



Plate 19: Main site – farm with suspected asbestos shed



Plate 20: Main farm site





Plate 21: Horse track (manège) on main site



Plate 22: Greenhouse on main farm site





Plate 23: Filled well on main site



Plate 24: General view of main site





Plate 25: Suspected buried asbestos on main site



Plate 26: Suspected asbestos cementitious sheeting above fence





Plate 27: Sheds for chickens suspected of containing asbestos

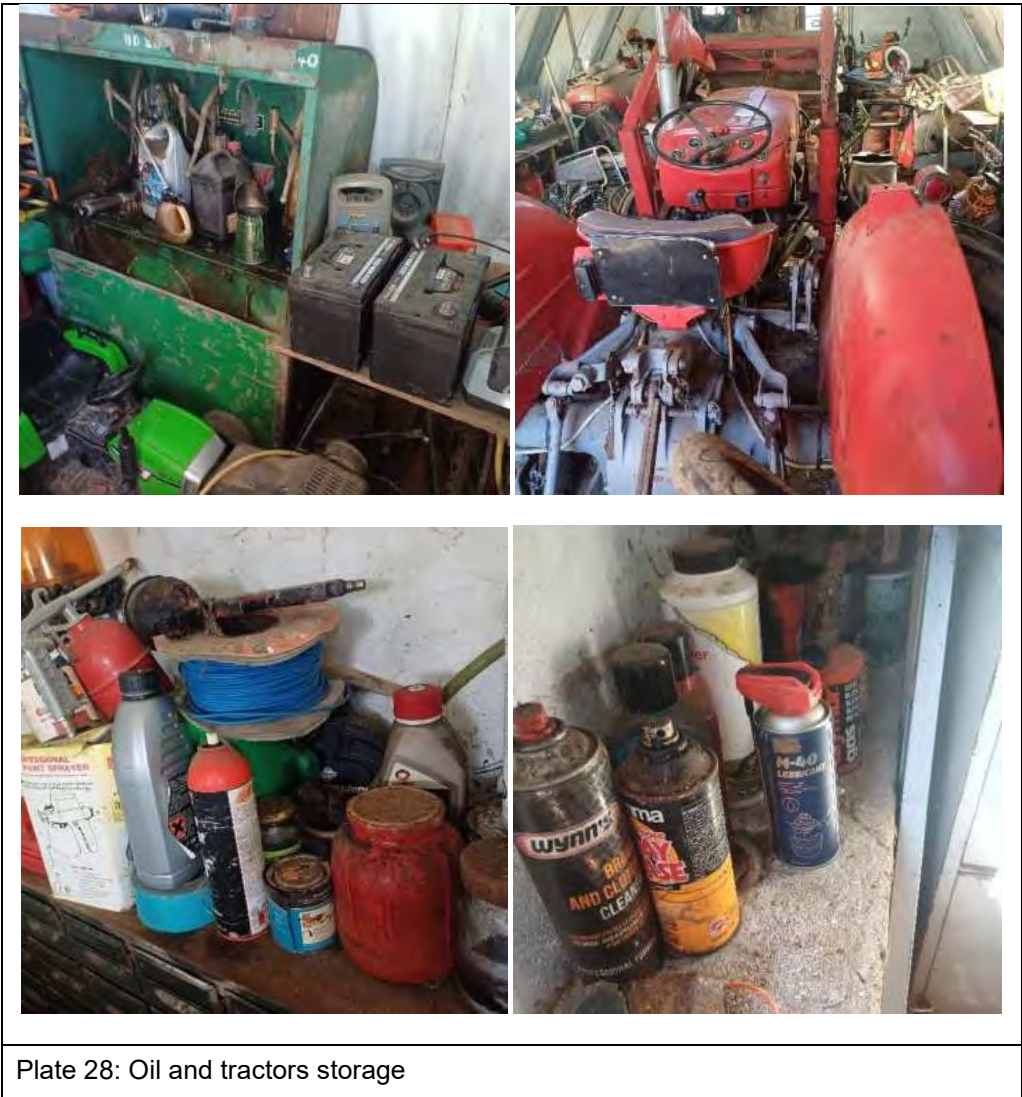


