



**Contaminated Land
Strategic Inspection Report**

**East Winch Road,
Blackborough End, King's Lynn**

References

021422

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Environment and Planning
Borough Council of King's Lynn and West Norfolk,
King's Court,
Chapel Street,
King's Lynn
Norfolk
PE30 1EX

Written by

Fabia Pollard
Scientific Officer

Checked by

Tammy Rhodes
Technical Support Officer

Ashley Wheeler
Senior Environmental Quality Officer

Authorised by

Dave Robson
Environmental Health Manager

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Borough Council of King's Lynn and West Norfolk
King's Court
Chapel Street
King's Lynn
Norfolk
PE30 1EX

Tel: 01553 616200

Email: environmental.quality@west-norfolk.gov.uk

Executive Summary

The Borough Council of King's Lynn and West Norfolk has published a contaminated land inspection strategy which sets out how it proposes to fulfil its legal responsibilities for inspection under the contaminated land regime. The legal definition of Contaminated Land in Part 2A of the Environmental Protection Act 1990 (Part 2A) relates to unacceptable risks to human health and the wider environment. The contaminated land strategy details how sites are prioritised and the arrangements for strategic inspection. Strategic inspections identify where we may need to find out more about the land or where we don't need to take any more action. This report summarises the strategic inspection carried out during prioritisation of sites in 2013 and is updated based on current information about the site.

A landfill situated off East Winch Road, Blackborough End has been identified for inspection. Given the former use of the land and the sensitivity of the surrounding area, an assessment of the site has been undertaken to assess the potential for harm to human health, property, the environment, groundwater and surface waters under Part 2A.

From the evidence gathered during the assessment of the site history and a site walkover, the following can be stated:

- The site has historically been used for quarrying.
- The site is an operational quarry and permitted landfill.
- The site was identified due to the location where sensitive surface water, groundwater and property could be present.
- The site was not a priority for detailed inspection as the landfill operation is controlled by environmental permit.

The potential hazard and the associated risk has been assessed. This assessment indicates a potential low hazard and a low likelihood of harm. Therefore the overall risk is low.

The site is not considered to represent a potential risk to human health and the environment under Part 2A of the Environmental Protection Act 1990 based on the information gathered and will not be prioritised for further detailed inspection. If additional information is discovered, or changes are proposed to the site, then the site should be reassessed.

Strategic Assessment

The Borough Council of King's Lynn and West Norfolk has published a contaminated land inspection strategy which sets out how it proposes to fulfil its legal responsibilities for inspection under the contaminated land regime. The legal definition of Contaminated Land in Part 2A of the Environmental Protection Act 1990 (Part 2A) relates to unacceptable risks to human health and the wider environment. The contaminated land strategy details how sites are prioritised and the arrangements for strategic inspection.

