

Site Details:

ALEXANDER HOUSE,
NORWOOD LANE, MEOPHAM,
GRAVESEND, KENT, DA13 0YE

Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_2_2
Grid Ref: 565075, 167790

Map Name: National Grid

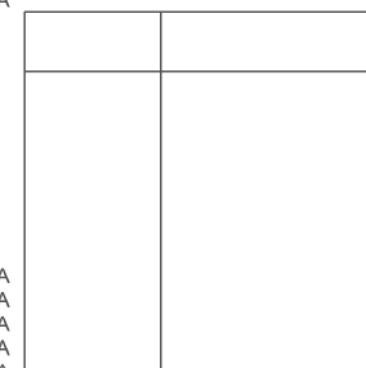
Map date: 1968-1973

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

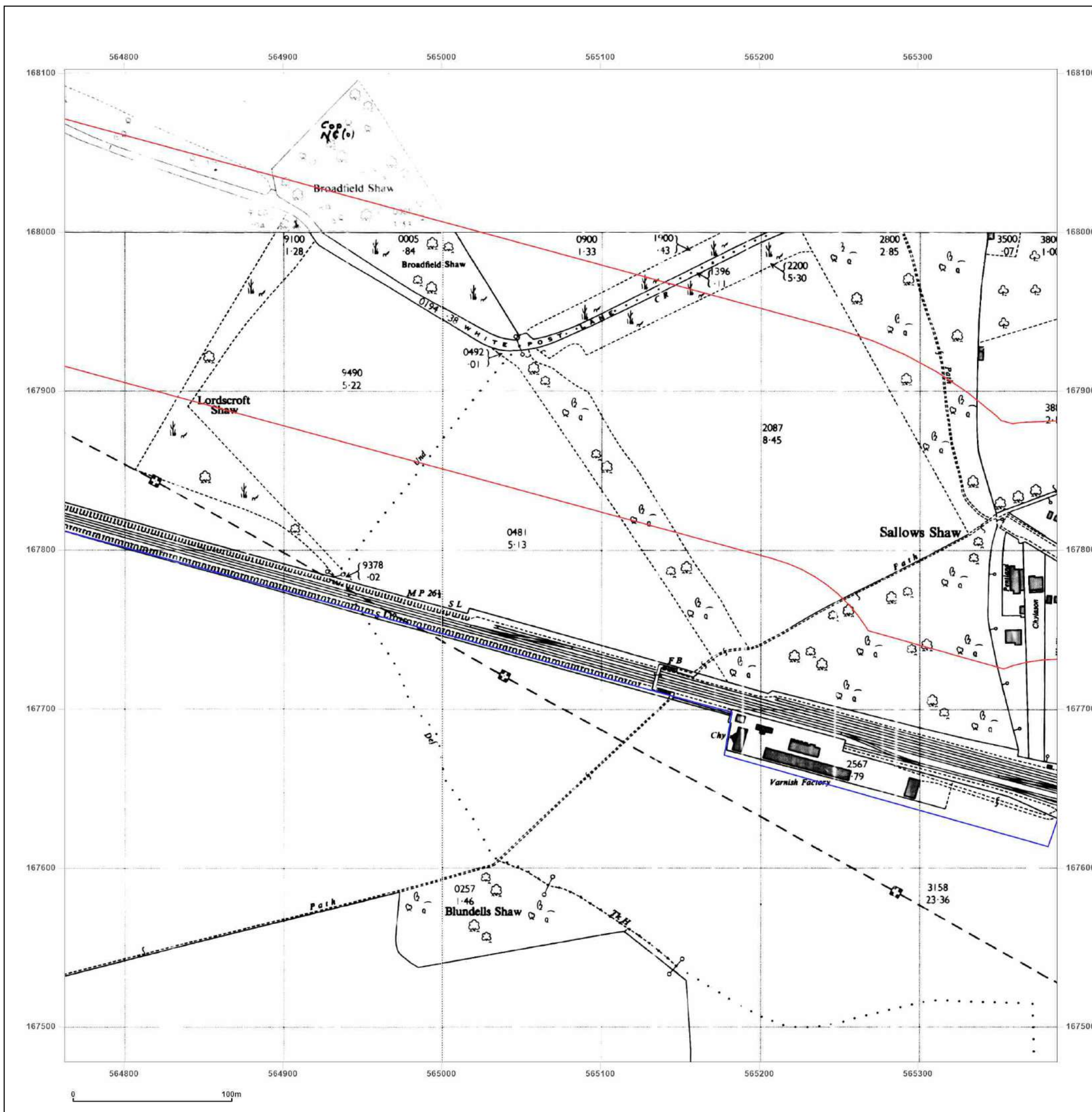


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Production date: 11 July 2025

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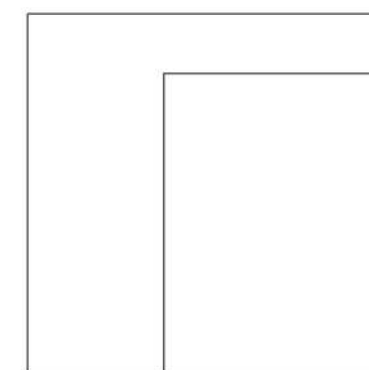
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Report Ref: GS-4AF-JDA-Y5E-HLT_LS_2_2
Grid Ref: 565075, 167790

Map Name: National Grid

Map date: 1975

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

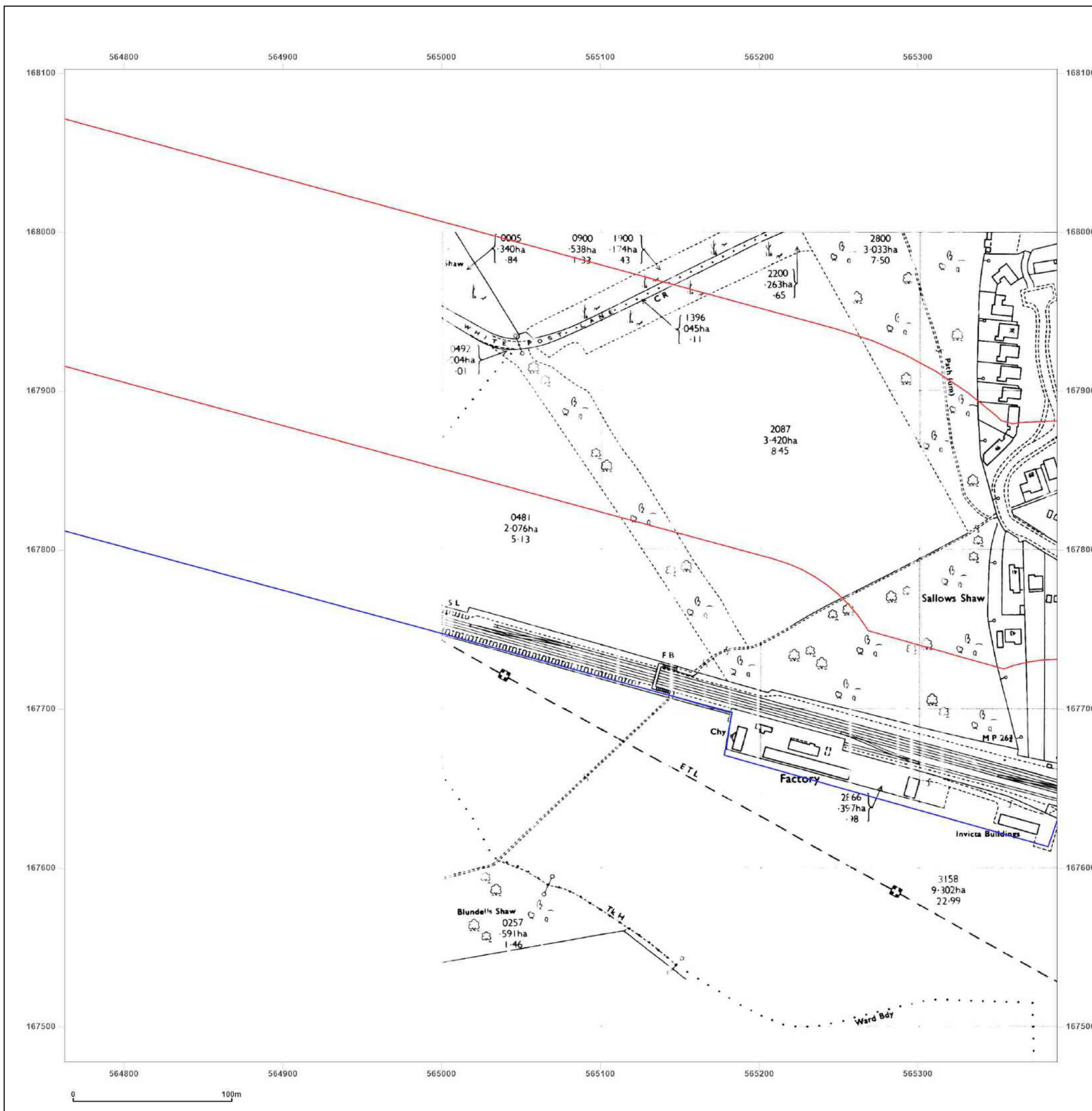


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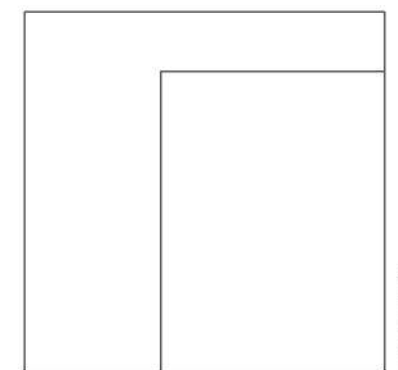
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Report Ref: GS-4AF-JDA-Y5E-HLT_LS_2_2
Grid Ref: 565075, 167790

Map Name: National Grid

Map date: 1975

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

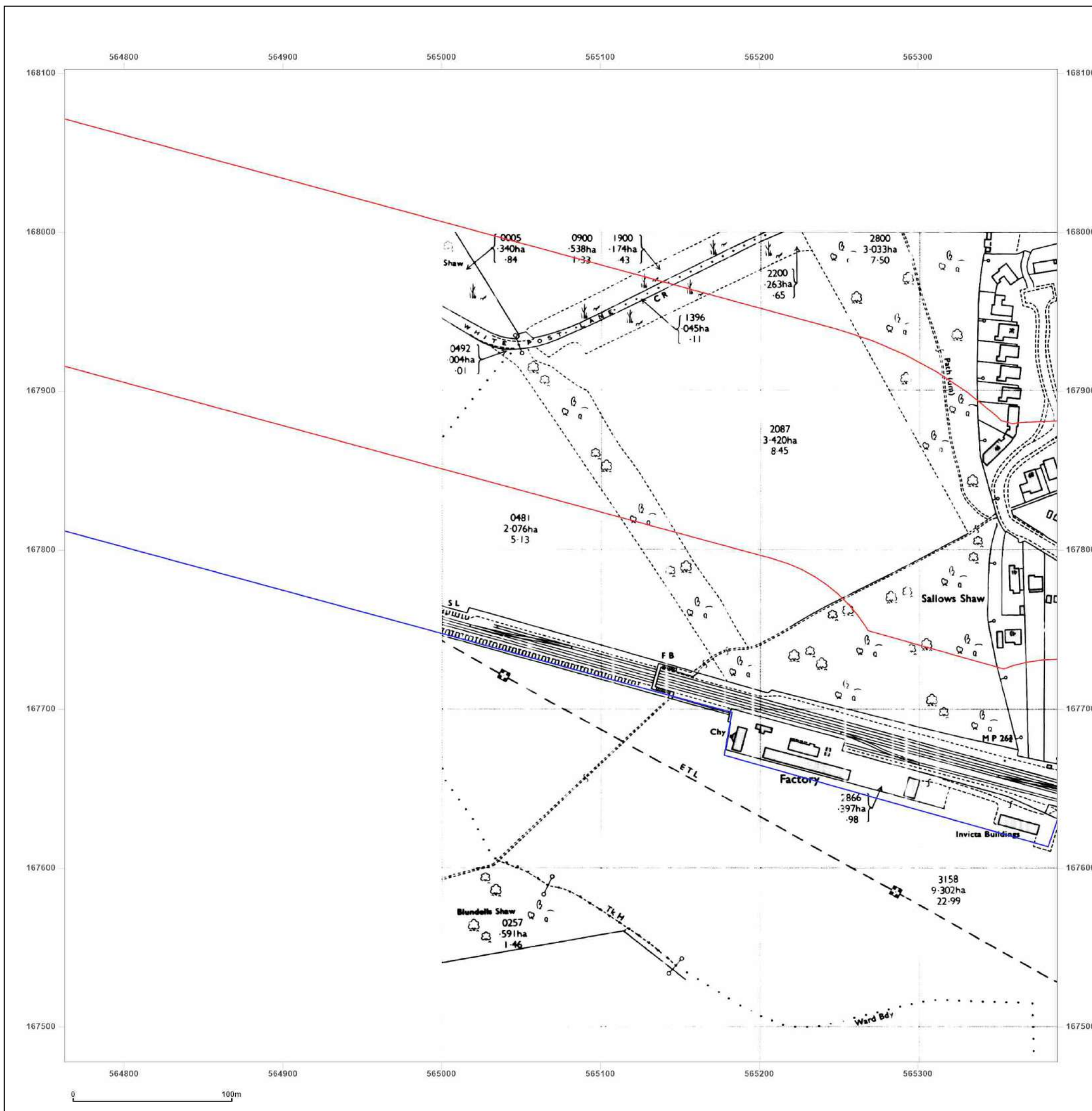


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_2_2
Grid Ref: 565075, 167790

Map Name: National Grid

Map date: 1975

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1974
Revised 1974
Edition N/A
Copyright 1975
Levelled 1952

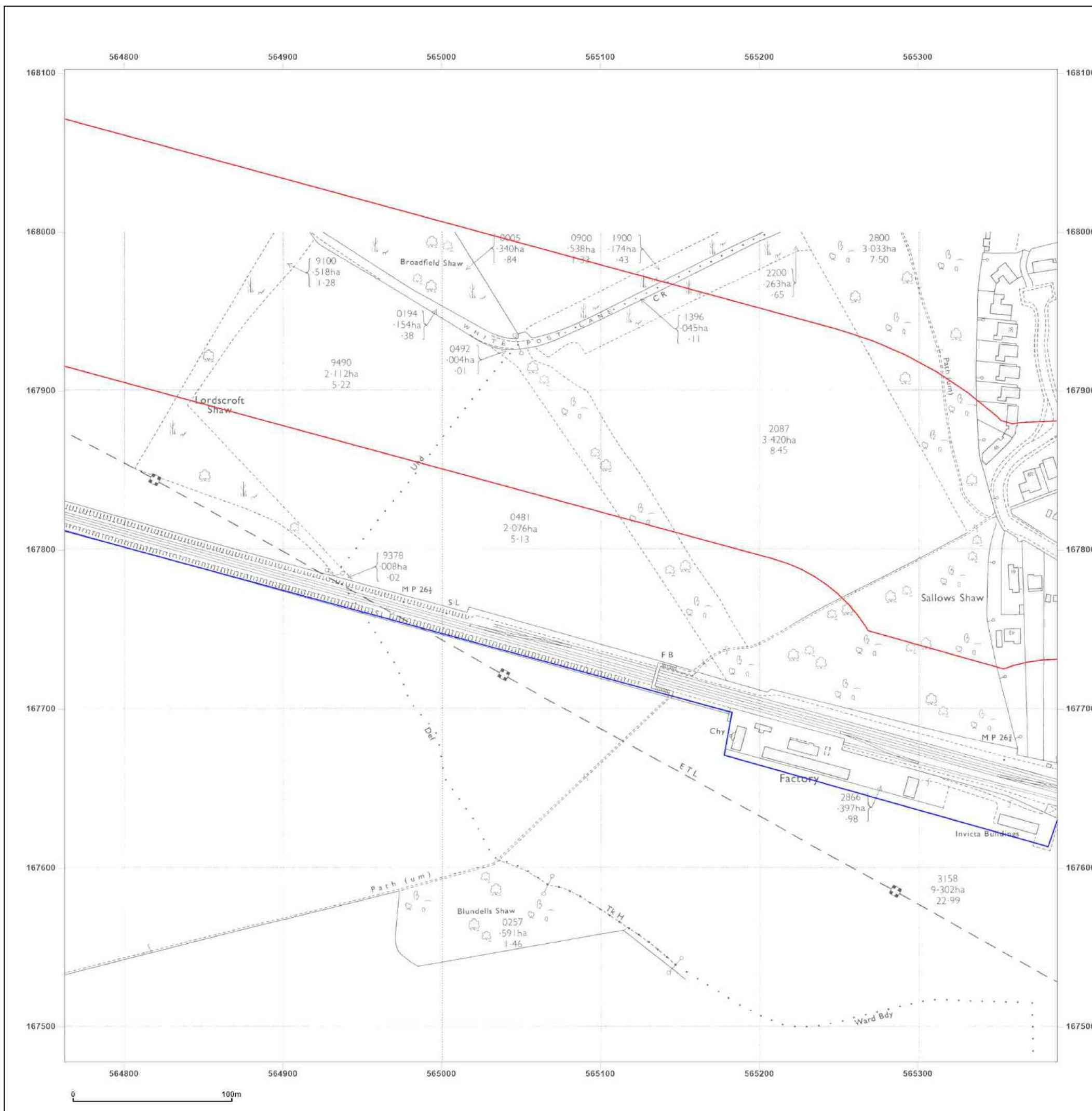


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_2_2
Grid Ref: 565075, 167790

Map Name: National Grid

Map date: 1985-1987

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1987
Levelled 1983

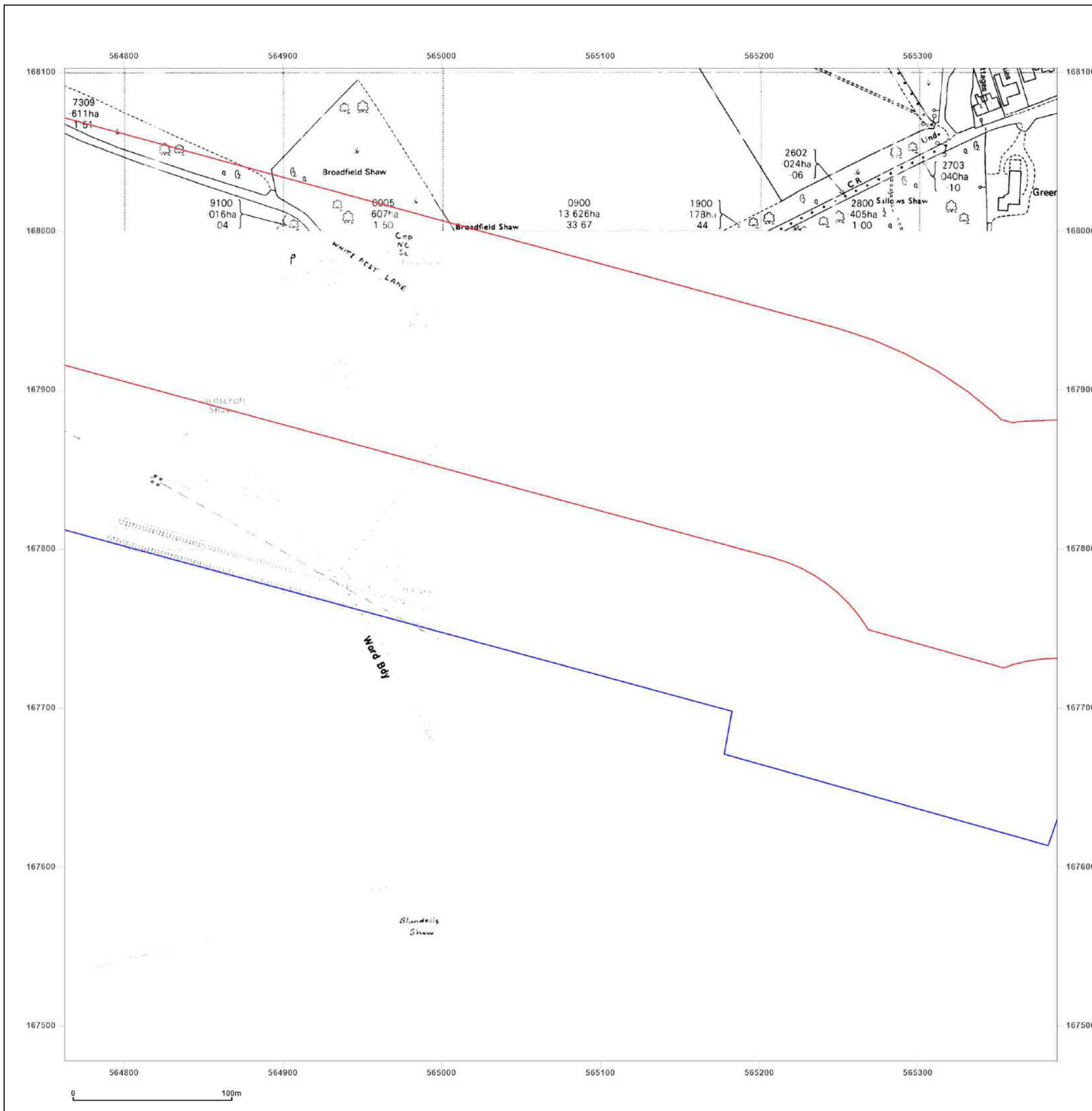


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_2_2
Grid Ref: 565075, 167790

