378-380 Brighton Road
Shoreham-by-Sea
West Sussex

Preliminary Ground Contamination
Risk Assessment Report

ASHDOWN SITE INVESTIGATION LIMITED

Report No. R16-11482/ds

June 2016

Report prepared for the benefit of:

Mr. K. Dunks
Number One Mortgages
48 Adur Avenue
Shoreham-by-Sea
West Sussex
BN43 5NL

ADUR & WORTHING
PLANNING SERVICES

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Report Section	**Prepared By**	**Approved By**
Preliminary Ground Contamination Risk Assessment	[redacted] Stuart Card BA (Hons)	[redacted] Steven McSwiney BA mod Geol MSc FGS

Revisions			
Reference	**Revised By**	**Approved By**	**Date**

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The risk assessment presented in this report follows 'source-pathway-receptor' techniques for the determination of whether a site is contaminated. This is standard practice in the UK, being intrinsic to Part 2A of the Environmental Protection Act 1990 as amended.

The report considers the proposed end users as the most sensitive human health receptors. If significant risks to construction workers are identified by the preliminary assessment attention is drawn to this, although it is noted that no assessment of risk from acute exposure has been undertaken in this connection.

This report is not intended to be either an ecological, archaeological or flood risk assessment. An appropriate specialist should be consulted about any concerns that may arise in this regard.

EXECUTIVE SUMMARY

The following presents a summary of the main findings of the preliminary ground contamination risk assessment. It is emphasised that no reliance should be placed on any individual point until the whole of the report has been read as other sections of the report may put into context the information contained herein.

It is proposed to change the use of the existing vacant A1 retail unit located at 378-380 Brighton Road, Shoreham-by-Sea, West Sussex. The proposed change of use will be for two separate units; No. 378 for A2 usage and No. 380 for A1 or A2 usage; A1 and A2 usage correlating with shop/retail outlets and professional services, respectively. As part of the change of use, it is proposed to demolish and reconstruct the existing single storey extension to the rear of No. 378 as well as reconstruct the shop fronts to both units. The external courtyard area to the rear of No. 380 is to be hard landscaped and no areas of soft landscaping are proposed as part of the development.

The site comprised a large building at the time of the earliest historical map referenced in 1874, this building was demolished by the time of the 1898 mapping revision. The existing structures were built by the time of the 1955 mapping revision.

Reference to geological datasets indicates that the site is expected to be underlain by Head deposits overlying the White Chalk Subgroup. The Head and White Chalk Subgroup deposits expected beneath the site are classified as Secondary (undifferentiated) and Principal aquifers, respectively

The site does not lie within an Environment Agency Source Protection Zone with regard to the protection of the quality of groundwater that is abstracted for potable supply.

The preliminary contamination risk assessment identified potentially significant pollutant linkages to proposed end users of the site from potential contamination within backfilled timber ponds to the south of the site and a builder's yard to the north east of the site.

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1. INTRODUCTION

It is proposed to change the use of the site at 378-380 Brighton Road, Shoreham-by-Sea, West Sussex. The existing site is currently formed of one A1 retail unit, and the proposed change of use is to two separate units, No. 378 for A2 and No. 380 for A1 or A2 usage. As part of the change of use, it is proposed to demolish and reconstruct the existing single storey extension to the rear of No. 378 as well as reconstruct the shop fronts to both units. The external courtyard area to the rear of No. 380 is to be hard landscaped and no areas of soft landscaping are proposed as part of the development.

Ashdown Site Investigation Limited was commissioned to carry out a preliminary ground contamination risk assessment of the site by Rachel Newton of HADAI, 19 Lancaster Court, Kingsway, Hove, BN3 2TQ.

The scope of the commission and the terms and conditions under which the work was undertaken are set out within the offer letter Q16-4878 24th May 2016. The instruction to proceed was received on behalf of the client, Mr. K Dunk of Number One Mortgages, in an email dated 31st May 2016.

The objectives of the works were to:

a) Establish the expected geology, hydrogeology and hydrology at the site;
b) Ascertain the development history and current site use; and
c) Develop a preliminary conceptual model of the site identifying potentially significant pollutant linkages relating to end users of the development, to controlled waters or off-site sensitive receptors.

The preliminary conceptual model has been based on the findings of a walkover survey and reference to historical Ordnance Survey maps and published geological and environmental information obtained from various sources; the latter having been obtained from interrogation of database information compiled by GroundSure Limited.

Copies of the historical maps and geo-environmental data referred to in this report are included in a separate volume, entitled Geo-Environmental Data and Historical Maps (Ashdown Site Investigation Limited, Report Number R16-11482/map, dated June 2016).

2. WALKOVER SURVEY

The site comprises a rectangular shaped plot of land located at 378-380 Brighton Road, Shoreham-by-Sea, West Sussex and is centred on the approximate Ordnance Survey national grid reference TQ 2197 0514. A site location plan and site plan are presented as Figure 1 and Figure 2, respectively. Photographs taken during the walkover survey are included in Appendix A.

At the time of the walkover survey, the site comprised a vacant retail unit, with a shop frontage advertising "Adur Furniture Network". Residential units occupy the stories of the building above the ground floor shop frontage. It is understood from conversations with the client on site, that whilst the residential units have right of access through the courtyard area, all outdoor space at ground level is in the ownership of the commercial properties at ground level.

A single storey extension, understood to have been a cold store with a flat roof, was located to the north of the eastern most property. Between the extension and the northern boundary fence of the site, fly tipped waste was present, which appeared to comprise off-cuts of wood, plastic sheets and potentially asbestos cement panelling. A small courtyard area was present in the north west of the site (to the rear of No 380) that was part concrete, part shingle surfaced.

The site is bounded to the east by retails units (cafés and shops) and to the north and west by residential properties. The site is bound to the south by Brighton Road, with a vehicle sales yard and MOT servicing workshop located opposite the site, separated by Brighton Road. Both the vehicles sales yard and MOT servicing centre are at a lower level than the site itself, consistent with the general topography of the area which slopes down from north to south.

To the north east of the site, was a line of mature trees separating the retail units from "Bramber House", the head office of Bramber Construction Company Ltd. The area to the south of the building was used for car parking.

2.1 Potential Contamination Sources Identified by Walkover Survey

No significant sources of contamination were identified either on or off site by the walkover survey.

Whilst it is noted that fly tipped waste, including potential asbestos containing materials was noted along the northern boundary of the site, the material is located within the proposed footprint of the extension to be built and therefore the assessment has been undertaken on the basis that any suspected asbestos material at ground level will be removed appropriately by licensed contractors, and asbestos materials disposed of in accordance with legal requirements prior to construction works in order to avoid contaminating soils at the site.

