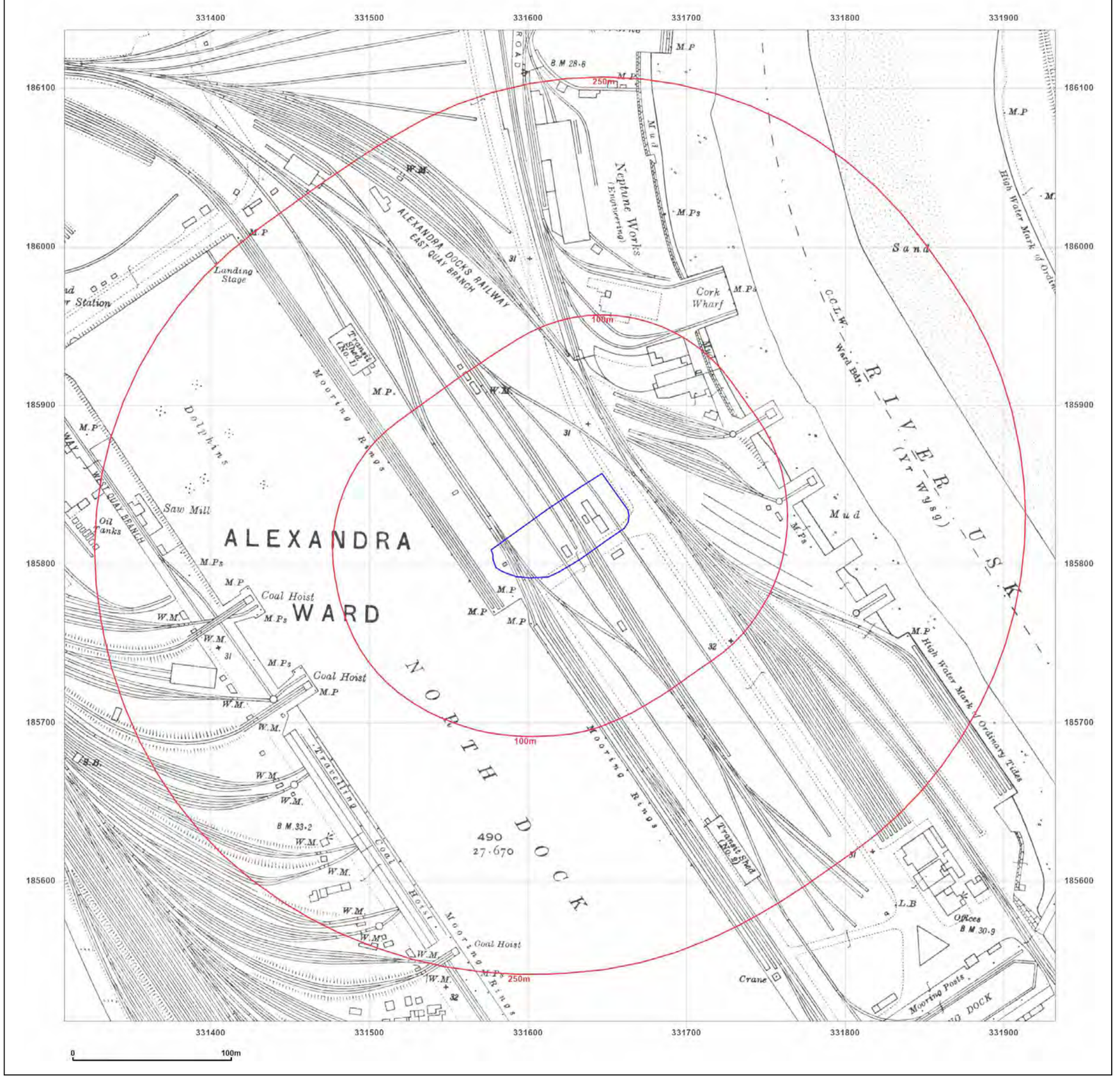


Groundsure INSIGHTS

Site Details:

Alexandra Docks

Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

Map Name: County Series

Map date: **1921**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1921
Revised 1921
Edition N/A
Copyright N/A
Levelled N/A