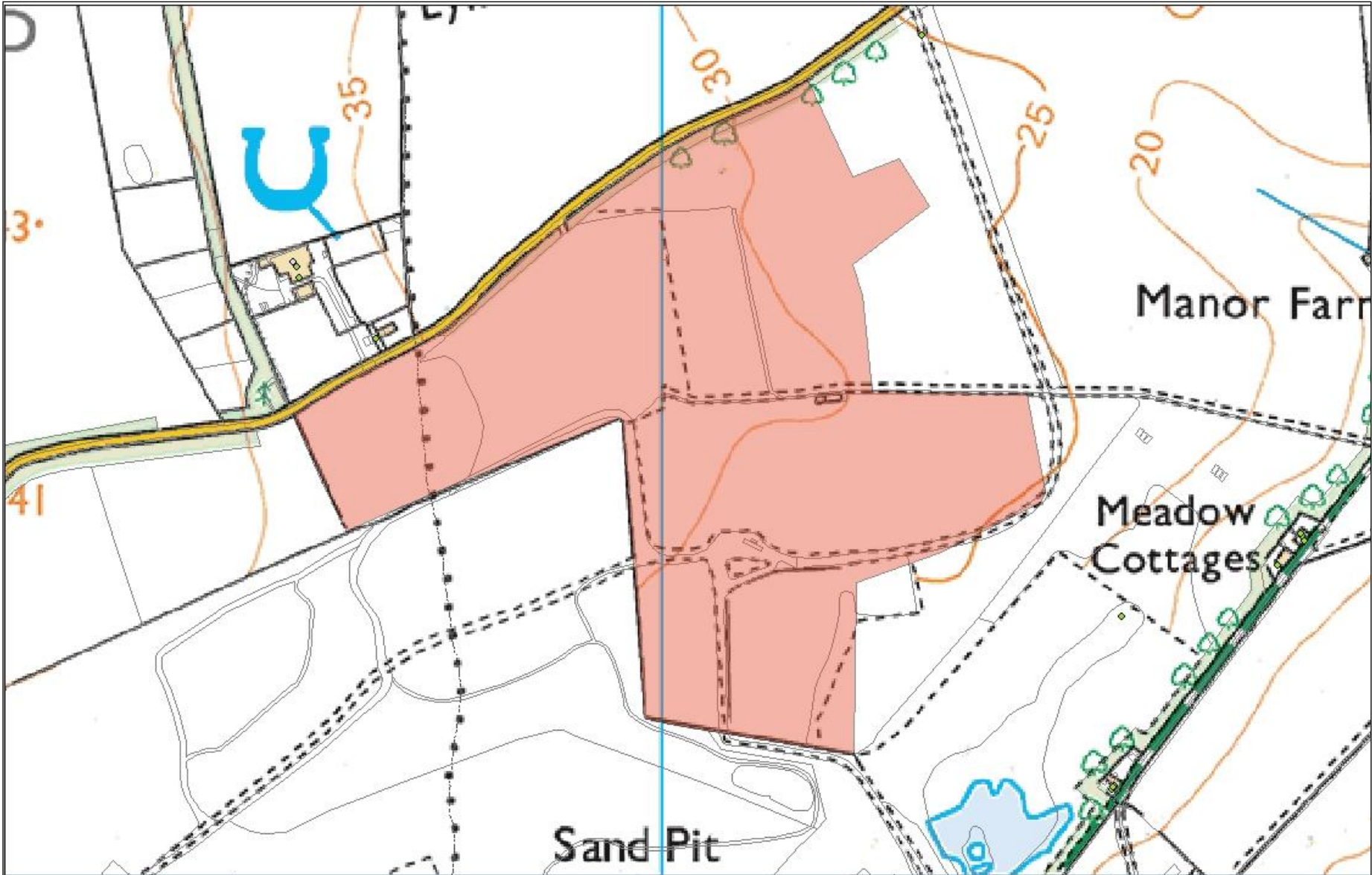
Strategic inspections identify where we may need to find out more about the land or where we don't need to take any more action. This report is a summary report of the strategic inspection carried out following prioritisation of sites in 2013 and is updated based on current information about the site.



Location	The site's location is in Blackborough End NGR 568080 315560. The closest postcode is PE32 1SF. The site is shown in Figure 1 in the appendices.
Previous site use	The site is a former quarry and landfill.
Present Site Use	The site is an operational quarry and landfill as shown in Figure 2.
Prioritisation Score	In the map-based screening for priority sites, this site was identified due to the use as landfill, in a location where surface water, groundwater, and property could be present. Initial screening showed that the site was regulated via an environmental permit, so further detailed inspection was not carried out.
Ownership	The site's owners have been consulted and this report will be made available for information.
Previous Investigation	None available.
Topography and Geology	The OS Terrain 50 digital height dataset indicates that the site is at 23-40m above ordnance datum (maOD) and slopes downwards towards the southeast. No superficial geology is recorded at the site, except for a small area in the south where Lowestoft Formation sand and gravels are reported. The bedrock is predominantly classified as Carstone – Sandstone with a small area of the Gault clay in the north of the site. (BGS digital geology).
Hydrogeology	The site is on land classified as highly productive aquifer with significant flow (BGS Geo-index). It is not within a Source Protection Zone for drinking water and no private water supplies are recorded within 1km.
Hydrology	The nearest major water feature is the River Nar approximately 2km to the south. There are ponds locally associated with mineral extraction and land drains generally running east-west approximately 0.8km to the south.
Environment Agency data	The Environment Agency public register records the site as an inert landfill, operated by Middleton Aggregates Ltd under permit EA/EPR/XP3333LX issued in August 2006. The historical landfill data records a permit EA/EPR/DP3697SZ issued in 1991 to

