



*Geotechnical and Geo-environmental Consultants*

**PHASE 1 GEO-ENVIRONMENTAL  
DESK STUDY AND PRELIMINARY RISK ASSESSMENT**

**LAND AT PINES HILL  
STANSTED MOUNTFITCHET  
ESSEX**

**Reference Number 2691/Rpt 1v4  
August 2021**

Prepared for

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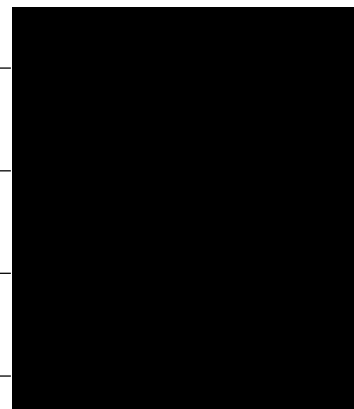
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Report Title	Phase 1 Geo-environmental Desk Study and Preliminary Risk Assessment: Land off Pines Hill, Stansted Mountfitchet
Reference Number	2691/Rpt 1v4
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## EXECUTIVE SUMMARY

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*This report describes the findings of a Geo-environmental Desk Study and Preliminary Risk Assessment of land off Pines Hill, Stansted Mountfitchet. It is proposed to redevelop the site for residential usage.*

*At the time of the walk-over the site was vacant land that is overgrown. The site walk-over did not identify any potential sources of contamination.*

*The review of the historical maps identified that the site remained undeveloped. A small commercial unit was located to the south east and some historical pits 200m from the site.*

*The review of the industrial setting identified the commercial units to the south east has been used for metal fabrication.*

*A review of the environmental setting indicated the site to be underlain superficial deposits consisting of fluvioglacial sand and gravel. The superficial deposits are underlain chalk. The solid geology is classified as a Principal Aquifer. The Boyn Hill Gravel Member is classified as a Secondary A Aquifer. Surface water features were identified within the vicinity of the site. The environmental sensitivity of the site is classified as Low.*

*The Conceptual Model prepared for the site identified off-site potential sources of contamination. No on-site sources of contamination were identified. However, should the site be developed as residential no active pollution pathways will be present and contamination from the off-site sources will not pose an unaccepted level of risk to the subject site.*

*No recommendations for further site investigation have been made.*

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## 1 INTRODUCTION

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### 1.1 Background

Brown 2 Green Associates Ltd have been commissioned by Luxus Homes Ltd to undertake a Phase I Geo-Environmental Desk Study and Preliminary Risk Assessment of land off Pines Hill, Stansted Mountfitchet. The site is centred on National Grid Reference 550860, 224440. The site location is presented in Figure 1.

### 1.2 Proposed Development

The work was commissioned to provide information for a planning application to redevelop the subject site. It is proposed to redevelop the site for residential usage consisting of houses with private gardens, a block of flats with communal gardens and parking. The proposed development layout is presented in Appendix II.

### 1.3 Objectives

The objectives of the work are to provide an assessment of risk from contaminated land to inform about potential re-development of the site, address the requirements of the National Planning Policy Framework<sup>1</sup> and Planning Practice Guidance. These objectives are achieved by:

- Undertaking a site inspection to identify any current areas of potential environmental concern;
- Reviewing historical plans, geology, hydrogeology, site sensitivity, flood-plain issues, mining records and any local authority information available in order to complete a Desk Study in line with Environment Agency Contaminated Land Risk Management.

The information obtained in this study has been used to develop an initial Conceptual Site Model (CSM) and outline potential risks from contamination at the site. This CSM examines potential Source-Pathway-Receptor contaminant linkages in relation to identified or potential contamination issues at the site and vicinity, incorporating them into a Preliminary Risk Assessment. This report has been completed in accordance with Environment Agency Contaminated Land Risk Management.

The Preliminary Risk Assessment seeks to establish firstly whether unacceptable risk as defined in Part 2A of the Environmental Protection Act 1990 is present and secondly whether a possibility of harm to controlled waters, human health or property is present and further investigation is therefore needed to better inform about risk assessment.

Consideration of geotechnical/engineering aspects of the proposed development falls outside the scope of this assessment.

### 1.4 Sources of Information

Background information relating to the site was acquired and referenced from the following sources:

- Historical mapping (Appendix IV);
- Environmental Database Search. All relevant data is summarised in the text of the report. A full copy is presented in Appendix V;

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<sup>1</sup> National Planning Policy Framework, Department for Communities and Local Government, July 2021.

