

GAP FARM Contaminated Land Inspection Report Non-Technical Summary

The Borough Council of King's Lynn and West Norfolk has a statutory duty to inspect its district for potentially contaminated land under Part 2A of the Environmental Protection Act 1990. Because there used to be a landfill in this location, we have carried out an assessment of the site.

To gather information of the site's history, a desk study and preliminary risk assessment were carried out by the Environmental Quality Team. This included a review of site investigation and remediation reports by environmental consultants employed when the site was developed for housing. From the evidence gathered during the desk study of the site history and a site walkover, we know that:

- The site was historically a farm, clay pit and landfill.
- The pit was filled with waste and closed in the 1960's.
- Planning permission for houses contained conditions relating to land contamination.
- The site's present use is housing and amenity areas.
- The site was landscaped during development.
- The public open space has been adopted by the borough council.

At the time of the housing development there was not a formal way for recording on the public record that the work required by the conditions on planning permission had been done. Therefore, much of the information relating to the contaminated land investigation remains on the borough council's archive files. We have retrieved the information for this report.

The site was subject to several investigations before and during development for housing. The planning permission included conditions requiring a scheme for investigation of contamination and ground gas and any necessary remediation actions to make the land suitable for housing. A desk study, site investigation and risk assessment were carried out and a remediation scheme agreed with the borough council and the Environment Agency. As part of the remediation, the landfill material was removed from the housing area. When the remediation works were complete, the regulators 'signed off' the scheme.

The contaminated land risk assessment has shown that there is a very low risk from contamination to human health, property, to the wider environment and to water in ditches, streams and in the ground.

There is no evidence of harm to people or the environment. As the risk posed is very low, the site is **not** considered to be contaminated land under Part 2A of the Environmental Protection Act 1990. The Contaminated Land Inspection Report will be published on the borough council webpage.