



Contaminated Land Inspection Report, non technical summary Winfarthing Avenue, August 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 strategy did not identify the site at Winfarthing Avenue as being of priority for further inspection because no significant sources of contamination were identified that could expose people who use the site, or the local environment to harm based on the use as open space.

As there is a proposal for the site to be planted as a community orchard, the inspection has been revised to confirm the site's current Part 2A status. This investigation 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 on the site's history and assess any risks. From the evidence gathered from documents and files, and a site walkover survey, this is what is known about the site:

- The site was historically a railway cottages with gardens
- Part of the edge of the site was a section of the Great Eastern Railway Harbour Branch
- Construction of Hardings Way took place during 2010-11
- When the new road was built, the site was cleared of vegetation
- The site was also used as a holding area for soil and other materials from the road
- The site's present use is informal open space
- The site is owned and maintained by the borough council.

The site and other land nearby have been investigated before as part of the Waterfront and Nar Ouse Regeneration Area projects and when Hardings Pits doorstep green was created. A detailed risk assessment and contaminated land inspection report were completed for the Hardings Pits site. All these investigations report that the site and surrounding area are not causing harm while they are being used as open space, or for picking wild fruit.

From the available evidence, some sources of contamination were identified. But there was no evidence of harm to people. The risk assessment has shown that there is a very low risk was to property, and to the wider environment and a low risk to water in ditches, ponds, rivers and water beneath the ground.

Therefore, the site is not considered to be contaminated land under Part 2A of the Environmental Protection Act 1990. We will review the inspection report if conditions change on site or if any reports of harm or pollution are received.

At the time of this report, the site is proposed for community orchard. Any application for planning consent for a change of use of the site should have regard to the information in this report and in previous investigations and would need specialist advice from a competent person if this is to be successfully and safely established.