- On-line planning records held by Uttlesford District Council;
- British Geological Survey website.
- DEFRA Magic website.
- UK Soil Observatory website.

A site walkover was carried out by a Geo-environmental Consultant from Brown 2 Green Associates on the 1<sup>st</sup> June 2021.

## 2 SITE LOCATION AND DESCRIPTION

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### 2.1 Site Location and Surrounding Area

The site is located in a residential area on the west side of Stansted Mountfitchet. The site lies to the east of Pines Hill and south of Stoney Common Road. The land uses immediately adjacent to the site are summarised below:

Direction	Land Use
North	Stoney Common Road, residential and telephone exchange
East	Wooded land and small commercial unit to the south east. Railway beyond.
South	Residential, Pines Hill and care home.
West	Residential

The topography of the surrounding area slopes down towards Stansted Brook, located towards the southeast.

The site location is presented in Figure 1.

### 2.2 Site Descriptions and Reconnaissance

The site layout is presented in Figure 2. A photographic record of the site is included in Appendix III.

The subject parcel of land is rectangular in shape and covers 1 hectare.

At the time of the site walk-over the site was vacant land that was covered by small trees, shrubs and bushes. Along the boundary lines of the site there are larger pine trees.

The topography of the site slopes down towards the south east.

#### 2.2.1 Storage of Chemicals and Hazardous Substances

##### Above Ground Storage Tanks (ASTs)

No above ground storage tanks (ASTs) or evidence of former ASTs were observed at the site.

##### Underground Storage Tanks (USTs)

No underground storage tanks (USTs) or evidence of USTs were observed at the site.

##### Other Chemical Storage

No significant storage of chemicals was noted at the time of the walkover.

##### Polychlorinated Biphenyls

No equipment that may potentially contain polychlorinated biphenyls (PCBs) was observed at the site.

#### 2.2.2 Asbestos Containing Materials

No buildings are present on site. During the inspection no materials suspected to contain asbestos



were observed at the site.

### **2.2.3 Waste Disposal**

No waste disposal activities were identified.

### **2.2.4 Site Drainage**

No trade effluent or foul water is generated by the site.

No oil/water interceptors were identified.

No soakaways were identified.

Rainwater will either infiltrate into the ground or is lost through surface water run-off or evapotranspiration.

### **Visual and Olfactory Evidence of Contamination**

No specific visual or olfactory evidence of contamination was noted.

### **2.3 Potential Sources of Contamination**

During the review of the site setting and reconnaissance no plausible potential sources of contamination were identified.

### 3 HISTORICAL LAND USE

#### 3.1 Historical Mapping

The maps at scales of 1:1,250, 1: 2,500, 1:10,000 and 1:10,560 were reviewed to determine the history of the site. A summary of the site history is presented below. The historical maps are included in Appendix IV.

Date	Site	Surrounding Area
1890 1:2,500	Agricultural land. The site is part of a larger field. A hedgerow is shown along the boundary with Pines Hill.	A railway is present 40m to the east. The railway is located within a cutting. An old pit is located 200m to the north east.
1897 1:2,500	As 1890.	The old quarry is overgrown with trees. A malthouse is shown 110m to the north east.
1920 - 1921 1:2,500	As 1890.	General development within the local area has occurred, the majority of which is residential. A number of field boundaries have changed. An excavated area is shown 130m to the north. This area may have been a borrow pit.
1938 - 1951 1:10,560	As 1890.	No relevant changes identified.
1960 1:10,560	As 1890.	No relevant changes identified.
1970 1:2,500	A track is shown across the western part of the site and along the southern boundary. The track leads to a house (Oatra Brama) located to the south and the commercial units located to the south east.	Three commercial units have been constructed to the south east
1982 - 1983 1:10,000	As 1970.	No relevant changes identified.
1993 1:2,500	As 1970.	A telephone exchange has been constructed north of Stoney Common Road. The pit located 130m to the north has been developed as housing.
1999 1:10,000	As 1970.	No relevant changes identified.

#### 3.2 Listed Buildings and Historical Sites

No world heritage site, scheduled monuments or registered battlefields are present within a 250m radius the site.

The nearest listed building is Fairfield with is Grade II listed and located 82m to the northwest.

