

Contaminated Land Inspection Report, non technical summary

Fairfield Road, Downham Market, April 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, landfill has been identified located close to residential 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 including historic records from Norfolk County Council. From the evidence gathered, we know that:

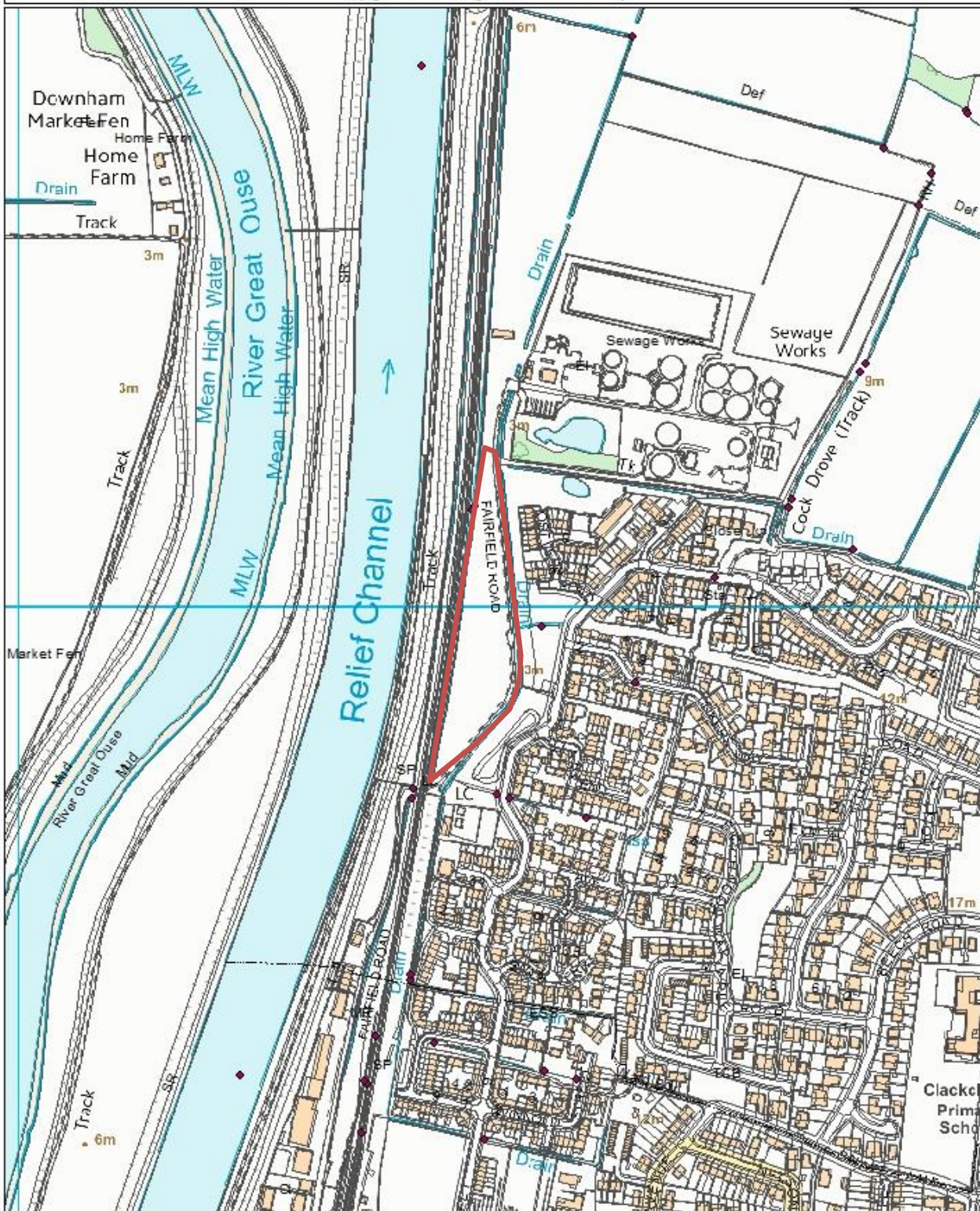
- The site was depicted as fields on 1891-1912 mapping
- On mapping from 1939 the site was shown as being a Sewage Works with tanks on site.
- After 1946, the site was used as a refuse tip. This appears to have ceased by 1974.
- The site was known to accept industrial and commercial waste.
- At the time of this report the site is an area of waste ground, but is accessible to the public.



Plausible source pathway receptor linkages were identified. A moderate risk was identified from contamination to human health, very low risk to property and low risk was identified to surface water. No evidence was noted of significant pollution of controlled waters or of the significant possibility of such pollution.

On the basis of its assessment, the authority has concluded that the land does not meet the definition of contaminated land under Part 2A and is not considered contaminated land.

This assessment is based on the site's current use and is valid providing no changes are made to the soil or vegetation cover material, to surface water conditions or to the site's use.

No further assessment of the site is considered necessary under Part 2A unless additional information is discovered or if changes are made to the site.



<p>Borough Council of King's Lynn & West Norfolk</p>  <p>Tel. 01553 816200 - Fax 01553 891683</p>	<p>Title</p> <p>Site Plan</p>		<p>Scale</p> <p>1:5,000</p>	
	<p>Project / Details</p> <p>Fairfield Road, King's Lynn</p>		<p>Date</p> <p>May 2018</p>	
			<p>Drawn by</p> <p>EH&H</p>	
			<p>Drawing / Reference Number</p> <p>CL54/101</p>	