

## **Part 2A Environmental Protection Act 1990 Contaminated Land Inspection Report, non technical summary**

### **Former Oil Field, Lynn Road, Setchey February 2022**

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 is some infilled land, 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.

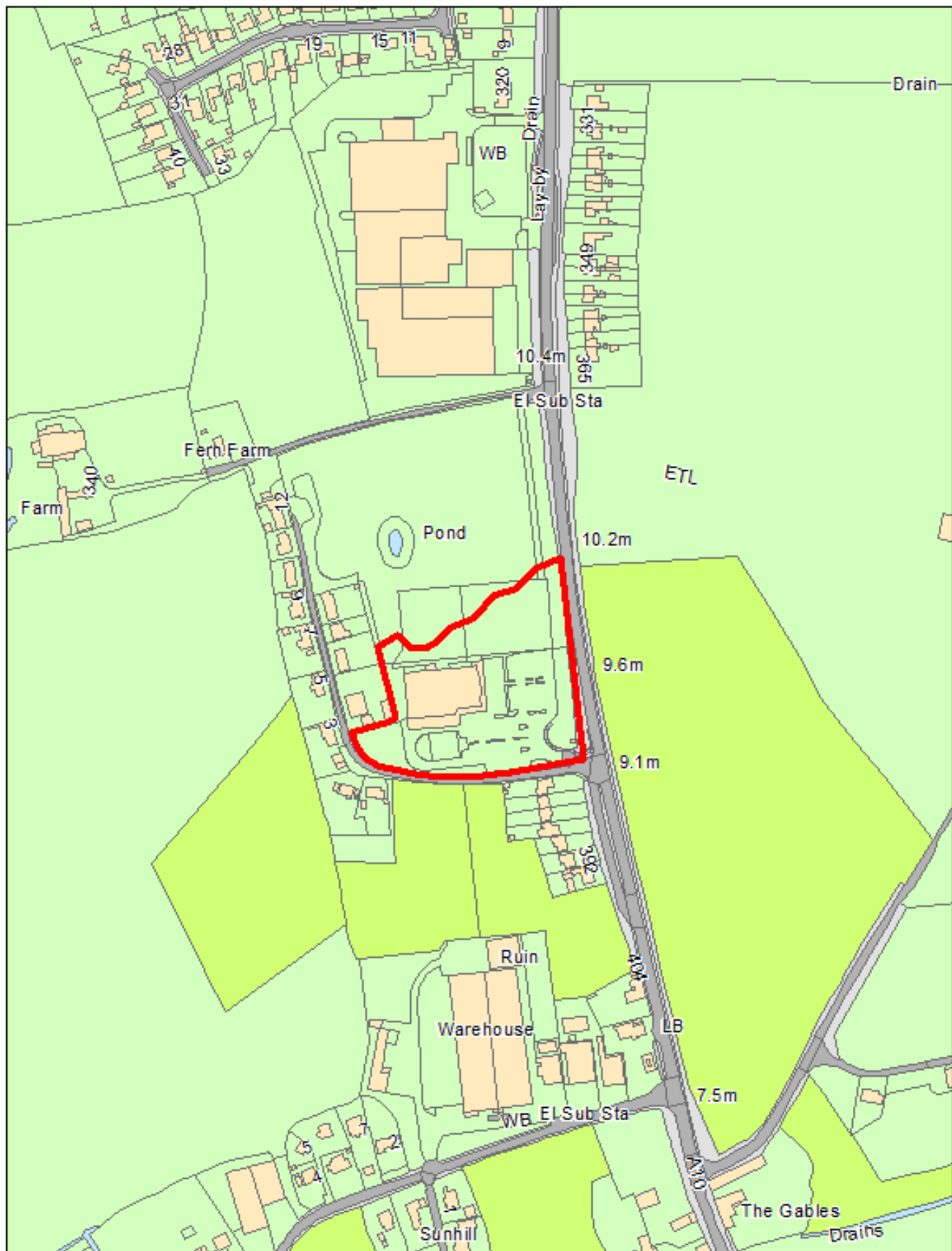
From the evidence gathered, we know that:

- The site was historically agricultural land before being developed as part of Setch Oil Fields 1916-1921, after that the area was filled and returned to open grassland.
- The site's present use is as a Church Meeting Hall. The site is in a semi-rural area surrounded by houses, agriculture, open land and commercial units.
- Setch tip is to the east of the meeting hall. Information from Norfolk County Council suggests that the site operated as a tip from 1959-1972. Due to the age of the tip and the types of fill material, it is not judged as a priority for further risk assessment and there is no evidence that the meeting hall site is at risk of pollution from the tip.
- When the meeting hall was planned in 2006, there were some investigations which considered what the land was used for in the past. No major risks were identified.

The site investigation reports from when the hall was built, are on the public record and can be accessed on our planning webpage using the planning reference 06/01244/FM. Some fill material was found on the meeting hall site, but laboratory analysis of soil samples did not report any significant contamination. The gas monitoring report detected some carbon dioxide in the ground together with some low oxygen. The hall was built to include some measures to protect the building and its users from ground gas.

We have concluded that there is no ongoing 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.



Local Council of  
King's Lynn &  
West Norfolk



Map  
Master Map

© Crown copyright and database rights 2018 Ordnance Survey 100024314

Project / Details  
Meeting Hall  
Satchey

Drawn by  
AMW

Date  
Feb 2022

Scale  
1:3,000

Drawing / Reference Number  
118