Map Name: National Grid

Map date: 1985-1987

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1983
Revised 1983
Edition N/A
Copyright 1985
Levelled 1952

Surveyed 1983
Revised 1987
Edition N/A
Copyright 1987
Levelled 1983

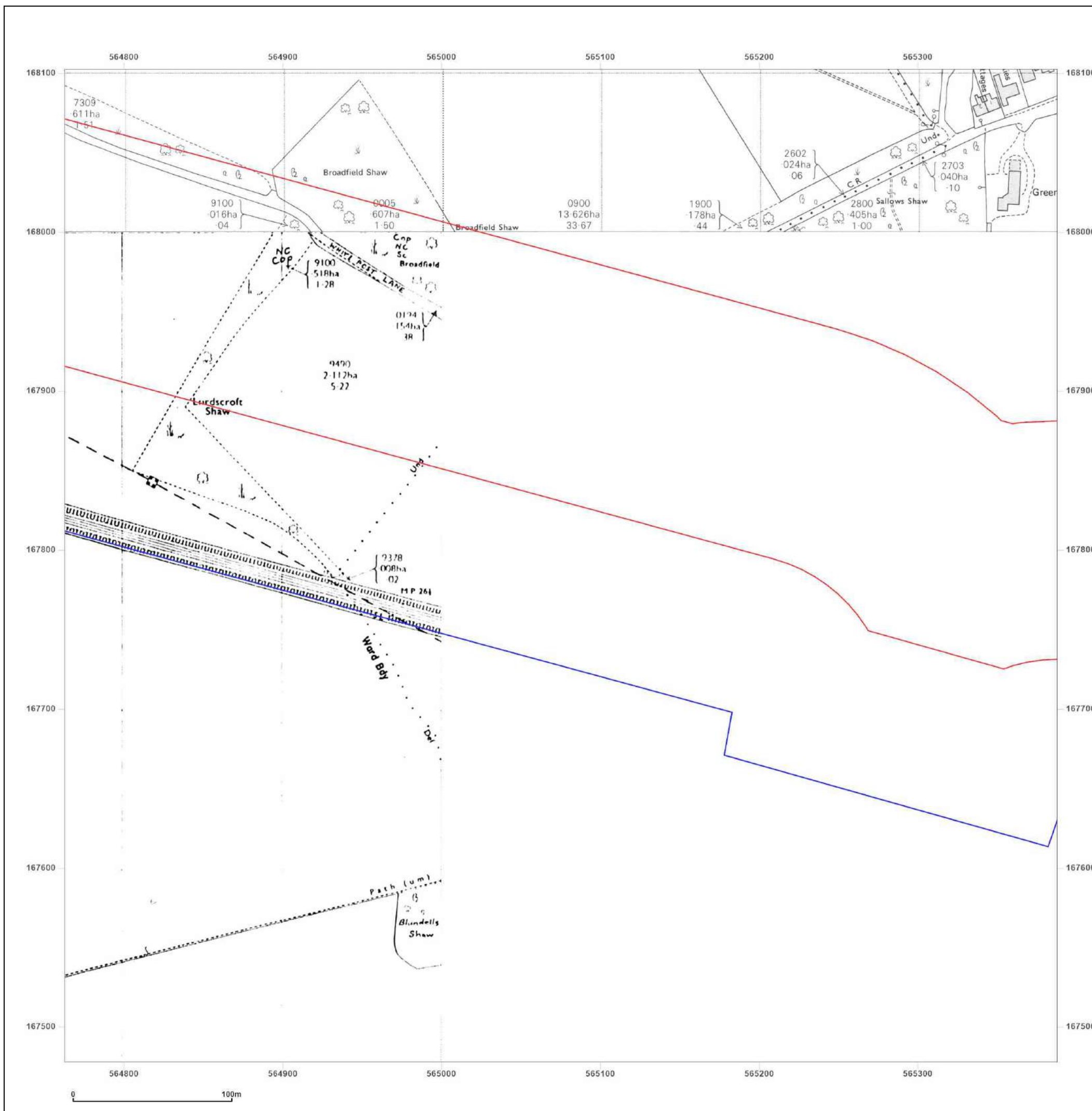


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_1
Grid Ref: 565701, 167165

Map Name: County Series

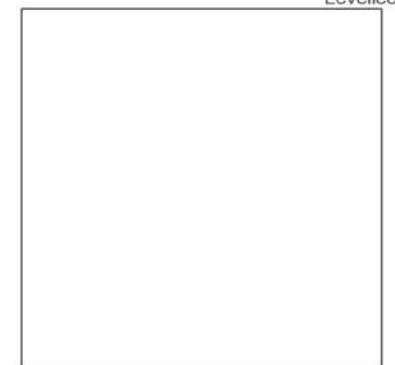
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Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
Levelled N/A

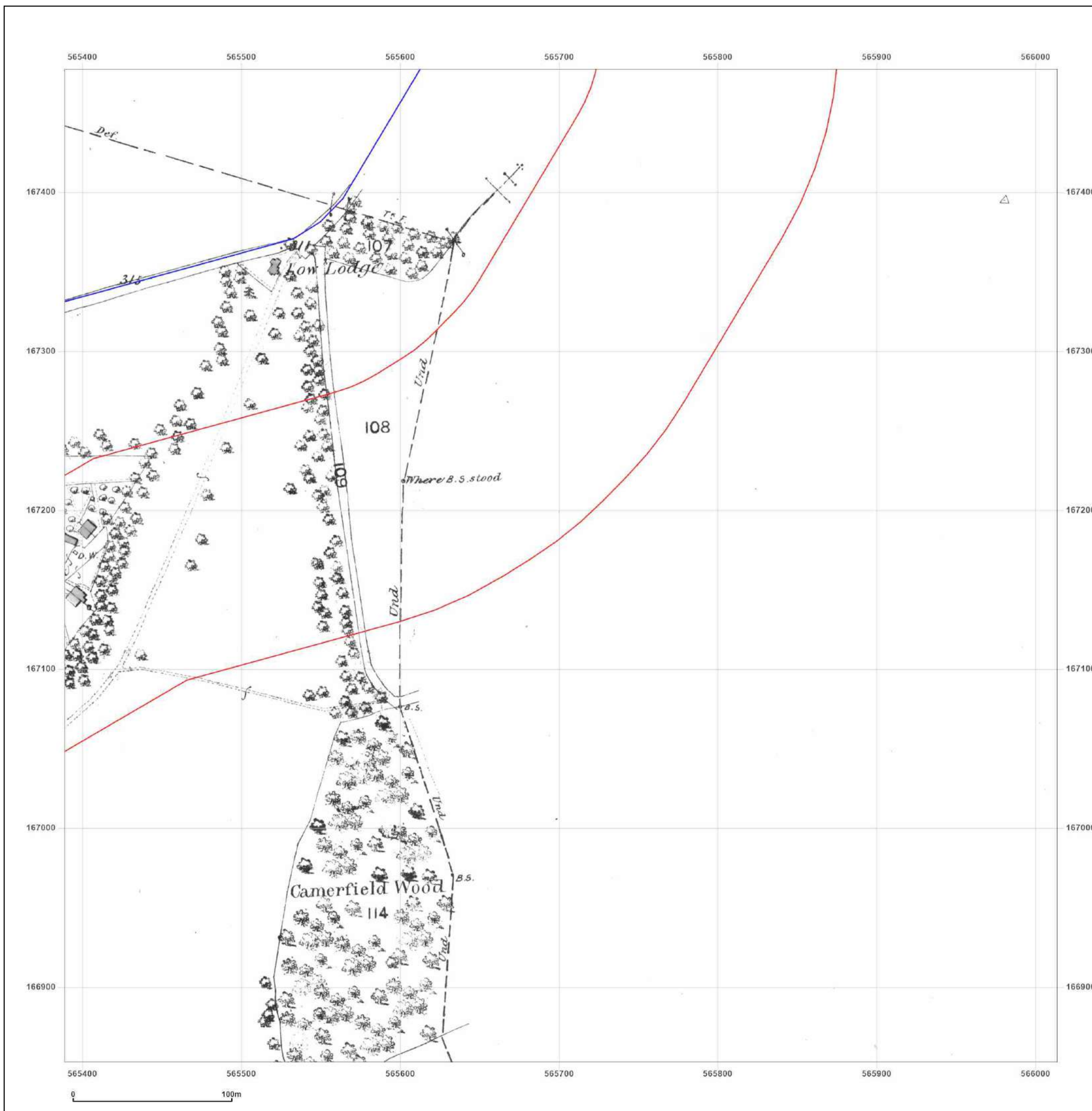


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_1
Grid Ref: 565701, 167165

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1908
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

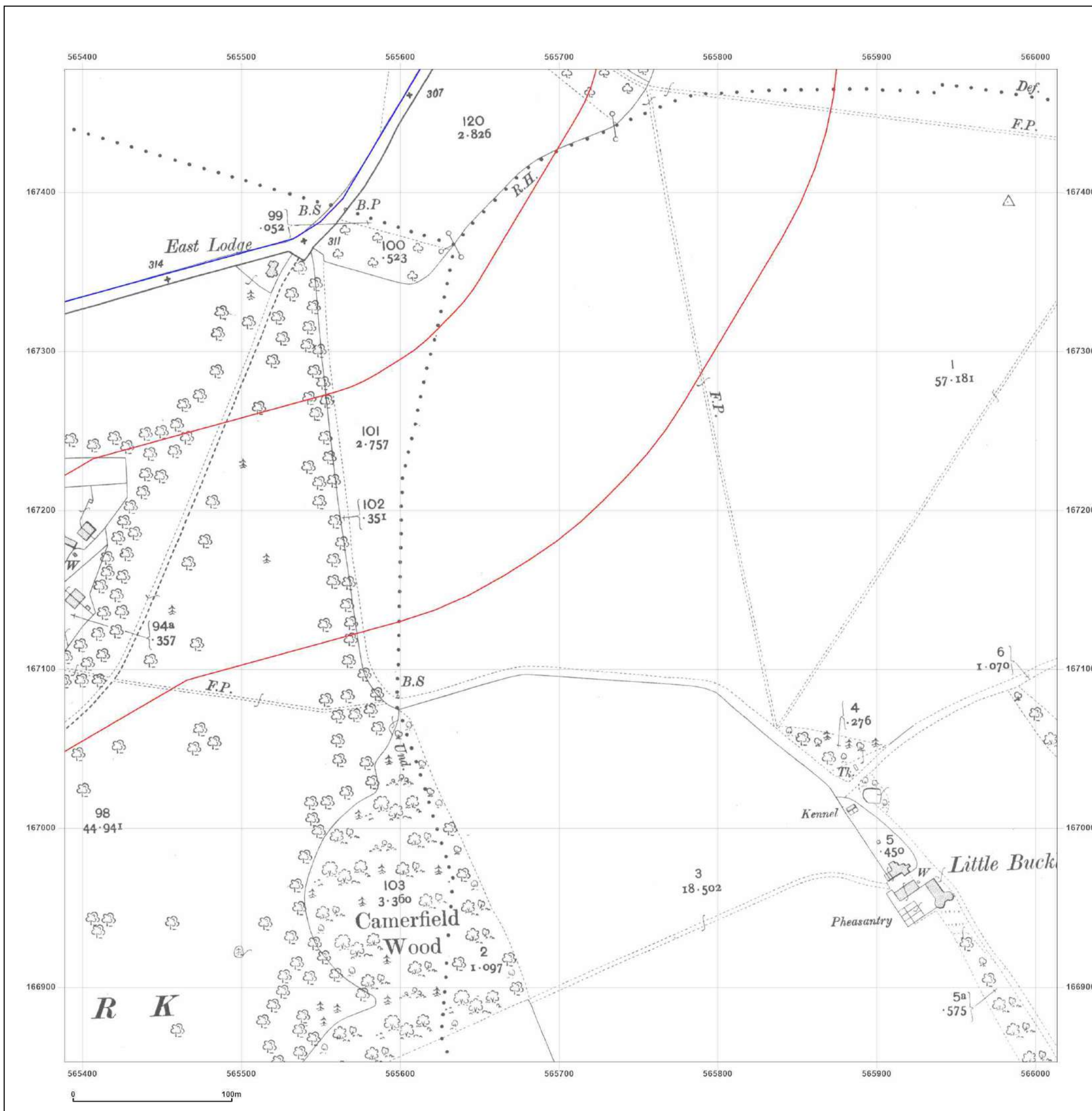


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_1
Grid Ref: 565701, 167165

Map Name: County Series

Map date: 1939

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1939
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

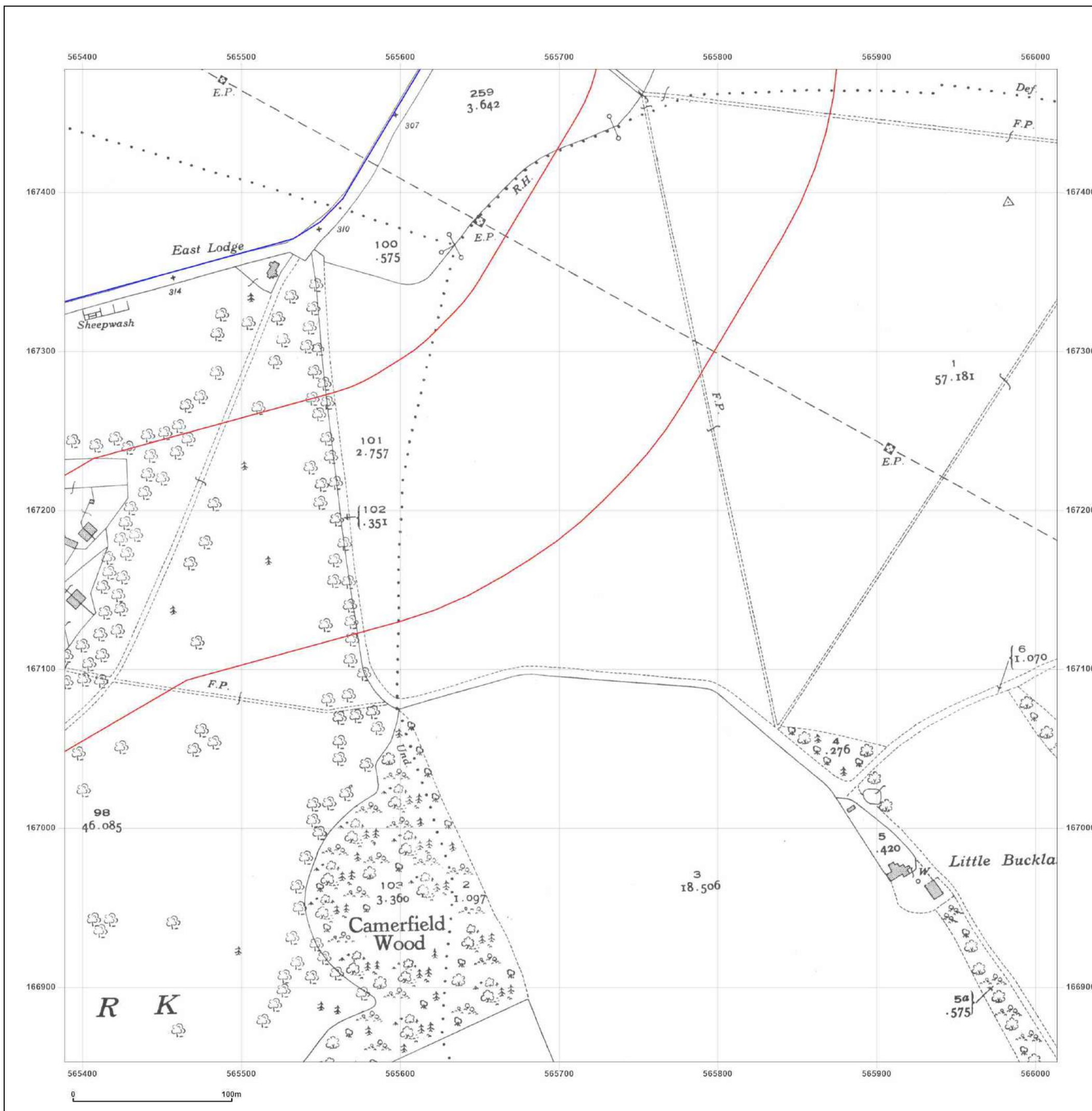


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_1
Grid Ref: 565701, 167165

Map Name: National Grid

Map date: 1960-1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1960
Levelled 1952

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1952

Surveyed 1962
Revised 1962
Edition N/A
Copyright 1962
Levelled 1952

Surveyed 1962
Revised 1962
Edition N/A
Copyright 1963
Levelled 1952

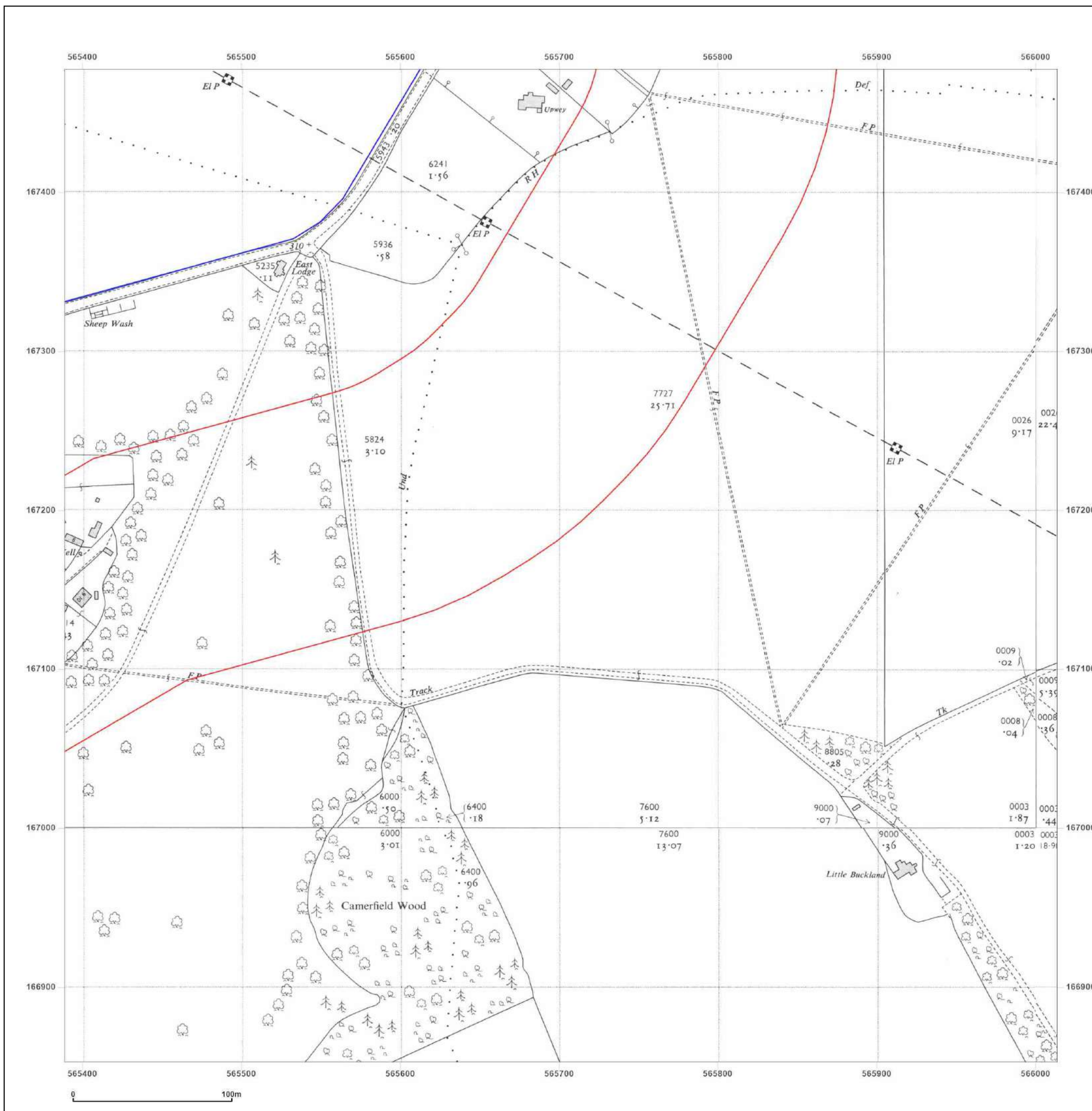


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_1
Grid Ref: 565701, 167165

Map Name: National Grid

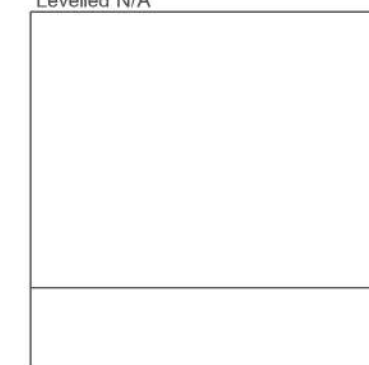
Map date: 1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

