides and therefore testing should be undertaken to determine the concrete design class for the site in accordance with BRE Special Digest 1

(2005).

4.3 Summary of identified potential sources

No potential sources of contamination have been identified.

4.4 Receptors

It is understood that the site will be redeveloped with two new private residential dwellings. The receptors appropriate to this end use have been identified as follows:

4.4.1 Human Health

- Residential end users.
- Construction workers.

4.4.2 Environmental

Unproductive strata - these are aquifers formerly classified as non-aquifers. The site is not within a source protection zone.

The site is not within a source protection zone.

The nearest surface water feature is Clackers Brook located approximately 100m to the south of the site.

Flora and fauna – no protected or sensitive designations.

4.5 Pathways

Possible pathways between the identified potential sources and receptors are discussed as follows:

4.5.1 Receptor - End user

- Dermal contact with soil.
- Ingestion of soil.
- Indoor and outdoor inhalation of soil dust or hydrocarbon vapours.
- Ingestion of produce or soil particles on produce grown on site.
- Consumption of drinking water contaminated by transmission of hydrocarbons through plastic pipework.

4.5.2 Receptor - Groundworkers

- Dermal contact with soil or groundwater.
- Ingestion of soil or groundwater.
- Outdoor inhalation of soil dust or hydrocarbon vapours.

4.5.3 Receptor - Groundwater

- Infiltration and leaching of contaminants in soil into groundwater.

4.5.4 Receptor - Nearby surface water

- Migration of contaminants via surface run off.

4.5.5 Receptor - Flora and Fauna

- Uptake via root system.
- Displacement of oxygen from root systems by ground gas.
- Harm to ecosystems from contaminated soil or surface water.

5.0 Risk Assessment

The above source – pathway – receptor linkages are risk assessed in the following table:

Source	Receptor	Pathway	Likelihood	Severity	Risk
No potential contamination sources identified.	Residential end users	Direct ingestion, ingestion of produce grown on site Dermal contact Inhalation of dust or vapours	Unlikely: No sources identified	Medium	Low
	Construction worker	Direct ingestion, dermal contact and inhalation of dust or vapours	Unlikely: No sources identified	Medium	Low
	Water supply pipes	Permeation through pipes	Unlikely: No hydrocarbon sources identified	Medium	Low
	Groundwater	Infiltration and leaching of contaminants in soil into groundwater Migration of impacted water via drainage system	Unlikely: No sources identified	Medium	Low
	Surface Water	Migration of impacted groundwater into nearby surface water	Unlikely: No sources identified	Medium	Low
	Flora and fauna	Uptake via root system Displacement of oxygen from root systems Harm to ecosystems from impacted surface water	Unlikely: No sources identified	Medium	Low
Radon	Residential end users	Indoor inhalation	Unlikely	Medium	Low
Ground gases	Residential end users	Asphyxiation or explosion	Unlikely: No sources identified	Severe	Low

6.0 Conclusions

The area of the site where the new dwellings are proposed comprises an infilled canal. The available evidence indicates that this is likely to have been filled with inert materials rather than hazardous industrial waste.

There currently appears to be no natural topsoil on site and where soft landscaping is proposed then a suitable topsoil, certified as uncontaminated, would need to be imported, which would further mitigate any risks.

Therefore the site is considered to be **low risk** with regards to contamination, radon and landfill gas and no remedial measures are considered to be necessary in this regard.

No assessment has been made of potential asbestos containing materials within the existing structures. A licensed asbestos surveyor should be engaged should there be any concerns.

7.0 Limitations

The information used in this report was obtained from a walk over inspection of the site together with a study of available historical Ordnance Survey maps and data from the Environment Agency and the British Geological Survey. It is possible that other information exists which has not been obtained.

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, Contamination Reports South West reserve the right to review such information and, if warranted, to modify the opinions accordingly.

It should be noted that the levels of risk identified in this report are perceived risks based on the information reviewed. No physical investigation or testing has been carried out; actual risks can only be assessed following a physical investigation of the site. Further work, including physical investigation, laboratory testing and ground gas monitoring may be required by the appropriate regulators to confirm actual conditions. Contamination Reports South West does not warrant or guarantee that the site is free of hazardous or potentially hazardous materials or conditions.

It is recommended that procedures are employed to identify unusual ground conditions, discolouration or odours located during any construction works.

No assessment of factors relating to geotechnical matters has been carried out.

8.0 Risk Definitions

In this report, the definition of the terms of **Severity**, **Probability** and **Risk** are defined as follows.

Severity is defined as the adverse effects (or harm) arising from a defined hazard, which impairs the quality of human health or the environment in the short or longer term.

Probability is defined as the chance of a particular event occurring in a given period of time. For example, a "High Likelihood" could be defined as "where an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution".

Risk - the following classification of risk has been developed to assist in qualitative assessment of potentially unacceptable risks.

Probability (likelihood)	Consequence			
	Severe	Medium	Mild	Minor
High likelihood	Very high risk	High risk	Moderate risk	Low risk
Likely	High risk	Moderate risk	Moderate/low risk	Low risk
Possible	Moderate risk	Moderate/low risk	Low risk	Very low risk
Unlikely	Low risk	Low risk	Very low risk	Very low risk

Term	Description
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without appropriate remediation action.
High risk	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action.
Moderate risk	It is possible that without appropriate remediation action, harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised, any effects would be mild.
Very low risk	The presence of an identified hazard does not give rise to the potential to cause harm to a designated receptor.

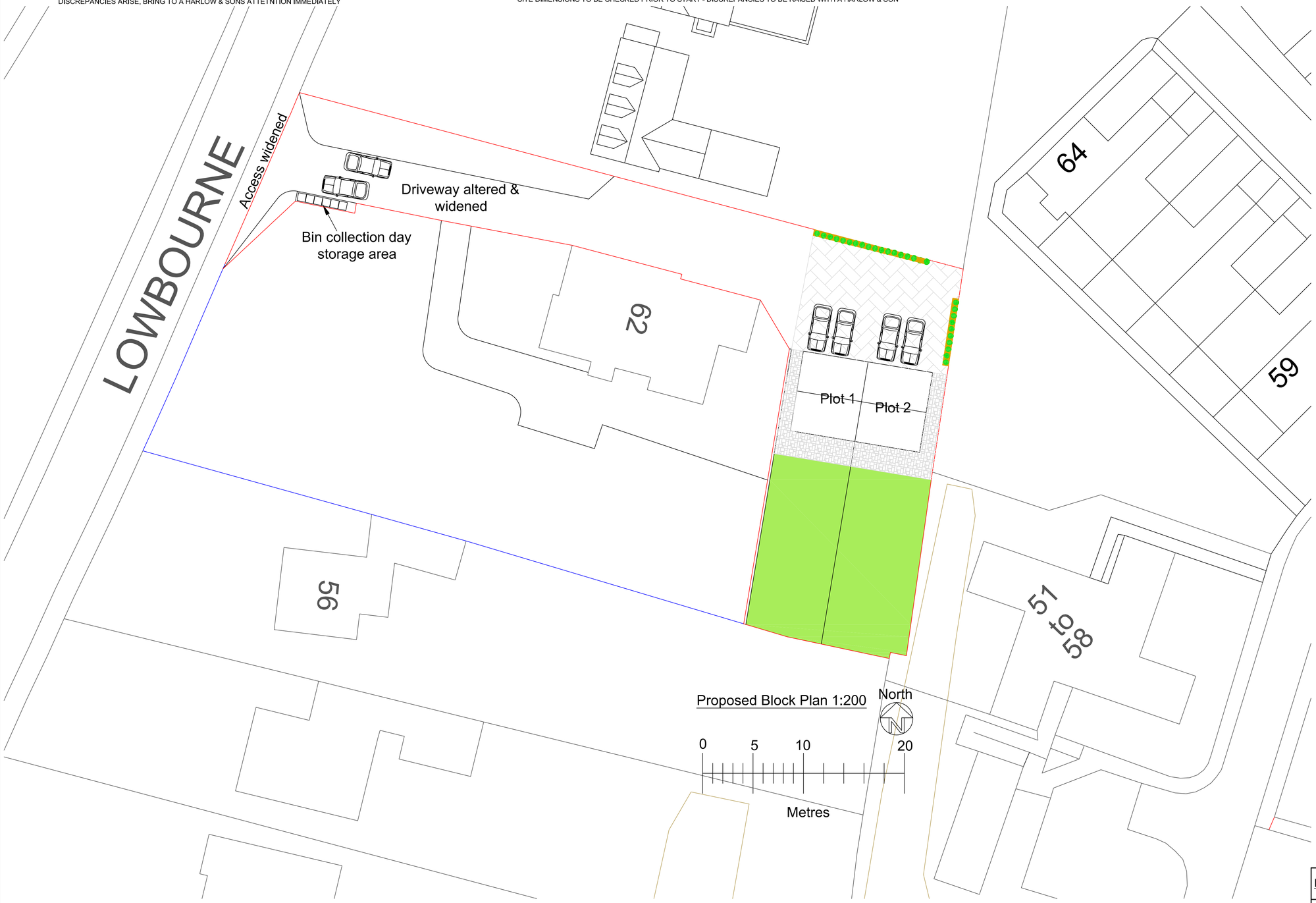
Appendix 1

Drawings

DRAWINGS BASED ON TOPOGRAPHY & SITE BOUNDARY LIMITS INFORMATION PROVIDED BY OTHERS, IF ONSITE DISCREPANCIES ARISE, BRING TO A HARLOW & SONS ATTETNTION IMMEDIATELY

IF IN DOUBT,ASK - DO NOT SCALE - CHECK ON SITE DIMENSIONS.
SITE DIMENSIONS TO BE CHECKED PRIOR TO START - DISCREPANCIES TO BE RAISED WITH A HARLOW & SON