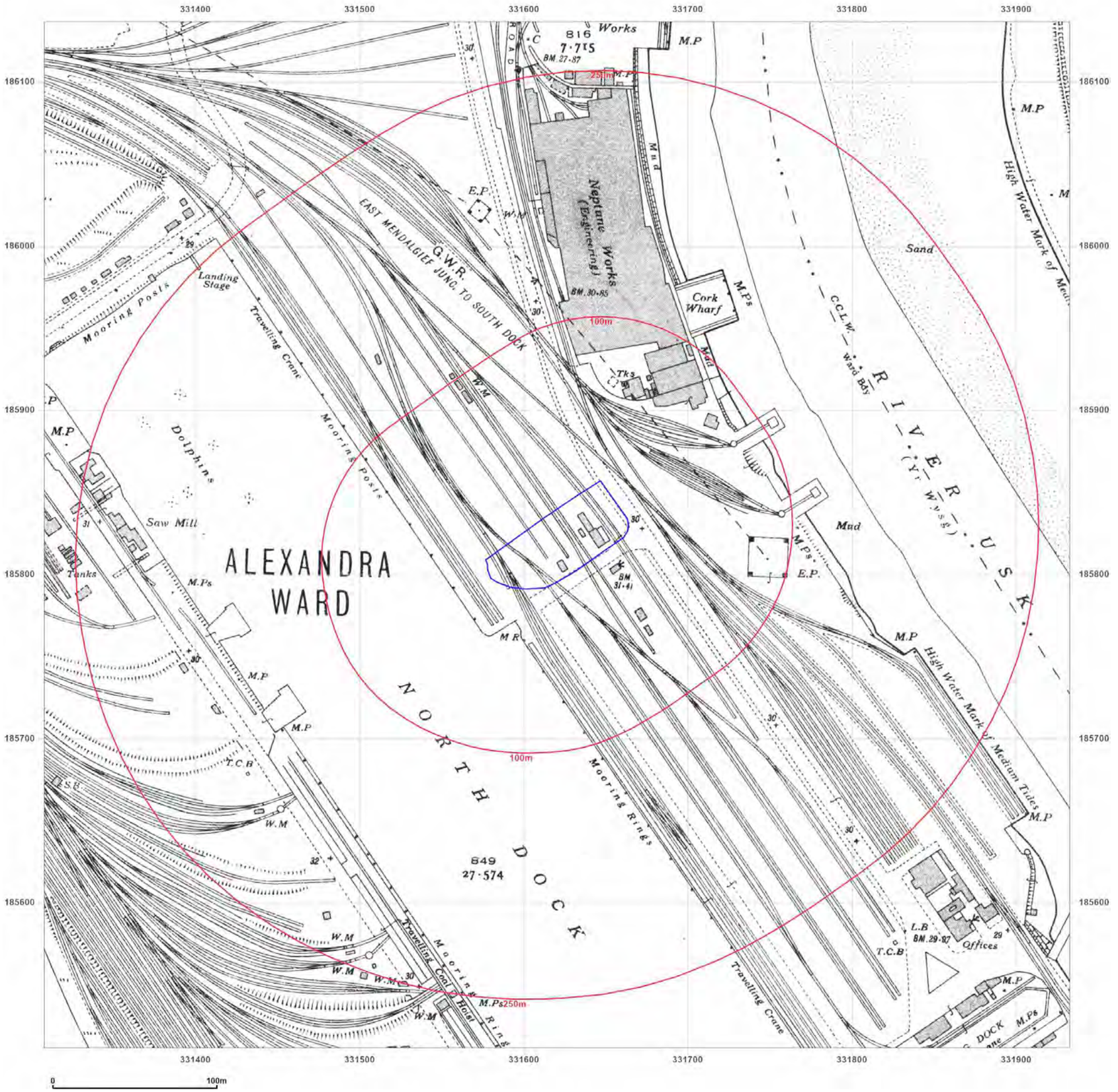
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Site Details:

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Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

Map Name: County Series

Map date: **1937**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1937
Revised 1937
Edition N/A
Copyright N/A
Levelled N/A

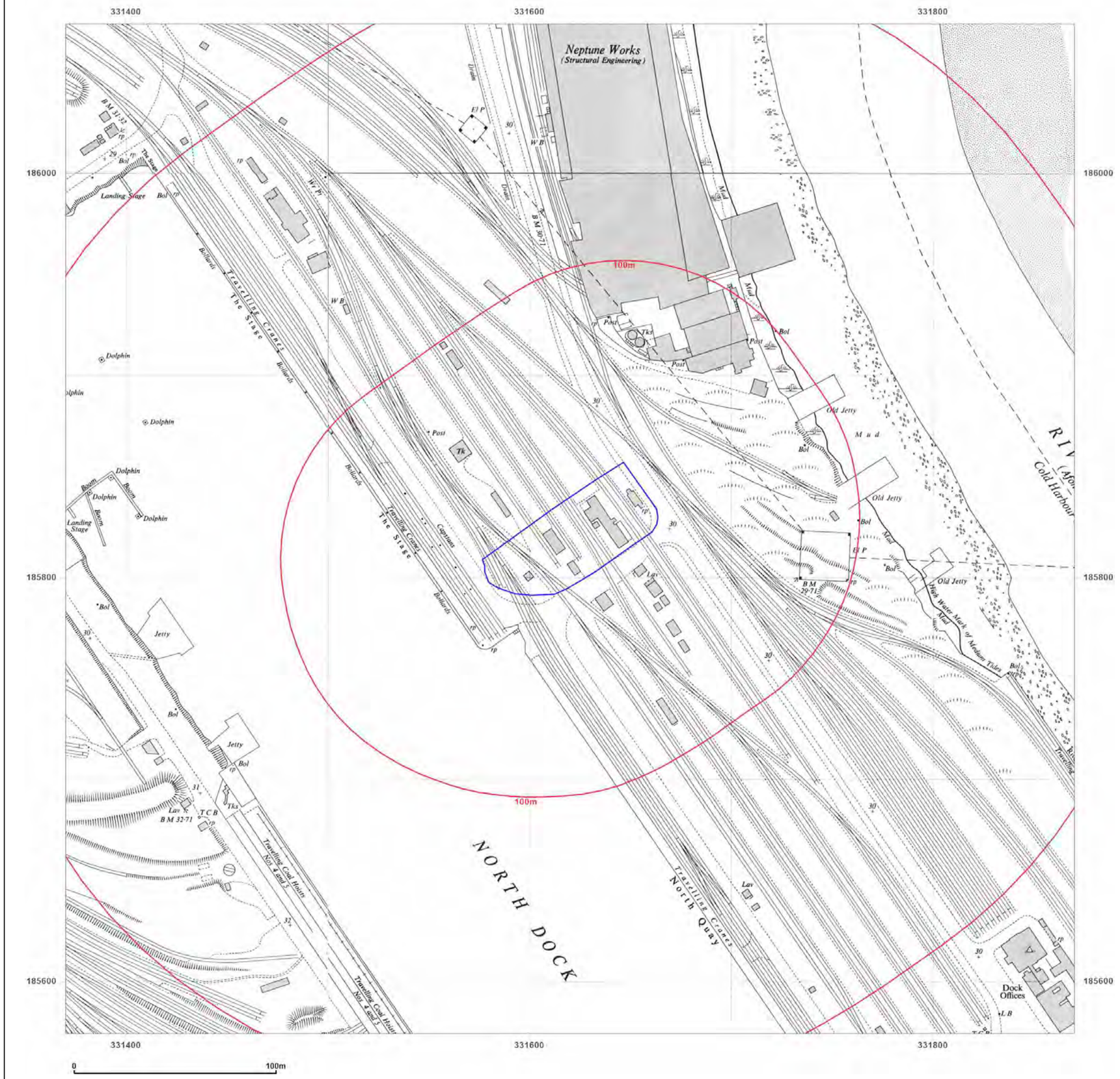
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Site Details:

Alexandra Docks

Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

Map Name: National Grid

Map date: **1955**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1953

Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1953

Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1952

Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1952

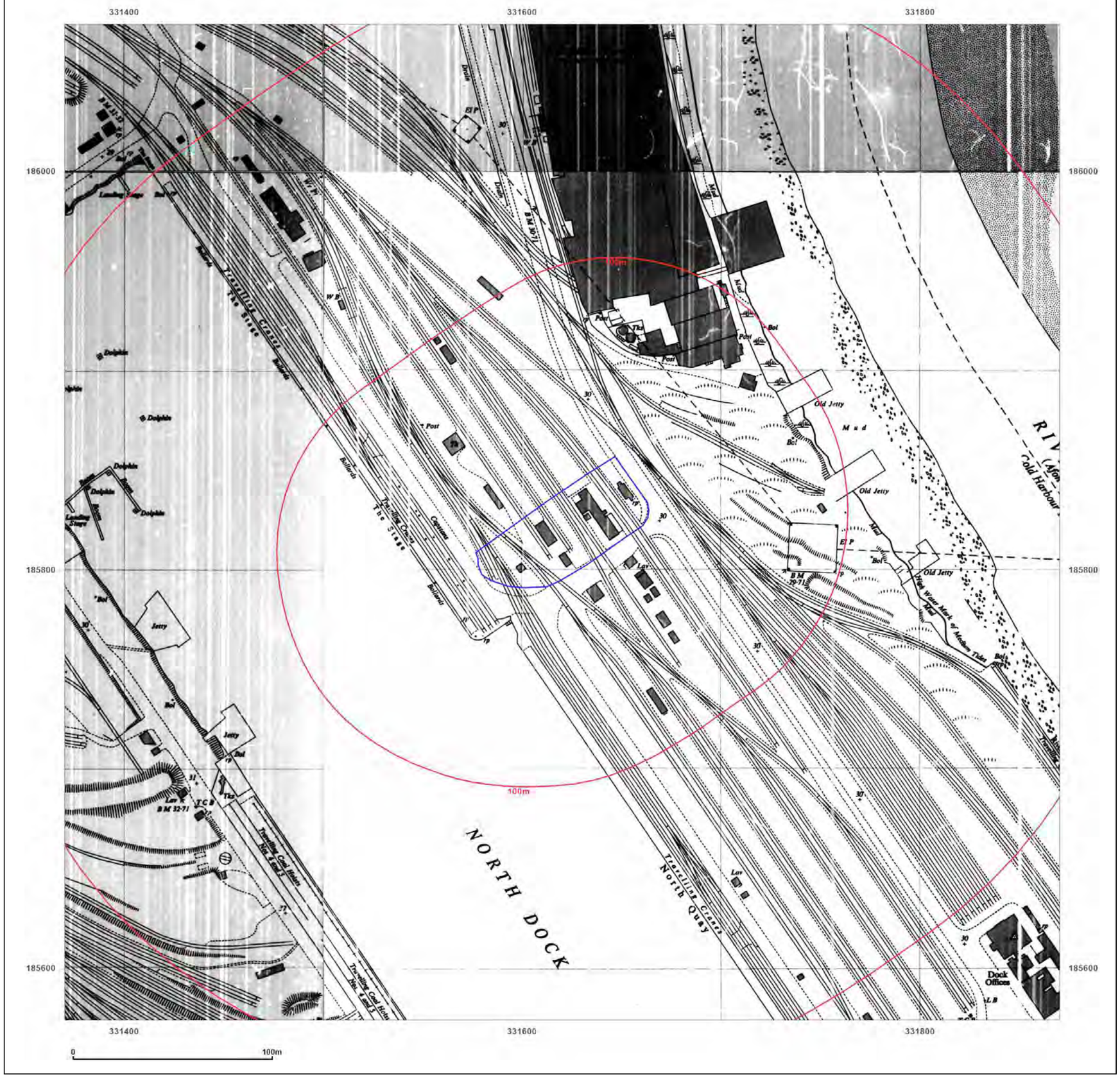
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Site Details:

Alexandra Docks

Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

Map Name: National Grid

Map date: **1956**

Scale: 1:1,250

Printed at: 1:2,000

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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 1955 Revised N/A Edition 1956 Copyright N/A Levelled 1952	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

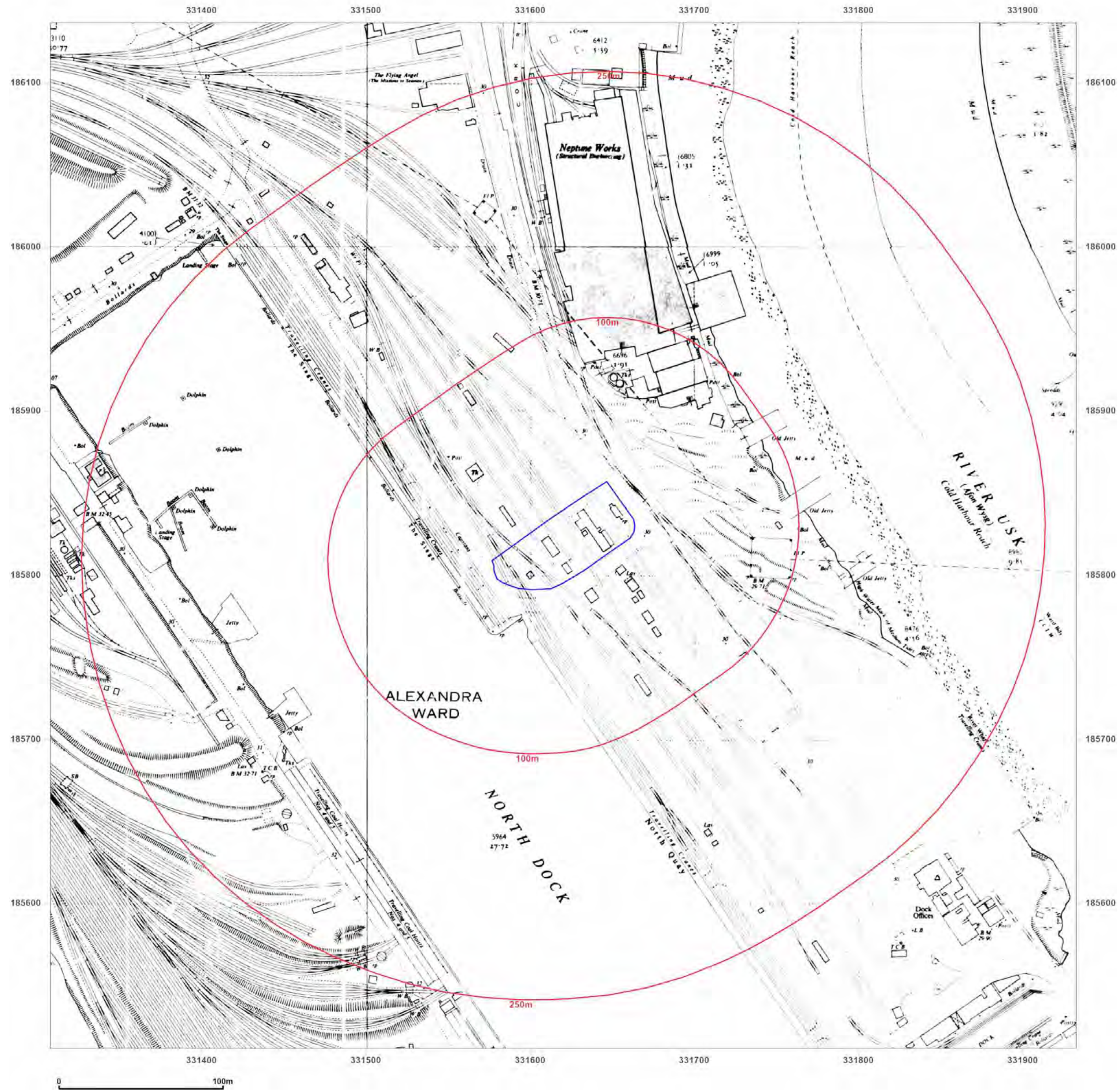
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Site Details:

Alexandra Docks

Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

Map Name: National Grid

Map date: **1956**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1955
Revised N/A
Edition 1956
Copyright N/A
Levelled 1952