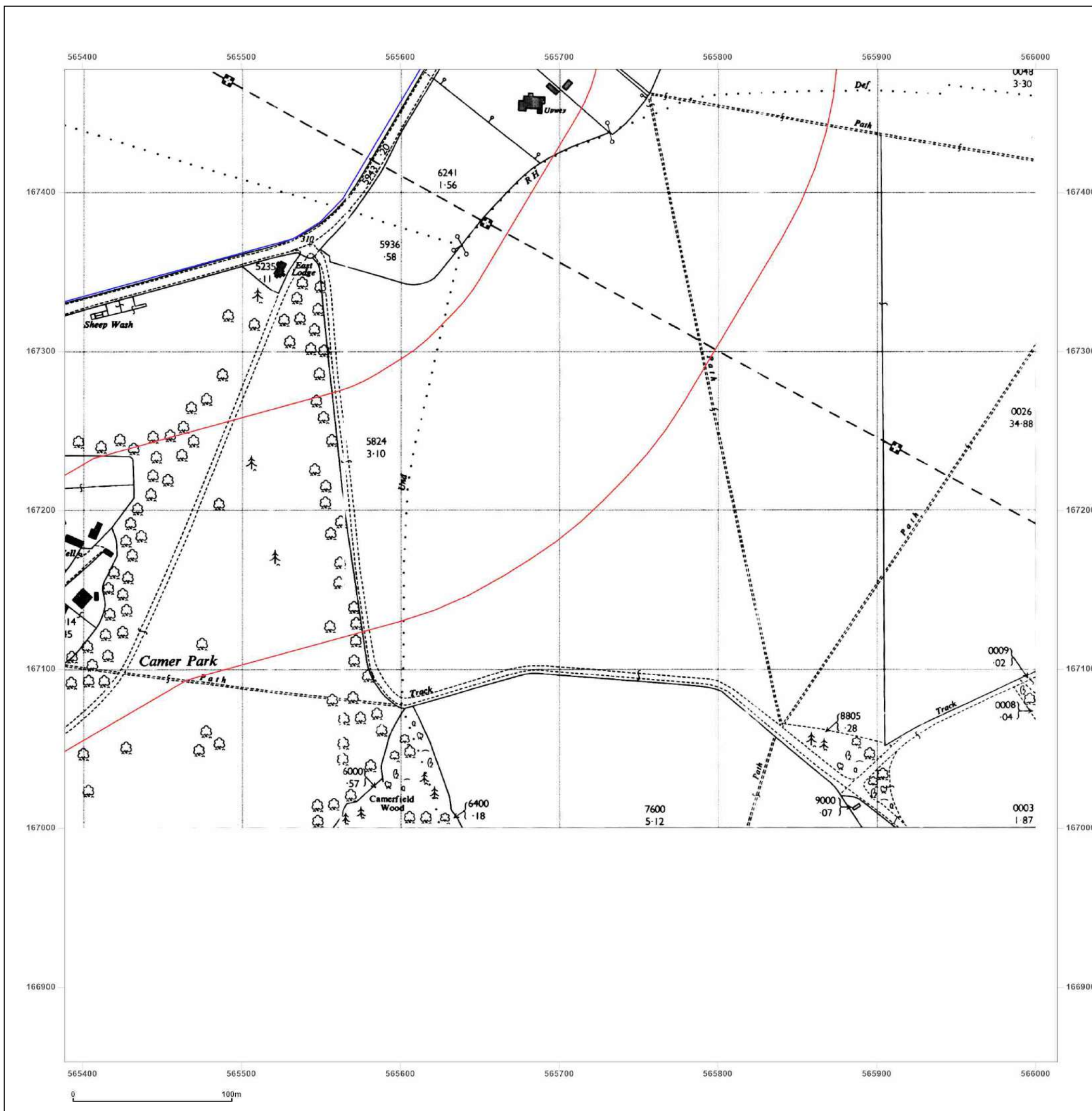


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_1
Grid Ref: 565701, 167165

Map Name: National Grid

Map date: 1974

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1973
Revised 1973
Edition N/A
Copyright 1974
Levelled 1952

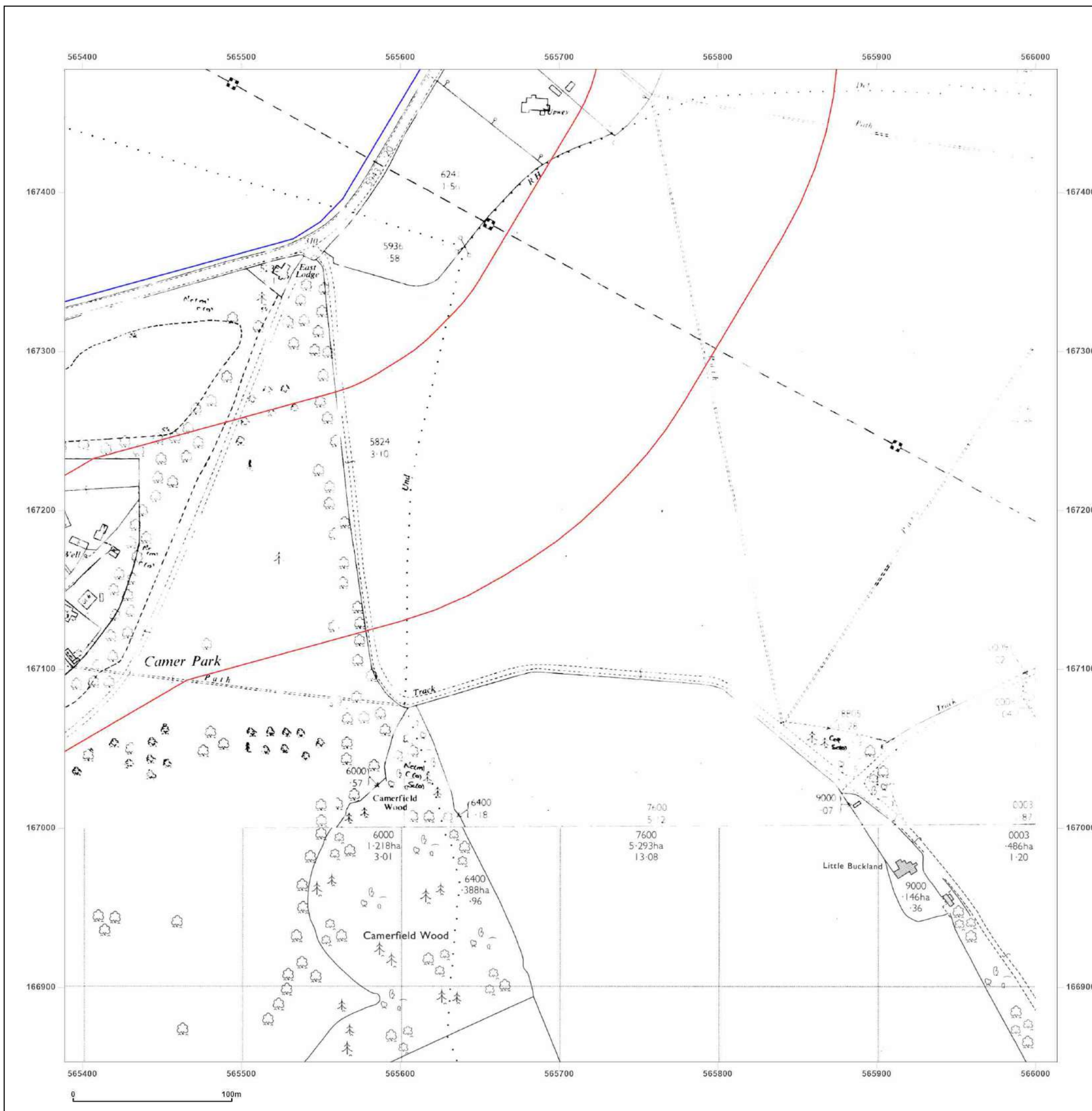


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_1
Grid Ref: 565701, 167165

Map Name: National Grid

Map date: 1974-1975

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

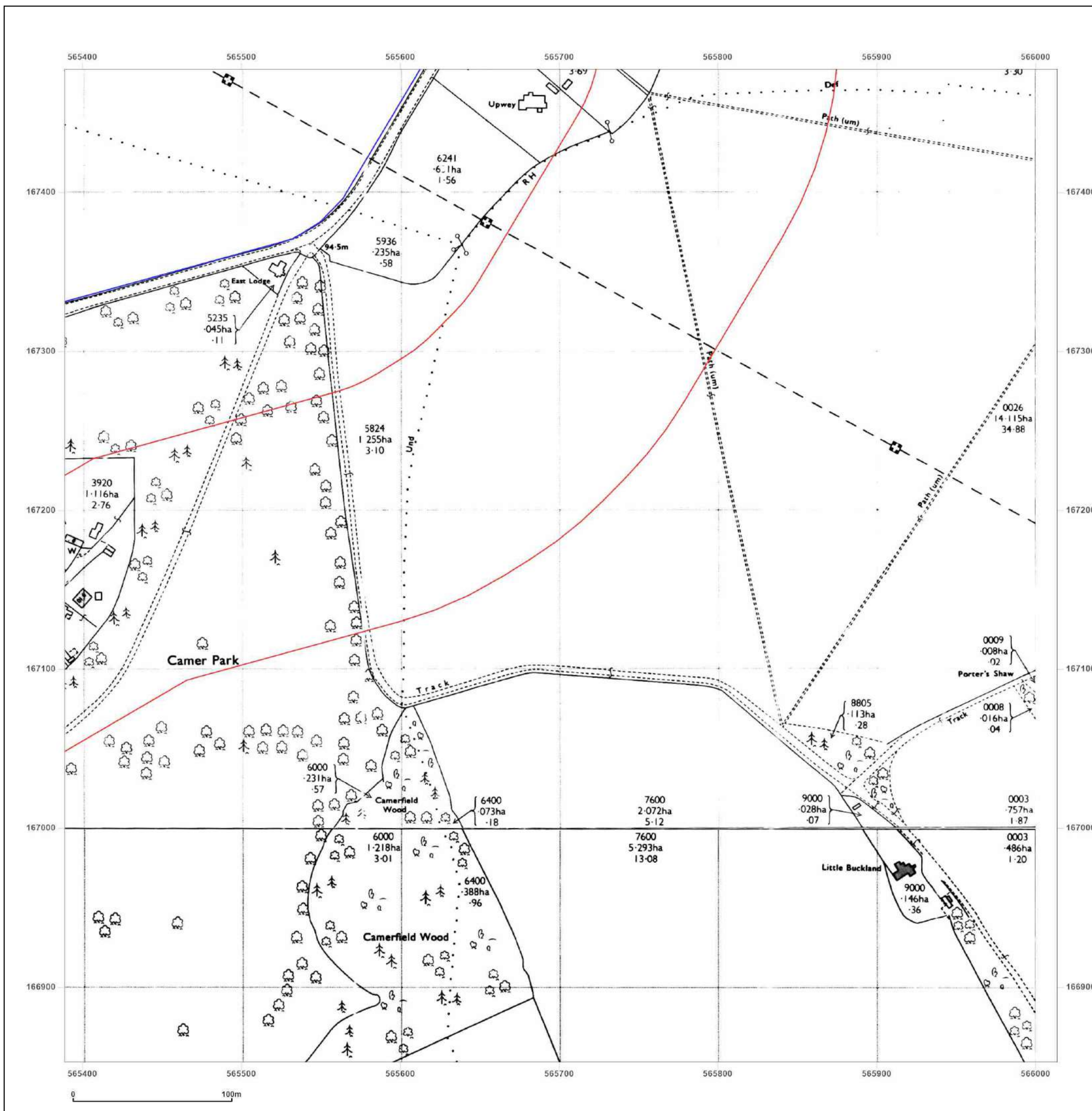


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_1
Grid Ref: 565701, 167165

Map Name: National Grid

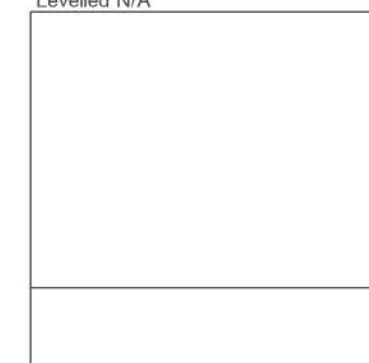
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Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

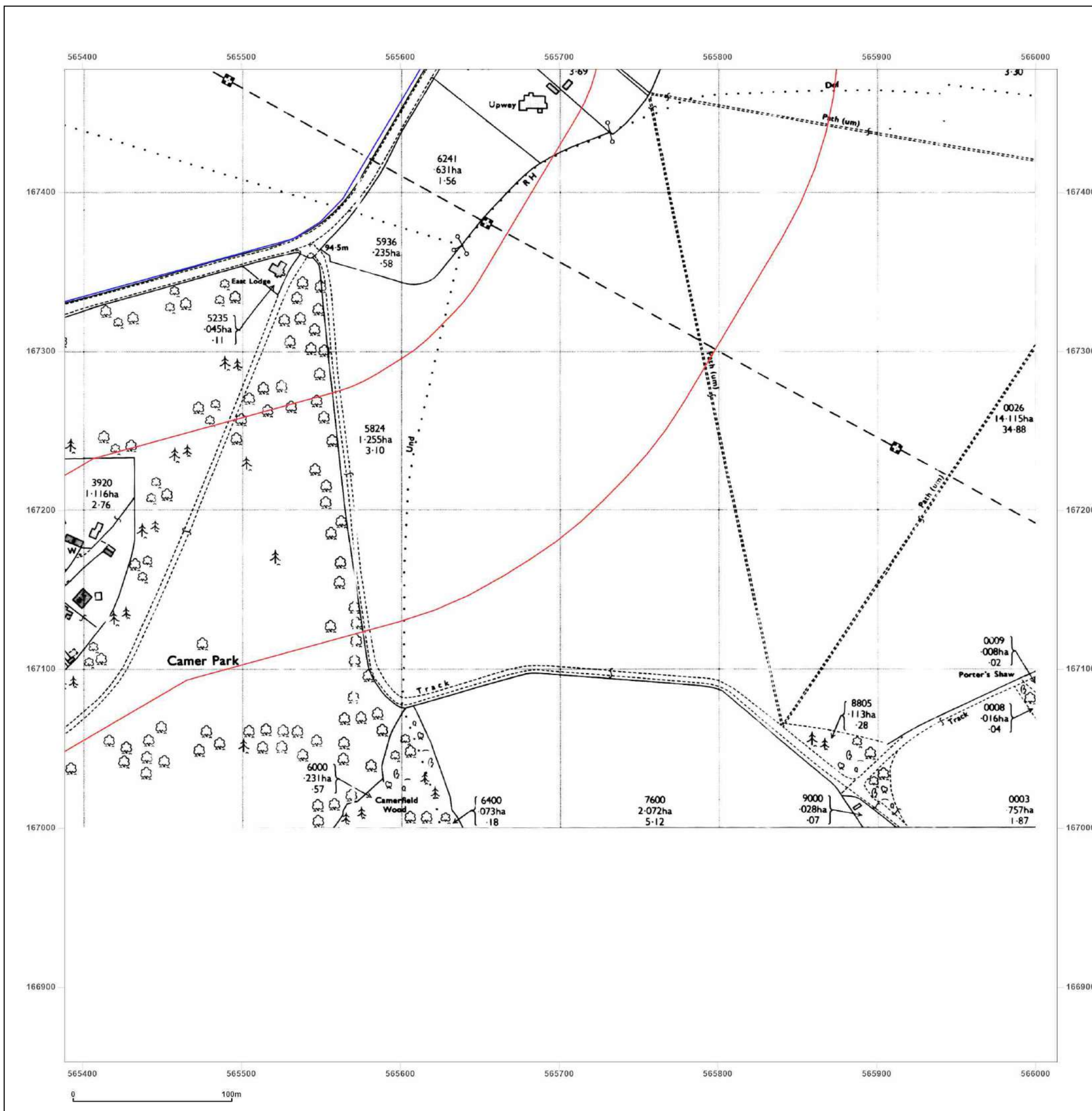


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Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_1
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Map Name: National Grid

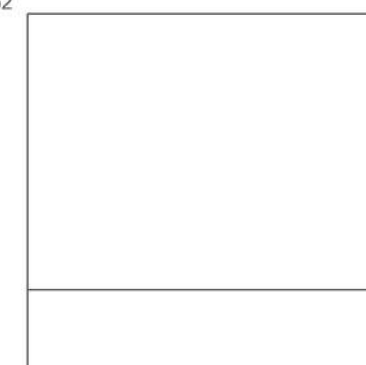
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Printed at: 1:2,500



Surveyed 1974
Revised 1974
Edition N/A
Copyright 1975
Levelled 1952

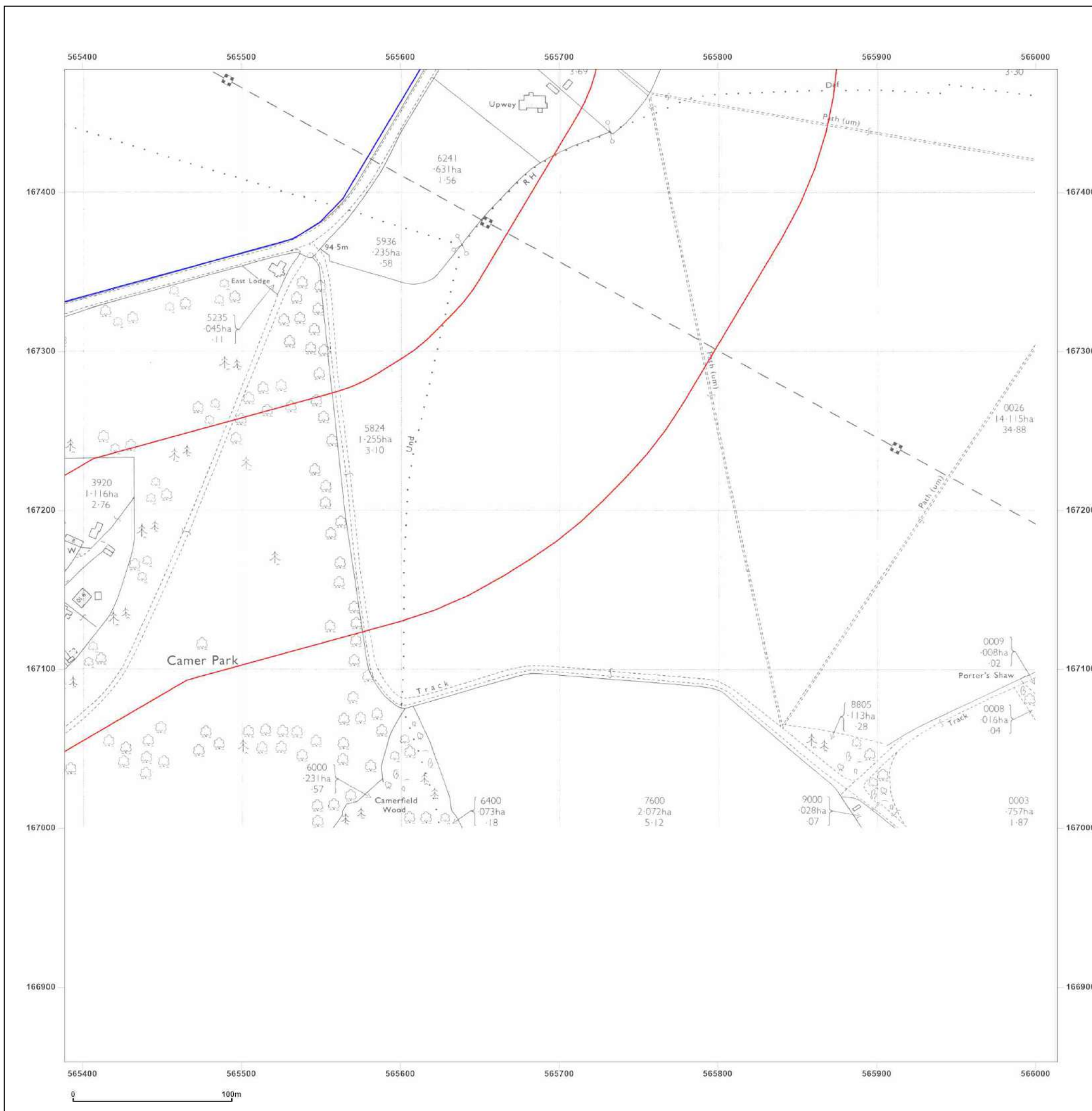


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: County Series

Map date: 1864

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1864
Revised 1864
Edition N/A
Copyright N/A
Levelled N/A

