



	Title	Project / Details	Drawn by	Date	Scale	 <small>© Crown copyright and database rights 2016 Ordnance Survey 100024314</small>	North, South & Pit Areas Former Quarry
	Stoke Ferry	Part 2A	FAP	Feb 2023	1:2,500		
			Drawing / Reference Number		Site Plan		

## **Contaminated Land Inspection Report, non technical summary Stoke Ferry Landfills, April 2023**

The Borough Council of King's Lynn and West Norfolk (BCKLWN) has a duty to inspect its district for potentially contaminated land under Part 2A of the Environmental Protection Act 1990. The Borough Council's Part 2A inspection plan identified the former landfills at Lynn Road, Stoke Ferry (the site) as being of high priority due to the presence of an unmanaged landfill and potentially sensitive receptors. The site has been split into three areas: Stoke Ferry North, Stoke Ferry South and Stoke Ferry Pit (shown on site plan).

An assessment of the site has been undertaken to assess the potential for harm to human health, property, ground water, surface water and the environment.

Research was carried out by the Environmental Quality Team to gather information of the sites' history and assess any risks. From the evidence gathered during the desk study of

the site history and a site walkover, this is what is known about the site:

- The site was historically a gravel pit.
- Filling with waste took place between 1987 and 2006.
- The Stoke Ferry Pit site is not filled with waste.
- The land is used for informal recreation and storage.
- Stoke Ferry North does have an approved cap or landscaping.
- Stoke Ferry South and Pit are reported to have been completed and restored around 2019 and are now in an aftercare period. Stoke Ferry Pit was restored to a nature conservation based after-use.
- The North and South sites are not formally managed as ownership was passed to the crown when the company operating the sites went into liquidation.
- Stoke Ferry Pit site is privately owned and managed.

There is evidence of ground gas on the northern site, and also some possible minor crop damage as a result. Water samples from the northern site were reported to show some hazardous substances in liquids coming from the landfill.

From the available evidence, some sources of contamination were identified. 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 rivers. A moderate/low risk was identified to groundwater but there was no evidence of serious water pollution. The Environment Agency have confirmed that they agree with the assessment of the potential risks, and with the conclusions that have been drawn.

Therefore, the site is not considered to be contaminated land under Part 2A of the Environmental Protection Act 1990. No further assessment of the site is necessary under Part 2A unless additional information is discovered or if changes are made to the site.

We will review the inspection report if conditions change on site or if any reports of harm or pollution are received.