Plate 28: Oil and tractors storage



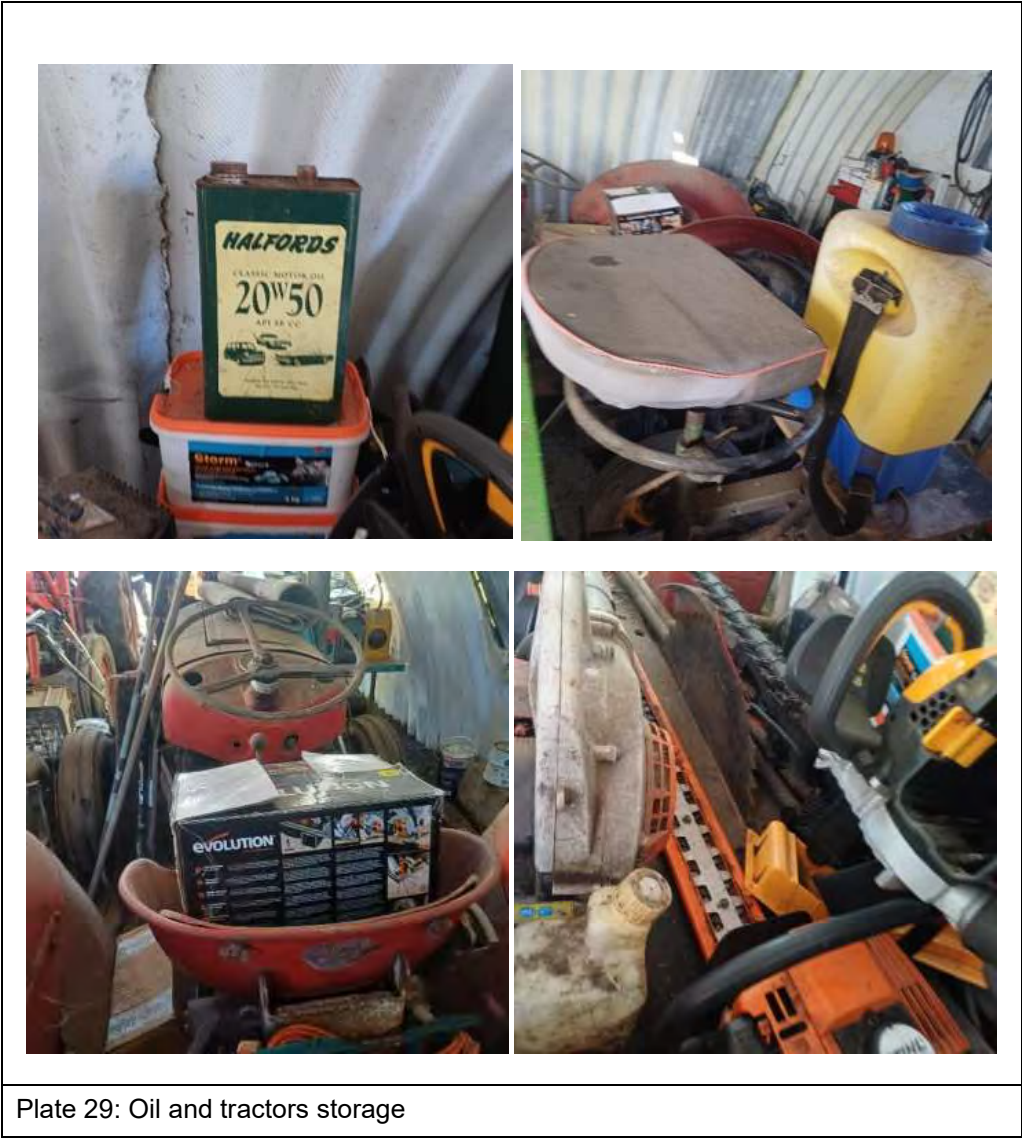




Plate 30: Shed





Plate 31: Empty oil drums and batteries



Plate 32: Shed



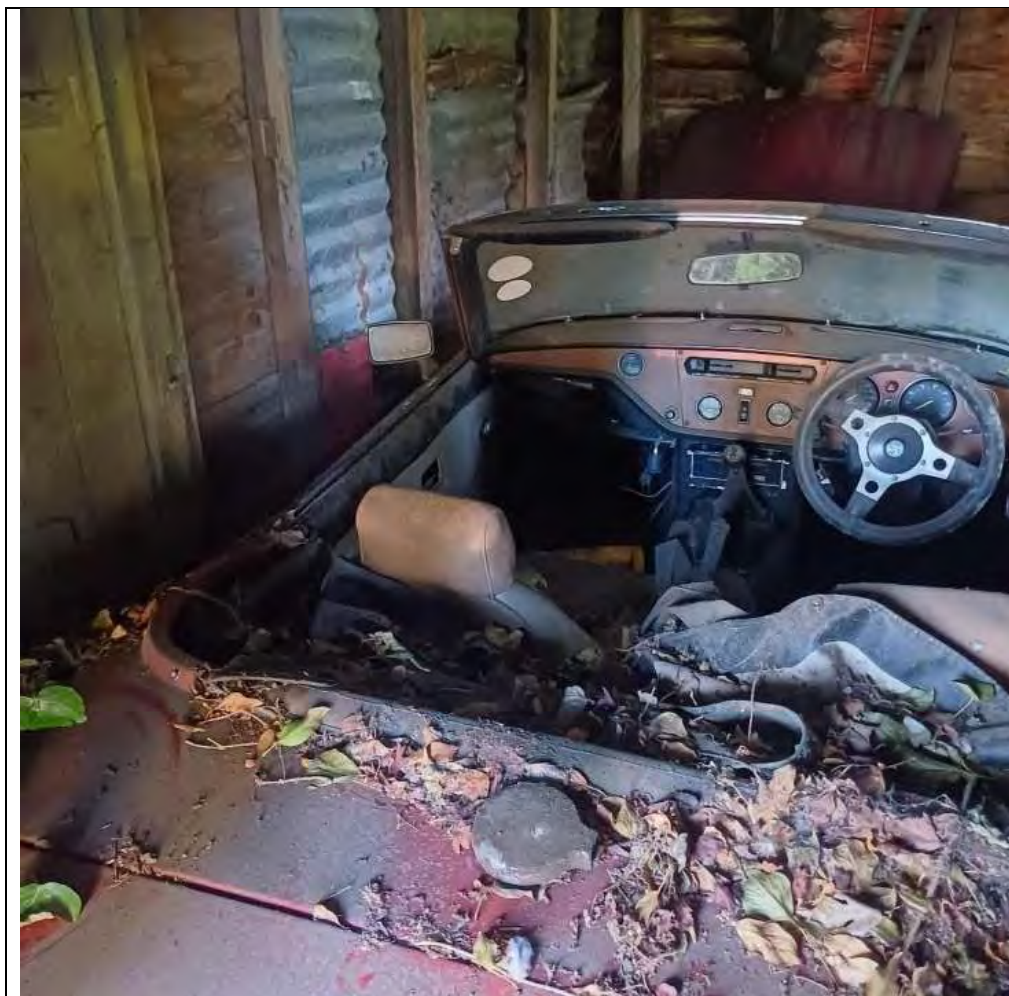


Plate 33: Old car (probably Triumph Spitfire) inside shed



