Preliminary Risk Assessment – Contaminated Land

The ‘West Yard’ area identified for development is currently an external concrete hard-standing and has been since its original construction some 20 or so years ago. Prior to this the site remained greenfield land.

In order to construct the largely flat external yard area a considerable cut and fill earthworks exercise was undertaken, with the West Yard generally positioned in an area of cut. Current slab levels are therefore some 3 to 4m lower than the original greenfield ground levels. Consequently it is anticipated that virgin ground will be encountered directly below the concrete slab construction.

With the site historically being greenfield land contamination issues are not anticipated, other than the possibility of localised hotspots associated with JCB’s current activities. However, penetration of such contaminants through the slab is considered unlikely and the potential for significant ground contamination is therefore considered to be low risk.

A detailed desk top study and intrusive site investigation works are currently under procurement during which contamination issues will be more clearly identified. If contamination is encountered a remediation strategy will be prepared within the final report at the appropriate time.