#### 3.3 Local Authority – Planning

A review of on-line planning records from Uttlesford District Council was completed on 3<sup>rd</sup> June 2021.

Planning application UTT/ 14/0151 made in 2014 for the subject site, together with land to the south and east to be developed as residential. The planning file includes a Phase 1 Contaminated Land Desk Study that was prepared by ST Consult. At the time of the site walk-over the subject site was overgrown with trees and long grass. The commercial units located to the south east were used for metal fabrication.

### **3.4 Other Sources**

A review has been made of satellite photographs contained on Google Earth. The photograph dated 2000, shows the site covered with grass and small trees. In photographs dated between 2000 and 2009 the size of the trees increased. By 2012, the trees have been removed and the site appears to be overgrown.

Anecdotal evidence suggests that the site was used for the growing of Christmas trees.

### **3.5 Potential Sources of Contamination**

During the review of the historical land use of the site and surrounding area, the following potential sources of contamination were identified where it is considered that there is a plausible pollution pathway:

#### **Onsite**

- No sources identified.

#### **Off-site**

- Commercial units used for metal fabrication located to the south east.
- Historical pits located within 250m of the subject site. Pits may have been backfilled.

## 4 INDUSTRIAL SETTING

### 4.1 Contemporary Trade Directory Entries

There are no contemporary trade directory entries for the site. Within 250m radius of the site there are ten contemporary trade directory entries. The nearest are for the commercial units located to the south east. The listings indicate the site was used for precision engineering and sheet metal work.

Within 500m radius of the site there are no entries for filling stations.

### 4.2 Landfill Sites and Waste Disposal Facilities

There are no historical or operational landfill sites or waste management facilities within 250m radius of the site.

### 4.3 Environmental Permits, Incidents and Registers

The following information is a summary of the data contained Environmental Database presented in Appendix V.

	On Site	0 – 250m	Details of Nearest	Potential Risk to Site
Authorised industrial processes (IPC/IPPC/LAPPC)	0	0	-	No
Radioactive Substances Authorisations	0	0	-	No
Licensed Discharge Consents	0	2	Both consents have been revoked. The nearest was located 158m to the east.	No
Consents issued under the Planning (Hazardous Substances) Act 1990	0	0	-	No
Control of Major Accident Hazard (COMAH/NIHHS/Explosive) sites	0	0	-	No
Pollution Incidents	0	0	-	No
Contaminated Land Register Entries and Notices (Part 2A EPA 1990)	0	0	-	No

### 4.4 Ground Workings, Mining and Natural Cavities

There are two BGS recorded mineral sites within 250m radius of the subject site. These are located 211m to the east and 233m to the south east. The glacial sand and gravel were abstracted at both sites and operations have ceased.

The database states that the site is not located in a Cheshire Salt Brine Subsidence Compensation Board District.

The database states that the site is not located in an area affected by coal mining.

The data base indicates that the site is not located within an area where there is the potential for mining instability.

The database states that there are no non-coal mining areas within 1000m of the site.

## 5 ENVIRONMENTAL SETTING

### 5.1 Geology and Hydrogeology

The British Geological Survey mapping indicates that the site is underlain by the following geology:

Drift/Solid	Geological Unit	Description
Drift/Superficial	Glaciofluvial Deposits	Sand and gravel
Solid	Lewes Nodular Chalk Formation and Seaford Chalk Formation (undifferentiated)	Chalk

Geological logs held by the British Geological Survey were reviewed. The nearest is located immediately north of Stoney Common Road in the site of the telephone exchange. The log indicates the area is underlain by approximately 1m of gravelly clay, overlying sand and gravel. A log for a borehole drilled 100m to the west identified the top of the chalk to be at 9.3m below ground level.

The Superficial Deposits are classified as a Secondary A Aquifer. The solid geology is classified as a Principal Aquifer.

The combined groundwater vulnerability for the site is classified as High with an intermediate pollutant speed.

There are five licenced groundwater abstraction points within 1km radius of the site. The nearest are two abstraction points located 485m and 520m to the north where groundwater is abstracted from the chalk aquifer for the potable water supply.

The site does not lie within a Source Protection Zone within the vicinity of the site. The nearest is a Zone 1 located 200m to the north. The Source protection Zone surrounds an abstraction well used for the potable water supply.