Given the topography of the area and the distance of the vehicles sales yard and MOT servicing centre from the site, they are not considered to pose a significant risk to the site.

3. GEOLOGICAL DATA REVIEW

3.1 Expected Geology

The data presented in the GeoInsight section of the accompanying Geo-Environmental Data has been reviewed. Reference has also been made to the British Geological Survey lexicon of named rock units and British Geological Survey mapping data.

The stratigraphic succession that may be expected to underlie the site is presented in the following table.

Table 1. Expected Geological Strata

Type	Stratum
Superficial Deposits	Head
Bedrock Deposits	White Chalk Subgroup (Newhaven Chalk Formation)

3.1.1 Head

The superficial Head is a polymict deposit generally comprising clay and sandy clay with variable amounts of gravel and cobbles. The lithology of the Head reflects the nature of the parent solid strata; the gravel and cobble fraction comprising chalk and flint. The material is likely to have been disturbed by intense frost action in a periglacial environment. It is usually poorly sorted but may be stratified where it has been subjecter to solifluction and/or hillwash and soil creep. It may form infill to solution features within the chalk.

3.1.2 White Chalk Subgroup

The White Chalk Subgroup comprises a weak, white chalk locally with flint bands together with scattered nodular flints. It may be expected to have a deeply convoluted upper surface as a result of solution weathering. The presence of natural cavities in the chalk is very rare and solution features, if present, can be expected to be infilled locally with more recent deposits.

The infill material may be significantly weaker than the surrounding chalk. Solution features can comprise pipes extending to several metres deep into the chalk or conical depressions and basin shaped structures.

Historically, chalk deposits were often mined locally. Most commonly historical mines characteristically comprise a narrow shaft with a number of chambers radiating from the base. These structures are colloquially known as "deneholes", "chalk-wells" or "chalkangles". The depth of the features reflects the depth to the underlying chalk bedrock. The shaft width was commonly in the order of 2m to 3m, widening out into galleries at depth. The chalk was extracted for soil improvement and was usually applied directly to fields though sometimes the chalk was processed, typically by burning in kilns where the chalk was used to produce quicklime (calcium oxide). Once they had reached their limits the mines were commonly capped. Various capping techniques were used; examples include the use of upturned trees or brick arching. Records pertaining to the distribution of these localised mines are incomplete, usually being limited to features marked as shafts or the occurrence of circular depressions on historic Ordnance Survey maps. In the field they are most likely to be visible as shallow depressions, if at all.

Inspection of historical maps extending back in time to 1874 does not reveal the presence of any significant features at the site. Given the site is expected to be underlain by Head deposits and given its historical location in the vicinity of the River Adur, it is considered highly unlikely that the site will have been subject to mining.

3.2 Radon Gas

The site is reported to be within an area where between 1% and 3% of properties are above the action level requiring radon gas protection measures to be installed in new buildings. However, no radon protective measures are reported by the BGS to be necessary in the construction of new dwellings. It is recommended that discussions with building control should be undertaken to determine if they have any specific requirements in this connection.

3.3 Ground Workings

An area 44m to the south of the site is identified as a timber pond. A review of the historical maps for the site confirms that the area of land on the far side of what is now Brighton Road, comprised a large set of timber ponds, located on the northern shore of the River Adur, at the time of the earliest mapping referenced in 1874. The 1898 mapping identifies a series of posts and piles located within the ponds potentially to allow collection of floated timber. However, by the time of the first post war mapping revision (1955), the area is shown to be have been developed as part of an engineering works and timber store, with mooring posts and a traveling crane shown, to allow the unloading of ships.

The backfilling of the area in the vicinity of the timber ponds is considered to be a potential source of elevated concentrations of ground gases which could migrate onto the site.

A series of current ground-workings are identified 207m south east and 374m east of the site. However, the entries refer to areas of wharfs where mineral commodities are unloaded and stored. Given the nature of the entries and the distances from the site they are not considered to pose a significant risk to the site.

3.4 Mining, Extractions and Natural Cavities

There are no on site records of mining, extraction and natural cavities. The site is recorded to be located in an area where non-coal mining may have occurred for chalk, but the data indicates that it will have been sporadic, and limited mining for chalk may have occurred at a distance of 241m to the north. As discussed in Section 3.1.2 it is considered to be highly unlikely that the site would have been subjected to mining for chalk.

3.5 Natural Ground Subsidence

The maximum hazard rating of natural subsidence within the site boundary (including a 50m buffer zone) is very low. This hazard rating is based on the interrogation of the six British Geological Survey (BGS) natural ground stability datasets (GeoSure).

It should be noted that the assessment provided within the GroundSure report represents a generic assessment only. A site specific assessment would require the undertaking of an intrusive ground investigation.

3.6 Background Mean Soil Concentrations of Metals

The GroundSure GeoInsight report provides information on background chemistry of the soils in the area of the site.

The mean concentrations of metals reported are not considered to be significantly elevated for its proposed use.

It should be noted that the data set may not reflect higher concentrations of contaminants that may be present within made ground soils or natural soils that may have been affected by current or historical uses of the site.

3.7 Potential Contamination Sources identified by Geological Data Review

The following potential source of contamination has been identified from the geological data review:

On Site

- No significant on site sources of contamination were identified from the geological data review.

Off Site

- Backfilled timber ponds to the south of the site. Potential for migration of elevated concentrations of ground gases.

4. HYDROGEOLOGY

4.1 Aquifer Classification

The Environment Agency designates aquifers in accordance with the Water Framework Directive. These designations reflect not only the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems. The aquifer designation data is based on geological mapping provided by the British Geological Survey.

The Head and White Chalk Subgroup deposits expected beneath the site are classified as Secondary (undifferentiated) and Principal aquifers, respectively. Secondary Undifferentiated Aquifer designation is usually given in cases where it has not been possible to attribute either Secondary A or B status to a stratum. Principal Aquifers comprise deposits that have high intergranular and/or fracture permeability, usually providing a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

4.2 Groundwater Source Protection Zones and Abstraction Licences

The closest groundwater abstraction licences are recorded to lie 1,932m to the north west of the site. The abstraction licences related to a series of abstractions for potable water supply.

The site does not lie within an Environment Agency Source Protection Zone with regard to the protection of the quality of groundwater that is abstracted for potable supply.

5. HYDROLOGY

5.1 Surface Water Features

The nearest recorded significant surface water feature is the River Adur, located 174m to the south of the site.

There is no Environment Agency information on river quality within 250m of the site.

5.2 Surface Water Abstraction Licences

No surface water abstraction licences are indicated within 2km of the Site.