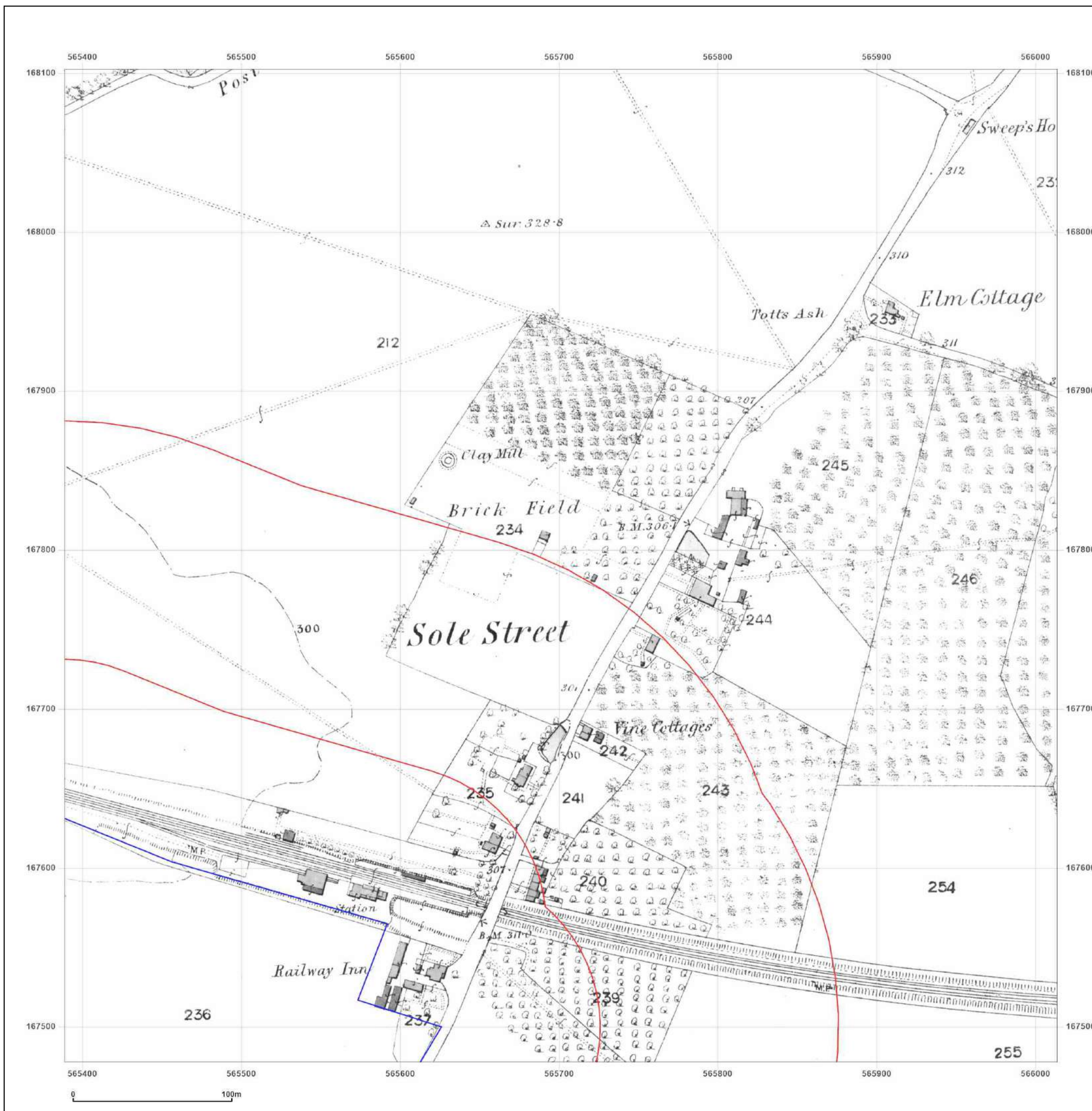


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: County Series

Map date: 1864

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1864
Revised 1864
Edition N/A
Copyright N/A
Levelled N/A

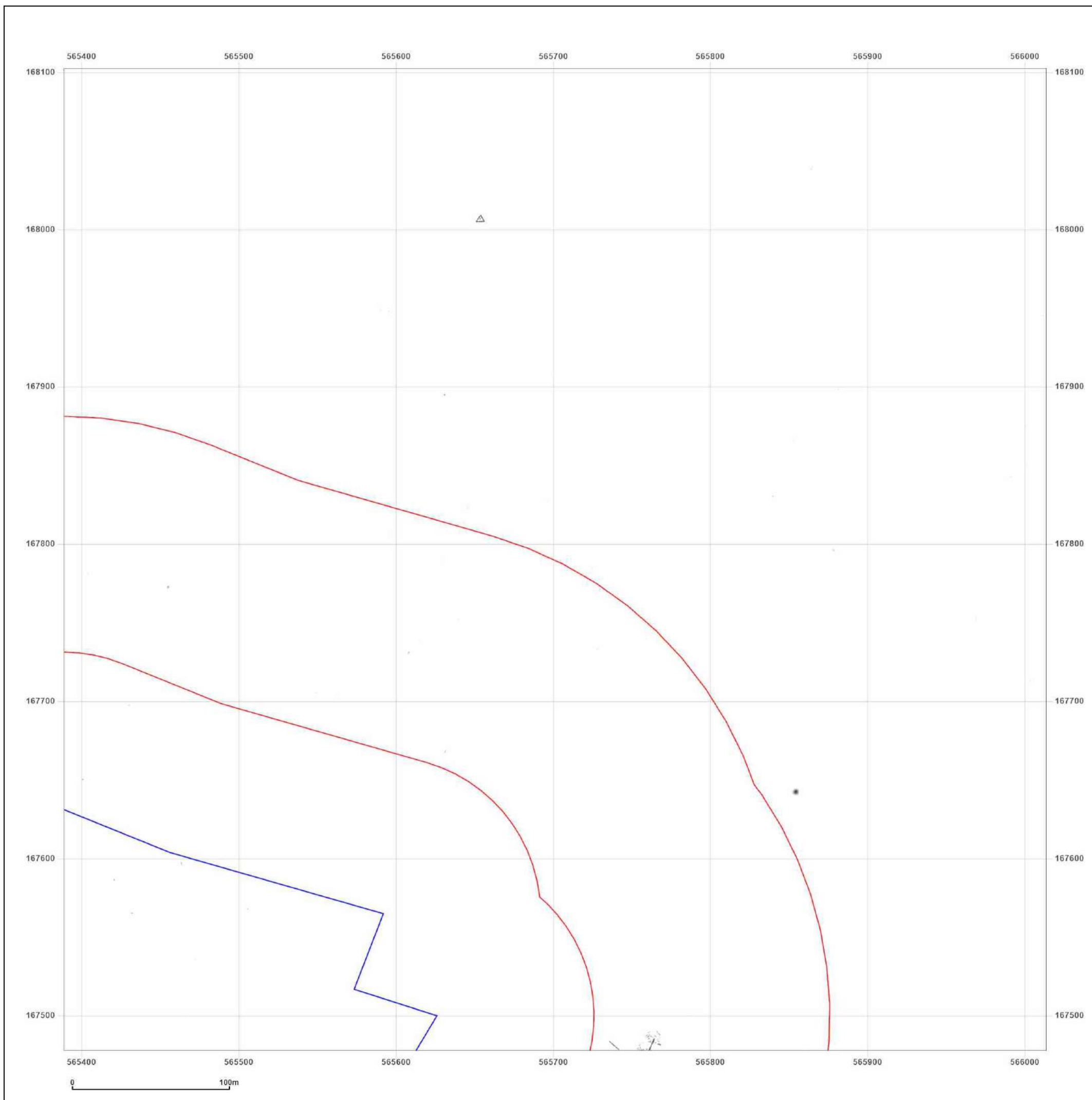


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: County Series

Map date: 1865

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1865
Revised 1865
Edition N/A
Copyright N/A
Levelled N/A

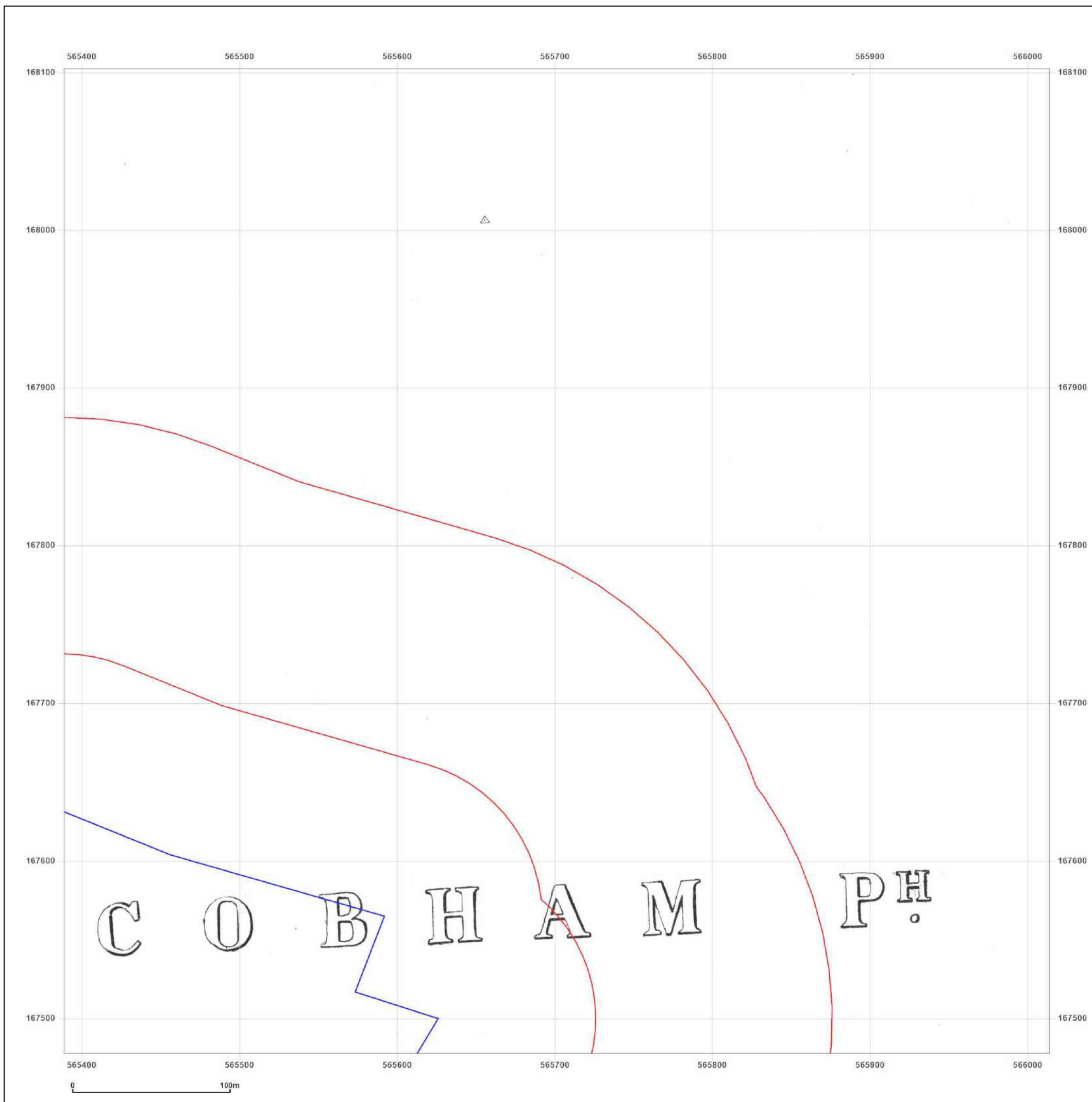


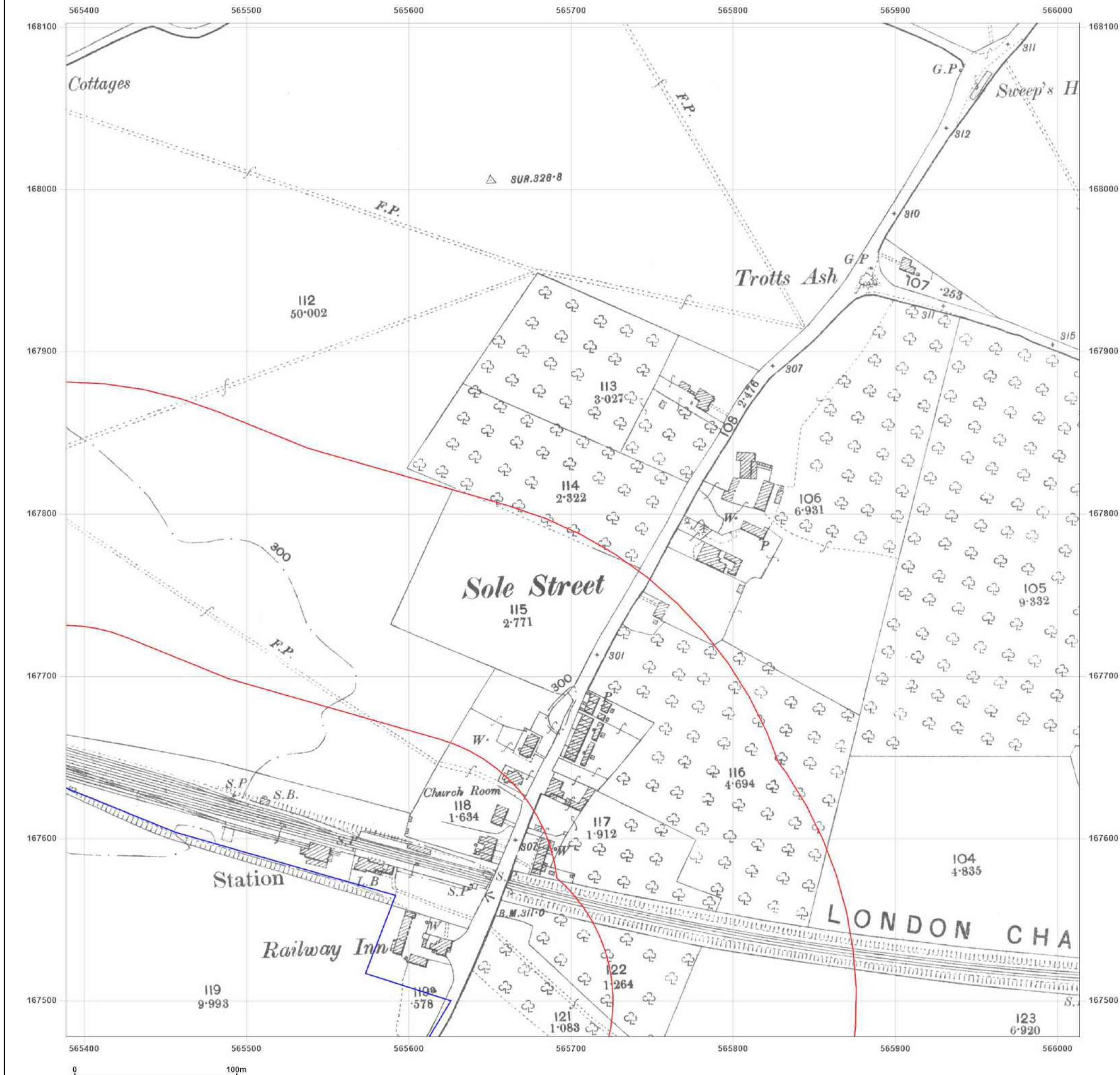
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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: County Series

Map date: 1896

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1896
Revised 1896
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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1908
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

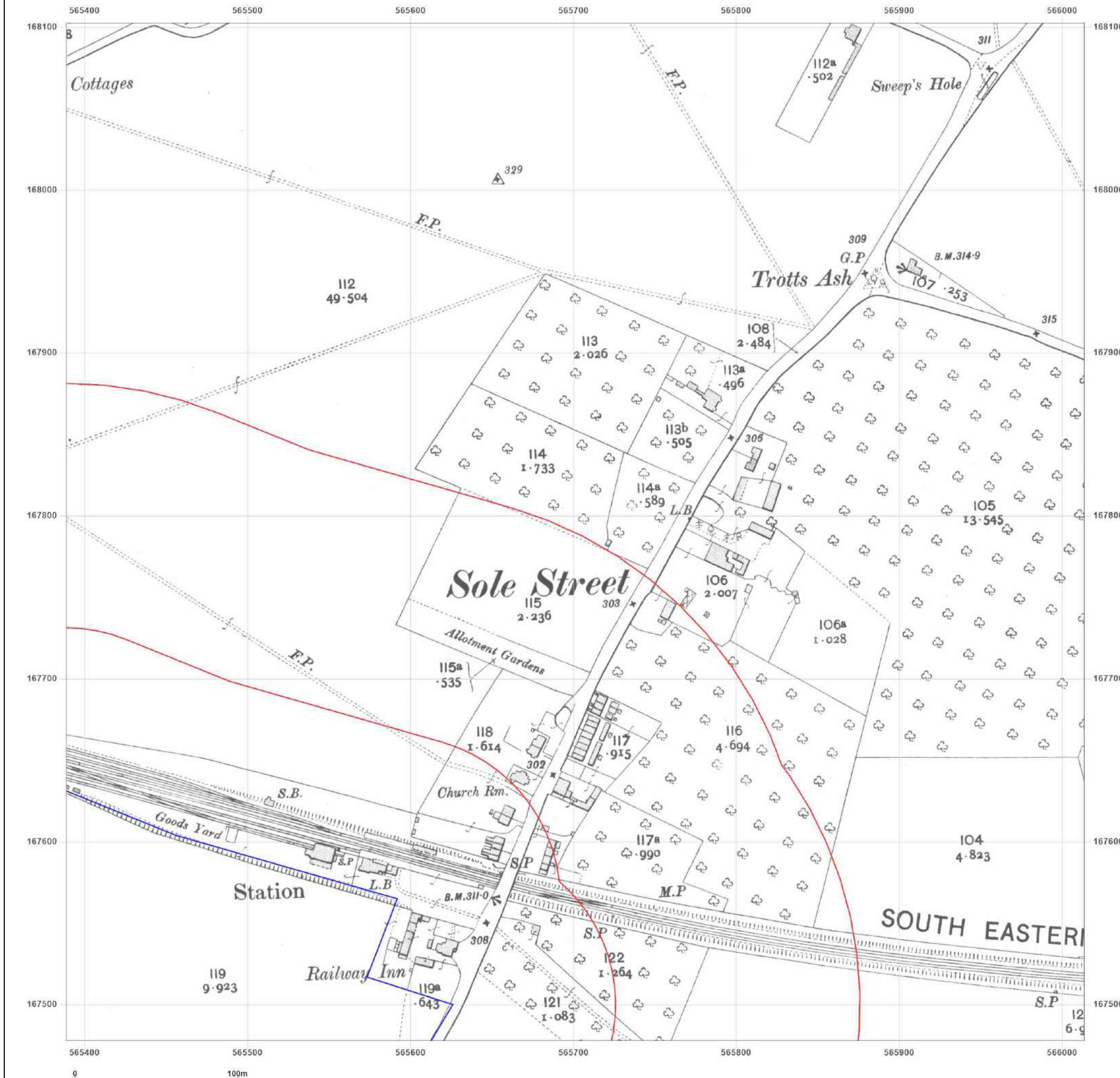


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: County Series

Map date: 1936

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1936
Revised 1936
Edition N/A
Copyright N/A
Levelled N/A