The regional hydrogeological maps indicate that the groundwater flow direction within the chalk aquifer is towards the south. Groundwater is located at approximately 60m AOD (15m to 20m bgl).

If groundwater is present within the superficial deposits, it is anticipated that the groundwater flow direction will be towards the south east and will be in hydraulic continuity with the chalk aquifer.

### 5.2 Geochemistry

The British Geological Survey estimates of the geochemistry of the soils beneath the site are:

Determinants	Soil Type	Concentration (mg/kg)
Arsenic	Rural	15 - 25
Cadmium		<1.8
Chromium		60 - 90
Nickel		30 - 45
Lead		<100

### 5.3 Hydrology

The Ordnance Survey Water Network Lines indicate that the nearest surface water feature is the

Stansted Brook, located 88m to the south east. The brook flows to the south. It is likely that groundwater will be in hydraulic continuity with the surface water.

There are no licensed surface water abstraction points within 500m radius of the site.

The database indicates that the site does not lie in a fluvial or tidal floodplain. Flood risk rating from flooding from rivers and the sea (RoFRaS) is Very Low.

#### 5.4 Ecologically Sensitive Areas

There are no ecologically sensitive sites within 250m radius of the site.

#### 5.5 Radon

The site is located in an area where less than 1% of homes are above the Action Levels and Radon Protective Measures are not necessary in the construction of new dwellings or extensions.

#### 5.6 Natural Hazards

BGS GeoSure Data presented within the Environmental Database presented in Appendix V identifies the following ground conditions:

<b>Hazard</b>	<b>Designation</b>	<b>Hazard</b>
Potential for Shrinking or Swelling of Clays	Negligible	Ground conditions predominantly low plasticity
Potential for Landslide Ground	Very Low	Slope instability problems are unlikely to be present
Potential for Ground Dissolution	Very Low	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions
Potential for Compressible Ground	Negligible	No indicators for compressible ground identified
Collapsible Ground	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present
Potential for Running Sands	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water

## 6 INITIAL CONCEPTUAL MODEL

Brown 2 Green Associates Ltd has developed a conceptual model to identify potential sources, migration pathways and receptors within the study area. Assuming there is an active pollution pathway linkage between the source and receptor an assessment has been made of the level of risk. The level of risk is a consideration of both:

- the likelihood of an event (probability) [takes into account both the presence of the hazard and receptor and the integrity of the pathway]; and
- the severity of the potential consequence [takes into account both the potential severity of the hazard and the sensitivity of the receptor].

The classifications of the probability of an event occurring based on C552 CIRIA, 2001<sup>2</sup> are presented below:

Probability		Definition
High Likelihood	> 90% of hazard receptor linkage	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor that there is harm or contamination
Likely	45-90% of hazard receptor linkage	There is a pollution linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term
Low likelihood	10-50% of hazard receptor linkage	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	10% of hazard receptor linkage	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

The classifications of the severity of an event are presented below:

Severity	Category	Definition	Examples
Severe:  It is likely that the hazard source could cause harm to a designated receptor and harm would be significant.	Humans	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA.	High concentrations of cyanide on the surface of an informal recreation area.
	Controlled Water	Short term risk of pollution of sensitive water resource.	Major spillage of contaminants from site into controlled water.
	Property	Catastrophic damage to building or property	Explosion causing building to collapse.
	Ecological systems	A short term risk to a particular ecosystem, or organism forming part of such an ecosystem.	Loss of ecosystem.
Medium:  It is possible that the hazard source could cause harm to a designated receptor, but it is unlikely that the harm would be significant	Humans	Chronic damage to human health ("significant harm" as defined in the DETR, 2000).	Concentrations of a contaminant from site exceeds the generic, or site specific assessment criteria
	Controlled Water	Pollution of sensitive water resources.	Leaching of contaminants from a site to a Principal Aquifer.
	Ecological systems	A significant change in a particular ecosystem, or organism forming part of such an ecosystem.	Death of a species within a designated nature reserve.

<sup>2</sup> Contaminated land risk assessment. A guide to good practice (C552), D J Rudland, R M Lancefield and P N Mayell.