5.3 Flooding

The site does not lie within an Environment Agency Flood Zone 2 of 3 floodplain, although the nearest Zone 3 floodplain is recorded to lie 7m north of the site. The Risk of Flooding from Rivers and Sea (RoFRaS) is reported to be low. There are no flood defences, areas benefiting from flood defences or areas used for flood storage within 250m of the site.

The site lies within 50m of an area where the British Geological Survey report a potential risk of groundwater flooding relating to Clearwater Flooding (flooding associated with an unconfined aquifer). The BGS consider the confidence rating of their data in this area to be moderate.

6. SITE HISTORY

Historical Ordnance Survey maps covering the area of the site have been reviewed and are summarised in the following table.

It is noted that each map presents information applicable at the time of the survey (or revision date) and is subject to surveying and cartographic errors and/or advances. Revisions to maps are made at irregular intervals and it is possible that significant developments may have taken place on or within the vicinity of the site that are not shown on the maps.

'In the Vicinity of the Site' generally refers to features of relevance within approximately 250m of the site boundary, but may also include more distant features if considered to be pertinent to the assessment of the development history.

Table 2. Summary of Significant Features Identified on Historical Maps

Map Details	On-Site	In the Vicinity of the Site	Potential Contamination Sources Identified
1874 1:2,500	The site is occupied by a building.	Buildings bound the site to the north and west, and a road bounds the site to the south. An area of open land is shown to the east of the site. A series of Timber Ponds are located approximately 50m to the south of the site and a Wharf Coal Yard is located 60m to the south east of the site. A large structure, associated with the Timber Ponds is located 20m to the south of the site.	
1898 1:2,500	No structures are shown on the site.	The wharf is no longer shown.	Historical demolition of structures on the site.
1912 1:2,500	No significant changes.	The timber ponds to the south of the site are no longer shown and are shown as areas of sand and mud. A goods yard is shown approximately 90m to the north of the site.	Given the distance from the site, the goods yard is not considered to pose a significant risk to the site.
1933 1:2,500	A small structure is shown to be located in the north eastern corner of the site.	A railway siding is shown to have been expanded into the goods yard to the north of the site.	As with the good yard, the railway siding is not considered to pose a significant risk to the site.

Map Details	On-Site	In the Vicinity of the Site	Potential Contamination Sources Identified
1951 1:1,250	The site is shown to be occupied by two buildings, likely to be existing buildings on the site.	Development is shown adjacent to the eastern boundary of the site. The building 20m to the south of the site is identified as an engineering works and a series of structures are located in the former location of the timber ponds.	Historical demolition of structure on the site. Given the general topography in the vicinity of the site, and the distance from the site, the engineering works is not considered to pose a significant risk to the site. Backfilling of timber ponds.
1966 1:1,250	No significant changes.	An area to the north east of the site is identified as a builder's yard.	Builder's yard to the north east of the site.
1994 1:1,250	No significant changes.	The structures to the south of the site are now labelled as garages.	Given the general topography in the vicinity of the site, and the distance from the site, the garages are not considered to pose a significant risk to the site.

6.1 Potential Contamination Sources identified by Historical Map Review

The following potential sources of contamination were identified from the historical map review:

On Site
- Historical demolition on the site. Potential for heavy metal, polycyclic aromatic hydrocarbon (PAH) compound and asbestos contaminated made ground.

Off Site
- Backfilled timber ponds to the south of the site. Potential for migration of elevated concentrations of ground gases.
- Builder's yard to the north east of the site. Potential for petroleum hydrocarbon and volatile organic compound contamination.

7. ENVIRONMENTAL DATA REVIEW

Records of potentially contaminative activities, authorisations, pollution incidents and land uses recorded by the regulatory authorities and compiled by GroundSure in their EnviroInsight Report have been reviewed. Data are supplied by the British Geological Survey (BGS), Environment Agency, Health Protection Agency, The Coal Authority and Local Authorities.

7.1 Historical Industrial Sites

The EnviroInsight data provides information on past land uses extracted from historical mapping. Where the entry has been discussed in Sections above, the relevant section is referred to in the summary table below.

Table 3. Historical Industrial Sites

Section	Remarks	Potential Contamination Sources Identified
Potentially Contaminative Uses Identified from 1:10,000 and 1:10,560 scale mapping	A series of "Unspecified Works" are identified as being located 17-19m south of the site.	As discussed in Section 6, given the topography of the general area and their distance from the site, the entries are not considered to pose a significant risk to the site.
	"Timber Ponds" are identified to be located 44m south of the site.	As discussed in Section 3.3, the backfilling of the area in the vicinity of the timber ponds is considered to be a potential source of elevated concentrations of ground gases which could migrate onto the site
	An area 54m – 79m north of the site is identified as a "Goods Yard" including the "Railway Sidings".	As discussed in Section 6, given the distance from the site, the entries are not considered to pose a significant risk to the site.
Historical Tank Database Identified from 1:1,250 and 1:2,500 scale mapping	No tanks are identified in the vicinity of the site which could pose a significant risk to the site.	
Historical Energy Features Database Identified from 1:1,250 and 1:2,500 scale mapping	No energy features are identified in the vicinity of the site which could pose a significant risk to the site.	
Historical Petrol and Fuel Site Database Identified from 1:1,250 and 1:2,500 scale mapping	No petrol station or fuel sites are identified in the vicinity of the site which could pose a significant risk to the site.	
Historical Garage and Motor Vehicle Repair Database Identified from 1:1,250 and 1:2,500 scale mapping	A series of entries are identified as garage; 28m south east of the site and 55m to the south east of the site.	As discussed in Section 2.1, the garages considered to represent the existing MOT service centre and vehicle sales yard are not considered to pose a significant risk to the site.
Potentially Contaminative Uses Identified from 1:10,000	"Timber Ponds" are identified to be located 44m south of the site.	As discussed in Section 3.3, the backfilling of the area in the vicinity of the timber ponds is considered to be a potential source of elevated concentrations of ground gases which could migrate onto the site.

7.2 Environmental Permits, Incidents and Registers

A number of Historical Part B permits are identified 129m – 142m south / south west of the site. As discussed in Section 2.1, the activities associated with the vehicle sales yard and MOT service centre are not considered to pose a significant risk to the site.

In addition, the activities associated with the wharf identified as holding a Part B permit are also considered, in view of the distance and the nature of the record, not to pose a significant risk to the site.

No environmental permits, incidents or register entries considered to pose a significant risk have been identified on or in the vicinity of the site.

7.3 Landfills and other waste sites

The only significant record in the vicinity of the site is a scrap metal depot located 198m east of the site.

Given the nature of the entry and its distance from the site it is not considered to pose a significant risk to the site.

No landfills or other waste sites considered to pose a significant risk have been identified on or in the vicinity of the site.