All DIMENSIONS ARE TO STRUCTURAL ELEMENTS & NOT TO APPLIED FINISHES

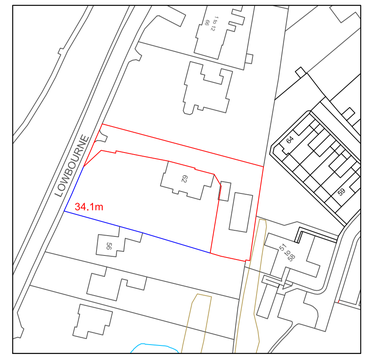


Proposed Block Plan 1:200

North

0 5 10 20

Metres



Location Plan 1:1250

North

20 0 20 40 60 80 100

Metres

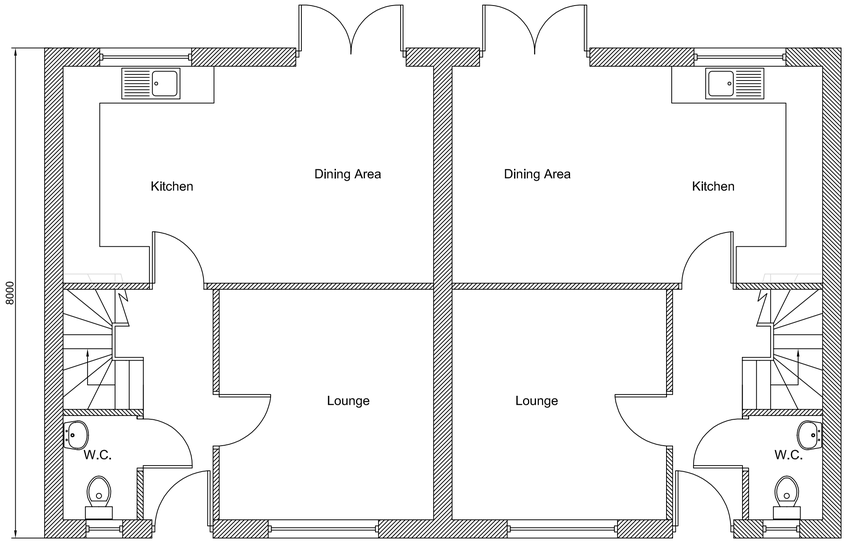
Drawn by	A Harlow & Son 01225 938329	
Proposed New Dwellings at 62 Lowbourne Melksham Wiltshire SN12 7ED		
	A1 Papersize	
Scale	1:200, 1:1250	Drawing No AH2021/108
Date	24th June 2023	Sheet 1 of 1

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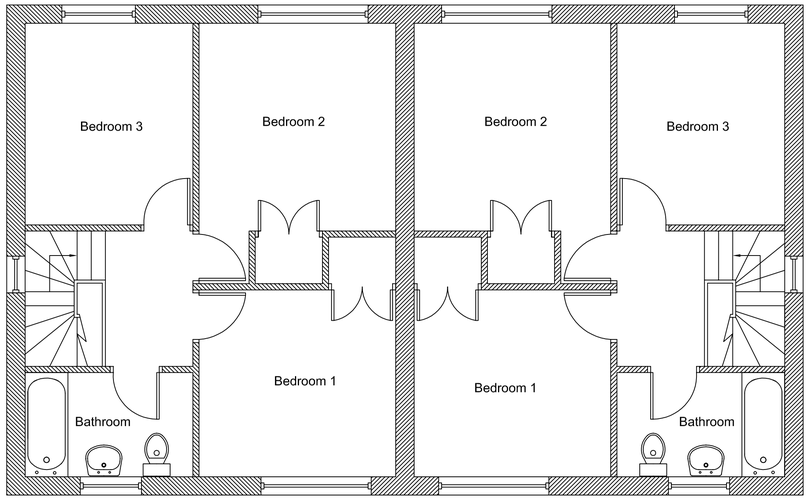
DRAWINGS BASED ON TOPOGRAPHY & SITE BOUNDARY LIMITS INFORMATION PROVIDED BY OTHERS, IF ONSITE DISCREPANCIES ARISE, BRING TO A HARLOW & SONS ATTETNTION IMMEDIATELY

IF IN DOUBT,ASK - DO NOT SCALE - CHECK ON SITE DIMENSIONS.
SITE DIMENSIONS TO BE CHECKED PRIOR TO START - DISCREPANCIES TO BE RAISED WITH A HARLOW & SON

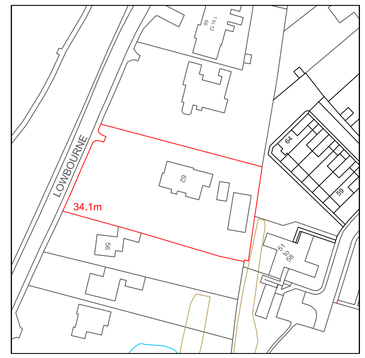
All DIMENSIONS ARE TO STRUCTURAL ELEMENTS & NOT TO APPLIED FINISHES



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50



Location Plan 1:1250

North

20 0 20 40 60 80 100

Metres

0 1 2 3 4 5

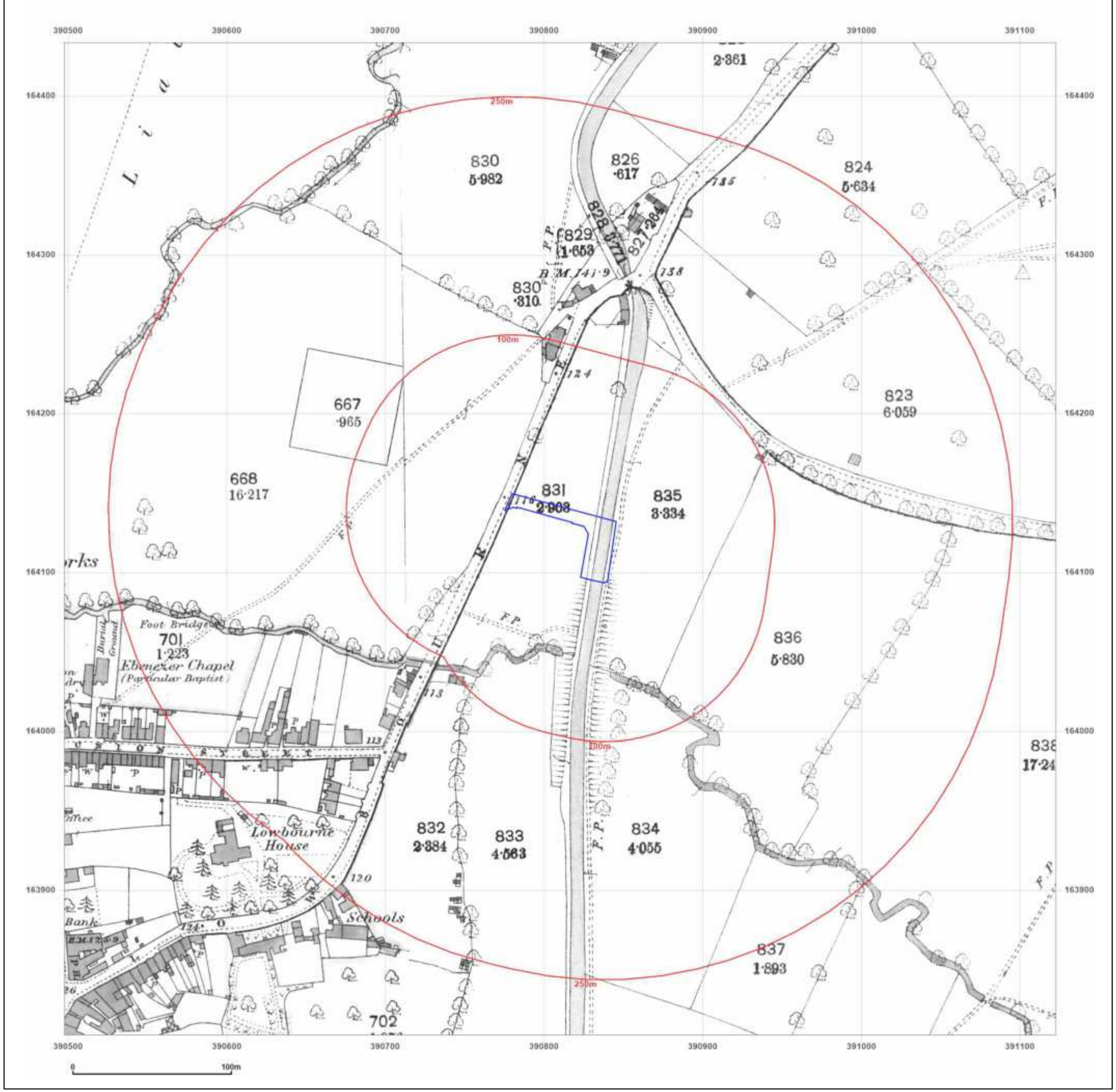
Metres

Drawn by	A Harlow & Son 01225 938329	
Proposed New Dwellings at 62 Lowbourne Melksham Wiltshire SN12 7ED		
	A1 Papersize	
Scale	1:1250, 1:50	Drawing No AH2021/108
Date	12th Aug 2021	Sheet 2 of 2

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Appendix 2

Historical Map Extracts



Groundsure INSIGHTS

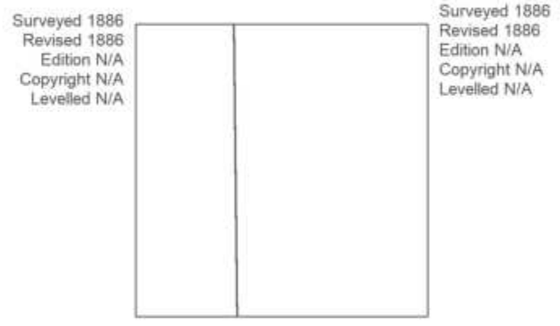
Site Details:

LAND AT REAR OF 62
LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: County Series
Map date: **1886**
Scale: 1:2,500
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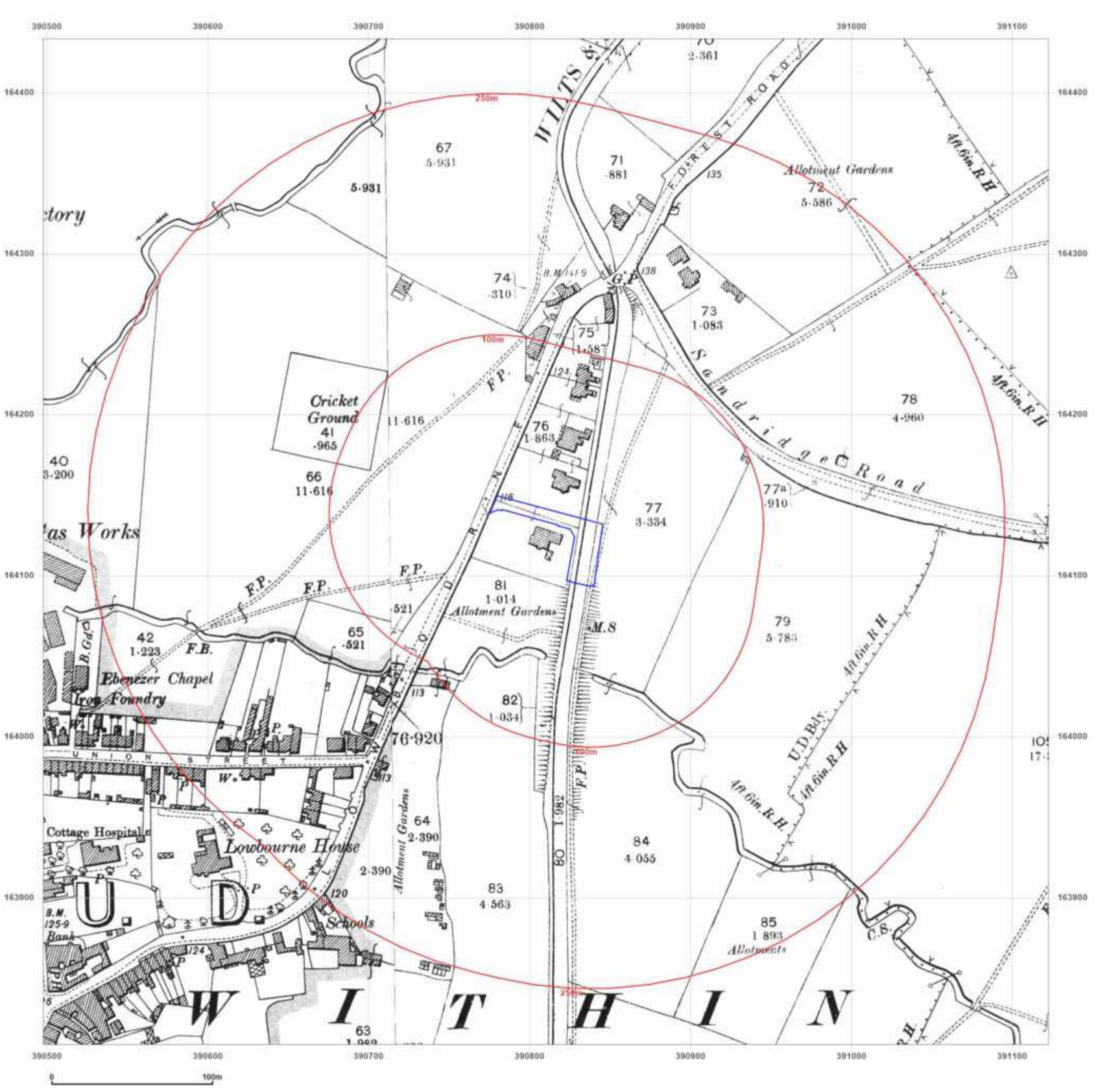
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Production date: 28 July 2023

Map legend available at:
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Groundsure INSIGHTS

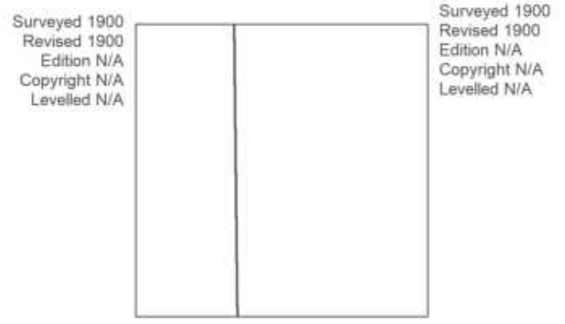
Site Details:

LAND AT REAR OF 62
LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: County Series
Map date: **1900**
Scale: 1:2,500
Printed at: 1:2,500

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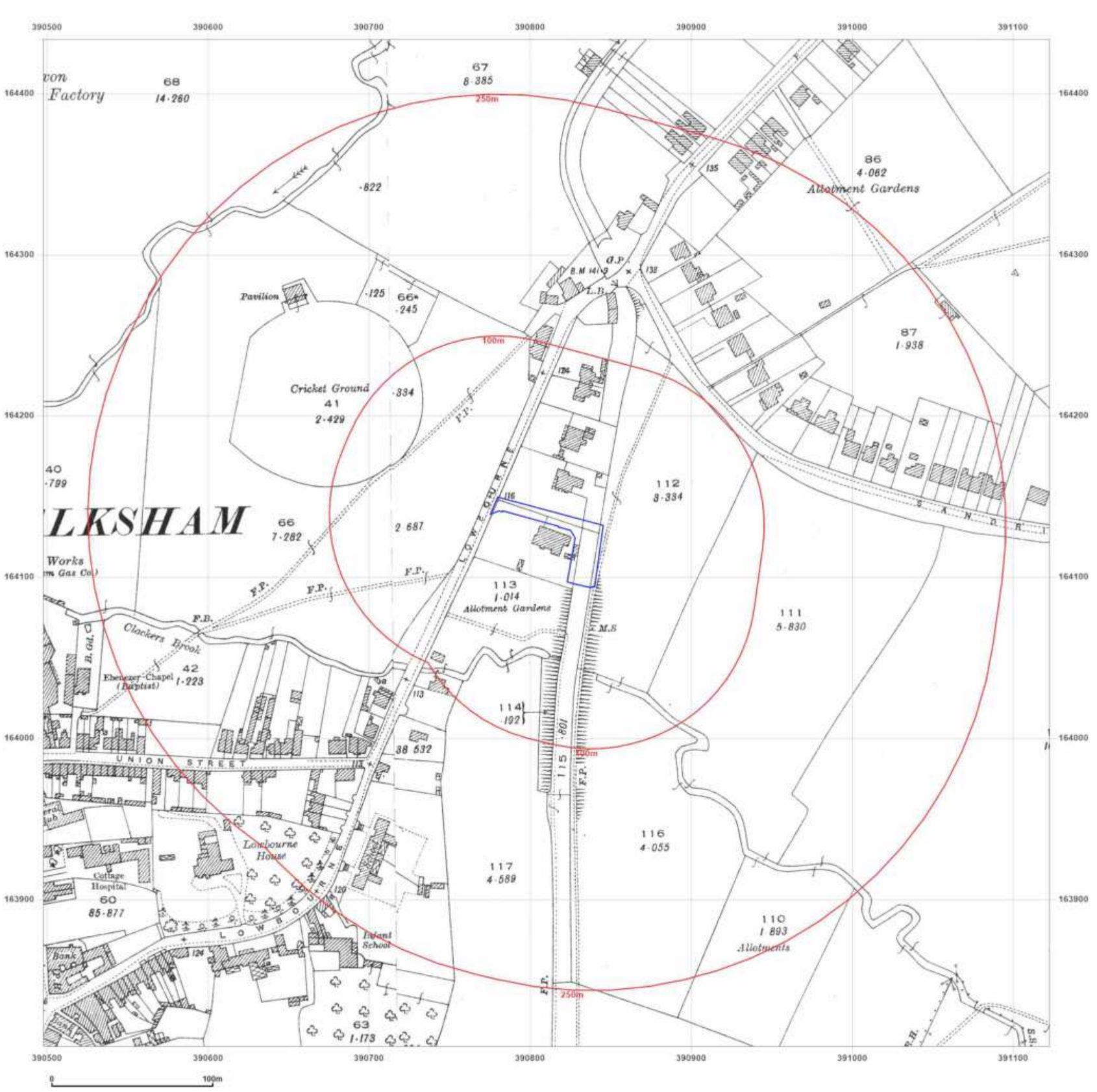
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Production date: 28 July 2023

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

LAND AT REAR OF 62
LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: County Series
Map date: **1924**
Scale: 1:2,500
Printed at: 1:2,500

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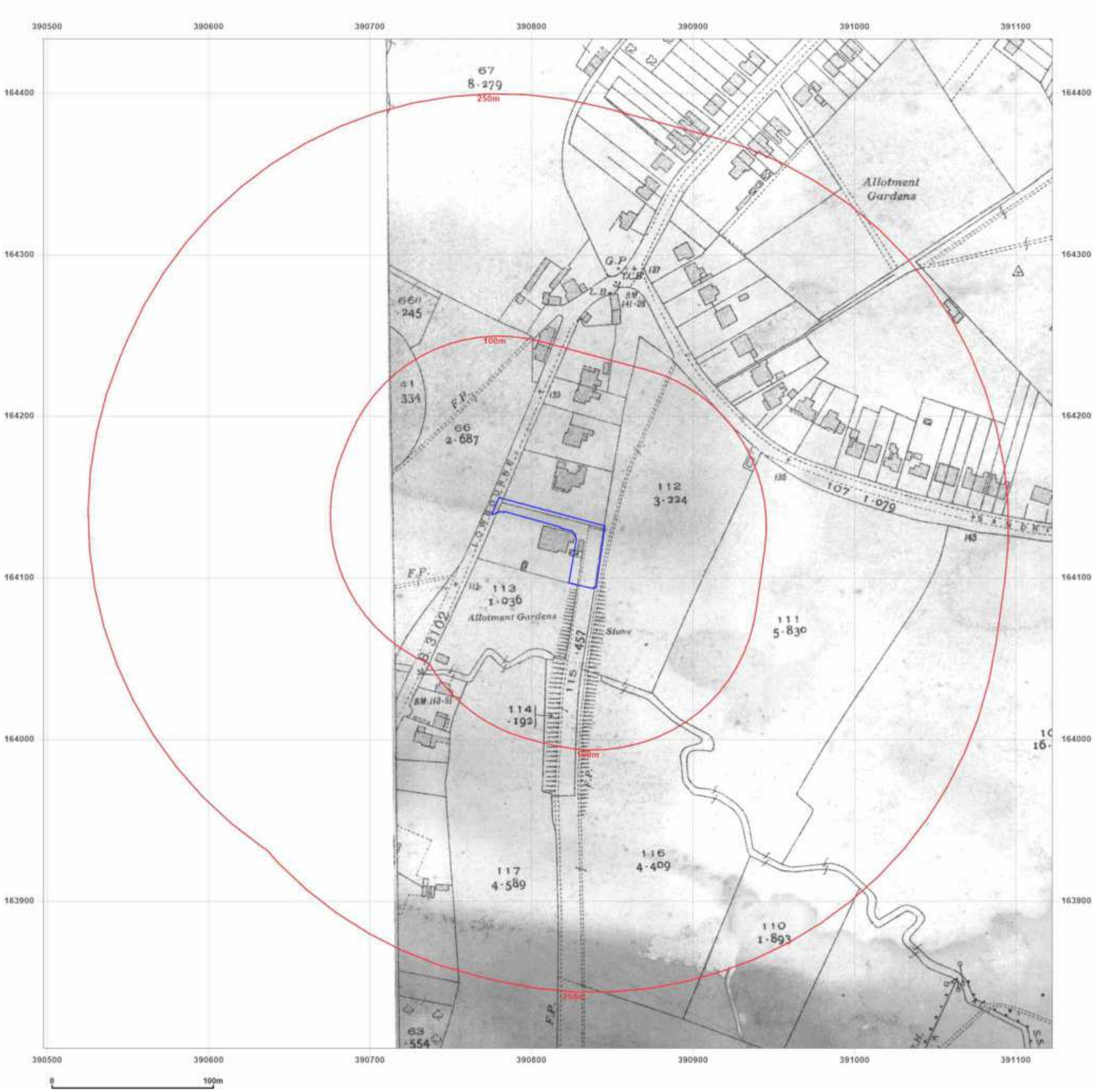
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Groundsure INSIGHTS

Site Details:

LAND AT REAR OF 62
LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

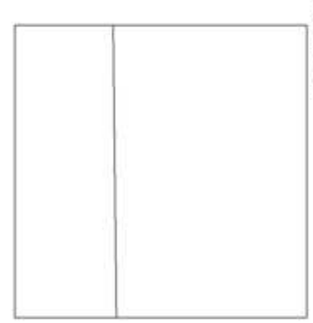
Map Name: County Series

Map date: **1936**

Scale: 1:2,500

Printed at: 1:2,500

N
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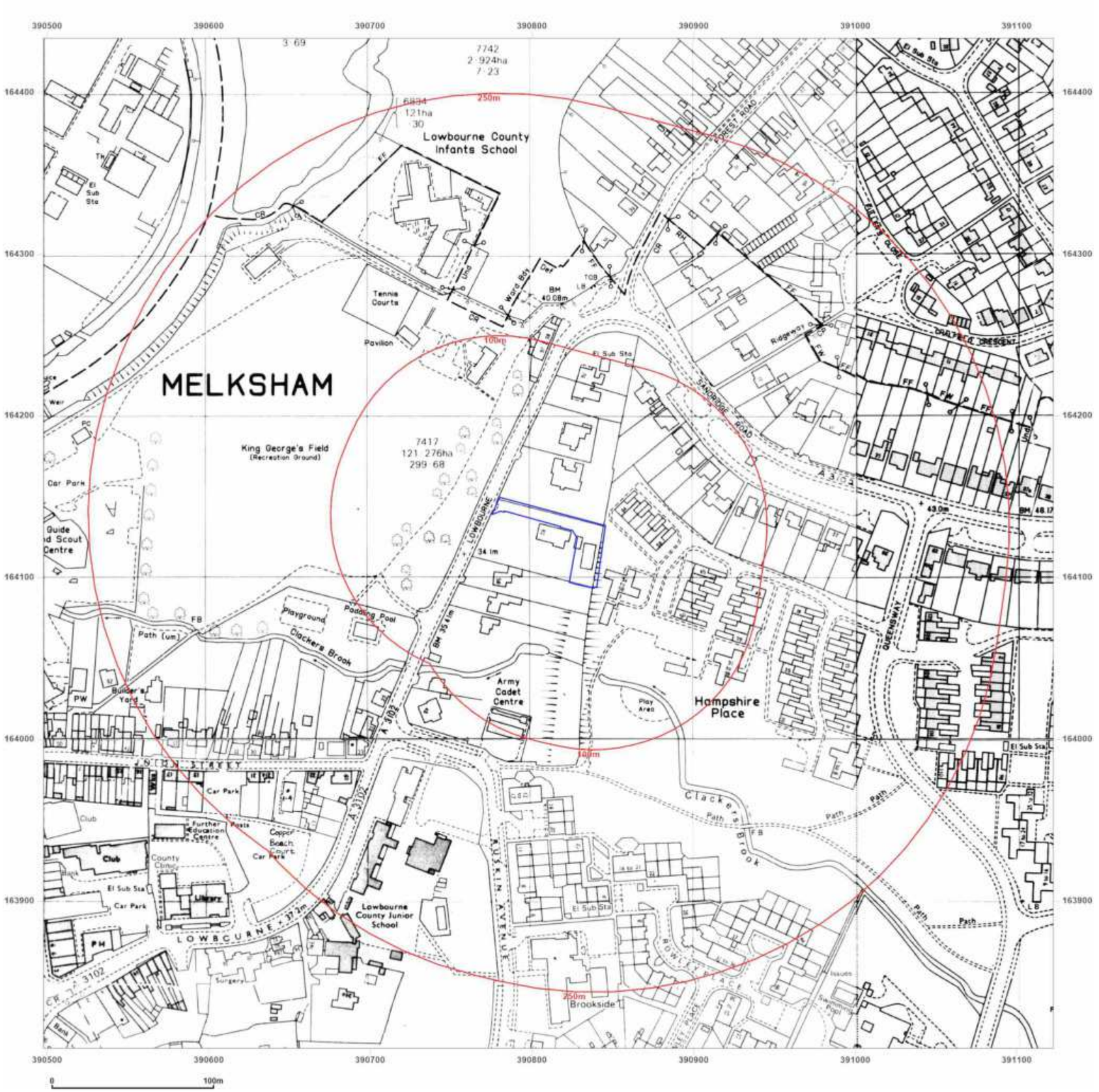
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Site Details:

LAND AT REAR OF 62
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SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: National Grid

Map date: **1985-1989**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1957
Revised 1989
Edition N/A
Copyright 1989
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1957
Revised 1984
Edition N/A
Copyright 1985
Levelled 1957

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1985
Levelled N/A

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Groundsure INSIGHTS

Site Details:

LAND AT REAR OF 62
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SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: National Grid

Map date: **1986-1989**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1987
Revised 1987
Edition N/A
Copyright 1989
Levelled 1957

Surveyed 1984
Revised 1984
Edition N/A
Copyright 1986
Levelled 1957

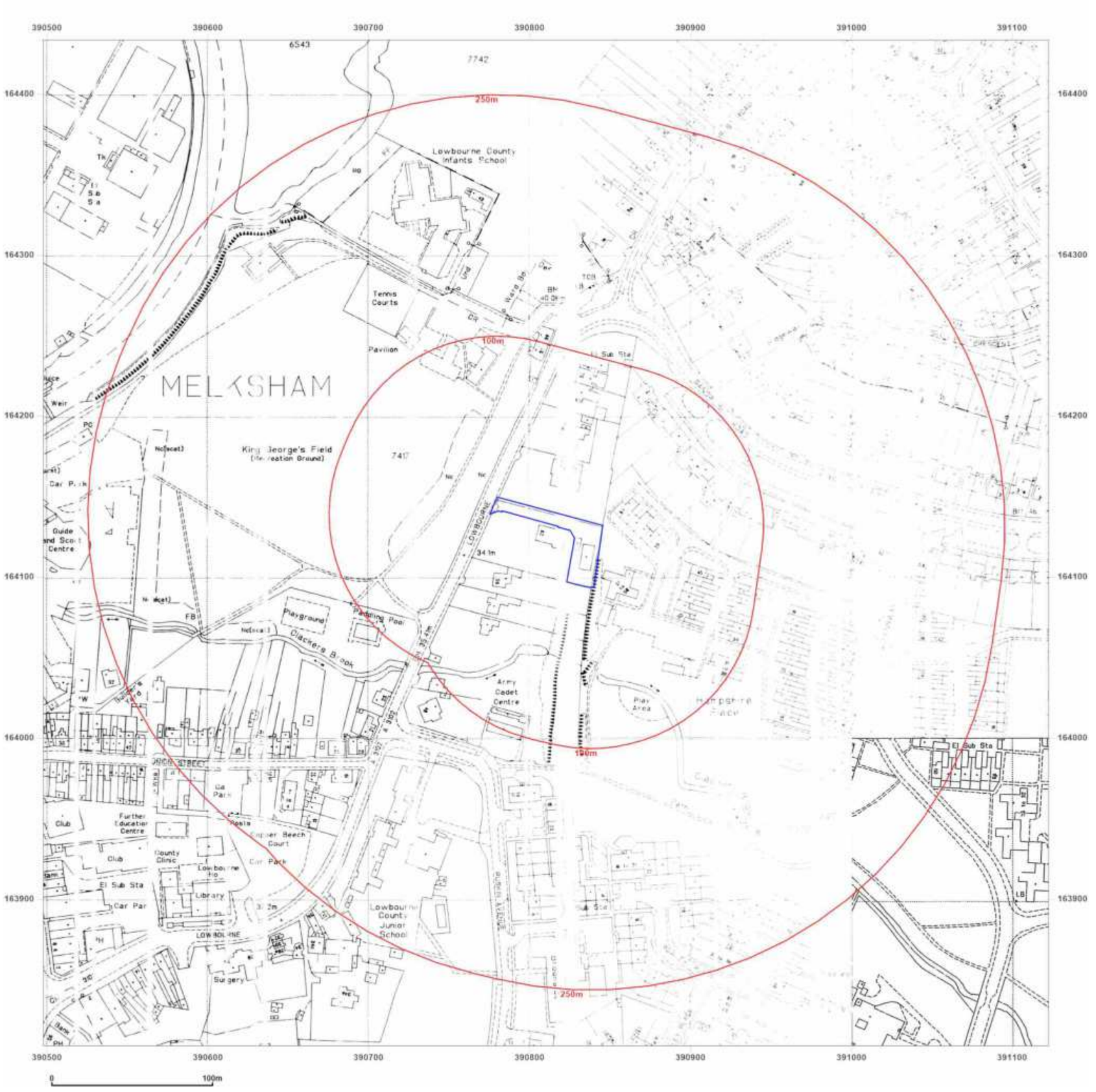
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Groundsure INSIGHTS

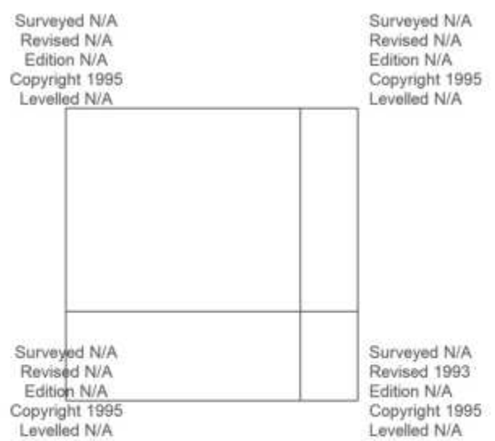
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LAND AT REAR OF 62
LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: National Grid
Map date: **1995**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S



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Site Details:

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SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
W E
S