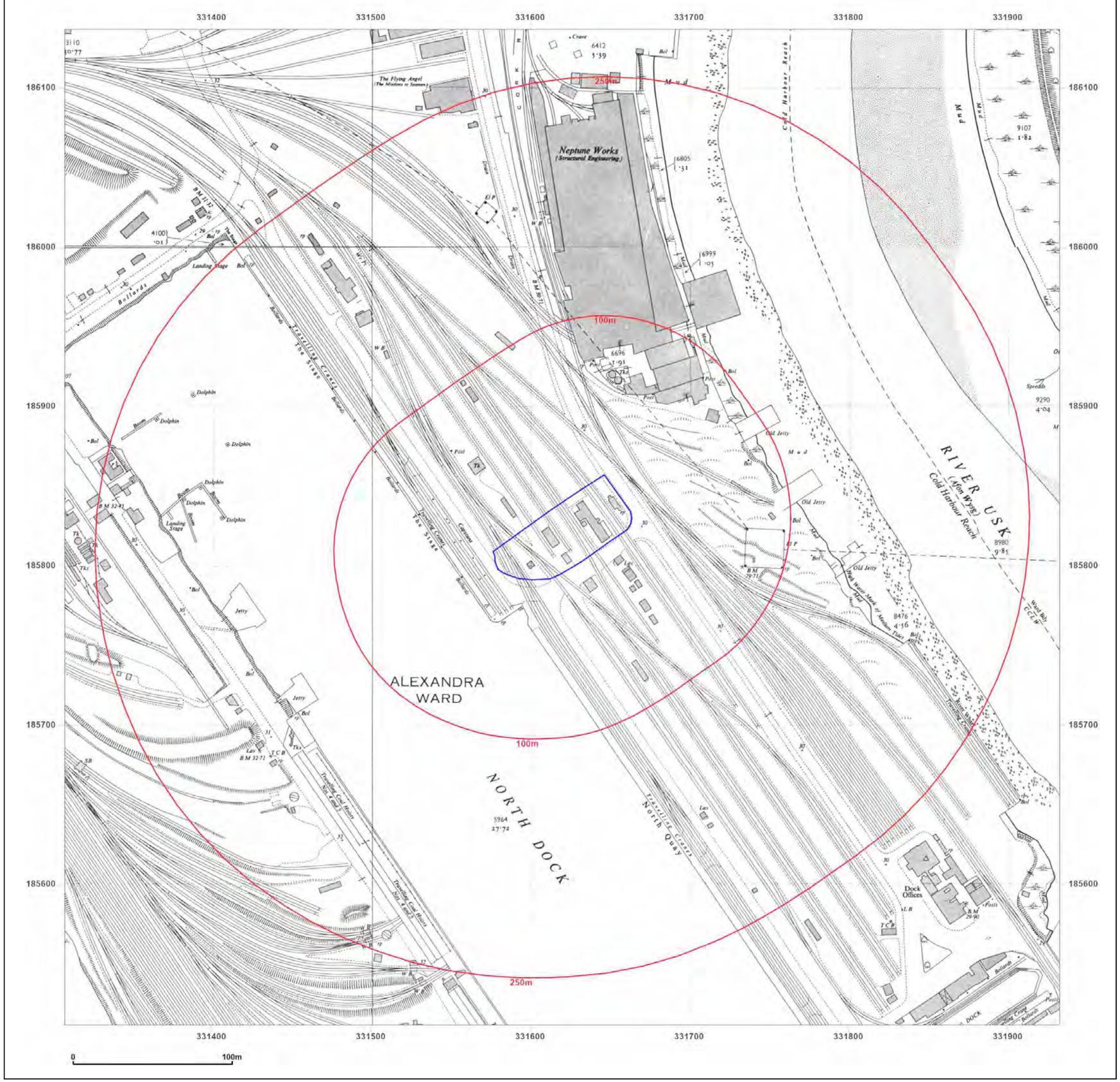
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Site Details:

Alexandra Docks

Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

Map Name: National Grid

Map date: **1956**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1953

Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1952

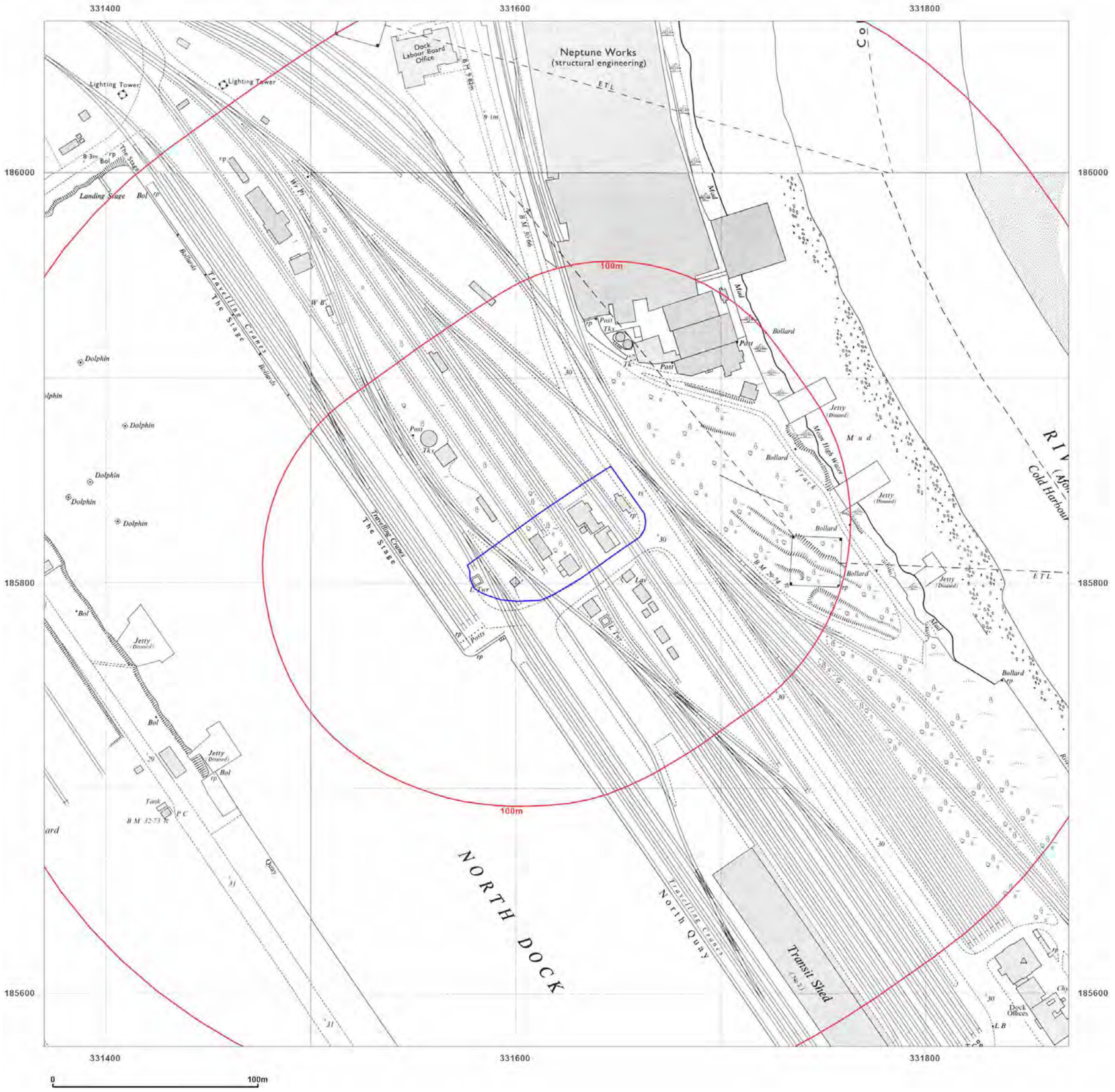
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Site Details:

Alexandra Docks

Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

Map Name: National Grid

Map date: **1966-1971**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1955
Revised 1970
Edition N/A
Copyright 1971
Levelled 1970

Surveyed 1955
Revised 1970
Edition N/A
Copyright 1971
Levelled 1970

Surveyed 1955
Revised 1968
Edition N/A
Copyright 1968
Levelled 1961

Surveyed 1955
Revised 1965
Edition N/A
Copyright 1966
Levelled 1961

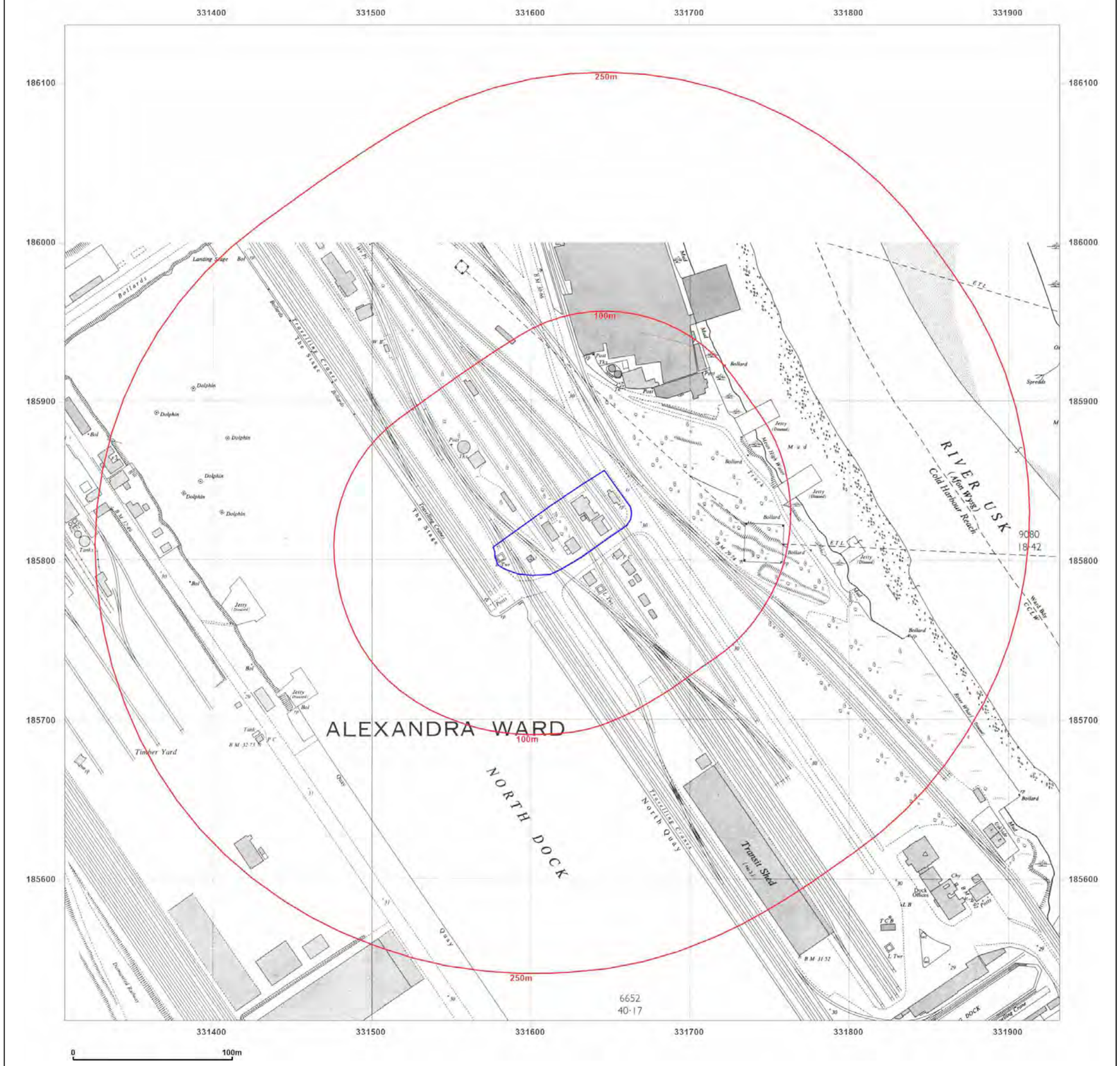
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Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