7.4 Current Land Uses

Table 4. Current Land Uses

Section	Remarks	Potential Contamination Sources Identified
Current Industrial Data	The closest entry is a Body Shop Car Repair, considered to be the MOT servicing centre identified during the walkover survey.	As discussed in Section 2.1, the entry is not considered to pose a significant risk to the site.
Records of Petrol and Fuel Sites	An Esso fuel site is identified as being located at the car sales yard opposite the site.	At the time of the walkover survey there was no visible evidence that the site was being used as an active fuel station. However, as discussed in Section 2.1, given the topography of the general area and there distance from the site, the entry is not considered to pose a significant risk to the site.
Underground High Pressure Oil and Gas Pipelines	No entries identified.	

7.5 Designated Environmentally Sensitive Sites

Table 5. Designated Environmentally Sensitive Sites

Section	Remarks	Potential Contamination Sources Identified
Designated Environmentally Sensitive Sites	The site is recorded to lie within a Nitrate Vulnerable Zone (NVZ).	The development proposals are not considered to pose a significant risk to the NVZ.

No other recorded environmentally sensitive sites have been identified in the vicinity of the site.

7.6 Potential Contamination Sources Identified by Environmental Data Review

The following potential source of significant contamination was identified by the Environmental Data Review.

On Site

- No significant on site sources of contamination were identified by the environmental data review.

Off Site

- Backfilled timber ponds to the south of the site. Potential for migration of elevated concentrations of ground gases.

8. ASBESTOS SURVEY REVIEW

A "Presumptive Asbestos Management Survey" of the site undertaken by GB Environmental Limited, report number ASR/3149, dated April 2014 was provided by the client. A copy of the survey is included in Appendix B.

The report identified two area of the site where potential asbestos materials might be contained.

A safe located within the building was presumed to contain asbestos liner materials within the structural walls of the unit.

A textured ceiling coating (Artex) within the kitchen was also identified to be presumed to contain asbestos.

The report recommends that prior to any planned refurbishment in the building an Asbestos Refurbishment and Demolition survey should be undertaken.

9. PRELIMINARY CONTAMINATION RISK ASSESSMENT

9.1 Basis of Risk Assessment

The preliminary risk assessment for the site considers the potential sources of contamination identified, the receptors that may be present in view of the development proposals and the contaminant pathways by which these may be linked.

A complete pollutant linkage is only deemed to exist where all three are present and a site is considered suitable for use where no complete pollutant linkages are identified.

Where a complete pollutant linkage is considered to be present, an assessment of the level of risk associated with the pollutant linkage has been carried out in line with guidance published within "Contaminated Land Risk Assessment: A guide to good practice" published by CIRIA (C552, 2001).

The level of risk is determined using the risk matrix presented in the following table. Classifications of probability, consequence and risk are presented in Appendix C.

Table 6. Risk Assessment Matrix

		Probability			
		Very Low	**Low**	**Moderate**	**High**
Consequence	**Very Minor**	Negligible	Very Low	Low	Low/Moderate
	Minor	Very Low	Low	Low/Moderate	Moderate
	Moderate	Low	Low/Moderate	Moderate	High
	Severe	Low/Moderate	Moderate	High	Very High

The assessment of risk has been undertaken on the basis that the proposed development for the site will include the provision of a change of use of the existing commercial buildings on the site but with no areas of soft landscaping where direct soil contact may occur.

The proposed development layout is presented in Figure 3. Should the proposed development plans be altered, a revised risk assessment may be required.

The risk assessment has been undertaken on the basis that any suspected asbestos material at ground level along the northern boundary will be removed appropriately by licensed contractors, and asbestos materials disposed of in accordance with legal requirements during construction works at the in order to avoid contaminating soils at the site.

It is noted that an asbestos survey of existing structures and infrastructure (as defined under Section 5(a) of the Control of Asbestos Regulations 2012) was beyond the brief of this report. The risk assessment has been undertaken on the basis that should asbestos be identified within buildings or infrastructure, these materials will be managed in accordance with recommendations made in such an Asbestos Refurbishment and Demolition survey, as was recommended in the existing Presumptive Asbestos Management Survey.

9.2 Preliminary Conceptual Model

The preliminary conceptual model for the proposed development is presented in the following table.

Table 7. Preliminary Conceptual Model

Potential Sources Identified	Potential Contaminants	Receptor		Potential Pathways	Potential Pathway Present?	Probability	Consequence	Overall Assessment of Risk	Complete Pollutant Linkage Present?
Backfilled timber ponds to the south of the site.	Ground Gases	Human Health (End Users)	g)	Inhalation of soil gases/Risk of explosion	Yes	Very Low	Minor	Very Low	Yes
	None Identified	Groundwater	h)	Migration to groundwater.	No	N/A	N/A	N/A	No
Historical demolition on the site.	Heavy Metals PAH Compounds Asbestos	Human Health (End Users)	a)	Dermal contact with soil and dust (indoor & outdoor).	No	Very Low	Very Minor	Negligible	No
			b)	Ingestion of soil and indoor dust.	No				No
			d)	Inhalation of soil dust (indoor and outdoor).	No				No
		Groundwater	h)	Migration to groundwater.	Yes	Very Low	Very Minor	Negligible	No
Builder's yard to the north east of the site.	Petroleum Hydrocarbons VOC	Human Health (End Users)	a)	Dermal contact with soil and dust (indoor & outdoor).	No	Very Low	Very Minor	Negligible	No
			b)	Ingestion of soil and indoor dust.	No				No
			d)	Inhalation of soil dust (indoor and outdoor).	No				No
			e)	Contamination of incoming services.	Yes	Very Low	Minor	Very Low	Yes
			f)	Inhalation of soil vapours.	Yes	Very Low	Minor	Very Low	Yes
		Groundwater	h)	Migration to groundwater.	Yes	Very Low	Very Minor	Negligible	No

FIGURES

Figure 1 Site Location Plan
Figure 2 Site Walkover Plan
Figure 3 Proposed Development Layout

Figure 1

Site Location Plan.