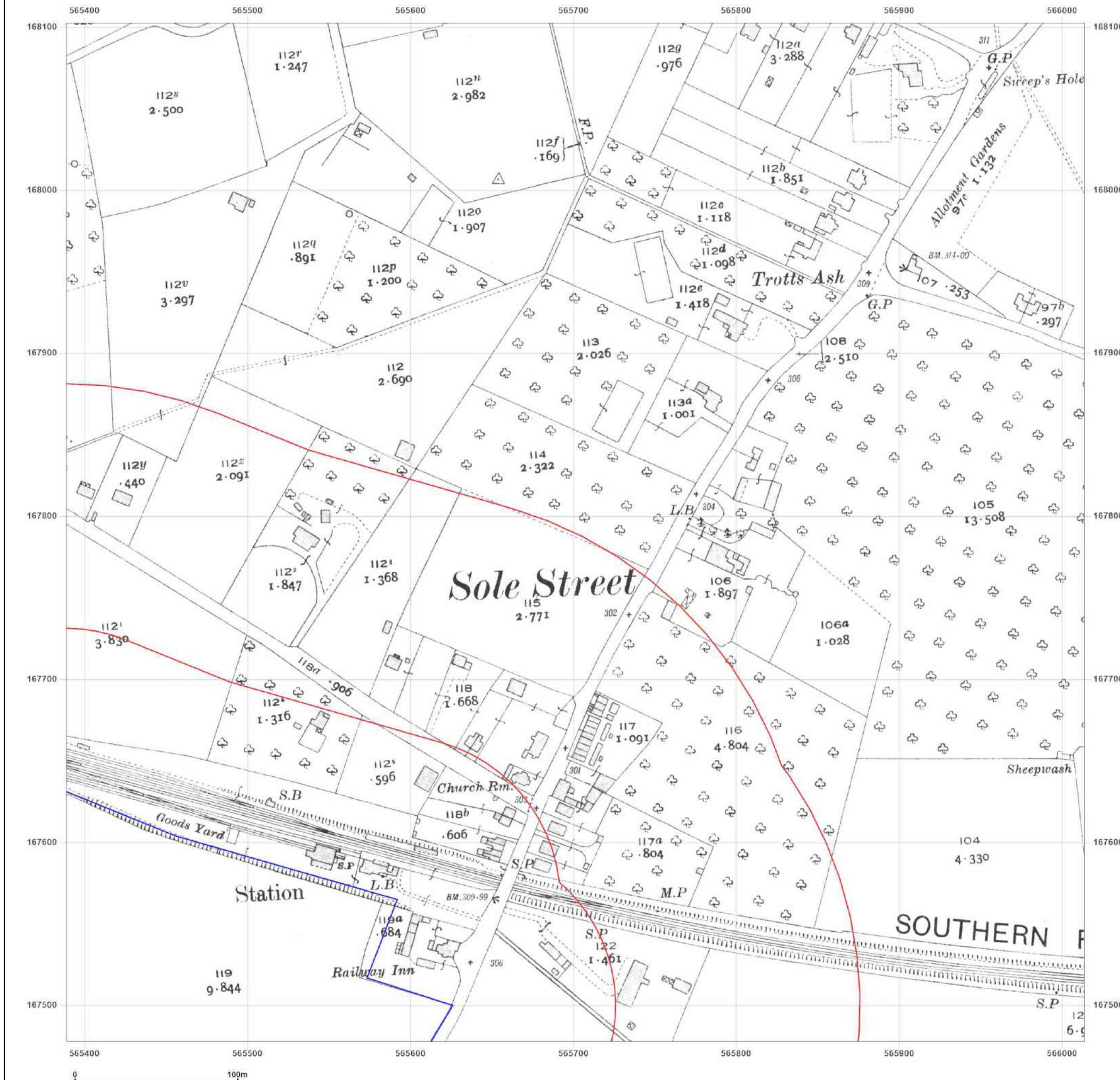


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Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: County Series

Map date: 1939

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1939
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

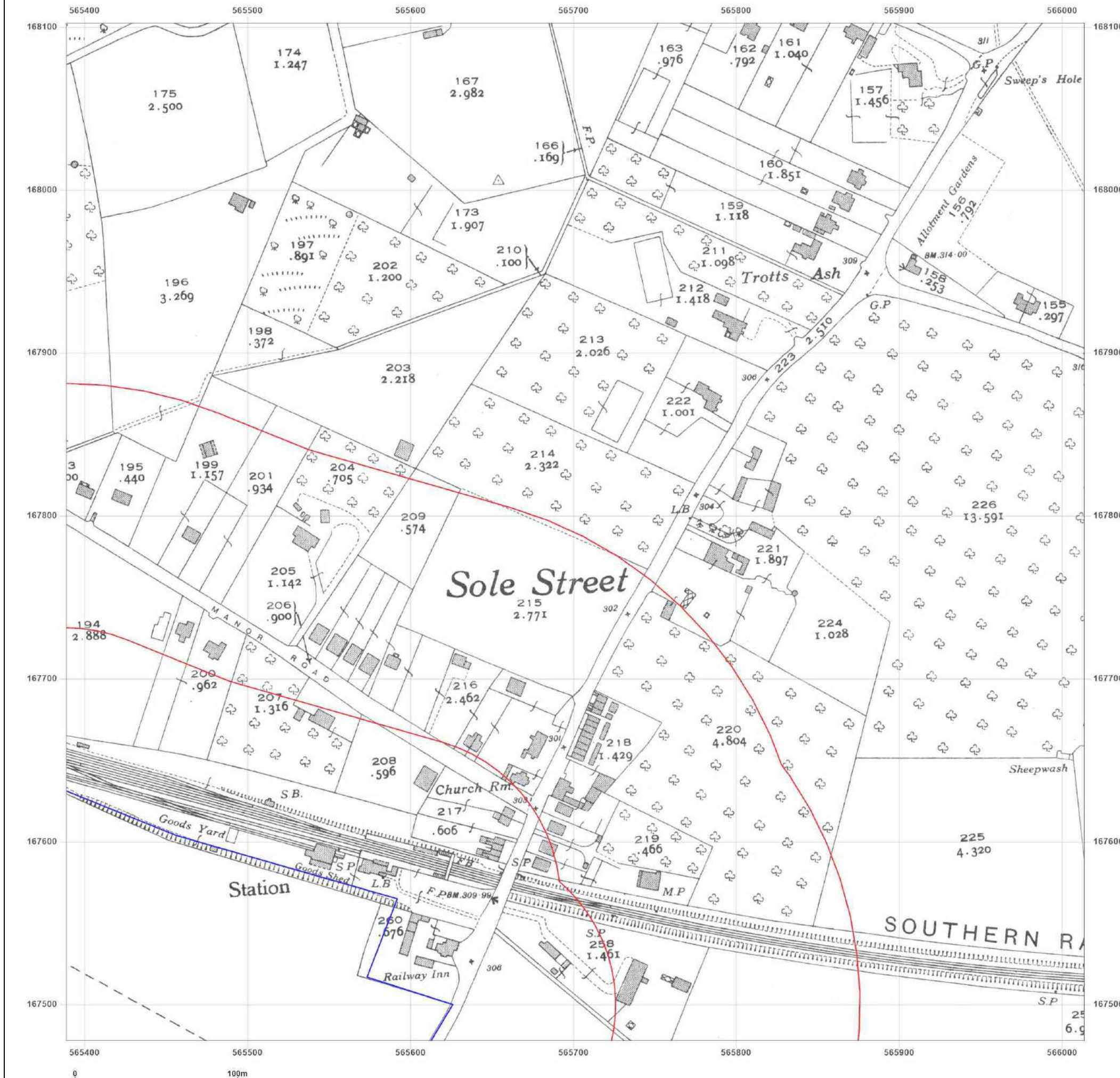


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: National Grid

Map date: 1960-1961

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1960
Levelled 1952

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1960
Levelled 1952

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1952

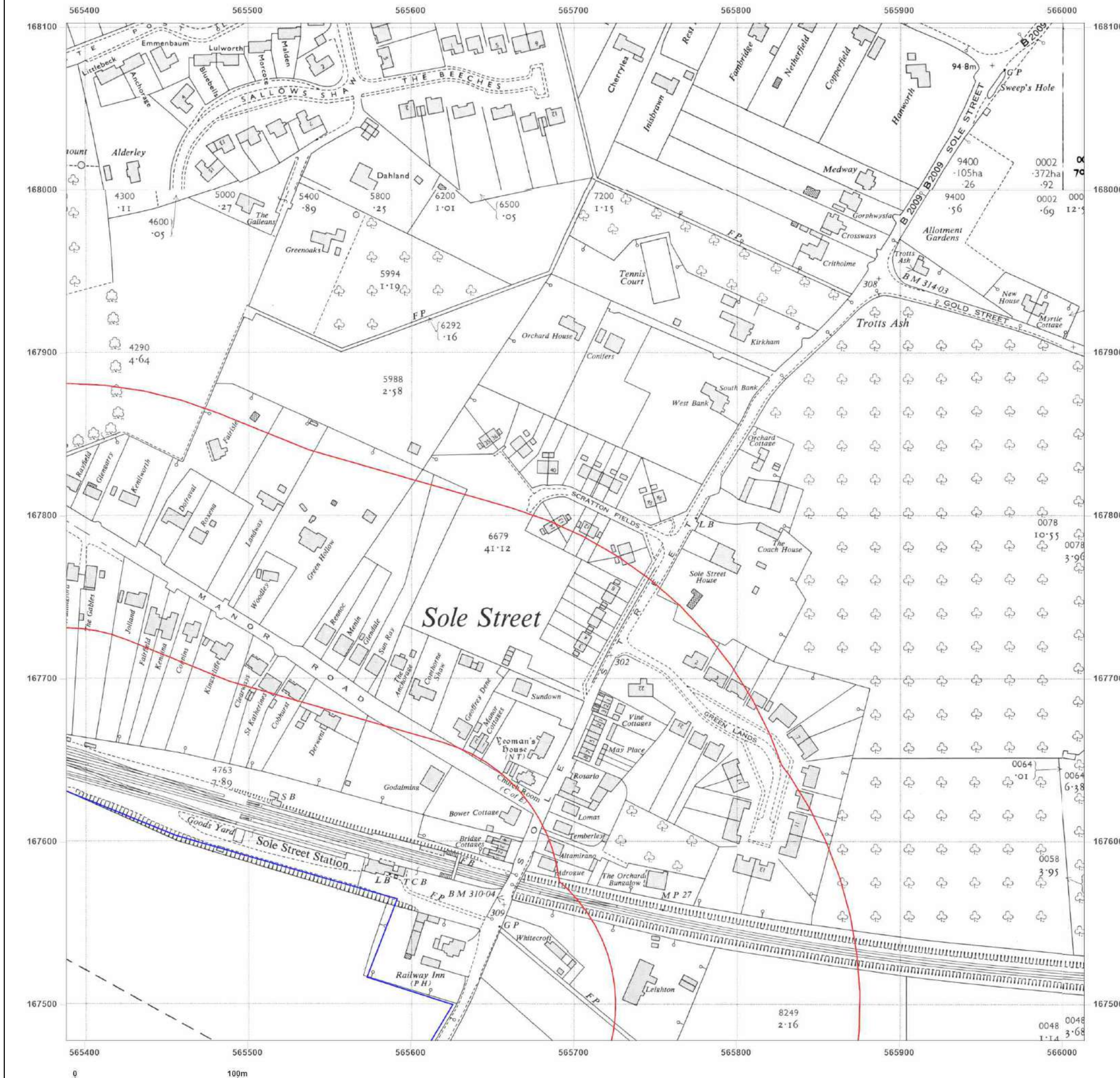


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: National Grid

Map date: 1968

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
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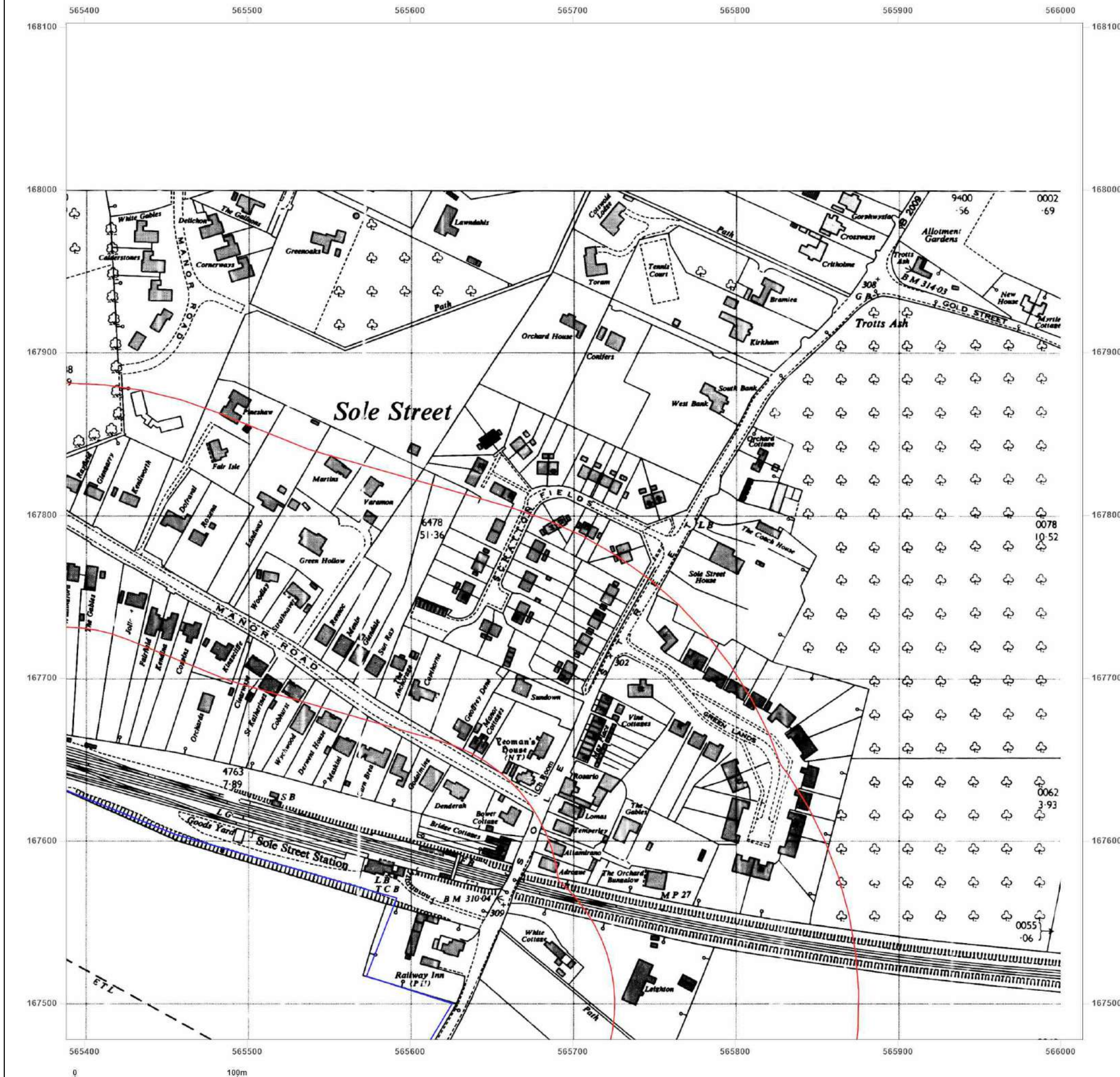


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: National Grid

Map date: 1975

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: National Grid

Map date: 1975

Scale: 1:2,500

Printed at: 1:2,500



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Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: National Grid

Map date: 1975-1977

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT_LS_3_2
Grid Ref: 565701, 167790

Map Name: National Grid

Map date: 1974-1979

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Surveyed N/A
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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT
Grid Ref: 565075, 167477

Map Name: County Series

Map date: 1867

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
Revised 1867
Edition N/A
Copyright N/A
Levelled N/A

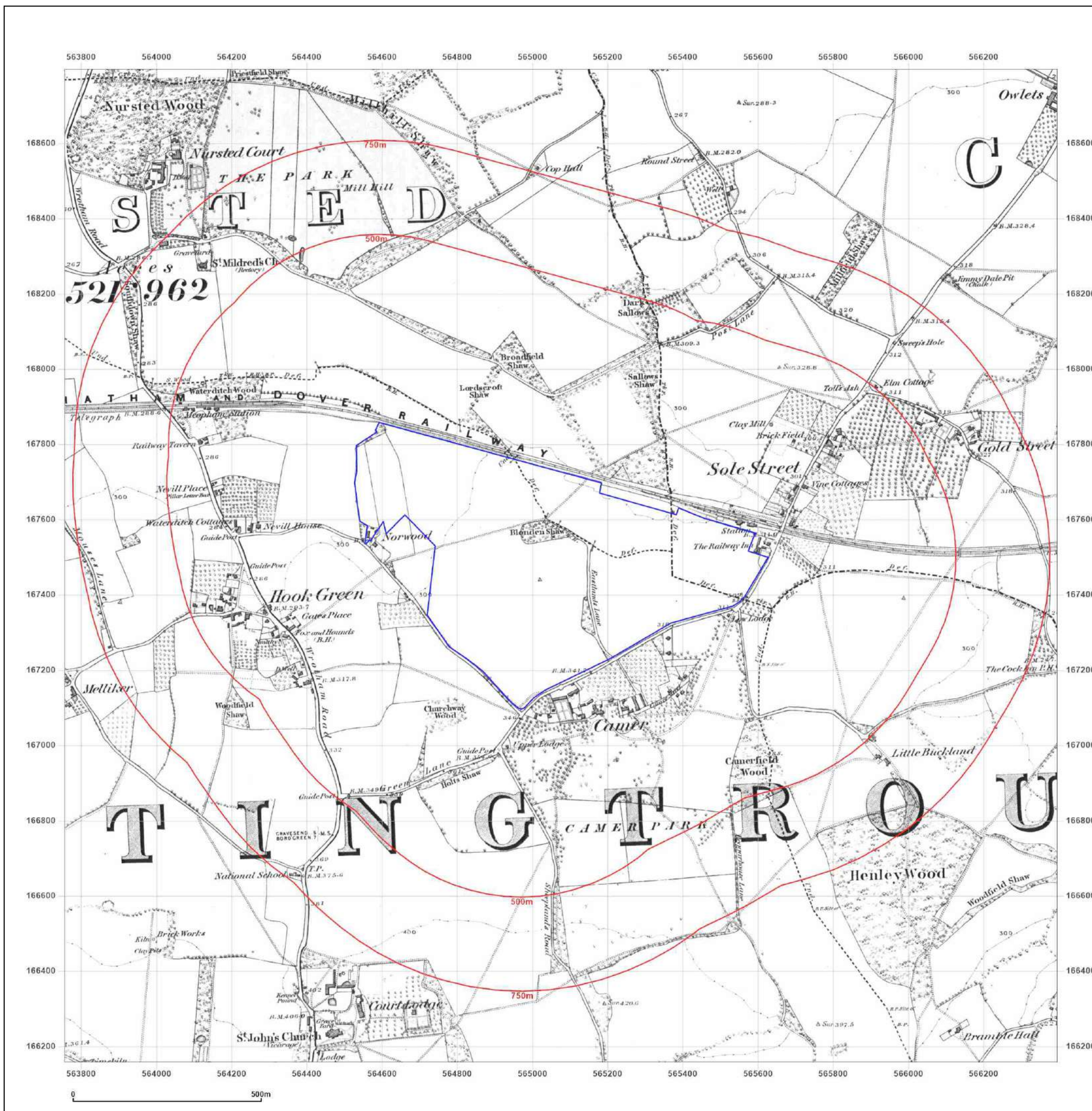


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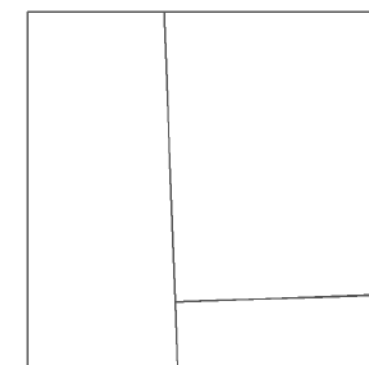
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Grid Ref: 565075, 167477

Map Name: County Series

Map date: 1895

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1867
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