Severity	Category	Definition	Examples
Mild:  It is possible that the hazard source could cause significant harm to a designated receptor, however it is likely to be mild	Controlled Waters	Pollution of non-sensitive water resource.	Pollution of non-classified groundwater
	Property	Significant damage to buildings/structures and crops ("significant harm" as defined in the DETR, 2000). Damage to sensitive buildings/structures or the environment.	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor:  The potential hazard source cannot cause significant harm to the receptor.	Financial or project	Harm, although not necessarily significant harm, which may result in a financial loss, or an expenditure to resolve.	
	Humans	Non-permanent health effects to human health (easily prevented by means such as Personal Protective Clothing, etc).	The presence of contaminants at such concentrations that protective equipment is required during site works.
	Property	Easily repairable effects of damage to buildings/structures	The loss of plants in landscaping scheme.  Discolouration of concrete.

The comparisons of Likelihood against Severity are presented below:

		Severity			
		Severe	Medium	Mild	Minor
Likelihood	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk

The potential consequences of risk classifications are presented below:

<b>Very High Risks</b>	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
<b>High Risks</b>	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
<b>Moderate Risks</b>	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
<b>Moderate / Low Risks</b>	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be medium to mild and professional judgement is required. Some remediation works may be required in the long term where high sensitivity receptors are involved.
<b>Low Risks</b>	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
<b>Very Low Risks</b>	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.



## **6.1 Potential Sources of Contamination**

### **On-site Potential Sources**

Based on the findings of the site walk-over and the desk study information review no potentially significant on-site sources of ground contamination have been identified that may plausibly result in impact to the site.

### **Off-site Potential Sources**

Based on the findings of the site walk-over and the desk study information review the following potential off-site sources of contaminants that may plausibly impact the site were identified:

- Industrial/commercial units located to the south east. Typical contaminants would be hydrocarbons (oils) and metals
- Backfilled pits within the local area. Typical contaminants would be generation of ground gas.

## **6.2 Potential Pathways**

Plausible pathways identified for each contaminant at are presented in the initial conceptual model detailed overleaf.

## **6.3 Potential Receptors**

Brown 2 Green Associates Ltd has identified the following possible receptors:

- Human health - future users of the site (residential with private gardens).
- Human health - construction workers.
- Controlled water (groundwater and surface water).
- Buildings and construction materials (concrete).
- Water supply pipework.
- Listed buildings and historical sites.

## **6.4 Discussion of Potential Pollutant Linkages**

Potential pollution linkages identified are presented in the initial conceptual model detailed overleaf.

**Initial Conceptual Model and Risk Assessment**

<i>Potential Contaminant</i>	<i>Potential migration pathway</i>	<i>Potential Receptors</i>	<i>Probability of Risk</i>	<i>Severity</i>	<i>Risk Classification</i>	<i>Comments Active/Inactive</i>
<b>Off-site Sources</b>						
<b>Engineering works located to the south east.</b>						
Metals (As, Cd, Cr, Pb, Ni, V) and hydrocarbons (oil)	Ingestion of contaminated soil and dust by direct contact and soil attached to home grown vegetables.	Future site users	Unlikely	Minor	Very Low	<b>INACTIVE</b>  The site is located down topographical gradient. Due to the size of the site all operations would have been on a small scale. As such it is considered that pollution pathways would not be active.
	Inhalation of dust (indoor and outdoor).					
	Ingestion of contaminated soils by direct contact.	Construction workers				
	Inhalation of dust (indoor and outdoor).					
<b>Backfilled pits</b>						
Soil Gases	Movement through soil	Future site users	Unlikely	Minor	Very Low	<b>INACTIVE.</b>  Sites are located over 200m from the subject site. Both pits are very limited in extent. Both sites have now been developed as residential. Potential for significant quantities of putrescible materials is very low. Insufficient gas generation potential to result in on-site migration of gas at levels that would pose an unacceptable level of risk. The Stansted Brook flows between the subject site and the pits. As groundwater is in hydraulic continuity with surface water a barrier will be formed. As such it is considered that pollution pathways would not be active. Railway cutting will also vent any ground gas.

## **7 CONCLUSIONS AND RECOMMENDATIONS**

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### **7.1 Conclusions**

At the time of the walk-over the site was vacant land that is overgrown. The site walk-over did not identify any potential sources of contamination.

The review of the historical maps identified that the site remained undeveloped. A small commercial unit was located to the south east and some historical pits 200m from the site.

The review of the industrial setting identified the commercial units to the south east have been used for metal fabrication.

