

TECHNICAL NOTE

Job Name: Land at Jacobean Lane, Knowle.
Job No: 44806
Note No: 1
Date: 11/11/2019
Prepared By: Lawrence Truslove
Subject: **Geoenvironmental Desk Top Review**

Item	Subject
1.	<p><u>Introduction</u></p> <p>IM Land have commissioned Peter Brett Associates (now part of Stantec) to carry out a high level geoenvironmental desk top review of the site known as Jacobean Lane, Knowle. The site lies adjacent to the east of Jacobean Lane at approximate grid reference 417709E, 278435N and the extent of the site is shown in Figure 1 below. It is understood that the site was used as a landfill historically.</p> <p>A walkover of the study site was not carried out as part of this assessment.</p> <p>The following information in the public domain has been used in the preparation of this review:</p> <ul style="list-style-type: none"> • Environmental information supplied by Solihull Metropolitan Borough Council (SMBC) (ref. 151954), dated 13/11/19. • Warwickshire County Council response to enquiry under the Environmental Information Regulations 2004 (ref. 5016060), dated 18/10/19. • Response to enquiry under the Environmental Information Regulations 2004 from the Environment Agency (ref. 147069), dated 29/10/19. • Online geological mapping (http://mapapps.bgs.ac.uk/geologyofbritain/home.html). • MAGIC website (https://magic.defra.gov.uk/). • Old maps website (https://www.old-maps.co.uk/#/). <p>A Groundsure report (ref. 18255880), dated 25/07/19, supplied by IM Land was also reviewed.</p>
2.	<p><u>Site Details</u></p> <p><u>Site Description</u> - The site comprises grassland bordered to the north and west by Jacobean Lane, to the east by the Grand Union Canal and to the south by a residential property and farmland. From study of online imagery and elevation data the study site has a slightly domed appearance with the central part of the site marking the highest point and the surface sloping downwards some 2m towards the edges of the site</p>

DOCUMENT ISSUE RECORD

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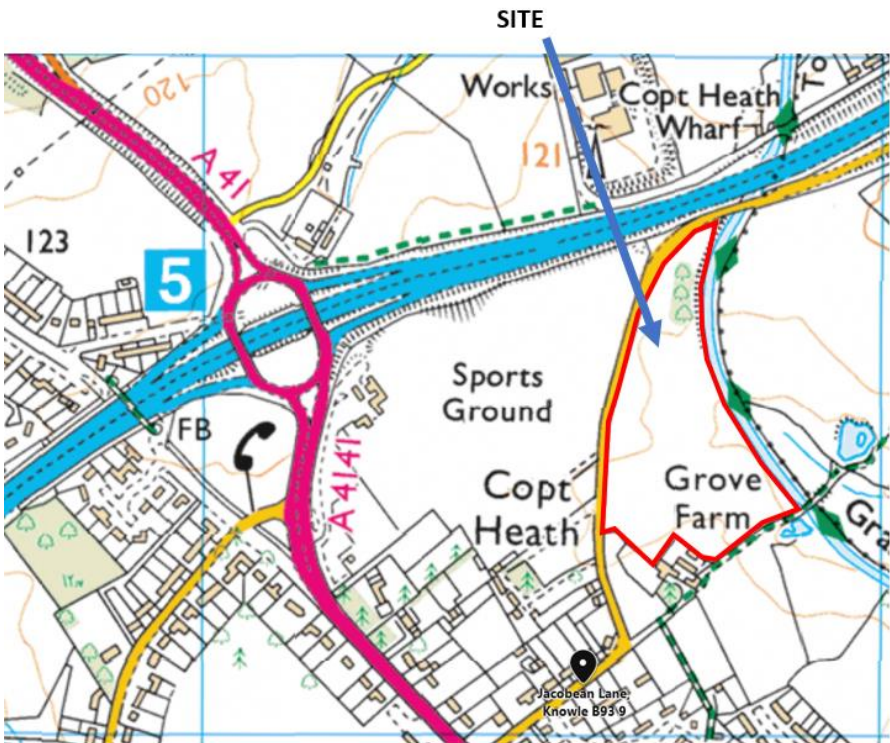
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	 <p>Figure 1 - Site Location Plan</p> <p><u>Site History</u> - Online historical mapping indicates that the majority of the site has remained undeveloped since the late Victorian era. The exception is a small area on the western side of the site that was labelled as a 'Works', which first appears on the 1965 OS map but is no longer recorded by the 1978 map. The works comprises two small buildings and a tank and the diminutive size of the works site suggests a short-lived, small scale, light industrial use. The mapping suggests that a ditch course crossing the site was also culverted around the time of the tipping activities which presumably occurred in the late 1960's or early 1970's.</p> <p><u>Geology</u> - Available geological mapping indicates the underlying geology across the site consists of the Sidmouth Mudstone Formation (mudstone and siltstone) underlying the majority of the site and the Salford Shale Member (mudstone with limestones) underlying the southern edge of the site. The records of boreholes sunk close to the northern side of the site show the bedrock strata weathering to clay near surface. Superficial deposits, comprising Glaciofluvial Deposits (typically sands and gravels), overlie the bedrock strata on the northern end, north-western side and south-western corner of the site. Boreholes sunk close to the western and northern sides of the site recorded slightly gravelly silty sand (Glaciofluvial Deposits) to between 2.1m and >3.7m depth.</p> <p><u>Groundwater</u> - The bedrock strata are designated a Secondary B Aquifer. The Glaciofluvial Deposits are designated as a Secondary A Aquifer of High vulnerability. The site is not located within a current Groundwater Source Protection Zone.</p> <p><u>Landfill</u> - Open source Environment Agency (EA) data indicates that the entire study site is an historical landfill that is first recorded on the EA system on the 1st January 1974 and the EA were contacted for any further information held in their archives on the landfill. The 1st January 1974 date therefore represents the date that the EA became the waste authority. Originally county councils were responsible for waste sites and because the site was previously part of Warwickshire before local government was reorganised in 1974 and is currently within the</p>