Plate 34: Field 1 general view





Plate 35: Orchard on field 1

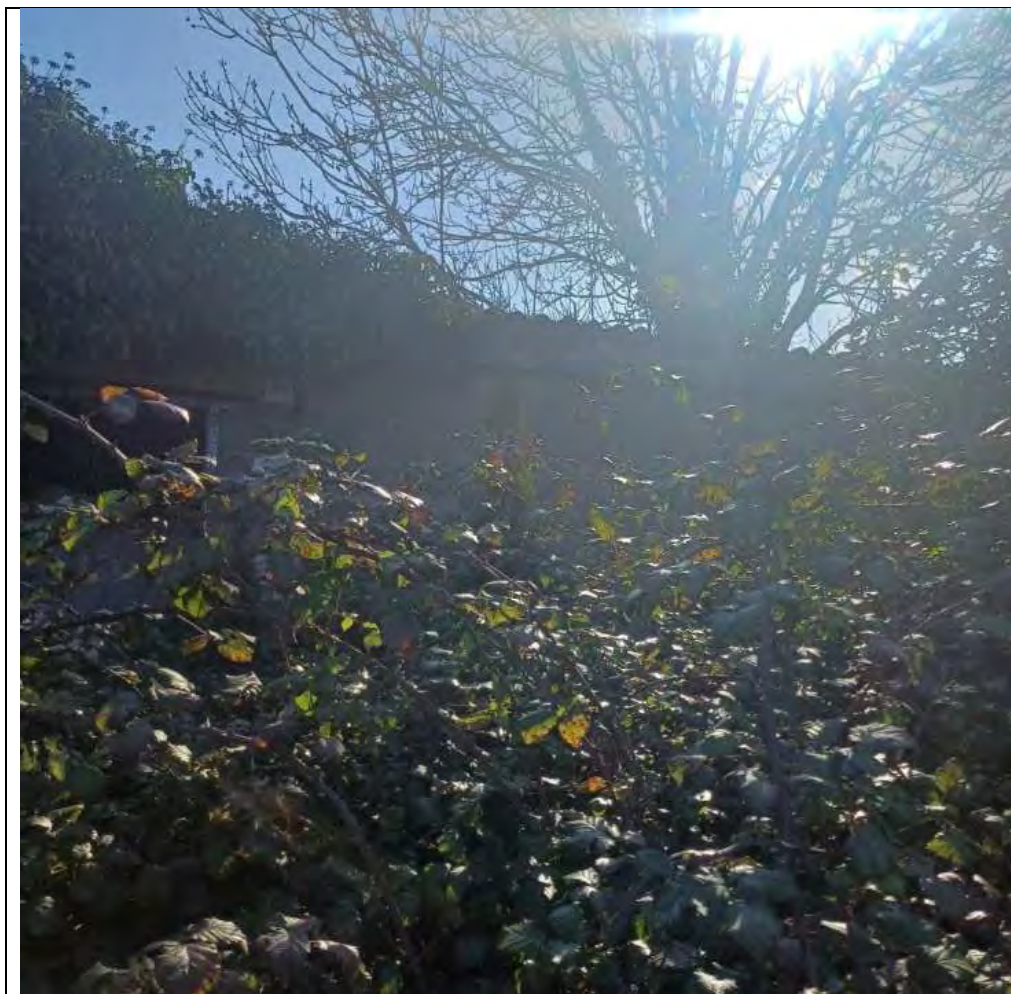


Plate 36: Field 1





Plate 37: Shed on field 1 suspected of containing asbestos roofing (inaccessible due to thick vegetation)