A review of the environmental setting indicated the site to be underlain superficial deposits consisting of fluvioglacial sand and gravel. The superficial deposits are underlain by chalk. The solid geology is classified as a Principal Aquifer. The Boyn Hill Gravel member is classified as a Secondary A Aquifer. Surface water features were identified within the vicinity of the site. The environmental sensitivity of the site is classified as Low.

The Conceptual Model prepared for the site identified off-site potential sources of contamination. No on-site sources of contamination were identified. However, should the site be developed as residential no active pollution pathways will be present and contamination from the off-site sources will not pose an unaccepted level of risk to the subject site.

### **7.2 Recommendations**

From the results of the Desk Study and Preliminary Risk Assessment no recommendations are made.

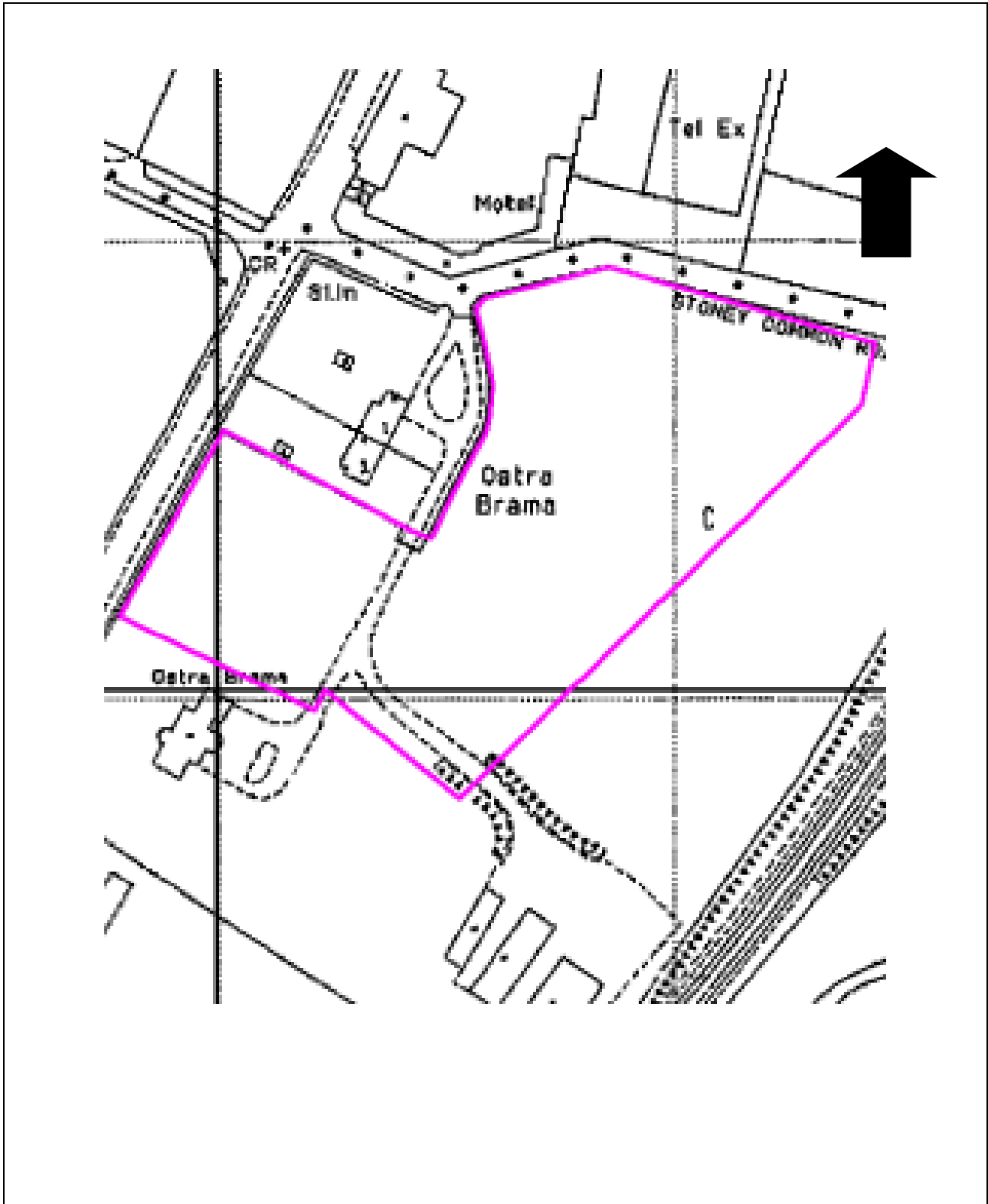
During the development of the site, should any evidence of contamination be identified contact should be made with a Contaminated Land Consultant.