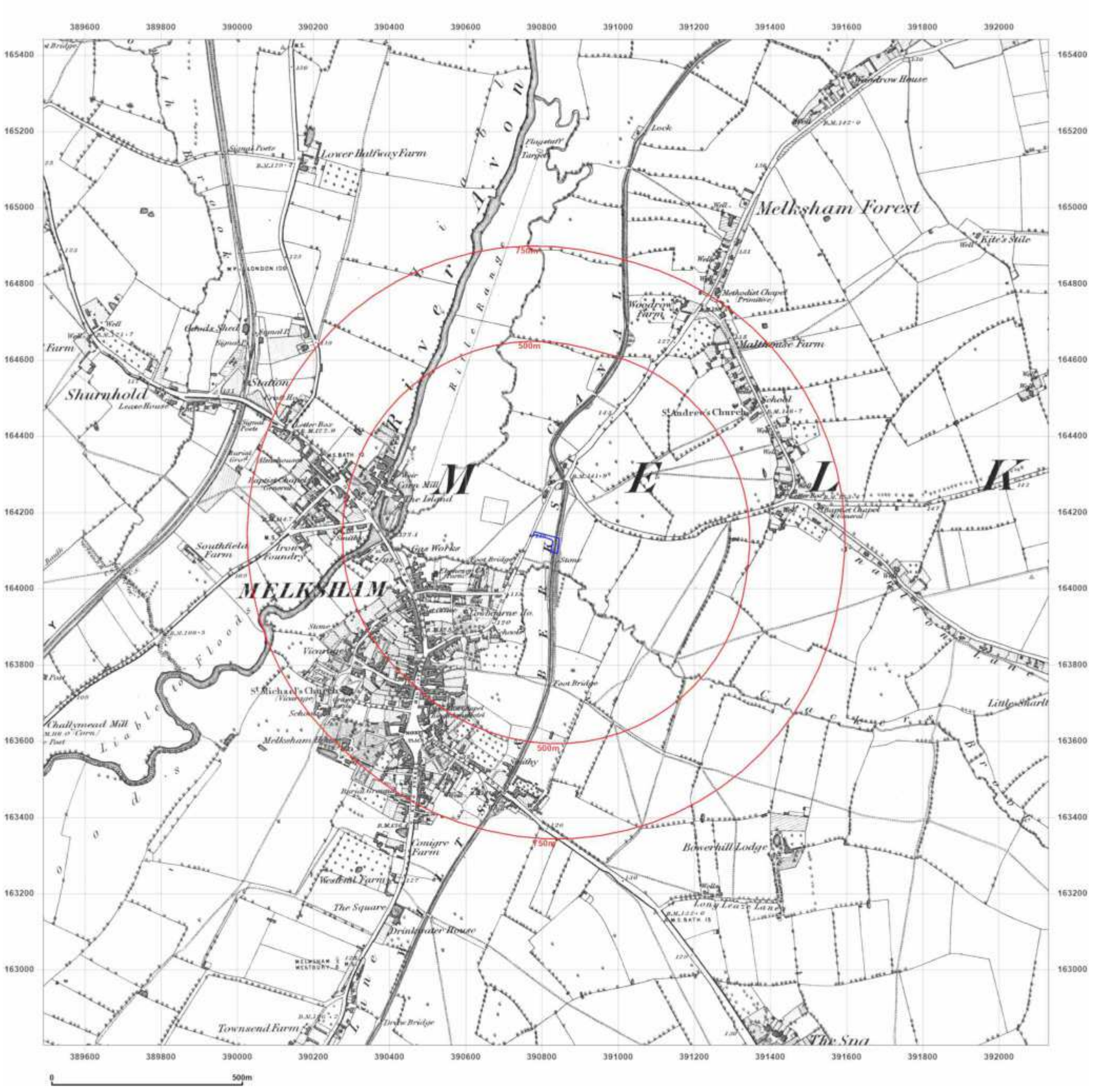
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Groundsure INSIGHTS

Site Details:

LAND AT REAR OF 62
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SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: County Series

Map date: **1885**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1885
Revised 1885
Edition N/A
Copyright N/A
Levelled N/A

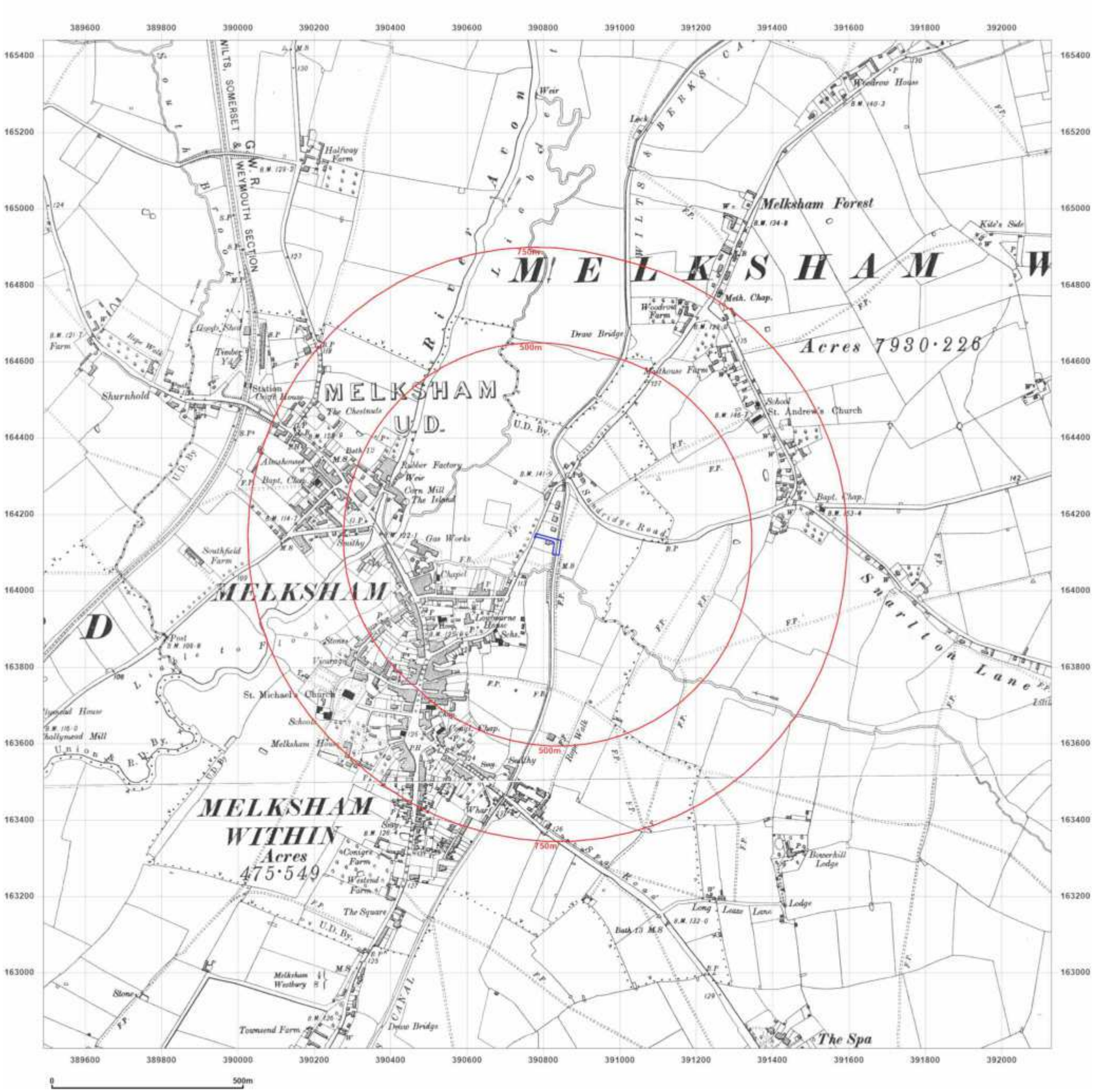
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Groundsure INSIGHTS

Site Details:

LAND AT REAR OF 62
LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: County Series

Map date: **1899**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1885
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

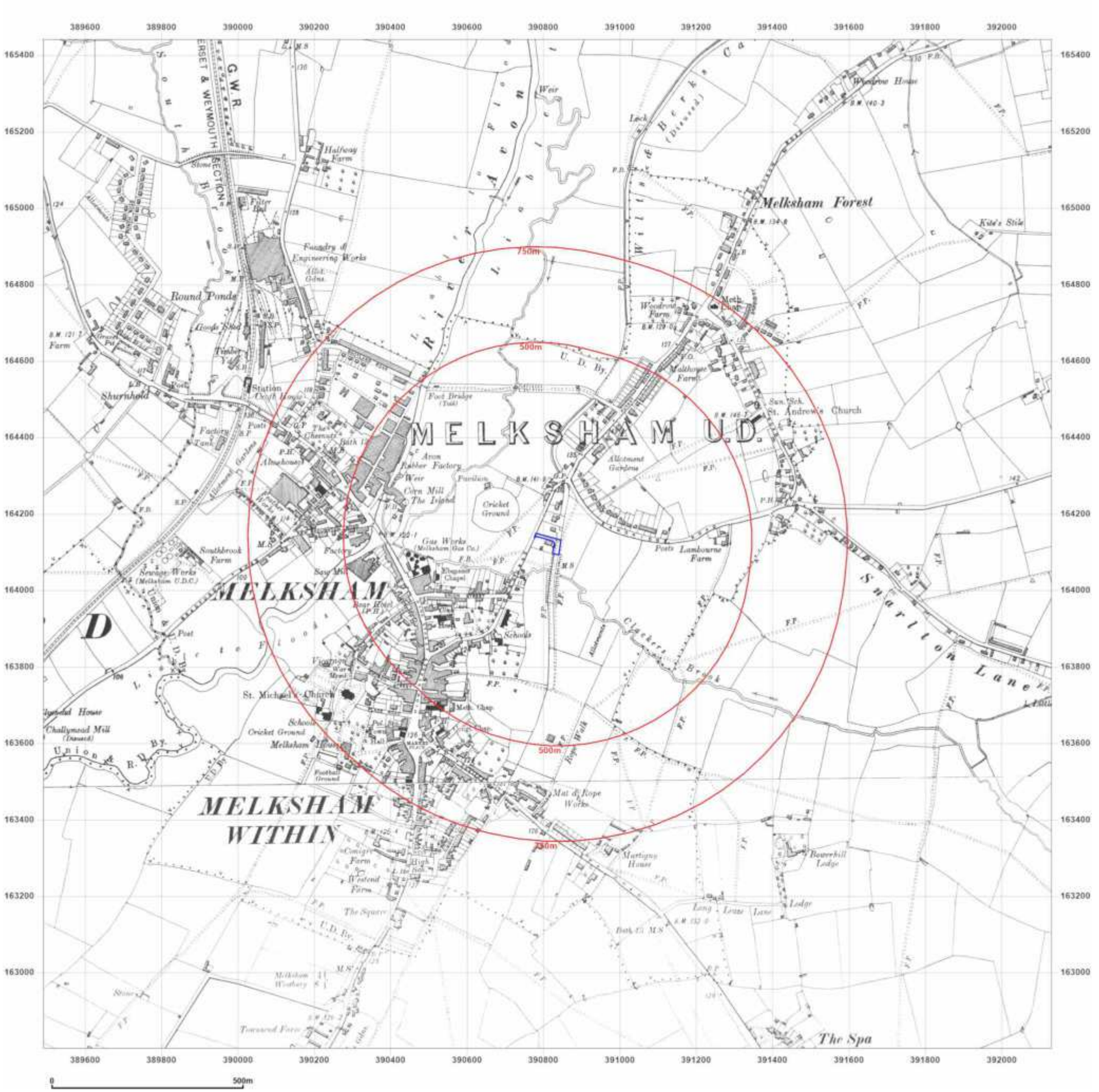
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Site Details:

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LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: County Series
Map date: **1922**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed 1885
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