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	<p>jurisdiction of Solihull Metropolitan Borough Council, both Warwickshire County Council (WCC) and SMBC were contacted for information.</p> <p>WCC reported that they hold no data on the landfill site and the EA and SMBC advise that the fill material was excess motorway construction material. Typically, such materials would be surplus topsoil and subsoils. Neither the EA nor SMBC had any further details of note concerning the landfill.</p> <p><u>Contaminated Land</u> SMBC advise that that the study site is <i>'not "contaminated land" within the strict definition of such land under Part IIA of the Environmental Protection Act 1990'</i> and they could find no evidence on file which would lead them to review this.</p> <p>SMBC report that there have not been any notices served on the site or any enforcement action taken in respect of contaminated land.</p> <p>The EA is the regulator for 'special sites' in respect to Part IIA of the Environmental Protection Act 1990. In their response they confirm that <i>'as of 23rd October 2019 there are no special sites in the vicinity of the site'</i>. They go on to state that they <i>'are not currently inspecting this or the adjacent land as a 'potential special site' on behalf of the local authority, and have received no notification from that authority that the land has been determined to be 'contaminated land'.</i></p>
3.	<p><u>Conclusions</u></p> <ul style="list-style-type: none"> • The study site was historically farmland with a small area occupied in the 1960s by a light industrial 'works'. • The study site was the subject of what was likely to have been a short-lived tipping exercise, undertaken before 1974, of excess materials from motorway construction work. The tipped materials are likely to have been surplus excavated arisings. • Following the tipping the site was returned to agriculture. The source of the "topsoil" cover placed over the tipped material is not known. • The site is not identified as contaminated land under Part IIA of the Environmental Protection Act 1990 by Solihull Metropolitan Borough Council or as a special site with respect to contaminated land by the Environment Agency. • The history, previous usage and the tipping at the site are not considered to present a barrier to future development of the study site. • If development of the site were being considered it is recommended that a phase 1 geoenvironmental ground condition assessment be carried out to support any planning application.