	<p>Middleton Aggregates for the disposal of inert wastes. The 1991 license is reported to have expired.</p> <p>A site immediately to the southeastern boundary of the site is recorded as holding a current environmental permit, issued 2018 to Anti Waste Ltd (permit EPR/JP3992NH) for waste landfilling. The same site is reported to be a historical landfill site, license issued in 1993 to Anti Waste Ltd for industrial, commercial and household waste.</p>
Environment Agency Consultation	The Environment Agency have not been consulted as the site is not within a source protection zone.
Planning History	The site has planning permission from Norfolk County Council for extraction of minerals and disposal of waste since 1989. Various subsequent consents have been granted to extend the permitted timescale, revise phasing of extraction and filling, and to revise restoration proposals.
Historical Maps (E-map Explorer)	<p>Enclosure Map 1800 - 1850 – no data</p> <p>Tithe map circa 1840 – the site is depicted as a series of fields.</p> <p>Ordnance Survey 1st Ed. 1879-1886 – the site is depicted as fields similar to the tithe map. Some small areas of mineral extraction are shown in the local area and ‘gravel pits’ directly to the south.</p>
Historical Maps (BCKLWN)	<p>1843 – 1893: The site is depicted as on the 1st edition OS map</p> <p>1891 – 1912: The site is depicted as shown above, with the exception that some of the mineral excavations have increased slightly. The surrounding area consists of fields and some small named farms.</p> <p>1904 – 1939: No significant changes from previous edition</p> <p>1919 – 1943: Not available</p> <p>1945 – 1970: East Winch Road is named and shown running south west to north east along the northern boundary of the site. The site is shown as fields with a track running in an ‘L’ shape from the north boundary to the eastern. Rectangular tanks are depicted along the track towards the centre of the site. Land to the south is dominated by Carstone Pits.</p> <p>1970 – 1996: Not available</p>
Aerial Photographs	<p>1945 – 1946 MOD Aerial Photograph: The site appears to be fields in arable use.</p> <p>1988 Aerial Photograph: Part of the southern area of the site appears to be excavated for mineral extraction.</p> <p>1999 Aerial Photograph: The site is similar to the 1988 photograph. The surrounding area to the south and west consists of extensive mineral workings.</p>

	<p>2006-2009 Aerial Photograph: Most of the site has been subject to disturbance, except for the northeastern section. Shadows on the aerial photograph indicate that excavations in the northwestern section of the site are deep and extensive. A small amount of water can be seen ponding against the excavation face, possibly indicating the presence of gault clay.</p> <p>2017 Aerial Photograph: The main areas of mineral activity appear to be in the south of the site and the northwest. The southern area appears to be use for grading materials and the northwestern area is an excavation with terraced sides in the location where the deep excavations can be seen.</p> <p>2023 Aerial Photograph: (Figure 2) The northwestern area has been further excavated extending into previous arable land. The centre of the site has been cleared of vegetation.</p>
Site Walkover	A site visit was not carried out as the site is an operational site regulated by the Environment Agency.
Potential Hazard	<p>The site is agricultural land that has been quarried and has been licensed to accept waste. The site currently operates under an environmental permit for waste landfilling.</p> <p>As the site is controlled by an environmental permit for landfilling inert wastes the hazard is assumed to be LOW.</p>
Summary Conceptual Site Model and Assessment of Risk	<p>Human health The site is an operational quarry. As it is a workplace with no public access, and the waste operation is controlled by environmental permit, the likelihood of the hazards affecting human health is considered to be UNLIKELY, and that the associated risk for human health would be VERY LOW.</p> <p>Property There is no property on site of the types described in the relevant statutory guidance. Therefore, the likelihood of the hazards affecting property is UNLIKELY, and that the associated risk for property would be VERY LOW.</p> <p>Environment The site is a working quarry with an approved restoration plan and landfilling is subject to an environmental permit. The site is not a designated environmental receptor as set out in statutory guidance. The likelihood of hazards affecting the environment is UNLIKELY, and that the associated risk for environment would be VERY LOW.</p> <p>Ground/surface water The site is on land which is classified as a principal aquifer but is not within a source protection zone. The nearest significant surface water is 2km from the site. Therefore, the likelihood of hazards affecting controlled water is considered to be LOW LIKELIHOOD, the associated risk for water would be LOW.</p>

	<p>The landfill for inert waste operates under environmental permit, and contact by a vulnerable receptor is considered to be very limited. Therefore, the overall risk is LOW.</p>
<p>Conclusions & Recommendations</p>	<p>The Borough Council considers that based on information available at the time of this strategic inspection, no significant source of contamination was indicated, and no relevant contaminant linkage has been established. Based on this assessment the land is unlikely to be considered Contaminated Land as defined in Part 2A EPA 1990 and the site will not be prioritised for detailed inspection.</p> <p>This assessment is based on the site's current use and is valid providing no changes are made to the site's use.</p> <p>No further assessment of the site is considered necessary under Part 2A unless additional information is discovered.</p> <p>If the land use changes or it is redeveloped, this land may require further investigation. The National Planning Policy Framework (NPPF) states that responsibility for securing a safe development rests with the developer and/or landowner. The Borough Council will require that adequate site investigation information, prepared by a competent person is presented to ensure that the site is suitable for any proposed new use.</p>



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	Location	East Winch Road	FAP	Dec 2023	1:5,000	
			Drawing / Reference Number		Fig 1	



Borough Council of
**King's Lynn &
West Norfolk**




Title
Latest Aerial Photograph

Project / Details
East Winch Road

Drawn by Date Scale
FAP Dec 2023 1:5,000

Drawing / Reference Number
Fig 2


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