

Date:28/08/15

**RE: Magna Park Extension – Standalone Land Contamination Statement**

A Phase I Land Condition (Contaminated Land) Assessment has been completed for the Site. This has been undertaken in order to provide an assessment of the potential for contamination to be present at the Site, and was completed in advance of a planning application for the redevelopment of the Site.

The Site is located within a predominantly agricultural area with some limited residential housing to the northeast, northwest and southwest of the Site, with commercial/industrial use to the southeast, in the form of the existing Magna Park. The bedrock geology strata are classified as a mixture of Secondary A Aquifers, Secondary B Aquifers and Secondary (Undifferentiated) Aquifers. It is anticipated that there will be a significant depth of superficial material across the Site. These superficial deposits are classified as a mixture of Secondary A Aquifers, Secondary B Aquifers and Unproductive Strata. The Soar Brook is present across the centre of the Site, meandering along the path of the railway embankment, with associated drainage channels extending into the surrounding agricultural land. As such, the environmental sensitivity of the Site's setting is considered to be moderate.

Potential sources of contamination identified at the Site are primarily from the agricultural use of the Site, including the farming processes and buildings, the former railway line across the Site, the presence of any Made Ground on-Site, and the presence of Alluvium, likely around the southern boundary. Potential sources of contamination identified in the surrounding area include the agricultural land use, the former railway line, and the commercial/industrial warehouses in the existing Magna Park.

From available regulatory information, there are potential sources of contamination present in the vicinity of the Site. These include landfilled material, deposited within 100 m to the south of the Site, associated with the former aerodrome.

It was recommended that intrusive Site investigation be undertaken at the Site, targeting historical sources of contamination, as well as gaining coverage of the Site area. It was concluded that in the unlikely event that significant contamination be identified, remedial works may potentially be required, in order to be protective of sensitive controlled water receptors, and the human health of end-users of the proposed Site development.

Yours sincerely  
**Delta-Simons Environmental Consultants**