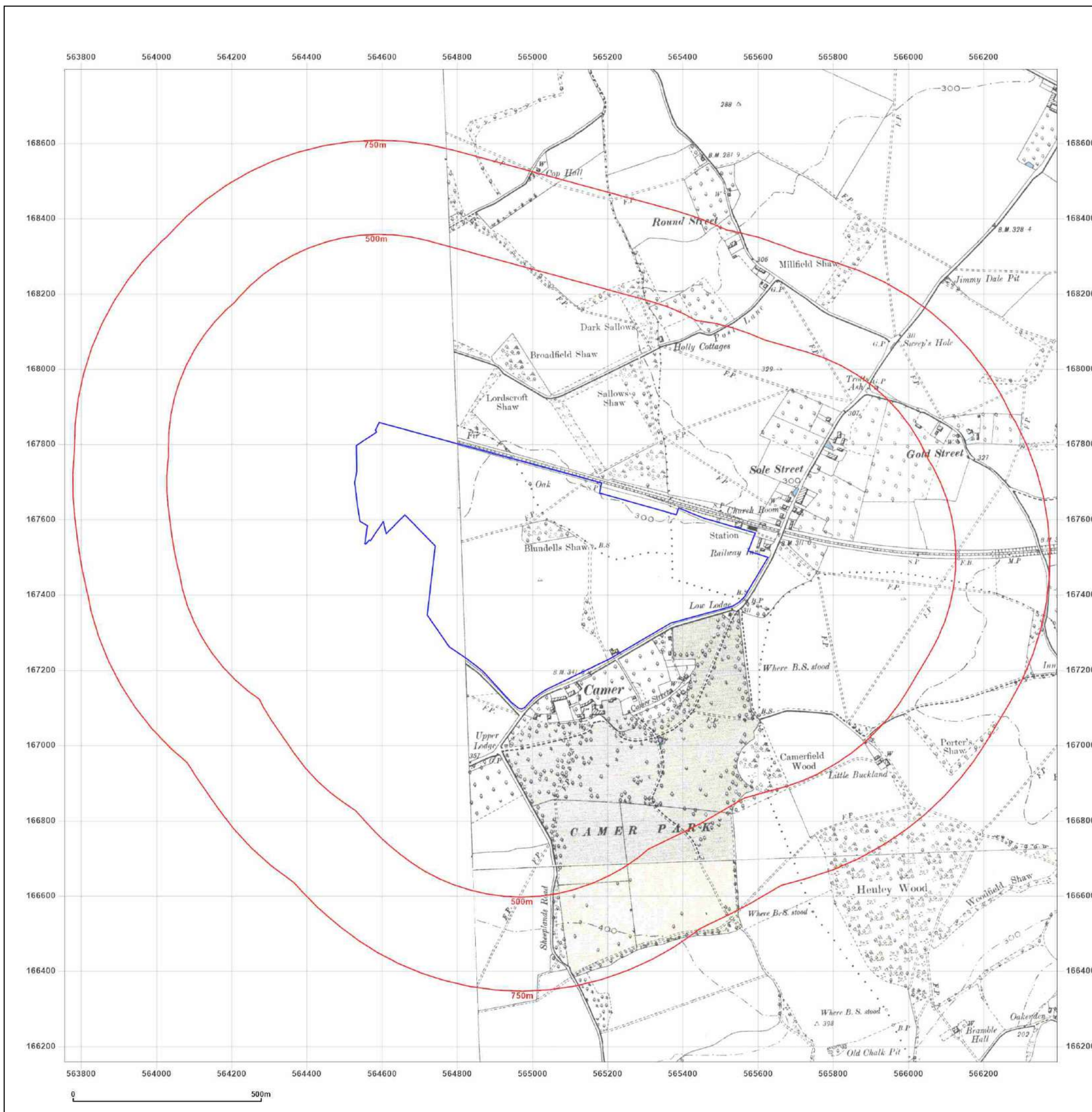


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT
Grid Ref: 565075, 167477

Map Name: County Series

Map date: 1895

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1867
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1867
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

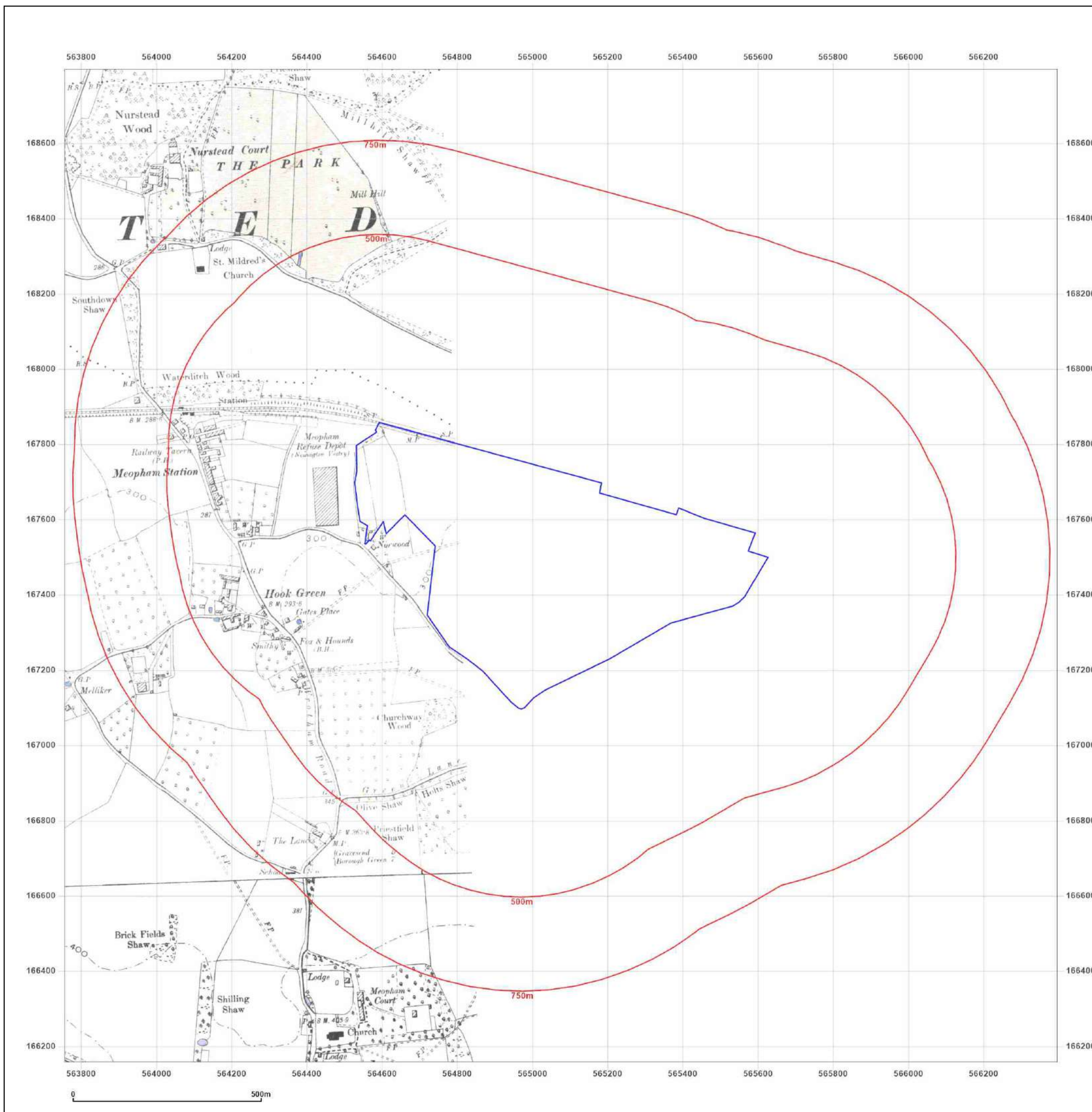


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT
Grid Ref: 565075, 167477

Map Name: County Series

Map date: 1907

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1862 Revised 1907 Edition N/A Copyright N/A Levelled N/A	Surveyed 1866 Revised 1907 Edition N/A Copyright N/A Levelled N/A	Surveyed 1862 Revised 1907 Edition N/A Copyright N/A Levelled N/A
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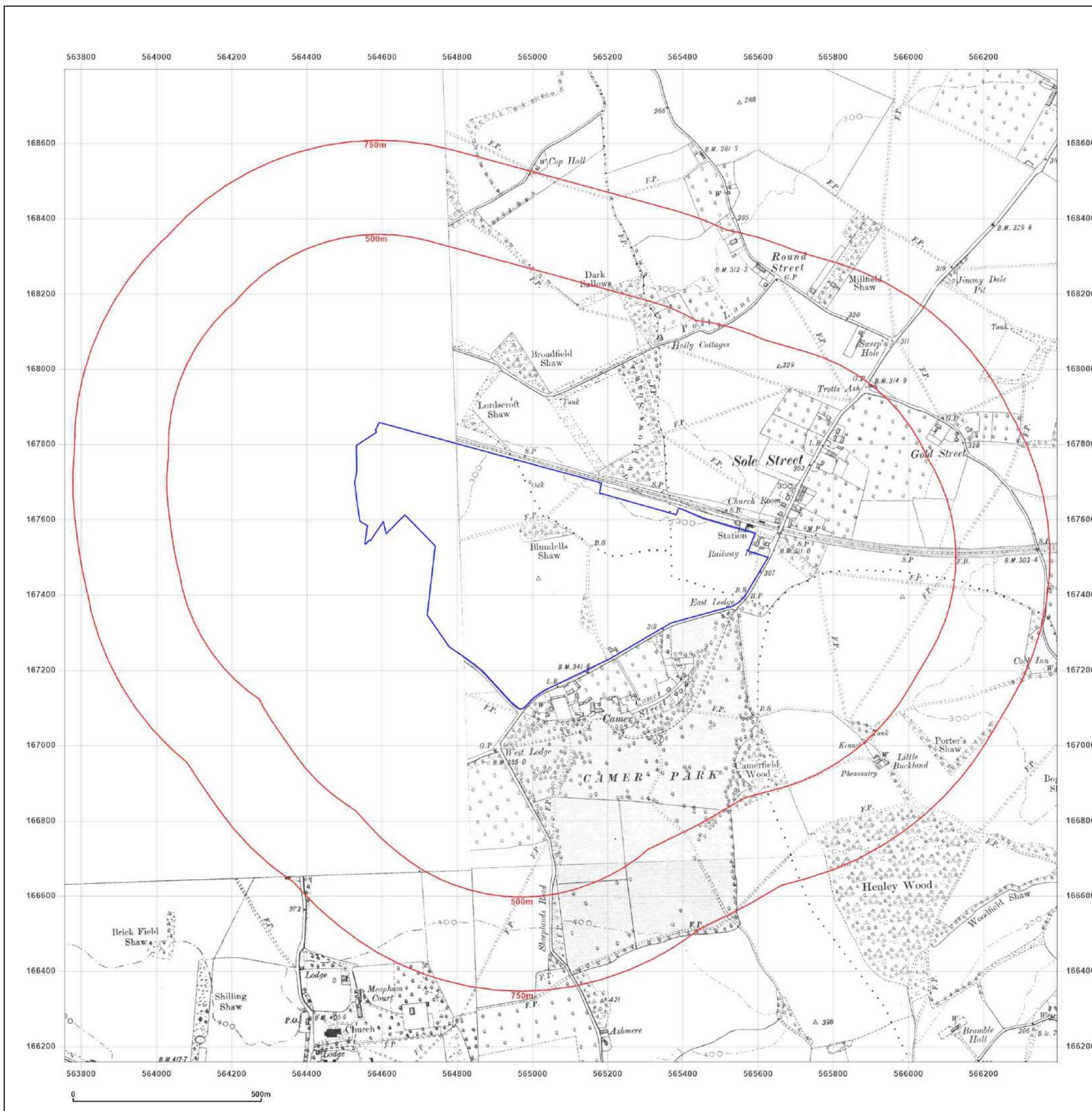


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT
Grid Ref: 565075, 167477

Map Name: County Series

Map date: 1931-1936

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1865
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1862
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1866
Revised 1936
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Surveyed 1862
Revised 1936
Edition N/A
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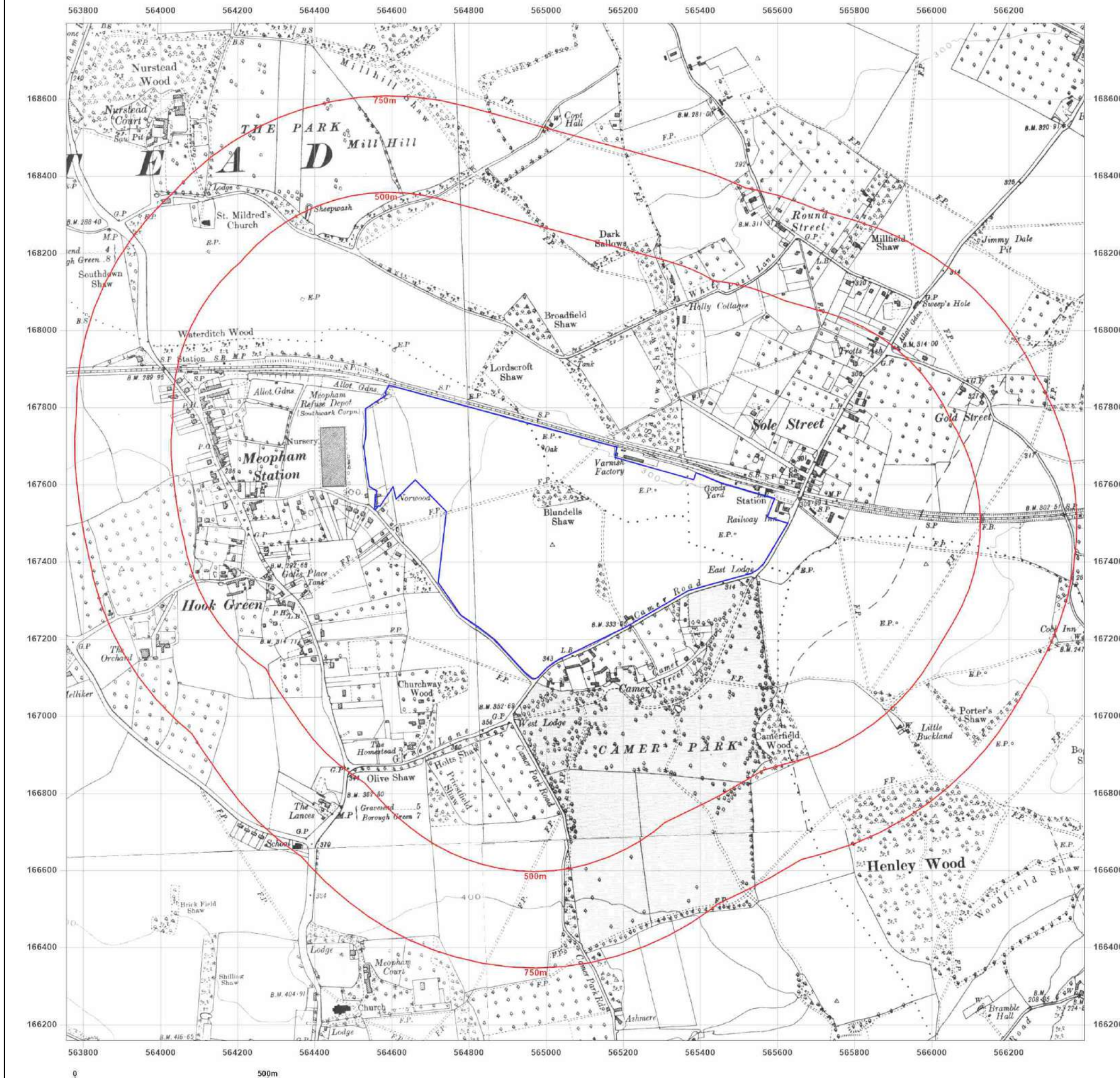


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT
Grid Ref: 565075, 167477

Map Name: County Series

Map date: 1938-1939

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

Surveyed 1862
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

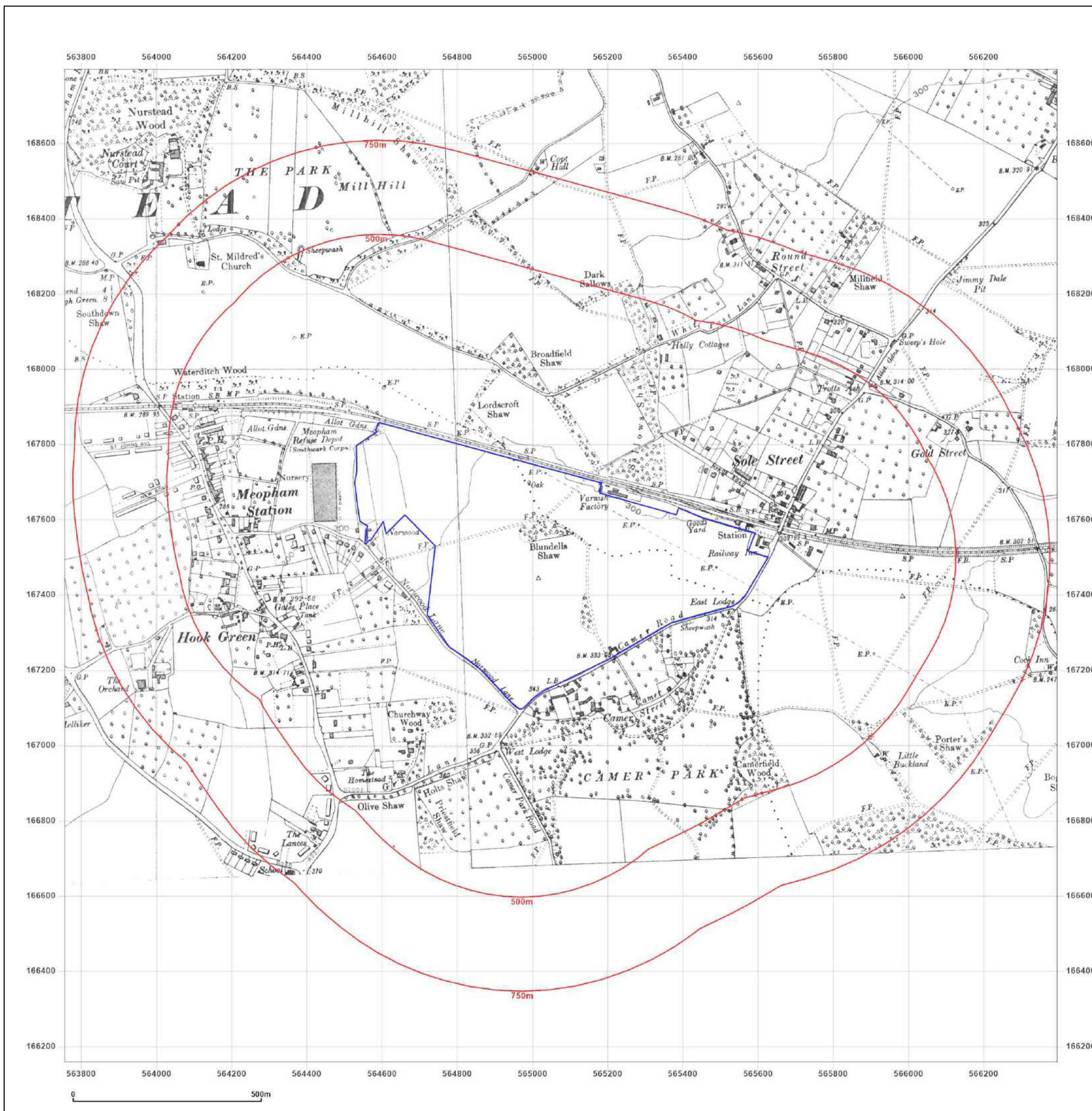


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Map Name: County Series

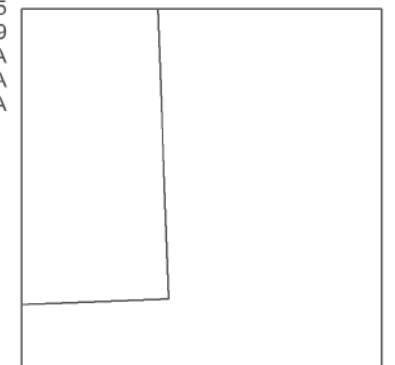
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Surveyed 1865
Revised 1939
Edition N/A
Copyright N/A
Levelled N/A

