



Contaminated Land Inspection Report, non technical summary

Zone C, RAF Downham Market, February 2020

The Borough Council of King's Lynn and West Norfolk has a statutory duty to inspect its district for potentially contaminated land under Part 2A of the Environmental Protection Act 1990. Because there used to be a World War 2 RAF base in this location, we have carried out an assessment of the site.

To gather information on the site's history, a desk study and risk assessment were carried out by the Environmental Quality Team. This included a review of old maps and plans and the information provided when the houses were built. From the evidence gathered during the desk study of the site history and a site walkover, we know that:

- The site was a RAF base from 1942 to 1946.
- The runways and barracks have been returned to agricultural use or redeveloped for housing.
- The former technical area is now being used as an industrial estate.

The site has been separated into zones dependent upon its past and present use. Zone C was the airfields runways and taxi-ways. Following closure of the airfield, the land within Zone C was returned to agriculture before being redeveloped for housing. Therefore, we know that people live on the site and use areas of open land for informal recreation. The houses generally have modest gardens and do not appear to have substantial areas for growing vegetables. The older houses with larger gardens are at the edges of the former airfield in locations where potential sources of contamination have not been identified. There are houses, open land, commercial properties and farmland around the site. There are no sensitive environments (as described in official guidance) within 1km of the site. The local geology contains groundwater but this is not used for drinking water. There are no protected surface water features on or close to the site.

From the available evidence, limited sources of contamination were identified in Zone C. There was no evidence of harm to people or the natural environment, and the risk assessment has shown that there is a low risk from contamination to people, property, to the wider environment and to water in ditches, streams and in the ground.

As the risk posed is very low, the site is not considered to be contaminated land under Part 2A of the Environmental Protection Act 1990. The Contaminated Land Inspection Report will be published on the borough council webpage.