Site: 278-280 Brighton Road, Shoreham-by-Sea, West Sussex

SITE LOCATION PLAN

Location of flytipped waste
One storey extension
Vacant Retail Unit
(ground floor)
N
Site: 378-380 Brighton Road, Shoreham-by-Sea, West Sussex
Site plan
Figure 2

Site: 278-280 Brighton Road, Shoreham-by-Sea, West Sussex

Proposed Development Layout

Figure 3

N
Ground Floor Plan as proposed
Roof Plan as proposed
(not surveyed)
Beer Courtyard
Staff room
Office 2
Office 1
storage
accessible WC
storage
accessible WC
378
380
To remain as existing
Not surveyed
Bench
Bench
Bench

APPENDIX A

Site Walkover Photographs

View to the south of the site, MOT service centre and car sales yard at lower level than the site

One storey former cold store to the rear of 278 In the distance: Bramber House

site: vacant shop "Adur Furniture Network"

Vacant shop interior

Site: 372-382 Brighton Road, Shoreham-by-Sea, West Sussex

photographs	
	SD/2841-518

Residential property at first floor level

Flytipped waste along northern boundary including potential asbestos cement sheeting

APPENDIX B

Presumptive Asbestos Management Survey

GB Environmental Limited

Asbestos Consultants • Asbestos Surveyors

113 Southfield Road, Worthing BN14 9EG
T: 01903 537435
E: gary.baglole@ntlworld.com

Presumptive Asbestos Management Survey

On Behalf of

Adur Furniture Network

378 – 380 Brighton Road
Shoreham-By-Sea
West Sussex
BN43 6RE

For



Report issue date:	**9 April 2014**
Reference Number:	**ASR /3149**
Surveyed by:	**Gary Baglole B.Eng (Hons)**
Quality Control:	**Amanda Cooper B.A (Hons)**

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Section 1: Executive Summary

GB Environmental Limited were requested by Mr Carr-Mortindale of Adur Furniture Network to undertake an Presumptive - Asbestos Management Survey (without sampling) to 378- 380 Brighton Road, Shoreham-by-Sea, West Sussex BN43 6RE. The purpose of the survey was to inspect and record the presence of any suspect asbestos containing materials in the building and assess their condition so that the duty holder can manage the risk in accordance with the requirements set out under the Control of Asbestos Regulations 2012.

1.1 Summary of materials suspected to contain asbestos:

Loose insulation:

No loose asbestos insulation was found in the survey

Asbestos coatings:

No asbestos coatings were found in the survey

Asbestos Insulation:

The Safe located in the Rear Office should be presumed to contain asbestos liner materials concealed within the structural walls of the unit.

Asbestos Insulation Board (AIB) and Millboard:

No asbestos insulation board materials were found in the survey

Asbestos Textured Coatings:

The textured ceiling coatings (Artex) to the Kitchen ceiling should be presumed to contain asbestos.

Asbestos Rope, Gaskets and Paper Products:

No asbestos rope, gaskets or paper products were found in the survey

Asbestos Cement and other Bonded Asbestos Products:

No asbestos cement based materials were found in the survey

Asbestos Floor Tiles and Floor Vinyl:

No asbestos floor tiles were found in the survey

Asbestos Bitumen Products:

No asbestos bitumen products were found in the survey

1.2 Areas of No Access:

The first floor flat was not within the scope of the works.
The Fireplace opening on the left hand side of the shop was blocked by furniture.

Section 2: Introduction

2.1 Aims and Objectives

The aim of the survey was to ascertain and provide a written report to establish the location, type, extent and accessibility and the condition of any asbestos containing materials (ACMs) all in accordance with HSG 264 Asbestos: The Survey Guide

2.2 Background Information

The shop was occupied by staff and customers at the time of the inspection. All services were live.

2.3 Site Description

The shop consists of two stores which have been knocked through to form a large open plan sales area. Offices and staff areas are located to the rear of the property. All internal walls and ceilings were identified as plasterboard and timber panels. The electrical equipment and boiler unit in the store are modern and therefore do not contain asbestos.

Section 3: Site Work and Observations

GB Environmental Limited undertook the inspection of the property on the 4 April 2014.

Our Surveying Team visually assessed 'as far as reasonably practical' all accessible areas of the building structure. Any materials that could reasonably be expected to contain asbestos were either recorded as 'presumed' or 'strongly presumed' to contain asbestos.

As it is not always possible to expose the entire fabric of the building and its contents, some asbestos materials may have been obscured at the time of our survey. Examples of such materials may include:

- Hidden voids/riser
- Concealed or Bricked up voids/riser
- Fuses and Electrical Switch-gear
- Concealed pipe and tank gaskets
- Damp proof membranes
- Buried/under floor items
- Firebreaks within inaccessible ceiling voids
- Concealed liner panels inside Fire Doors

Unless otherwise stated the following locations would not normally be included in the scope of a Presumptive Management Survey. Such areas may include:

- Within all plant and boiler castings
- Within all live electrical cabinets, switch, fuse and distribution boxes
- Main roof level unless otherwise stated
- Below floor level and floor boards unless otherwise stated
- Above all solid ceilings
- Behind all solid walls
- Internal cavities of partition walls
- Within all ventilation/extraction/heating and floor ducts

The survey inspection did not include the assessment of bitumen roof felts, or other bitumen products, damp proof course, reinforced plastics, mastics, sealants or putties. These products may contain trace quantities of asbestos, however due to the nature of these (bonded) materials, they are not considered to present a hazard during 'normal occupation'.
These materials should however be sampled prior to refurbishments or demolition work to ensure that the appropriate control measures can be taken for safe removal and disposal.

Section 5: Definition of Asbestos Material

Asbestos is a generic term used for fibrous forms of several naturally occurring silicate materials that have been exploited for their unique combination of properties of flexibility, high tensile strength, incombustibility, low-thermal conductivity and resistance to chemical attack.

For Regulatory purposes, in Great Britain, the Control of Asbestos Regulations 2012 (CAR) defines asbestos as any of the following minerals used below, or any mixture of them:

Crocidolite - Blue asbestos Amosite - Brown asbestos	Amphibole mineral group
Chrysotile - White asbestos -	Serpentine mineral group

Anthophyllite, tremolite and actinolite also belong to the Amphibole mineral group. However, these three asbestos forms have rarely been used commercially in the UK. These forms of asbestos are generally only found as a contaminant or in a mixture with Chrysotile, Amosite, or Crocidolite.

5.1 Health effects

Past exposure to asbestos is now responsible for about 4000 deaths a year in the UK alone. This figure is expected to rise over the next 10 years and then decline.

Why is Asbestos dangerous?

Asbestos is made up of thin fibres. These can break down into much smaller and thinner fibres. The smallest fibres cannot be seen with the naked eye but they can be breathed in. Asbestos fibres are only dangerous if they are made airborne and inhaled. Fibres that are inhaled can become stuck in the lungs and damage them. This can cause scars that stop the lungs working properly (asbestosis), or it can cause cancer.

The main types of cancer caused by asbestos are cancer of the lung and cancer of the lining of the lung (mesothelioma). These diseases can take from 15 to 60 years to develop and there is no cure for any of them. Whilst exposure to all asbestos fibre types can be potentially fatal, it is generally accepted that exposure to blue and brown (amphibole group) asbestos is more hazardous than white.