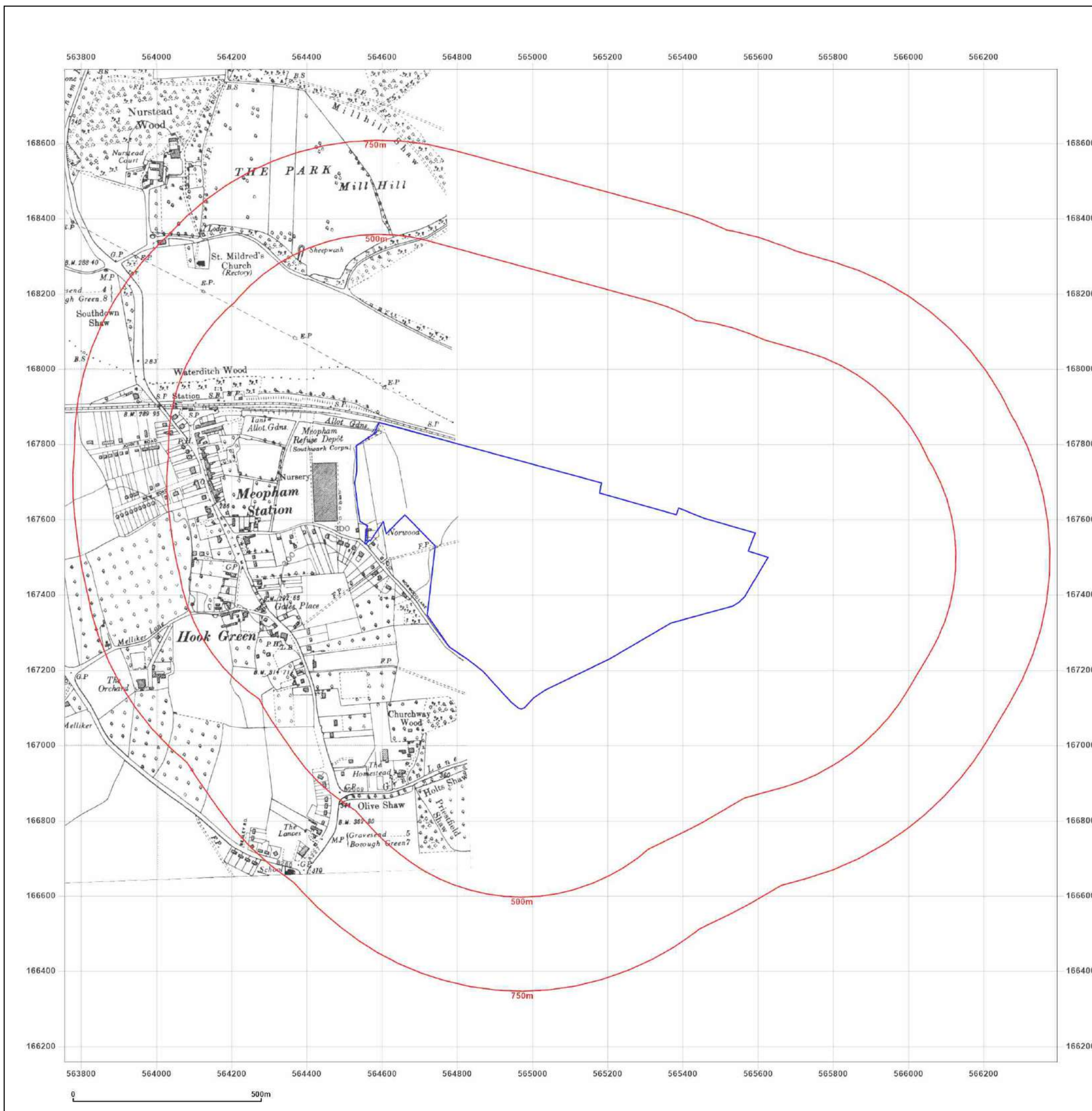


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT
Grid Ref: 565075, 167477

Map Name: Provisional

Map date: 1955

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1955
Revised 1955
Edition N/A
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Surveyed 1955
Revised 1955
Edition N/A
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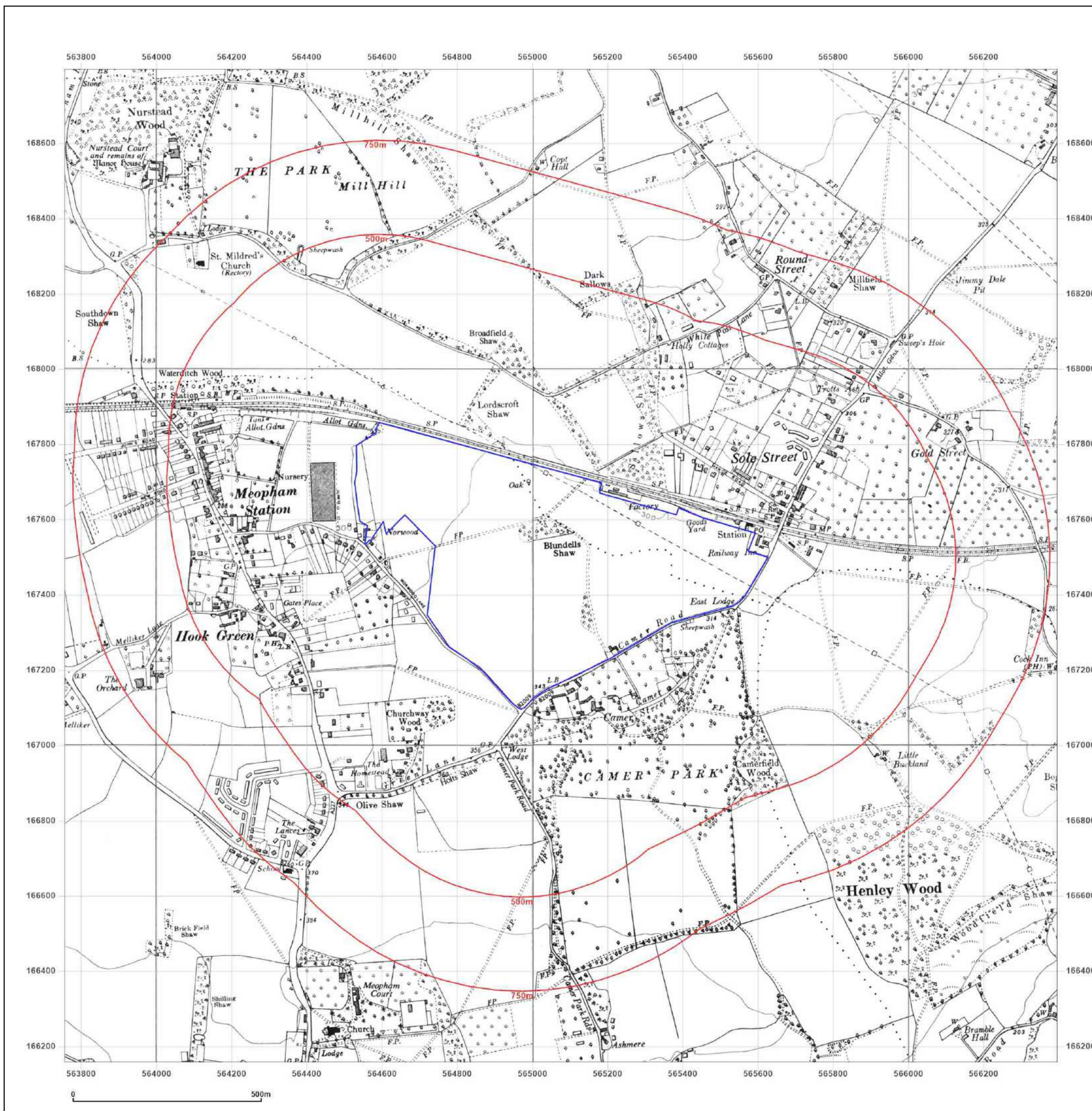


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT
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Map Name: Provisional

Map date: 1965-1966

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

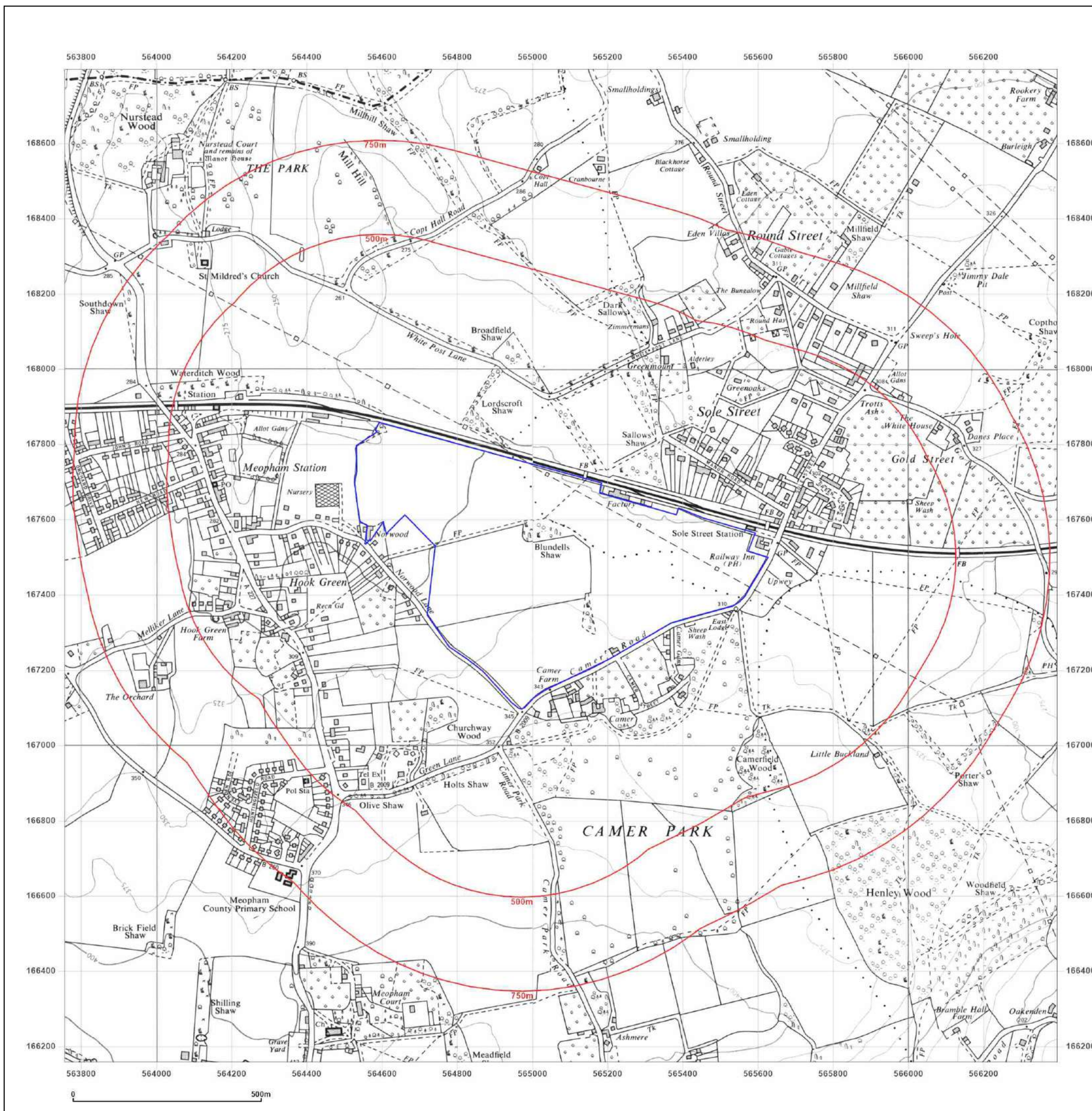


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Report Ref: GS-4AF-JDA-Y5E-HLT
Grid Ref: 565075, 167477

Map Name: National Grid

Map date: 1973-1977

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
Revised 1973
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1976
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

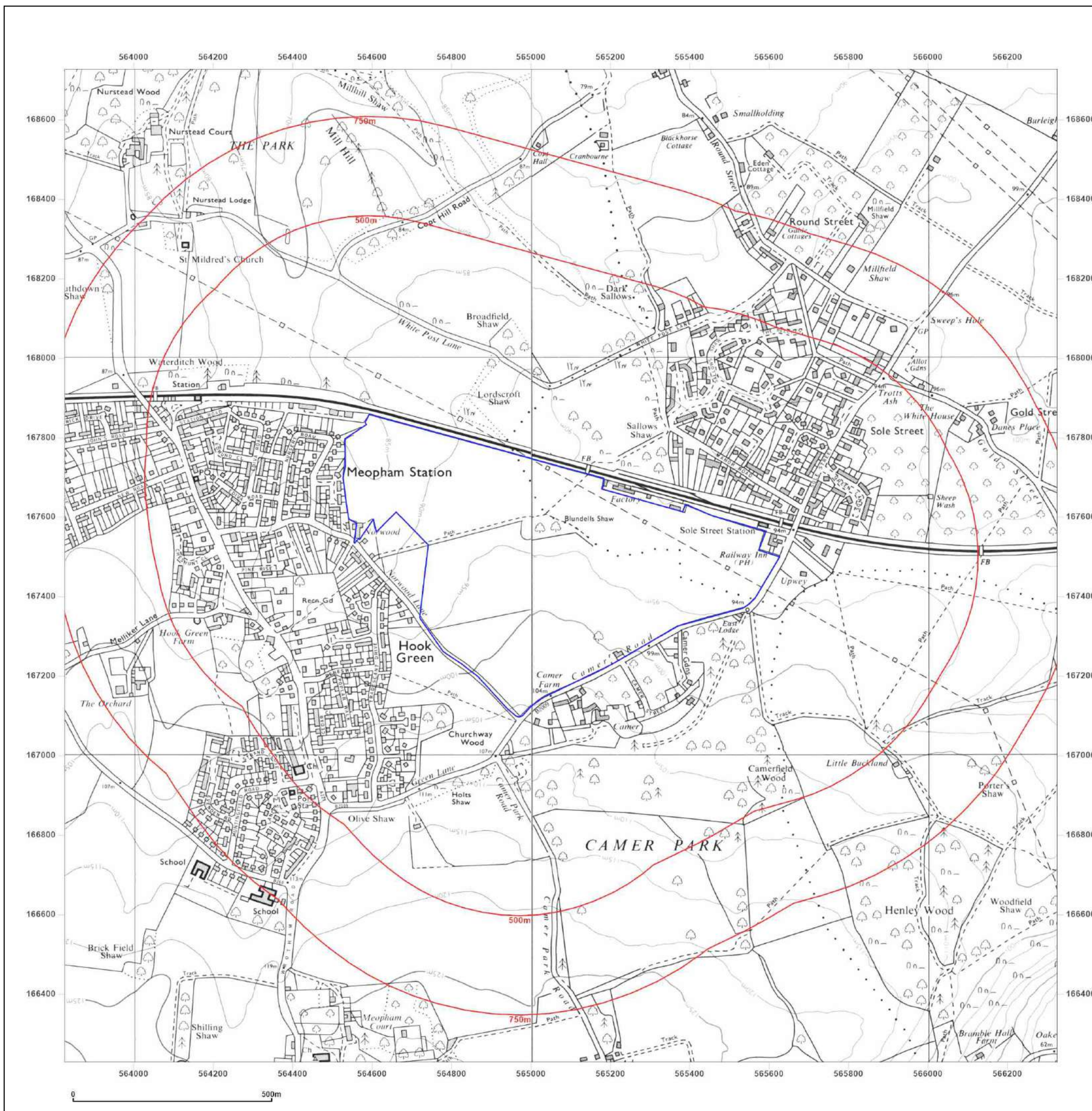


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT
Grid Ref: 565075, 167477

Map Name: National Grid

Map date: 1979

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1979
Revised 1979
Edition N/A
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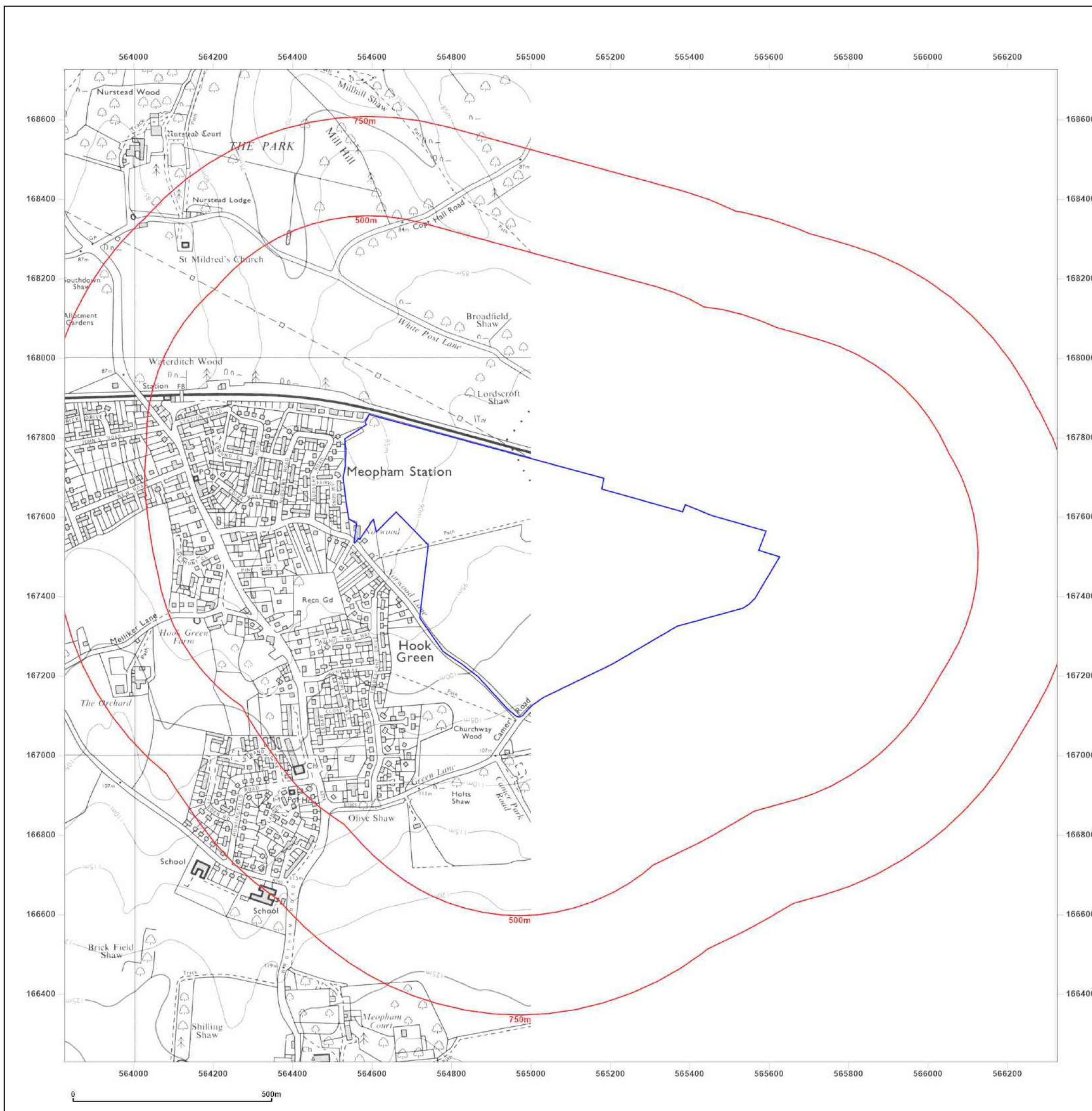


