

Condition 25

Condition 25 Contaminated Land

No development shall commence until an investigation to identify whether the site is contaminated has been carried out and details of the findings including any land remediation and mitigation measures necessary should contamination be identified. The development shall be implemented in accordance with the approved details including any remediation and mitigation identified.

Reason: To minimise the risk of pollution to ground and surface water, to minimise the risk of flooding and to comply with MLP policies MLP S1, S10 and DM1, WLP policies W4A, W4B, W8A and W10E and BLP policies RLP 36, RLP 62, RLP 64, RLP 71 and RLP 72.

Environmental Impact Assessment, Chapter 5: Land Use & Contaminated Land – Section 5.2 Contaminated Land Records

The contaminated land regime set out in Part IIA of the Environmental Protection Act 1990 provides a risk based approach to the identification and remediation of land. Part IIA is aimed at addressing land which has been historically contaminated and which poses unacceptable risks to human health or the environment.

Braintree District Council is currently in the process of compiling a database of contaminated land within the District boundary. Braintree District Council confirmed that there are no known contaminated land sites at or in the vicinity of Rivenhall Airfield. There are no sites on the database apart from a few small unknown in-fills which may have been highlighted when transferring information from old Ordnance Survey maps and may merely relate to a change in the topography of the land rather than any proven concerns.

It is unlikely that any of the current or historic land uses at the Site will have significantly contaminated the land beneath the proposed IWMF. Potential areas of concern such as the Bomb Dump and Shooting-in Butts associated with the airfield operations have been removed from the Site. Some localised areas of contamination as a result of the historic Generator Site or current scrap vehicle breaking, printing, and disposal and workshops are possible but these are located beyond the Site.

Former Airfield Plan

An airfield site plan is presented in Appendix A. The site plan indicates that concrete bases of former airfield stores and workshops are located within the site.

2014 Ground Investigation

Twenty exploratory holes were carried out between 21 July 2014 and 22 August 2014 by CC Ground Investigation Limited in accordance with BS5930, Amendment 2 (2010). The location of the boreholes are indicated on Drawing 213033-150.

2014 Environmental Sampling & Testing

Whilst no evidence of contamination was noted during the investigation, to support an application to divert the existing water main and provide further supportive information to discharge planning condition 25, environmental

samples were taken at a depth of approximately 0.5 m below existing ground level in the general vicinity of boreholes BH 14, BH 18 and BH 19.

The following suite of tests was carried out on the recovered samples:

- Chemical works suite: VOCs + TICs, SVOCs + TICs, CLEA metals, TPHCWG, pH, total cyanide, free cyanide, sol SO₄, sol Cl;
- BTEX/MTBE by GC-MS (Benzene 2ug/kg, Toluene 2ug/kg, Ethyl Benzene 2ug/kg, m/p-Xylene 4ug/kg, o-Xylene 2ug/kg, MTBE 3ug/kg);
- Speciated phenols by HPLC - resorcinol, catechol, phenol, m/p-cresol, o-cresol, total cresols, total xylenols, 1-naphthol, 2,3,5-trimethyl phenol, 2-isopropylphenol;
- Short CLEA metals (excluding WSB, Cr III, Cr VI): As(0.5), Ba(10), Be(0.5), Cd(0.1), Cr(0.5), Cu(1), Hg(0.1), Ni(0.7), Pb(5), Se(1), V(1), Zn(5); and
- BRE SD1 2:1 soluble sulphate, pH, total sulphur, water soluble magnesium, ammoniacal nitrogen, soluble nitrate and chloride.

2014 Environmental Results

The results of the Environmental Testing are presented within Appendix B which indicate that the Site is not contaminated.

Closure of Condition 25: Watching Brief

Whilst there is no existing evidence of ground contamination arising as a consequence of historical activities, the removal of remnants of the former airfield could lead to the disturbance of previously unidentified contamination. To address this issue a 'watching brief' will be maintained during site clearance works to determine the presence of previously unidentified zones of soils or groundwater contamination.

The 'watching brief' will implement a series of actions as follows:

- General removal of topsoil and subsoils should be undertaken in a manner that limits exposure of soil to surface water runoff and allows visual and olfactory observation of all materials by a competent, designated clerk of works or equivalent;
- In the event that visual or olfactory evidence indicates a potential area of concern, then all excavation works will cease to ensure that potentially unknown sources of contamination from the ground or groundwater are not mobilised further;
- The clerk of works will contact Gent Fairhead & Co Limited, to determine what steps can be taken to isolate the material pending further investigation. This may include, but not be limited to, excavation and storage of small volumes of soils in a designated quarantine area. The Environment Agency and Local Planning Authority will be informed and an appropriate course of action will be agreed;
- The potential area of concern will be appropriately assessed, primarily through sampling and laboratory analysis, and any requirement for remedial works will be identified. The scope of any proposed remedial works will be agreed with the Environment Agency and Local Planning Authority prior to works commencing. This may include the need for additional investigation and/or risk assessment to support the works; and

- Records shall be maintained of all areas investigated and actions taken to remediate these, including appropriate verification / validation reports. These will need to be submitted to the Environment Agency and Local Planning Authority for approval.