Section 6: Assessment of Risk

The new duty to manage asbestos in non-domestic premises has been included in the Control of Asbestos Regulations. This duty requires duty holders to:

- Assess whether their premises contain asbestos;
- Assess the risk from the asbestos; and
- Take action to manage the risk from asbestos.

Under CAR 2012 the duty holder will be required to produce a written plan specifying the measures to be taken to control and manage the risk from the identified asbestos containing materials as identified in the asbestos survey.

In accordance with HSE Guidance on asbestos surveying HSG 264 it is recommended that the written plan is formulated by using the **Material assessments** (as provided in the Appendices A of the survey report) and carrying our a **Priority assessment** of each element to look at the likelihood of someone disturbing the materials.

The overall risk of the ACM can only be assessed after both assessments have been completed, i.e.

Material assessment score for each ACM + Priority assessment for each ACM = Risk assessment for each ACM

6.1 Material Assessment Algorithm

The four main parameters that will determine the amount of fibre release from an ACM when subject to a standard disturbance are:

- Product Type;
- Extent of Damage or Deterioration;
- Surface Treatment; and
- Asbestos Type.

Note:

The material assessments in appendix A identify the high-risk materials; that is those that will most readily release airborne fibres if disturbed. However it does not automatically follow that those materials assigned the highest score in the material assessment will be the materials that should be given priority for remedial action.

6.2 Material Assessment Algorithm Table

Sample Variable	Score	Examples of Scores
Product Type (or debris from product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (e.g. pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of damage/deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite
Total score		

6.2.1 Scoring System

Each of the parameters is scored and added to give a total score between 2 and 12:

- Materials with scores of 10 or more should be regarded as high risk with a significant potential to release fibres if disturbed;
- Those with a score between 7 and 9 are regarded as medium risk;
- Materials with a score between 5 and 6 are low risk; and
- Scores of 4 or less are very low.

Where it is the dutyholders intention to retain and manage the asbestos based materials the duty holder of the building will be required to carry out **Priority assessments** to establish the likelihood of someone disturbing the ACMs.

6.3 The priority assessment

Management priority must be determined by carrying out an assessment of the likelihood of the ACM being disturbed through: -

- Maintenance activity;
- Occupant activity;
- Likelihood of disturbance;
- Human exposure potential.

The risk assessment can only be carried out with detailed knowledge of both the material assessments and the priority assessments. The asbestos surveyor can contribute to the risk assessment and may be part of an assessment team, however it is the dutyholders responsibility under CAR to complete the Risk Assessments using the Survey report and his /her own detailed knowledge of the activities carried out within the premises. The risk assessment can then be used to form the basis of the Management Plan.

Section 7: Management Plan

On completion of the Risk assessments the duty holder can introduce a management plan that should include:

- A table of priority action
- Decisions about management options including the rationale (Flow charts etc)
- A timetable for action;
- Monitoring arrangements;
- Employees and their responsibilities;
- Training arrangements for employees and contractors;
- A plan of implementation of new procedures, including those for external contractors;
- The mechanisms for passing information about the location and condition of ACMs to those who need it;
- Who will oversee the quality of the entries made on the management plan;

and

- A procedure for review of the plan, including a timetable.

For further reference see the HSE published ACOP guidance book 'a comprehensive guide to managing asbestos in premises' - HSG227

Our recommendations for removal / management are based solely on the material risk assessments and the surveyor's interpretation of the usage of the room. Our recommendations should be used for guidance purposes only; it is ultimately the decision of the duty holder who has the detailed knowledge of the activities and usage of the building to carry out the priority assessments and decide on the necessary cause of action.

Section 8: Recommendations and Conclusions

Kitchen – Ceiling Artex presumed to contain asbestos:

Manage materials with annual inspections. Sampling should be undertaken prior to refurbishments to confirm or refute the presence of asbestos. Where necessary these materials should be removed under 'controlled conditions' preferably by a Licensed Asbestos Contractor - all in accordance with the Control of Asbestos Regulations 2012.

Office Safe – Presumed to contain concealed asbestos liner materials:

When necessary the safe should be disposed of in accordance with the Control of Asbestos Regulations 2012.

8.1 Further recommendations

In accordance with the Control of Asbestos Regulations 2012 and HSG Guidance document *HSG264 Asbestos: The survey guide* it is a requirement that prior to any planned refurbishment or demolition work in the building an Asbestos Refurbishment or Demolition survey should be undertaken to the appropriate areas.

Appendix A

Material Assessments

(5 Assessments)

Facility	378 -380 Brighton Road, Shoreham-by-Sea	***Date***	04/04/2014
Level	Ground Floor	***Sample Ref***	No sample taken
Area	Cold Store (office)	***Lab Ref***	N/A
Location	Walls and ceiling	***Drawing Ref***	

Photo: Cold Store (Office)





Modern metal panel lined Cold Store Unit with foam insulation (which has been converted for use as an office) - No asbestos detected