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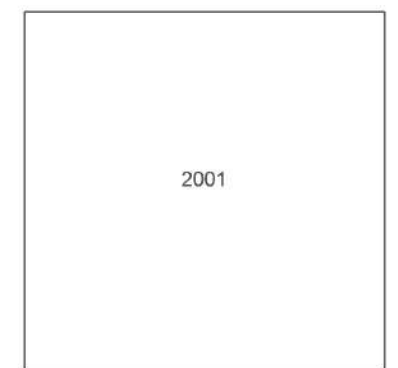
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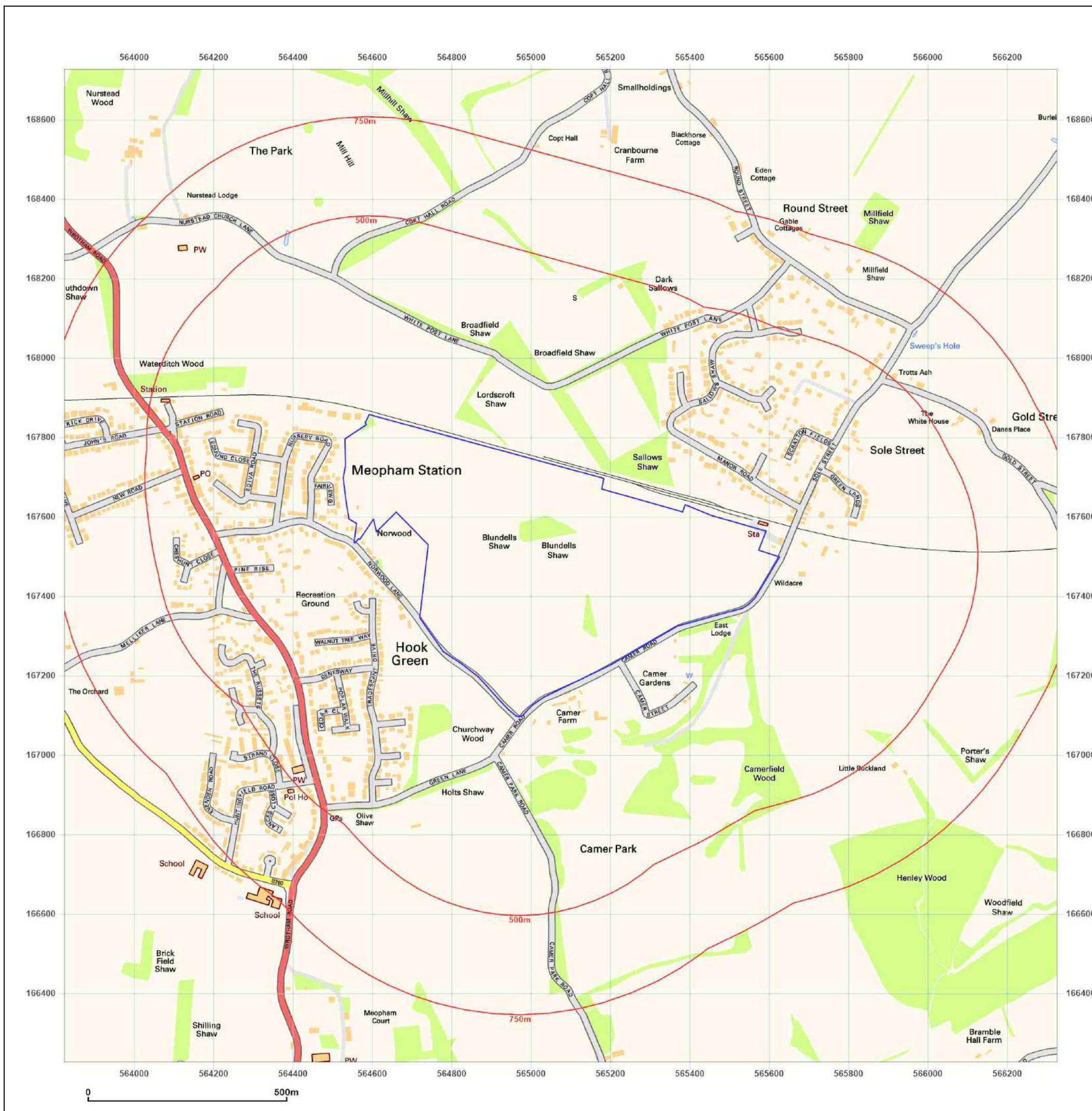


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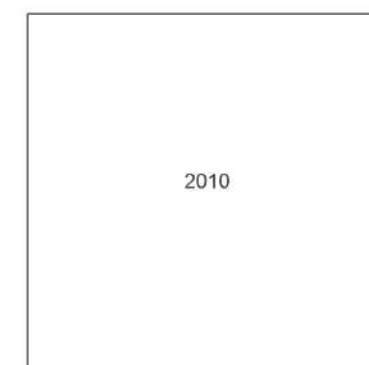
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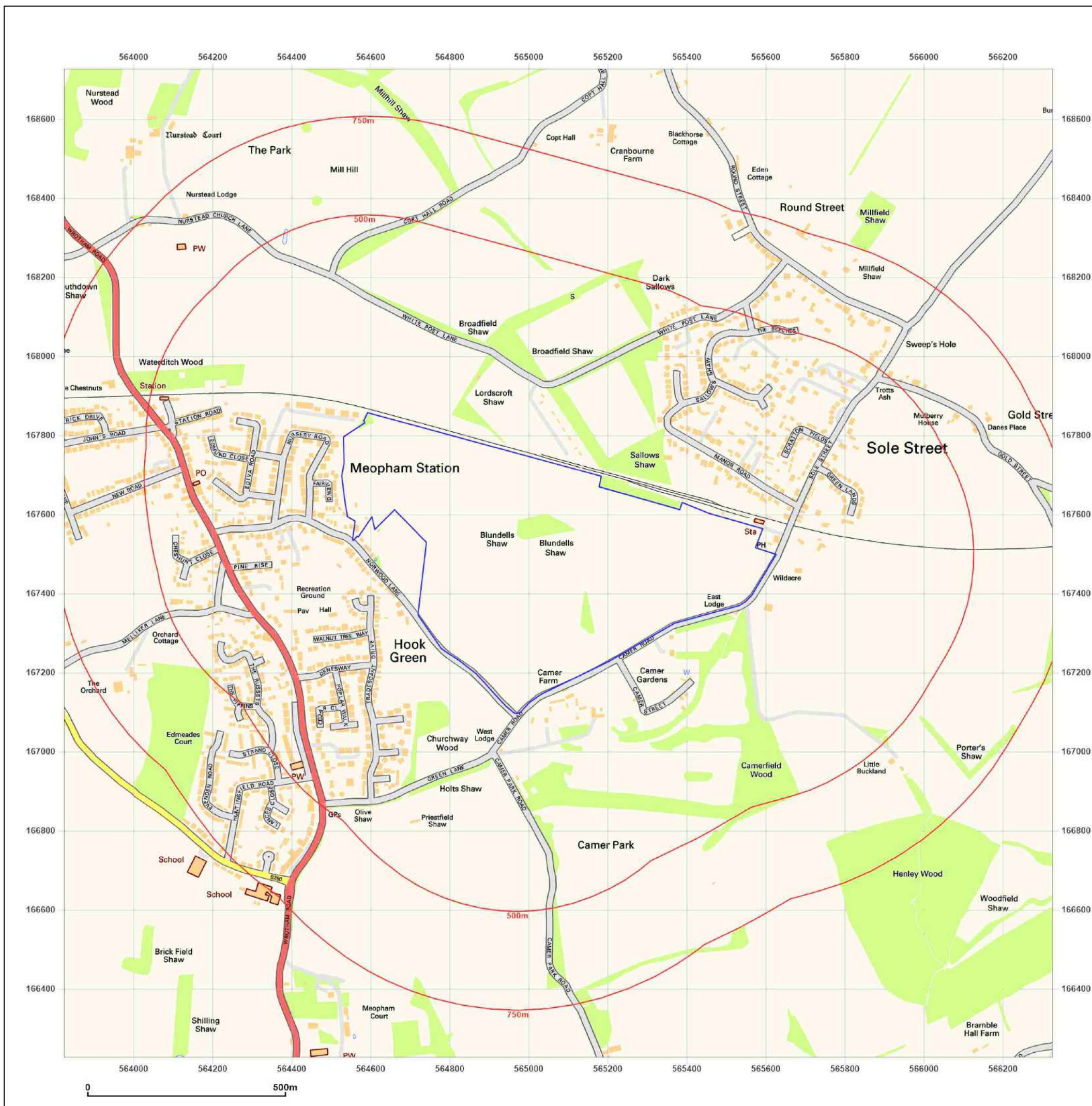


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Client Ref: P02164007
Report Ref: GS-4AF-JDA-Y5E-HLT
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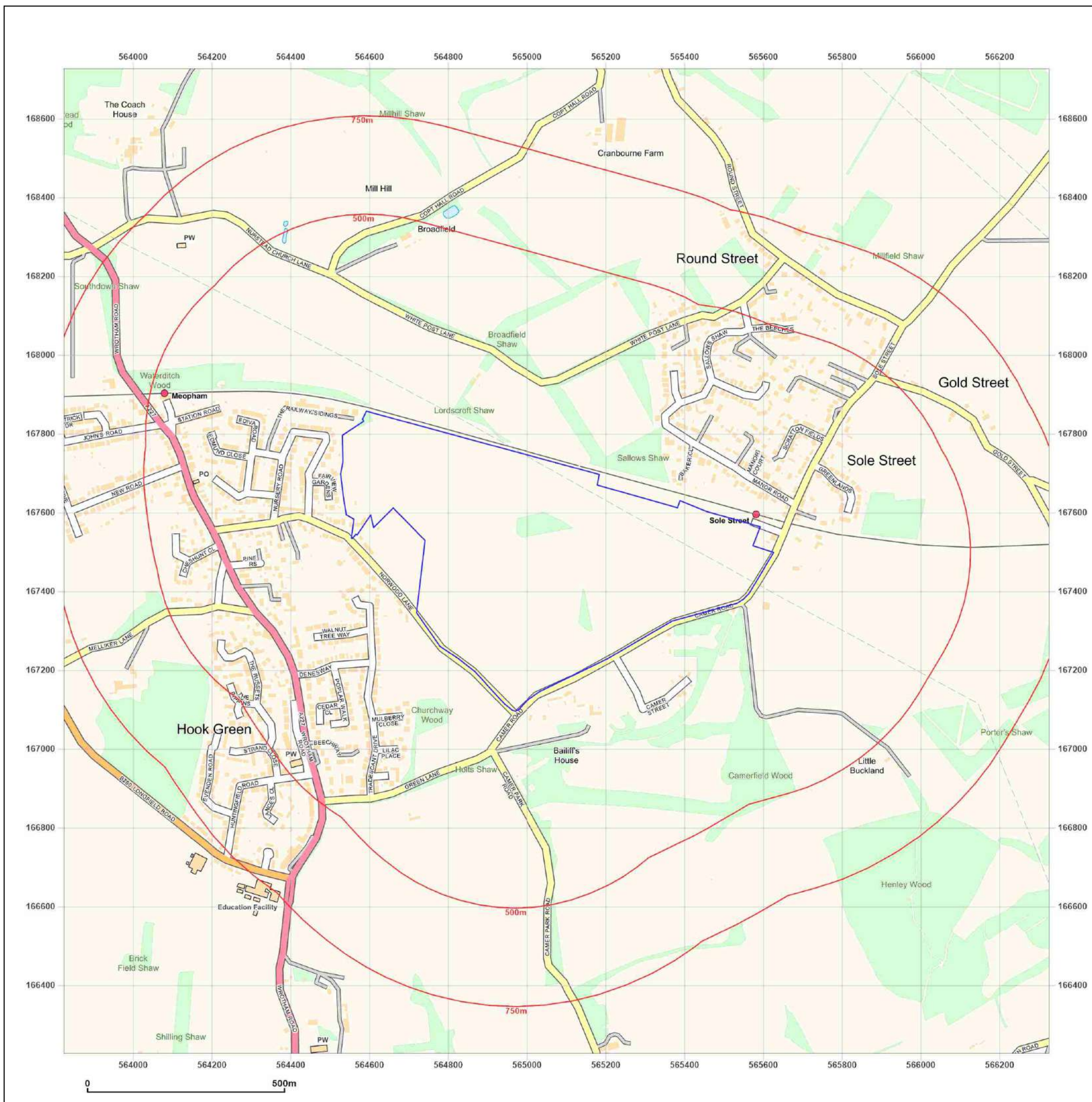


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APPENDIX E – PRELIMINARY RISK ASSESSMENT AND GEOTECHNICAL RISK REGISTER TABLES

Contaminant	Receptor	Pathway ¹	Likelihood of Exposure	Severity of Exposure	Risk Classification	Notes
All contaminants in soils	Future Residents	Dermal contact, ingestion and inhalation of soil particles	Likely	Mild	Moderate/low risk	There is a potential for onsite contamination associated with historic and present agricultural use (sitewide), and localised bonfire pits within the woodland area. There is also a possibility of onsite contamination associated with the historic varnish factory, adjacent to the northern boundary. Made ground associated with the offsite groundworkings northeast of the site poses a risk for ground gases onsite.
		Consumption of contaminated home grown produce	Likely	Mild	Moderate/low risk	
	Construction workers	Dermal contact, ingestion and inhalation of soil particles	Low likelihood	Mild	Low risk	
	Groundwater	Vertical infiltration and leaching from impacted on-site soils	Low likelihood	Medium	Moderate/low risk	Groundwater is anticipated to be >40mBGL. Given the sites limited development history, contamination (if present) is anticipated to be limited to shallow soils. Severity is medium noting SPZ 2 and SPZ3 on site.
	Ecological Site- Kent Downs	Windblown soil particles	Unlikely	Mild	Very low risk	The Kent Downs are located c. 6m south east. Noting contaminated soils are not likely to be present and lack of significant elevation change, there is considered to be a very low risk of contamination to the Kent Downs.
All contaminants in groundwater	Surface water	Subsequent lateral migration of impacted groundwater with contaminants derived from on-site sources.	Unlikely	Minor	Very low risk	Groundwater is expected to be significant distance below surface level and the site is unlikely to be grossly contaminated therefore groundwater is unlikely to be contaminated. Severity is considered to be minor given no surface water features are present onsite or within 500m from the site boundary.
	Construction workers	Dermal contact and ingestion	Unlikely	Minor	Very low risk	Groundwater is expected to be a significant distance below ground level.
	Ecological sites (Kent downs 6m southeast)	Subsequent lateral migration of impacted groundwater with contaminants derived from on-site sources. Directly into aquatic sites. Uptake via roots on land-based sites.	Unlikely	Minor	Very low risk	Groundwater is expected to be a significant distance below ground level, and no surface waters are noted within 250m of the site boundary, therefore there is considered to be an unlikely exposure

Contaminant	Receptor	Pathway ¹	Likelihood of Exposure	Severity of Exposure	Risk Classification	Notes
Asbestos fibres in soils	Future Residents	Inhalation of asbestos fibres	Low likelihood	Severe	Moderate risk	There is a potential for for made ground to be present in the southeast associated with the former structure with courtyard. Considering the house was removed before 1990, it is likely proper disposal of ACM (if present) took place.
	Construction workers	Inhalation of asbestos fibres	Unlikely	Severe	Moderate/low risk	Medium severity noting lower exposure times and use of appropriate PPE and good working practices.
Volatile contaminants in soils and groundwater	Future residents	Inhalation of vapours migrating from on-site contamination (outdoors)	Unlikely	Mild	Very low risk	No onsite sources of volatile contaminants have been identified onsite or in the nearby surrounding area offsite.
		Inhalation of vapours migrating from on-site contamination (indoors)	Unlikely	Mild	Very low risk	
	Construction workers	Inhalation of vapours migrating from on-site contamination (outdoors)	Unlikely	Mild	Very low risk	
Soil gases generated from fill materials	Future site users	Vertical and lateral migration through unsaturated pore space.	Likely	Mild	Moderate/low risk	There is a potential for ground gases to be present onsite from the reworked ground in the northeast of the site associated with the offsite Dover railway.
	Structures on or adjacent to the site	Ingress into buildings via service penetrations, floor construction and cracks, wall cavities, etc. resulting in accumulation in enclosed spaces within buildings. Migration via preferential pathways such as below ground service trenches.				Noting the underlying geology being chalk, there is a pathway for these ground gases to migrate onto site. Potential for accumulation of asphyxiant levels of carbon dioxide and explosive levels of methane under extreme weather conditions.
Aggressive contaminants	Below ground construction materials such as concrete and plastic water pipes		Low likelihood	Mild	Low risk	Aggressive contaminants may be present in shallow made ground.
		Contact with contaminated soils / groundwater				

Contaminant	Receptor	Pathway ¹	Likelihood of Exposure	Severity of Exposure	Risk Classification	Notes
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The classification is based upon the consideration of both the magnitude of consequence and the likelihood of exposure as follows:

Likelihood		Consequence			
		Severe	Medium	Mild	Minor
	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very Low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

Derived from Annex 4 of NHBC, Environment Agency & CIEH 'Guidance for the Safe Development of Housing on Land Affected by Contamination' R&D66. 2008.

Unlikely	Minor	Very low risk
Low likelihood	Mild	Low risk
Likely	Medium	Moderate/low risk
High likelihood	Severe	Moderate risk
		High risk
		Very high risk

Preliminary Geotechnical Risk Register

Geotechnical risk is the risk to building and construction work created by the site ground conditions. The Preliminary Geotechnical Risk Register has been compiled to provide an assessment of the likely risks that may impact on the proposed development based on the results of the desk study, and should be used to specify the type and extent of the intrusive investigation and testing undertaken, and to identify potential mitigation measures to control the risk to an acceptable level.

The inclusion of a risk in the register does not indicate that the risk is present, rather the likelihood of mitigation measures being required due to that risk, based on the available data. Equally, a risk classified as low indicates that mitigation measures are unlikely to be required for the hazard identified based on the available data.

The risk register should be developed and refined throughout the design process such that it will enable the management of geotechnical risk.

The Geotechnical Risk Register has been developed in accordance with the guidance presented in ICE/DETR Document "Managing Geotechnical Risk" (2002). The degree of risk (R) is determined by assessing the likelihood of a hazard (L) occurring and the effect of the hazard (E) on the project ($R=L \times E$). The effect may be measured in one or more aspect e.g. increased cost, delays in the program, health and safety etc. The scale of the likelihood, effect and risk are determined as follows:-

Likelihood of Occurrence		
Scale	Likelihood	Chance
4	Probable	>1 in 2
3	Likely	1 in 10 to 1 in 2
2	Unlikely	1 in 100 to 1 in 10
1	Negligible	<1 in 100

x

Effect of Hazard		
Scale	Effect	Increase in cost or time
4	Very High	>10%
3	High	4-10%
2	Low	1-4%
1	Very Low	<1%

=

Degree of Risk		
Degree of Risk	Risk Level	Action required
1-4	Low	None
5-8	Significant	Consider cost effective solutions or improvements at no extra cost
9-12	Substantial	Work must not start until risk has been reduced. Additional resource required
13-16	Intolerable	Work must not start until risk has been reduced. If risk can not be reduced, project should not proceed.

Geotechnical Risk Register

Hazard	Effect	Likelihood of Occurrence	Effect of Hazard	Risk Classification	Notes
Made Ground	Deepened foundations	Unlikely	Low	Trivial	Much of the site has been undeveloped since the earliest maps and made ground is not anticipated in these areas, therefore the majority of the site is expected to have a negligible likelihood of occurrence.
	Unstable excavations	Unlikely	Low	Trivial	
Compressible Ground	Bearing capacity failure	Negligible	High	Trivial	Compressible strata are not thought to occur in the underlying geology.
	Excessive settlement	Negligible	High	Trivial	
High Groundwater Table	Unstable excavations/ running sands	Negligible	High	Trivial	Groundwater is level is not believed to be high.
	Dewatering	Negligible	High	Trivial	
Deep Excavations	Deepened foundations	Unlikely	Low	Trivial	It is unknown whether the foundations of the former house in the southeast of the site have been removed therefore the likelihood of deepened foundations is unlikely in this area.
Working in highway	Traffic Management	Negligible	Very low	Trivial	N/A
Shrinkable soils	Deepened foundations	Negligible	High	Trivial	Ground conditions on site are predominantly non-plastic to low- plasticity.
	Heave	Negligible	High	Trivial	
Frost Susceptible soils	Road Design	Likely	Low	Significant	The Seaford Chalk Formation is considered to be susceptible to frost action.
Aggressive ground conditions for Concrete	Concrete design	Negligible	Low	Trivial	The underlying geology is not considered to be aggressive ground conditions for concrete.
Slope Stability/Retaining Structure	Local stability	Negligible	High	Trivial	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
	Global stability	Negligible	High	Trivial	

Geotechnical Risk Register

Ground dissolution/ Natural cavities	Remedial measures	Probable	High	Substantial	Soluble rocks are present within the ground. Numerous dissolution features have been recorded in worked areas offsite. Potential for difficult ground conditions should be investigated. Potential for localised subsidence is at a level where it should be considered.
Archaeological remains	Remedial measures	Negligible	High	Trivial	LEAP is not aware of any such features on site.
UXO	UXO supervision	Unlikely	Low	Trivial	UXO risk has been deemed LOW/MODERATE based on zetica risk maps

Probable
Likely

4 Very high
3 High

4 Intolerable
3 Substantial

Unlikely
Negligible

2 Low
1 Very low

2 Significant
1 Trivial



Effect of Hazard		
Scale	Effect	Increase in cost or time
4	Very High	>10%
3	High	4-10%
2	Low	1-4%
1	Very Low	<1%

Likelihood of Occurrence		
Scale	Likelihood	Chance
4	Probable	>1 in 2
3	Likely	1 in 10 to 1 in 2
2	Unlikely	1 in 100 to 1 in 10
1	Negligible	<1 in 100

Degree of Risk	Risk Level
1-4	Low
5-8	Significant
9-12	Substantial
13-16	Intolerable

Degree of Risk
Action required
None
Consider cost effective solutions or improvements at no extra cost
Work must not start until risk has been reduced. Additional resource required
Work must not start until risk has been reduced. If risk can not be reduced, project should not proceed.