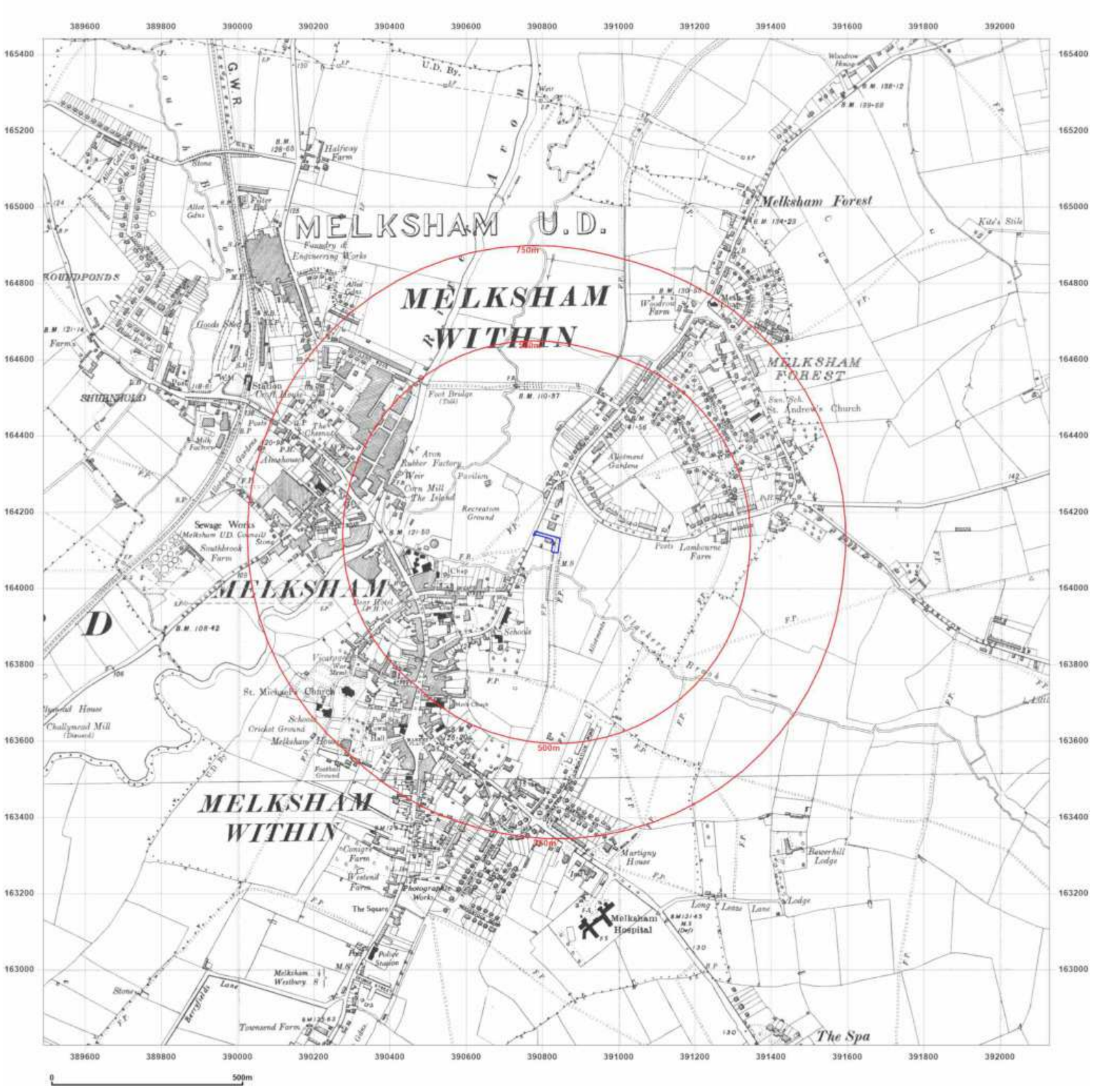
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Site Details:

LAND AT REAR OF 62
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SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: County Series

Map date: **1938-1942**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1885
Revised 1942
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

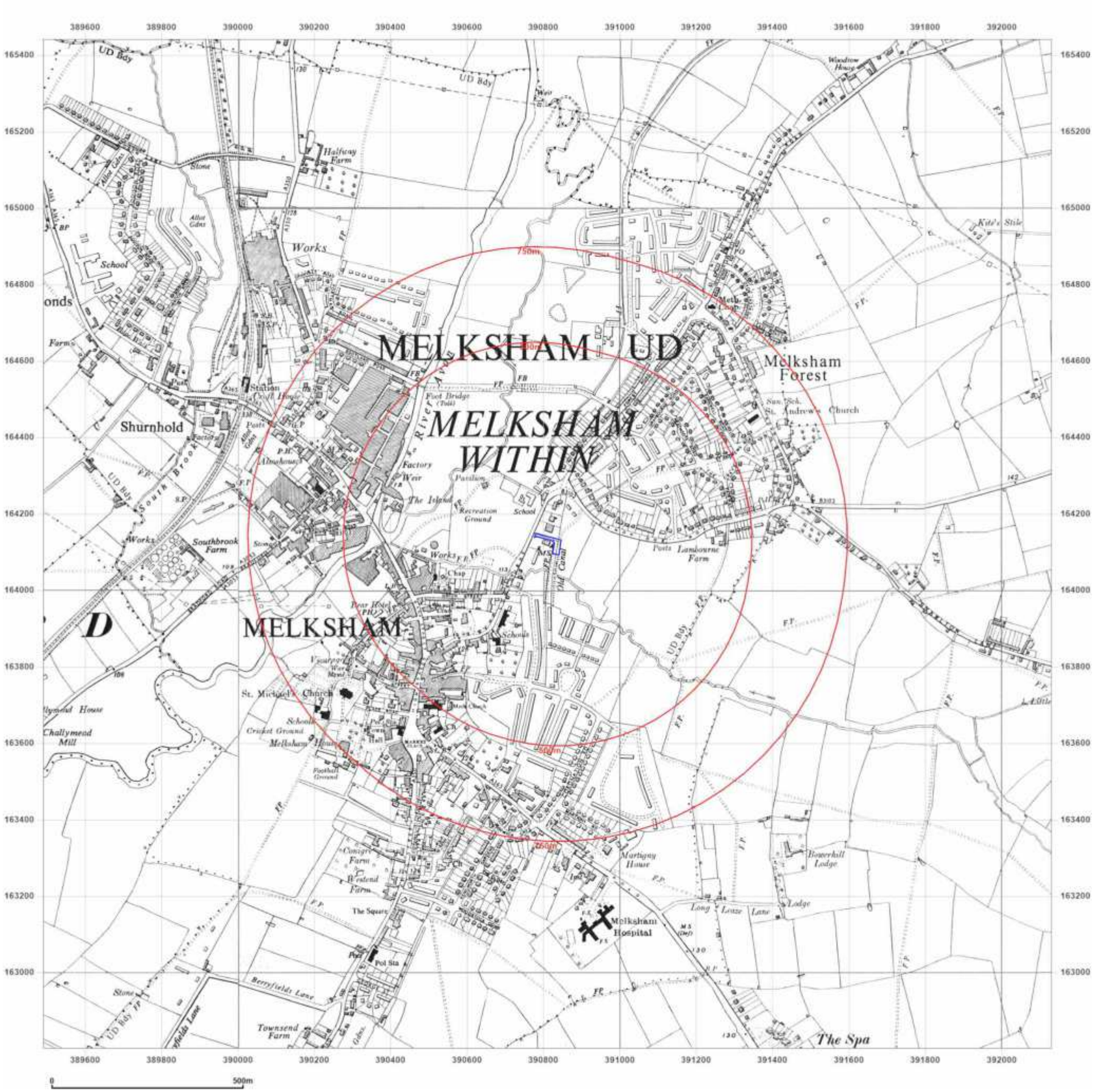
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Groundsure INSIGHTS

Site Details:

LAND AT REAR OF 62
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SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: Provisional
Map date: **1956-1960**
Scale: 1:10,560
Printed at: 1:10,560

N
W E
S

Surveyed 1949
Revised 1960
Edition N/A
Copyright 1960
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1960
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

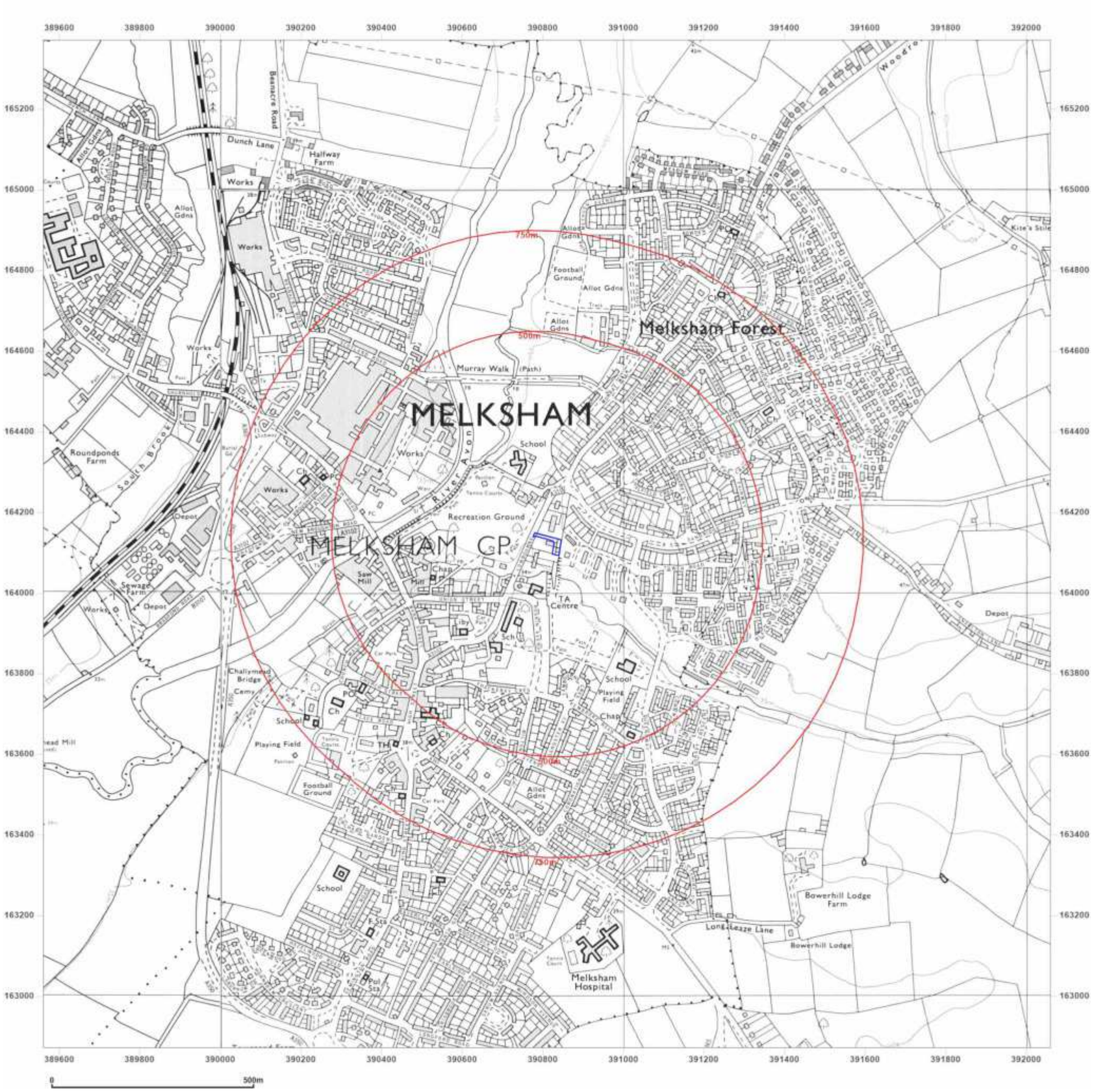
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Site Details:

LAND AT REAR OF 62
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SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: National Grid
Map date: **1975-1976**
Scale: 1:10,000
Printed at: 1:10,000

N
W E
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Surveyed 1972
Revised 1976
Edition N/A
Copyright 1976
Levelled N/A

Surveyed 1972
Revised 1975
Edition N/A
Copyright 1975
Levelled N/A

Surveyed 1972
Revised 1976
Edition N/A
Copyright 1976
Levelled N/A

Surveyed 1972
Revised 1975
Edition N/A
Copyright 1975
Levelled N/A

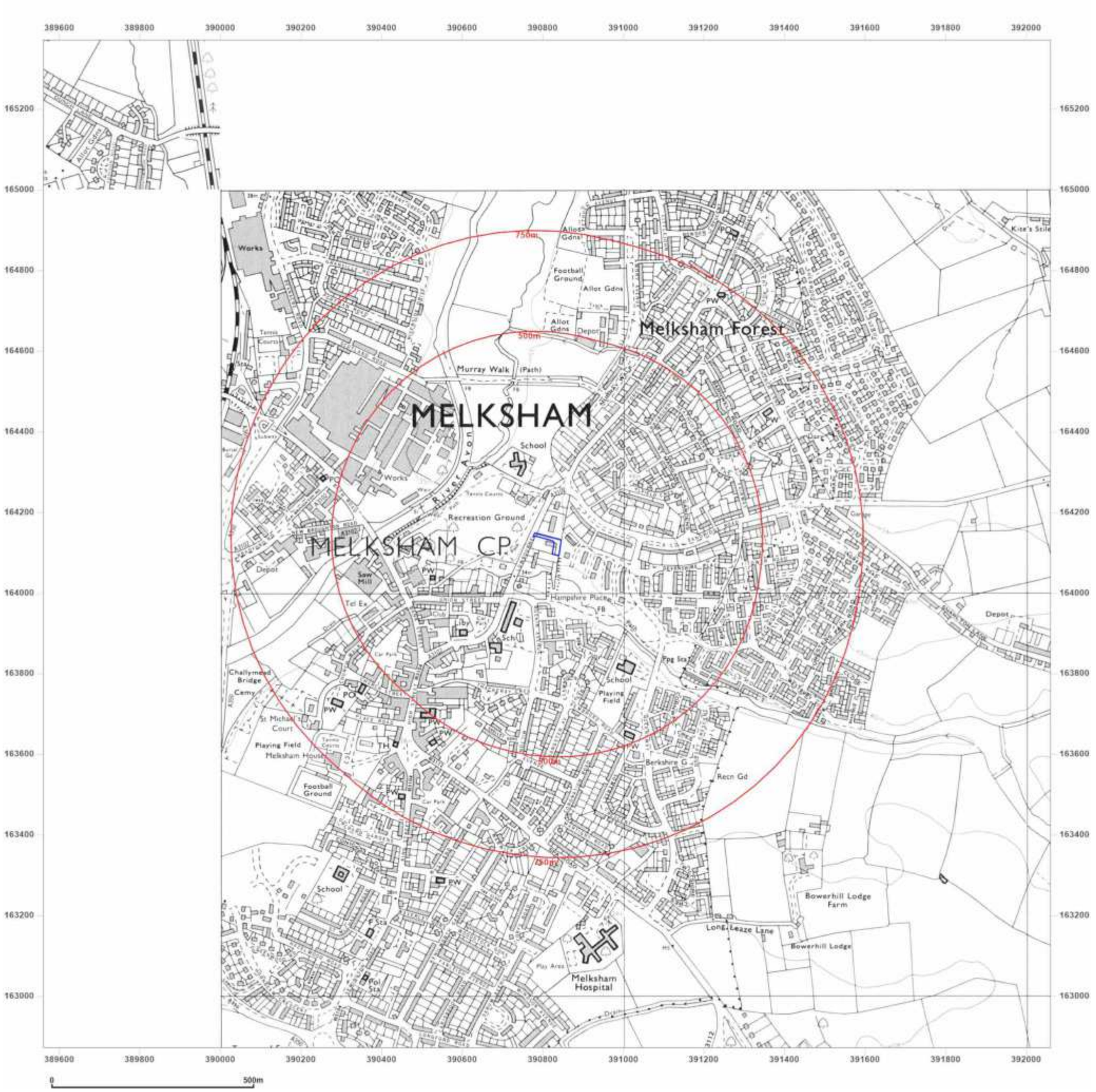
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Production date: 28 July 2023

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Groundsure INSIGHTS

Site Details:

LAND AT REAR OF 62
LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: National Grid

Map date: **1986-1991**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
S

Surveyed 1989
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1984
Revised 1986
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

LAND AT REAR OF 62
LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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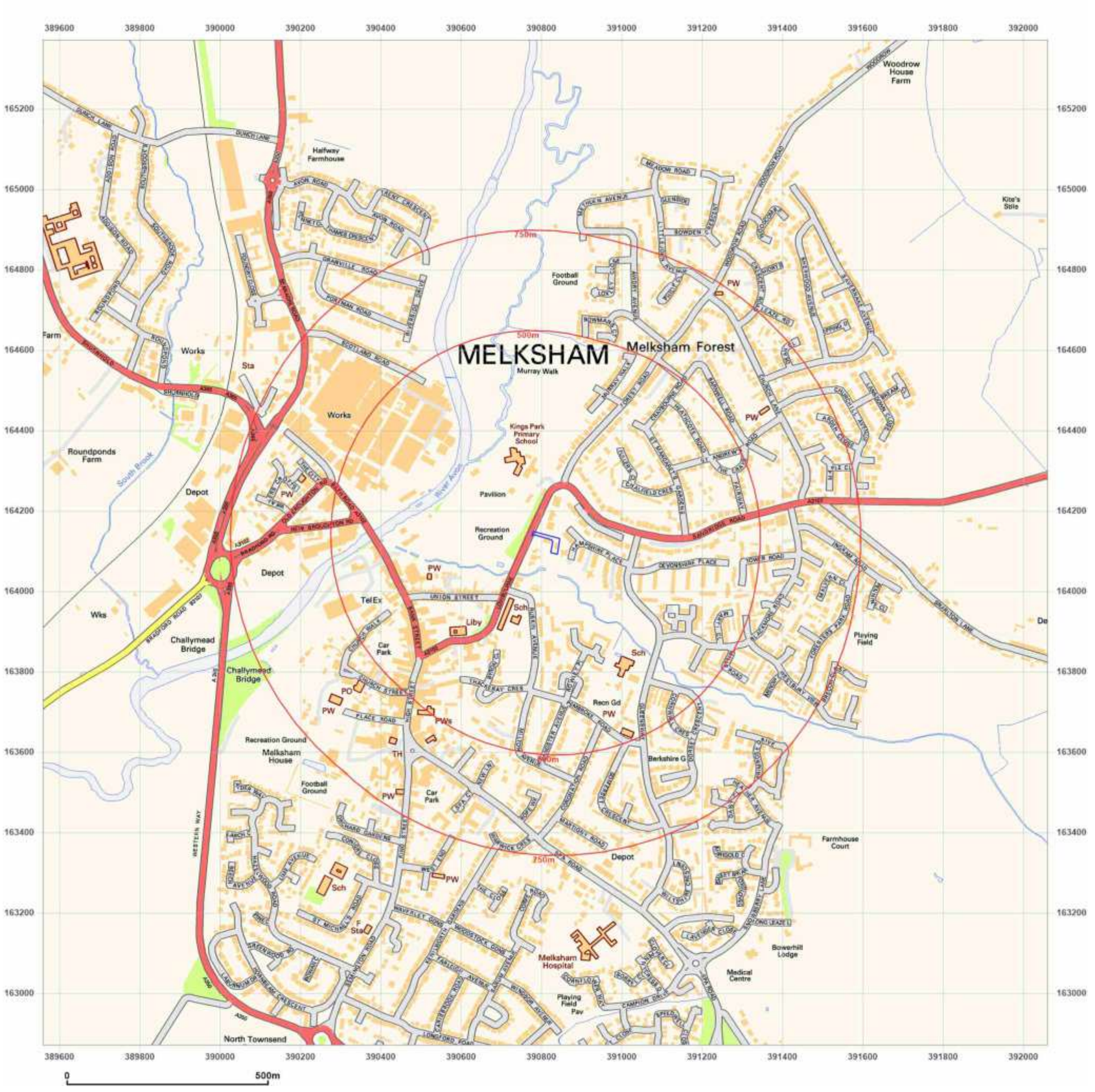
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Groundsure INSIGHTS

Site Details:

LAND AT REAR OF 62
LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

N
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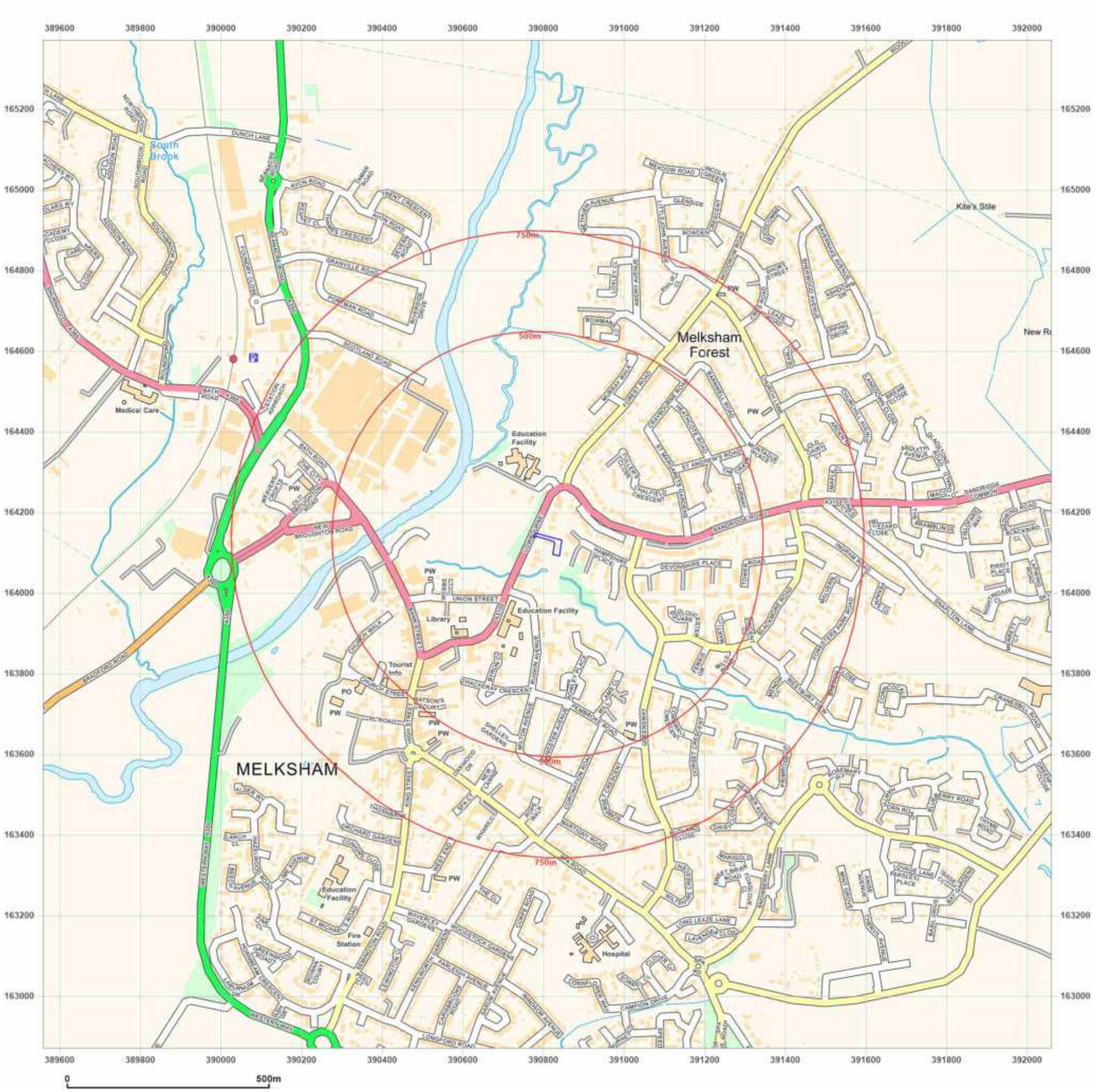
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Groundsure INSIGHTS

Site Details:

LAND AT REAR OF 62
LOWBOURNE, MELKSHAM,
SN12 7ED

Client Ref: P230720
Report Ref: GS-THJ-XDL-PVC-ZCK
Grid Ref: 390810, 164121

Map Name: National Grid
Map date: **2023**
Scale: 1:10,000
Printed at: 1:10,000

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2023

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Appendix 3

Radon Report

Groundsure
LOCATION INTELLIGENCE

Radon Check

LAND AT REAR OF 62 LOWBOURNE, MELKSHAM, SN12 7ED

Professional opinion

PASS

Site plan



Search results

Not in a radon affected area

Local levels of radon are considered normal.

However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Useful contacts

UK Health Security Agency (UKHSA) / UKRadon
Radon Survey
Chemical, Radiation and Environmental Hazards
Chilton, Didcot
Oxon
OX11 0RQ
https://www.ukradon.org/ ↗

UK Radon Association
http://www.radonassociation.co.uk/ ↗

Overview of findings and recommendations

Radon

No further action is recommended based on the identified local levels of radon.

However, all basement and cellar areas are considered at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of radon Affected Area status.

It should be noted that although this report uses the best available data this assessment is an estimation and is not based upon measurements. It is possible to find high radon levels in properties anywhere in the country, even in lower risk areas, as radon is everywhere in varying concentrations.

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
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Appendix 4

Terms and Conditions

Contamination Reports South West

TERMS AND CONDITIONS

Definitions

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Property Site means a land site on which Contamination Reports South West provides a Service.

References to **We**, **Us** and **Our** are references to Contamination Reports South West.

References to **You/Your/Yourself** refer to the contracting party who places an Order with Contamination Reports South West.

Report includes any information that Contamination Reports South West supplies to You including all reports or information contained in them.

Services means the provision of any service by Contamination Reports South West pursuant to these Terms, including without limitation, any Report.

Suppliers means any organisation who provides data or information of any form to Contamination Reports South West.

Terms means these Terms& Conditions.

Third Party Content means the services, software, information and other content or functionality provided by third parties and contained in the Services.

1. Terms & Conditions

1.1 These Terms govern the relationship between You and Contamination Reports South West. Where these Terms are not expressly accepted by You they will be deemed to have been accepted by You, and You agree to be bound by these Terms when You place any Order, or pay for any Services provided:

1.2 These Terms shall prevail at all times to the exclusion of all other terms and conditions including any terms and conditions which You may purport to apply even if such other provisions are submitted in a later document or purport to exclude or override these Terms and neither the course of conduct between parties nor trade practice shall act to modify these Terms.

1.3 Contamination Reports South West reserves the right to refuse to supply any or all Services to You without notice or reason.

2. Services

2.1 Contamination Reports South West will use reasonable care and skill in providing the Services to You, however, the Services are provided on the express basis that some information and data supplied in the Services are derived from third party sources and Contamination Reports South West does not warrant the accuracy or completeness of such information or data. Contamination Reports South West does not claim that these sources represent an exhaustive or comprehensive list of all sources that might be consulted.

3. Liability

3.1 As some of the information contained in the Services is provided to Contamination Reports South West by others, Contamination Reports South West cannot control its accuracy or completeness, nor is it within the scope of Contamination Reports South West's Services to check the information. Accordingly, Contamination Reports South West will only be liable to You for any loss or damage caused by its negligence or willful default and subject to clause 3.8 below neither Contamination Reports South West nor any person providing information contained in any Services shall in any circumstances be liable for any inaccuracies, faults or omissions in the Services, nor shall Contamination Reports South West have any liability if the Services are used otherwise than in accordance with these Terms.

3.2 Save as precluded by law, Contamination Reports South West shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event, action or default by Contamination Reports South West.

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b, Contamination Reports South West's only obligation is to exercise reasonable skill and care in providing Phase 1 Contaminated Land Risk Assessments for Planning Applications and You hereby acknowledge that You require the Services for that purpose only.

c, no intrusive investigation of the Property Site reported on is carried out as part of any Services offered by Contamination Reports South West and Contamination Reports South West do not warrant that all land uses or features whether past or current will be identified in the Services. The Services do not include any information relating to the actual state or condition of any Property Site nor should they be used or taken to indicate or exclude actual fitness or unfitness of a Property Site for any particular purpose nor should it be relied upon for determining salability or value or used as a substitute for any physical investigation or inspection.

d, You will on using the Services make a reasonable inspection of any results to satisfy Yourself that there are no defects or failures. In the event that there is a defect You will notify us in writing of such defect within seven days of its discovery;

3.5. If Contamination Reports South West provides You with any additional service obtained from a third party, including but not limited to any interpretation or conclusion, risk assessment or environmental report or search carried out in relation to a Report on Your Property Site, subject to clause 3.8 below Contamination Reports South West will not be liable in any way for any information contained therein or any issues arising out of the provision of those additional services to You. Contamination Reports South West will be deemed to have acted as an agent in these circumstances and the supply of these additional services will be governed by the terms and conditions of those Third Parties.

3.6 If You wish to vary any limitation of liability as set out in these Terms, You must request such variation prior to ordering the Service. Contamination Reports South West shall use its reasonable endeavours to agree such variation but shall not be obliged to do so.

3.7 Ordnance Survey have undertaken a positional accuracy improvement programme which may result in discrepancies between the positioning of features used in datasets in the Services and the updated Ordnance Survey mapping. Subject to clause 3.8 below, Contamination Reports South West and its Suppliers exclude all and any liability incurred as a result of the implementation of such positional accuracy improvement programme.

3.8 Notwithstanding the provision of any such risk assessment conclusion you should carefully examine the remainder of the Report and should not take or refrain from taking any action based solely on the basis of the risk assessment

3.9 Contamination Reports South West obtains some of the information contained in its Report from third parties. Contamination Reports South West will not accept any liability to You for any negligent or incorrect entry, or error or corruption in the Third Party Content supplied to Contamination Reports South West, but Contamination Reports South West's Suppliers may be liable for such negligent or incorrect entries, or errors or corruptions, subject to the terms and conditions on which they supply the Third Party Content to Contamination Reports South West.

4. Events Beyond Our Control

4.1 You acknowledge that Contamination Reports South West shall not be liable for any delay, interruption or failure in the provision of the Services which are caused or contributed to by any circumstance which is outside our reasonable control including but not limited to, lack of power, telecommunications failure or overload, computer malfunction, inaccurate processing of data, or delays in receiving or checking data, corruption of data whilst in the course of conversion in the course of electronic communication or printing.

5. Severability

5.1 If any provision of these Terms are found by either a court or other competent authority to be void, invalid, illegal or unenforceable, that provision shall be deemed to be deleted from these Terms and never to have formed part of these Terms and the remaining provisions shall continue in full force and effect.

6. Governing Law

6.1 These terms shall be governed by and construed in accordance with English law and each party agrees irrevocably submit to the exclusive jurisdiction of the English courts. If any dispute arises out of or in connection with this agreement (a "Dispute") the parties undertake that, prior to the commencement of Court proceedings, they will seek to have the Dispute resolved amicably by use of an alternative dispute resolution procedure acceptable to both parties with the assistance of the Centre for Dispute Resolution (CEDR) if required, by written notice initiating that procedure. If the Dispute has not been resolved to the satisfaction of either party within 60 days of initiation of the procedure or if either party fails or refuses to participate in or withdraws from participating in the procedure then either party may refer the Dispute to the Court.

7. General

7.1 No waiver on Contamination Reports South West's part to exercise, and no delay in exercising, any right, power or provision hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or provision hereunder preclude the exercise of that or any other right, power or provision.

7.2 Unless otherwise stated in these Terms, all notices from You to Contamination Reports South West must be in writing and sent to Contamination Reports South West.

7.3 A person who is not a party to any contract made pursuant to these Terms shall have no right under the Contract (Right of Third Parties) Act 1999 to enforce any terms of such contract and Contamination Reports South West shall not be liable to any such third party in respect of any Services supplied.