## **FIGURES**



Based on an Ordnance Survey map with permission of HMSO. Crown copy right reserved. Licence number 100053399

<b>Project Number:</b> 2691	<b>Project: Land off Pine Hill, Stansted Mountfitchet</b>	<b>Scale: NTS</b>
<b>Figure 1</b>	<b>Site Location Plan</b>	



<p><b>Project Number:</b> 2691</p>	<p><b>Project:</b> Land off Pine Hill, Stansted Mountfitchet</p>	<p><b>Scale:</b> add scale bar</p>
<p><b>Figure 2</b></p>	<p><b>Site Layout Plan</b></p>	

**APPENDIX I**  
**LIMITATIONS AND CONSTRAINTS**

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For the work, reliance has been placed on publicly available data obtained from the sources identified and data supplied by other parties. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information. Brown 2 Green Associates Ltd does not warrant work / data undertaken / provided by others.

Due to the short timescales associated with these projects, responses may not have been received from all parties. Brown 2 Green Associates Limited cannot be held responsible for any disclosures that are provided post production of our report and will not automatically update our report.

This report has been produced in accordance with UK policy and legislative requirements for land and groundwater contamination at the time the report was commissioned. Should changes in legislation or policy occur the report findings may need revisiting once the development layout is confirmed.

During the site walkover/reconnaissance reasonable effort has been made to obtain an overview of the site conditions. However, during the site walk-over/ reconnaissance no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown or the location of the area has not been made known, or where access has not been permitted.

This report presents an interpretation of the information and observation. It should be noted that when investigating, or developing land it is important to recognise that sub-surface conditions may vary spatially and also with time. Groundwater conditions are dependent on seasonal and other factors. Consequently there may be conditions present not revealed by this investigation.

The scope of the work is based on the specific development and land use scenario proposed by the Client and may be inappropriate to another form of development or scheme. If the development layout was not known at the time of the investigation the report findings may need revisiting once the development layout is confirmed.

Rather, this investigation has been undertaken to provide a characterisation of the existing site and sub-surface geo-environmental characteristics and make up and the findings of this study are our best interpretation of the data collected, within the scope of work and agreed budget. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

During any development programme Brown 2 Green Associates Limited should be consulted if



alternative ground conditions are encountered. It assumes during any site works that the contractor will use their best endeavours to manage and control groundwater and other unforeseen ground conditions. Brown 2 Green Associates Limited will not be liable for actions taken prior to consultation.

Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and does not constitute or replace full and proper surveys.

**APPENDIX II**  
**PROPOSED DEVELOPMENT LAYOUT**

This drawing and the design are the copyright of ON Architecture Ltd only. This drawing should not be copied or reproduced without written consent.

All dimensions are to be checked on site prior to setting out and fabrication and ON Architecture Ltd should be notified of any discrepancy prior to proceeding further.

For Construction & Fabrication Purposes - Do not scale from this drawing, use only the illustrated dimensions herein. Additional dimensions are to be requested and checked directly.

Illustrated information from 3rd party consultants/specialists is shown as indicatively only. See other consultants / specialist drawings for full information and detail.

Scale: 0 10 30 50m



PROPOSED SITE PLAN

Revision Note & Date					
Rev	Date	Note	Amended	Checked	
P1	28.06.21	Tree layout added	JR	SM	
P2	10.08.21	Amendment to plot 6 and gates added to	RH	SM	
P3	20.08.21	Gates & tabletop removed	JR	SM	

# ON ARCHITECTURE

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Project Title  
**STONEY COMMON ROAD  
RESIDENTIAL DEVELOPMENT**

Client Details  
**LUXUS HOMES**

Drawing Title  
**PROPOSED\_SITE\_PLAN  
OPTION\_2**

Scale	Date	Drawn	Checked
1:500@A1	25.06.21	JR	SM

Drawing Status  
**DRAFT**

Project No.	Drawing No.	Status	Revision
002.21	SK08	P	P3

**APPENDIX III**  
**SITE PHOTOGRAPHS**



**Typical view across the site.**