

Contaminated Land

Inspection Report, Non-technical summary

The Willows Nature Reserve, Downham Market, October 2023

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. The Willows Nature reserve was subject to this investigation due to the presence of a former Brickworks and potentially sensitive receptors due to the residential development of the surrounding site. 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, previous site investigations, a site visit and other sources of information including planning records. From the evidence gathered, we know that:

- The site is seen labelled as a brickworks with kilns on the north of site on 1891-1912 mapping. The brickworks is no longer labelled in 1904 – 1939 maps.
- On mapping from 1945 – 1970 Many of the smaller structures on the map have been replaced with houses and gardens.
- The majority of site is now The Willows nature reserve, with some residential properties on the north of site.
- There is localised fly tipping recorded on the east of the site and recommendations have been made and clean-up undertaken after discussions with the landowner.

The site and some of the surrounding area have been subject to previous investigation as part of their redevelopment or potential redevelopment into residential use. The reports reviewed identified some potential sources of contamination on the site.

All of the reports submitted do not indicate that contamination is present that would pose an unacceptable risk of harm for the current use as a public open space or park. In the report a moderate to low risk was assessed from contamination to human health, very low risk to property, low risk to surface waters. Therefore, 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 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. The report will be revised after action has been taken regarding the fly tipped material.