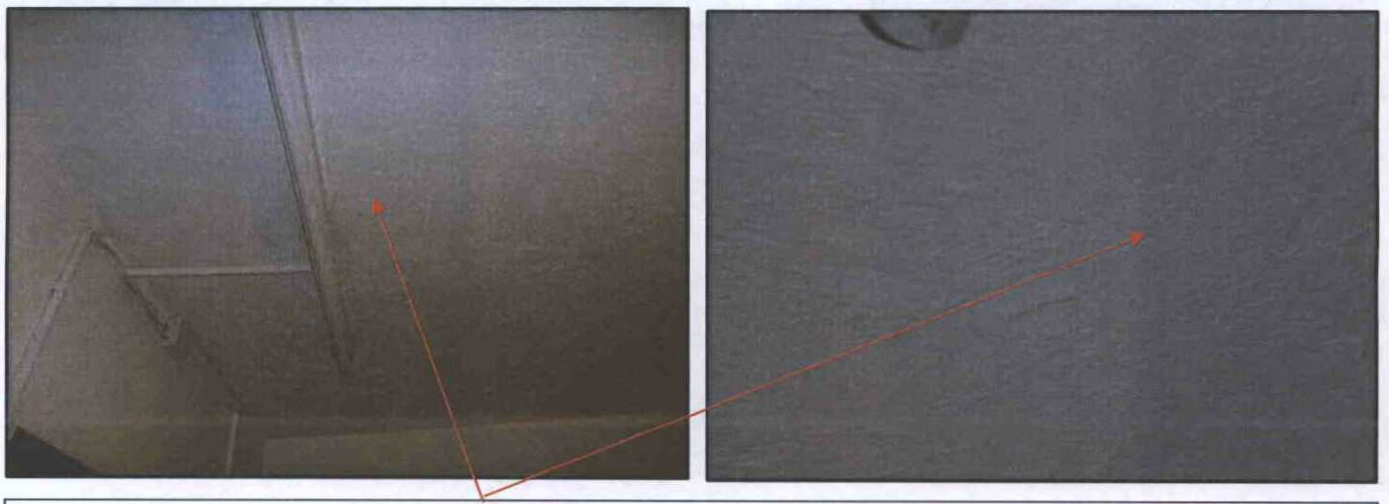
Recommendations:	No action required

Facility	378 -380 Brighton Road, Shoreham-by-Sea	***Date***	04/04/2014
Level	Ground Floor	***Sample Ref***	Presumed to contain asbestos
Area	Kitchen	***Lab Ref***	
Location	Artex ceiling coating	***Drawing Ref***	
Area (m^2)	< 15m2	***Action Required***	Manage material (inspect every 12 months)
Assessment Ref:		***Long Term***	Sampling prior to refurbishments

No Sampling undertaken - presumed to contain asbestos based materials

Product Type	Asbestos-reinforced composite decorative finishes	1
Extent of damage	No visible damage	0
Surface treatment	Sealed	0
Asbestos Type	Chrysotile	1
	Score	2
	Priority	Very Low

Photo: Kitchen - Ceiling Artex



Artex decorative ceiling coatings in good condition

Recommendations:	Manage materials with annual inspections. Sampling should be undertaken prior to refurbishments to confirm or refute the presence of asbestos. Where necesary these materials should be removed under 'controlled conditions' preferably by a Licensed Asbestos Contractor - all in accordance with the Control of Asbestos Regulations 2012.
Review date	N/A

Facility	378 -380 Brighton Road, Shoreham-by-Sea	***Date***	04/04/2014
Level	Ground Floor	***Sample Ref***	No sample taken
Area	Shop Floor	***Lab Ref***	N/A
Location	Walls and ceiling	***Drawing Ref***	

Photo: Shop sales areas



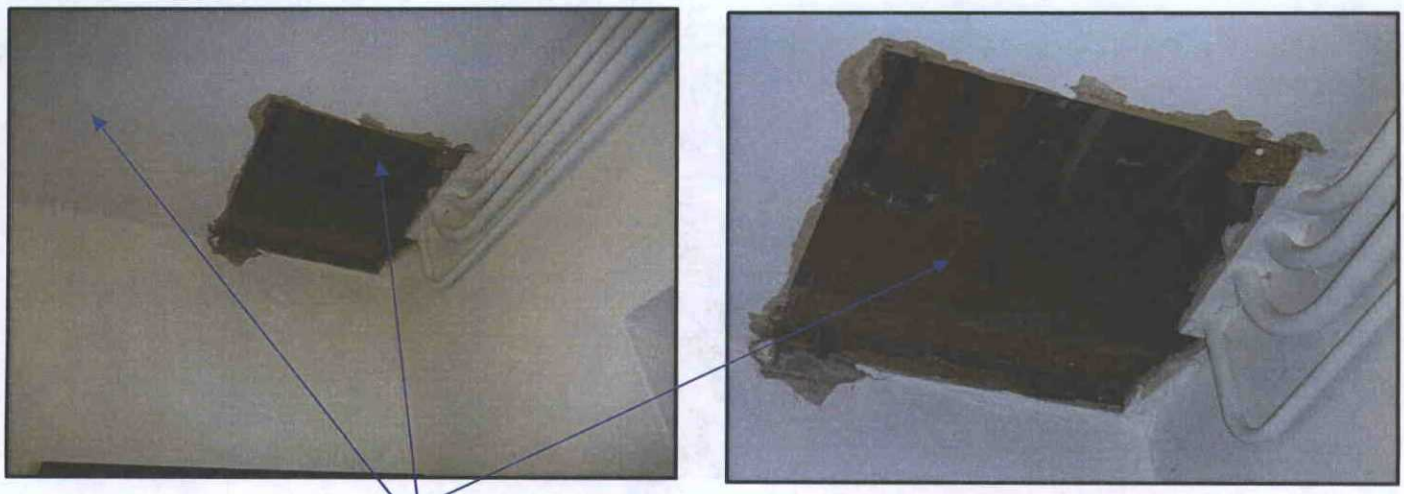


Timber and Plasterboard liner panels to ceilings, beams and backs of stairs throughout shop - No asbestos detected

Recommendations:	No action required

Facility	378 -380 Brighton Road, Shoreham-by-Sea	***Date***	04/04/2014
Level	Ground Floor	***Sample Ref***	No sample taken
Area	Rear Office Areas	***Lab Ref***	N/A
Location	Ceiling	***Drawing Ref***	

Photo: Rear Office Areas



Plasterboard liner panels to ceilings and no insulation to pipes in ceiling void - No asbestos detected

Recommendations:	No action required

Facility	378 -380 Brighton Road, Shoreham-by-Sea	***Date***	04/04/2014
Level	Ground Floor	***Sample Ref***	Presumed to contain asbestos
Area	Rear Office	***Lab Ref***	
Location	Safe	***Drawing Ref***	
Area (m^2)	Not quantified	***Action Required***	N/A
Assessment Ref:		***Long Term***	See below

No Sampling undertaken - presumed to contain asbestos based materials

Product Type	Packing	3
Extent of damage	N/A	0
Surface treatment	Sealed	0
Asbestos Type	Amphibole asbestos excluding crocidolite	2
	Score	5
	Priority	Low

Photo: Office - Safe



No sample access - Presumed to contain asbestos liner materials within structural panels

Recommendations:	Where necessary the safe should be disposed of in accordance with the Control of Asbestos Regulations 2012.
Review date	N/A

Appendix B

Relevant Legislation and Guidance

The fundamental Legislation governing work with asbestos in the United Kingdom is the **Control of Asbestos Regulation 2012**:

Regulation 4 of the Control of Asbestos Regulation 2012 applies to those who have responsibilities for the maintenance and repair of non-domestic premises where asbestos-containing materials are or are likely to be present in those premises.

The regulation requires taking reasonable steps to find asbestos containing materials in premises and checking their condition: presuming materials contain asbestos unless there is strong up-to-date evidence that they do not. The duty holder must ensure that the risk from the asbestos is assessed, that a written plan identifying where that asbestos is located is prepared and that measures to manage the risk from the asbestos that are set out in the plan are implemented. Other parties have a legal duty to co-operate with the duty holder.

