

Contaminated Land Inspection Report, non technical summary

Rouses Lane, Downham Market, May 2021

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. In this location, there used to be a sand pit which has been filled in over time, so 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, a site visit and other sources of information. From the evidence gathered, we know that:

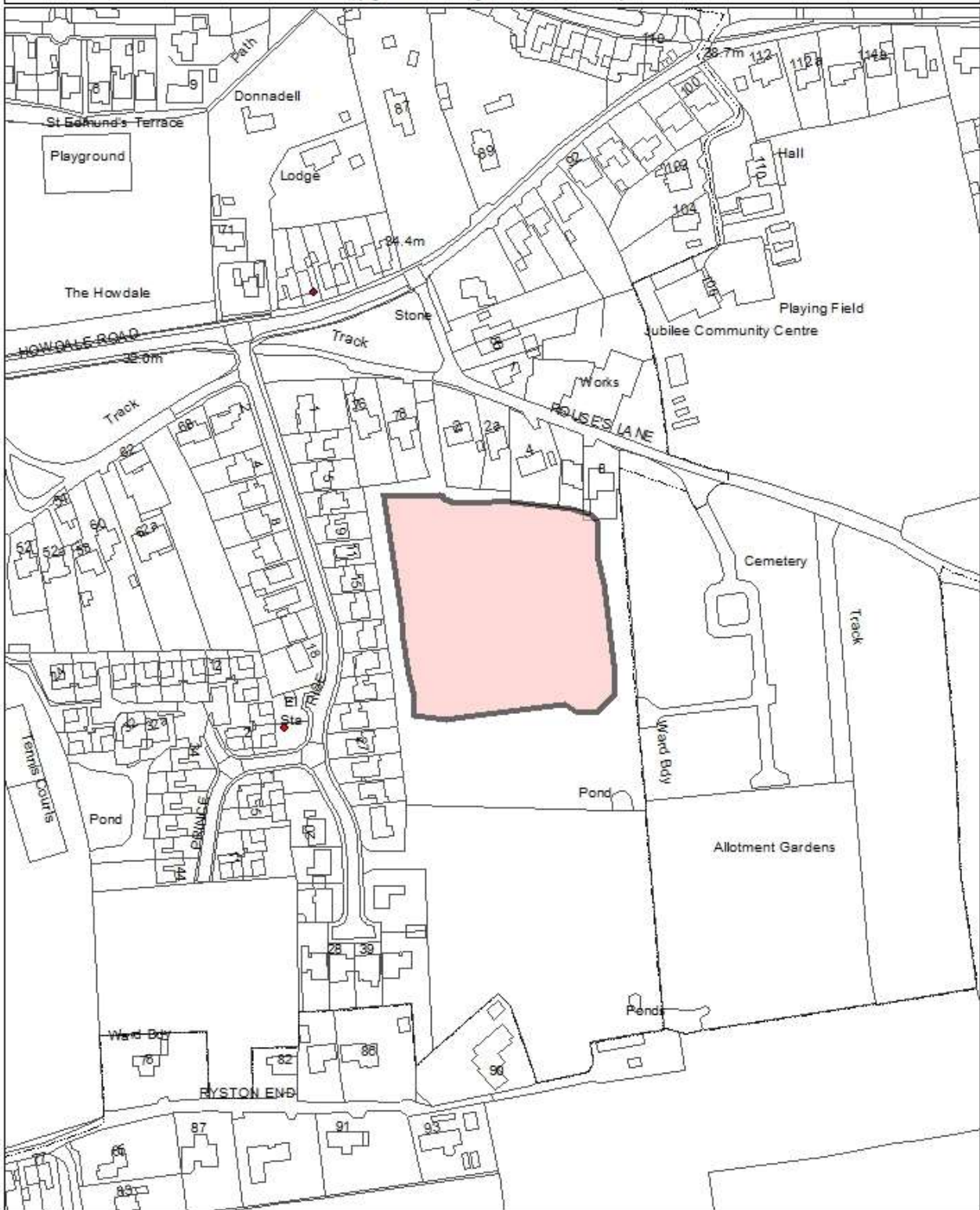
- The site was a sand pit from around 1945 to 1988.
- The sand pit was filled between 1988 and 1999 under planning permission granted by Norfolk County Council.
- The site has been backfilled to depth greater than 10m with waste.
- The site was known to accept several different types of waste, sometimes in contravention of their permission.
- The land has been used for mineral extraction, then as a landfill, and most recently as a paddock for grazing horses.



A planning application for the development of 50 hoses was submitted in 2015. The application was supported by a report, investigating the history of the site and its ground conditions. The investigation consisted of drilling 10 boreholes, chemical analysis of soil samples and the installation of ground gas and groundwater monitoring wells.

Samples which recorded high levels of contamination were deep in the ground, while the surface samples generally recorded low levels of contamination. Groundwater was analysed but did not return values which were considered to be a risk to groundwater or nearby surface waters. Low levels of ground gas were recorded.

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 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.



<p>Borough Council of King's Lynn & West Norfolk</p>  <p>Tel. 01553 816200 - Fax 01553 691663</p>	<p>Title</p> <p>Site Plan</p>		<p>Scale</p> <p>1:2,500</p>	
	<p>Project / Details</p> <p>Rouse's Lane, Downham Market</p>		<p>Date</p> <p>July 2017</p>	
			<p>Drawn by</p> <p>EH&H</p>	
			<p>Drawing / Reference Number</p> <p>CL202/001</p>	