Plate 38: Field 2 general view





Plate 39: Field 2 general view



Plate 40: Field 2 general view





Plate 41: Field 2 general view

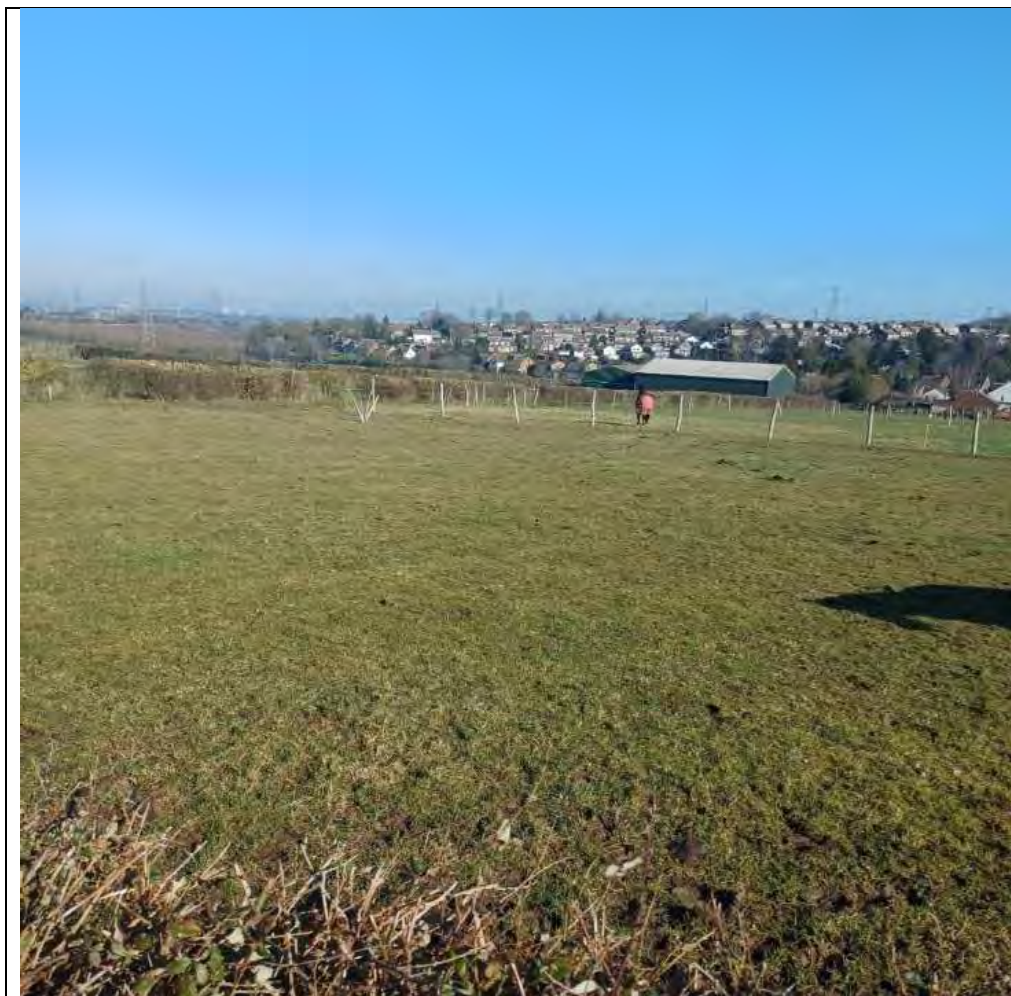


Plate 42: Field 3 general view



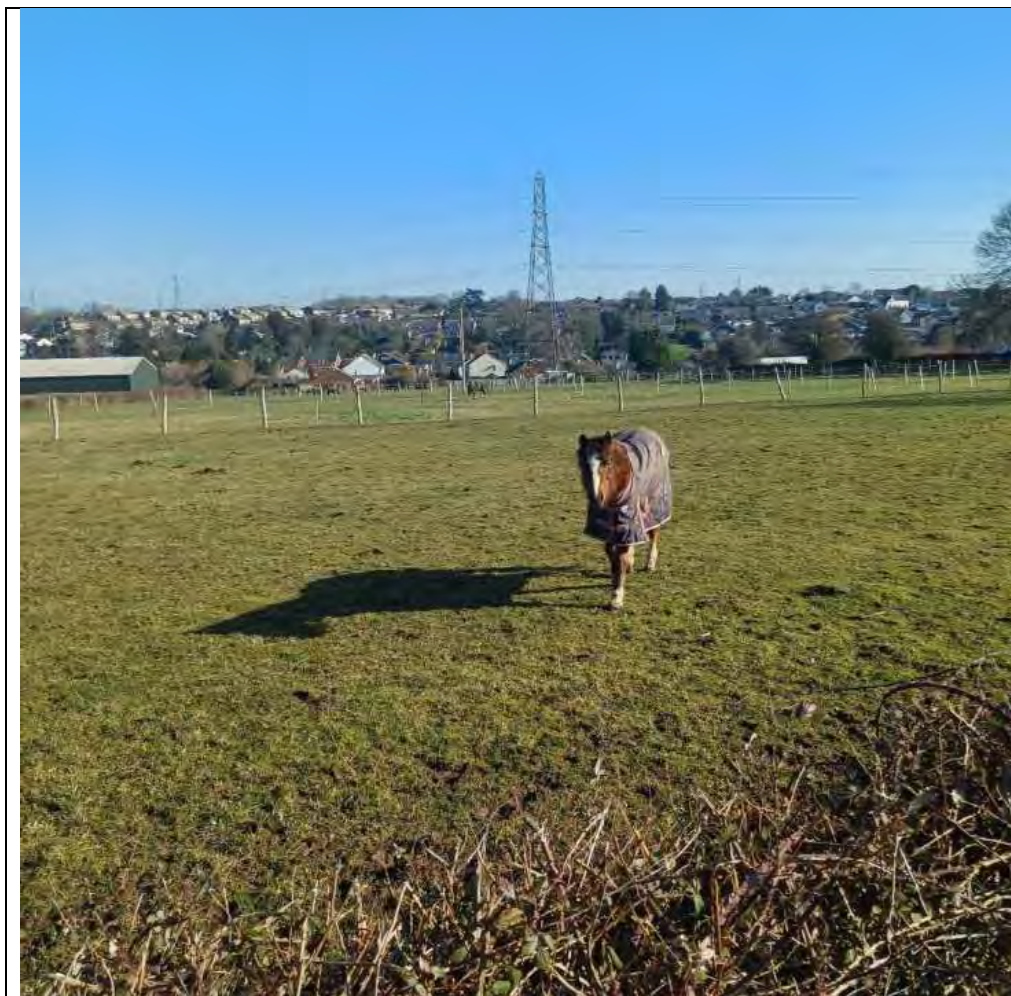


Plate 43: Field 3 general view



Plate 44: Field 3 general view





Plate 45: Surrounding land southwest of the site



Plate 46: Off site hardstanding adjacent to northwest boundary





Plate 47: Off site hardstanding adjacent to northwest boundary



Plate 48: Map of the site



**APPENDIX 5**    ▪    Risk Assessment Methodology

### RISK ASSESSMENT METHODOLOGY (FOLLOWING CIRIA C552, 2001)

The potential sources of contamination at the site and the implications with respect to development have been interpreted in accordance with the current government guidance on source-pathway-receptor risk assessment.

The existence of a pollutant linkage requires a pathway by which the receptor could be exposed to the source.

Where a complete pollutant linkage is deemed to be present, the level of *risk* is then determined taking into account the *likelihood* of significant impact and the *severity* of potential impact using the following classification tables which broadly follow the method set out in CIRIA C552.

Table A1: Classification of Severity (or Consequence)

CLASSIFICATION	DEFINITION
Severe	Short term (acute) risk to human health likely to result in “significant harm” as defined by the Environment Protection Act 1990, Part IIA. Short term risk of sensitive water resource. Catastrophic damage to buildings/property. A short term risk to a particular ecosystem or organism forming part of such ecosystem (note: the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).
Medium	Chronic damage to Human Health (“significant harm” as defined in DETR, 2000). Pollution of sensitive water resources, significant change in a particular ecosystem or organism forming part of such ecosystem.
Mild	Pollution of non sensitive water resources. Significant damage to crops, buildings, structures and services (“significant harm” as defined in the Draft Circular on Contaminated Land, DETR, 2000). Damage to sensitive buildings/structures/services or the environment.
Minor	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve. Non permanent health effects to human health (easily prevented by means such as personal protective clothing, etc). Easily repairable effects of damage to buildings, structures and services.

Table A2: Classification of Likelihood (Probability)

CLASSIFICATION	DEFINITION
High Likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.



Table A3: Risk Estimation – Combination of Consequence and Probability(after CIRIA C552 and R&D66)

		MAGNITUDE OF POTENTIAL CONSEQUENCE (SEVERITY) OF RISK			
		SEVERE	MEDIUM	MILD	MINOR
LIKELIHOOD OF RISK	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

Table A4: Description of the Classified Risks and Likely Reaction Required

CLASSIFICATION	DEFINITION
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the long term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

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