Relevant legislation:

- The Health and Safety at Work Act etc. 1974
- The Control of Asbestos Regulation 2012
- Construction (Design and Management) Regulations 2007;
- Control of Substances Hazardous to Health Regulations 2002
- Management of Health and safety at Work Regulations 1999
- Hazardous Waste Regulations 2005;
- Working at height Regulations 2005
- Confined Spaces Regulations 1997.

Approved Codes of Practice and Guidance Notes:

- L 143 Health and Safety Approved Code of Practice and Guidance - Work with materials containing asbestos. Control of Asbestos Regulations 2012.

- L 127 Health and Safety Approved Code of Practice and Guidance - The management of asbestos in non-domestic premises. Regulation 4 of the Control of Asbestos Regulations 2012.

- HSG 248 Asbestos: The analysts' guide for sampling and clearance procedures

- HSG 264 Asbestos the survey guide

- HSG 127 A comprehensive guide to Managing Asbestos in Buildings

- HSG 247 Asbestos: The Licensed Contractors' Guide

- HSG 210 Asbestos Essentials Task Manuals

- HSG 213 Introduction to Asbestos Essentials

- HSG 53 Respiratory Protective Equipment at Work amended 2010

(The above documents are available to buy or download for free from the HSE website).

Appendix C

Glossary of Terms

Definition of Terms

Enclosure:
Provision of physical barrier to provide mechanical protection of the material so as to prevent it being disturbed / damaged.

Encapsulation:
Provision of paint type coating to effect a continuous seal to the surface of the material and thereby prevent fibre release.

Labelling:
Fixing of labels – standard 'red A' label as per Schedule 2 of the Control of Asbestos at Work (Amendment) Regulations (CAWR), (Approved Code of Practice for Work with Asbestos Insulation, Asbestos Coatings and Asbestos Insulating Board) to the surface of the material to warn of the hazard.

Manage:
Provision of a policy of regular (periodic) inspection together with procedures, including but not exclusively limited to action should deterioration be observed, as well as training for staff and persons who may come into contact with the material.

Periodic Inspection:
Inspection of the material at regular (defined) intervals to verify that its condition has not deteriorated such as to necessitate enclosure /encapsulation/ removal.

Registering:
Entering of details, including nature / location / extent of material in a register which is brought to the attention of all persons who might plan or undertake works in the building.

Removal
Complete removal of the material under controlled conditions in accordance with the Control of Asbestos Regulations 2006.

Repair
Application of a seal to the material to prevent the further deterioration and breakdown of the Material. (Labelling should be considered)

Man Made Mineral Fibre (MMMF):
Glass fibres may be used in insulation's as an alternative to Chrysotile.

Suppression:
The application of PVA/ water solution via an airless or killer sprayer to form a fine mist thereby suppressing airborne fibres.

Controlled Conditions:
Any measure adapted to control exposure and the spread of asbestos fibres. These measures may range from suppression to full enclosure.

HEPA Filter:
is fitted to the exhaust end of the NAPU and specialist vacuums, and is used to provide a high level of air filtration (rated at 99.998% efficiency) where micron sized fibres are collected.

Appendix D

Types of asbestos survey

Types of Asbestos Survey:

HSG264 Asbestos: The survey guide is the industry standard for the provision of asbestos surveys and details three types of Survey:

Asbestos Management Survey (without samples – presumptive survey)

This type of survey essentially defers the need to sample and analyse for asbestos until a later time. The Client will therefore bear potential additional costs of managing some non-ACMs. During this type of survey all areas should be accessed and inspected as far as reasonably practicable or must be presumed to contain asbestos. All materials which are presumed to contain asbestos must be assessed.

Asbestos Management Survey (with samples – sampling survey)

The purpose of this type is to positively identify if a material contains asbestos and the procedures used are the same as a presumptive survey, except that representative samples are collected and analysed for the presence of asbestos. Samples from each type of suspect ACM found are collected and analysed to confirm or refute the surveyor's judgement. Sampling may take place simultaneously with the survey, or can be carried out as a separate exercise, after the Presumptive survey is complete.

Refurbishment or Demolition Survey

This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the building and may involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A full sampling programme is undertaken to identify possible ACMs and estimates of the volume and surface area of ACMs are made. This type of survey is designed to be used as a basis for tendering for the removal of ACMs from the building before demolition or major refurbishment.

Appendix D

Limitations

Limitations

All efforts were made during the visual survey to identity and establish the presence/absence of asbestos-based material and their location. However, asbestos is frequently concealed within the structural fabric of the building and its structures to which access was not reasonably practical at the time of the survey. Therefore, is deemed inaccessible within the scope of superficial survey. This applies to any suspect material that subsequently becomes exposed as a result of any demolition procedures.

Consequently, no such survey should be considered definitive and further exhaustive investigations are recommended in conjunction with any remedial, major or minor refurbishment or demolition work.

It is understood and agreed that no survey can guarantee that all asbestos present in a building has been identified. The company shall only be liable for financial loss if there is a negligent misstatement in respect of those specific areas identified as having been tested and or investigated.

It is understood that GB Environmental Limited will not accept any form of liability for claims arising from pollution or contamination of any kind associated from works or operations as detailed in the named site (title of survey).

It is understood that GB Environmental Limited undertook the survey on the basis that the land on which the building or structure stands including surrounding land is not contaminated.

Appendix E

Quality Assurance

Quality Control

Surveyor:	**G. Baglole B.Eng (Hons)**
Date:	
Signed:	
Compiled By:	**G. Baglole B.Eng (Hons)**
Date:	
Signed:	
Checked:	**A. Cooper B.A.**
Date:	
Signed:	

APPENDIX C

Classification of Probability, Consequence and Risk

Probability of risk being realised	
Classification	Definition
High	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 of harm or pollution.
Moderate	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	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.
Very Low	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Consequence of risk being realised		
Classification	Category	Definition
Severe	Human Health	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA.
	Controlled Waters	Short term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource.
	Property	Catastrophic damage to buildings/property.
	Ecological Systems	A short term risk to a particular ecosystem or organisation forming part of such ecosystem.
Moderate	Human Health	Chronic damage to Human Health.
	Controlled Waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution).
	Ecological System	A significant change in a particular ecosystem or organism forming part of such ecosystem.
Minor	Controlled Waters	Pollution of non-sensitive water resources.
	Property	Significant damage to crops, buildings, structures and services.
	Ecological Systems	Damage to sensitive buildings/structures/services or the environment.
Very Minor	Human Health	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc).
	Property	Easily repairable effects of damage to buildings, structures and services.
	Project	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve.

Risk classification definitions	
Very High	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.
High	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 long term.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any 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.
Low	It is possible that harm could arise to a designated receptor from an identified hazard, but there is a low likelihood of this hazard occurring and if realised, harm would at worst normally be mild.
Very Low	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.