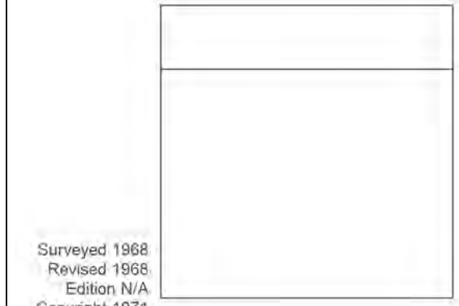
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Map date: **1971**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1968
Revised 1968
Edition N/A
Copyright 1971
Levelled 1961

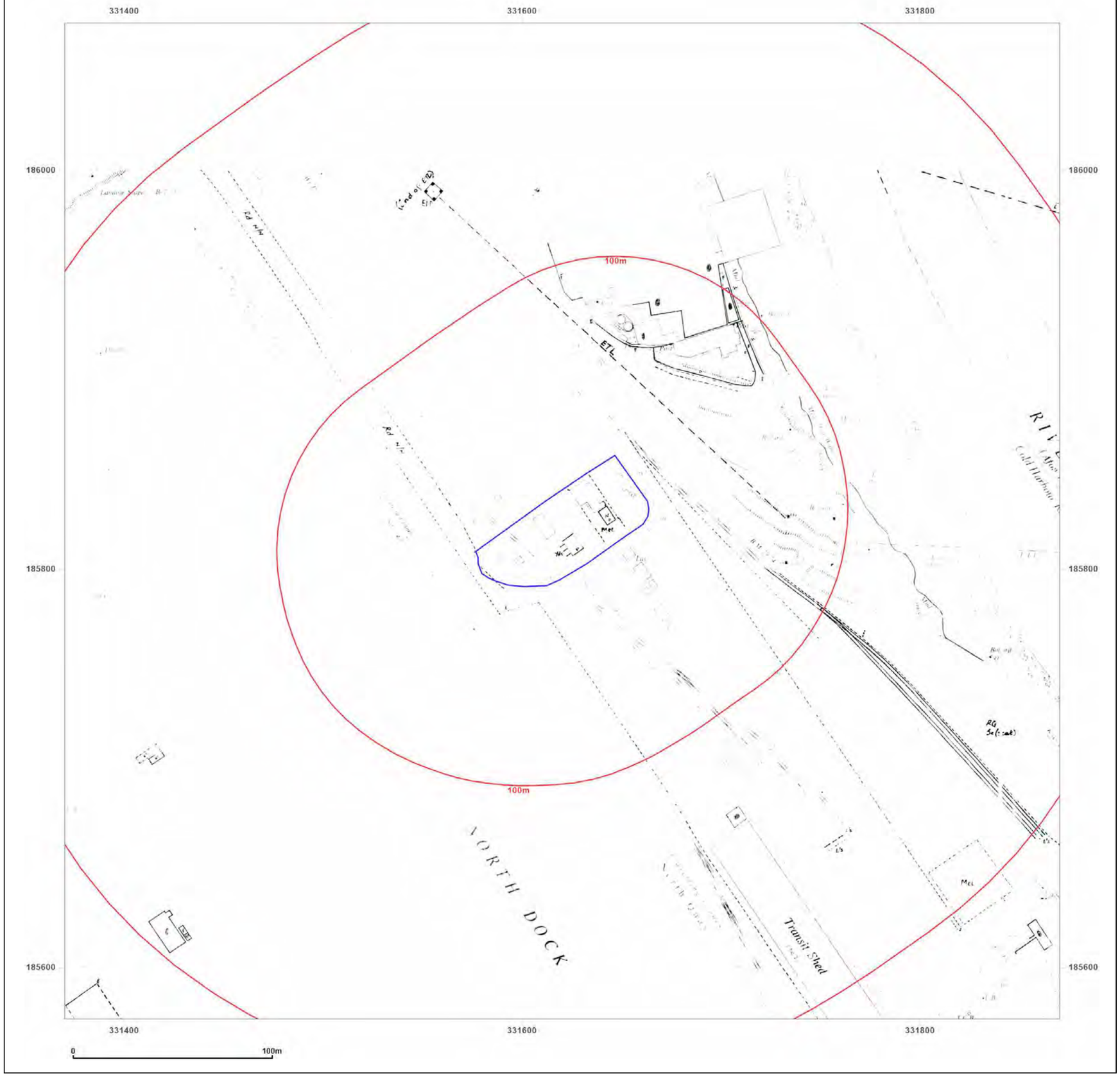
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Site Details:

Alexandra Docks

Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

Map Name: National Grid

Map date: **1974**

Scale: 1:1,250

Printed at: 1:2,000

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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

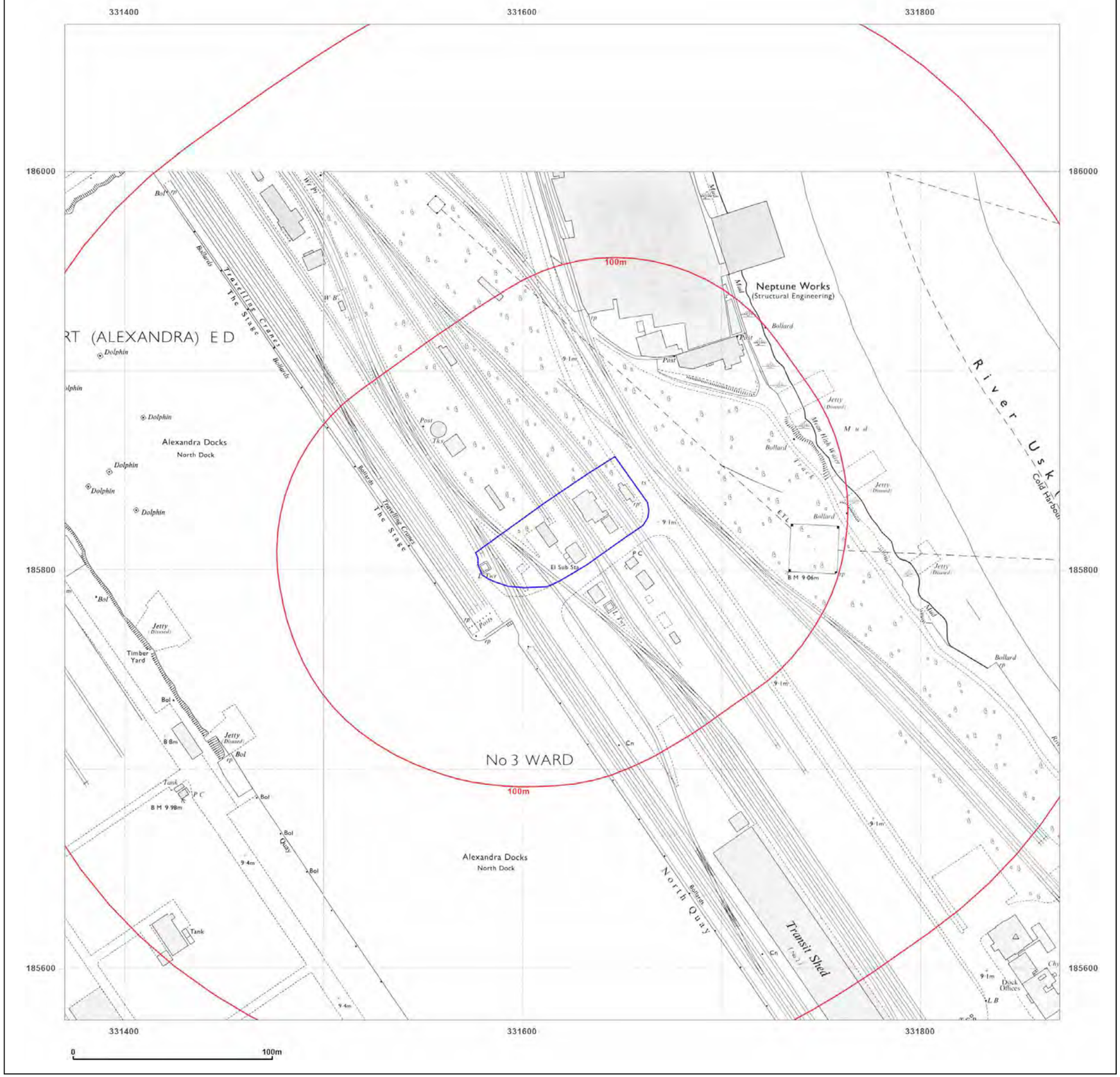
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Site Details:

Alexandra Docks

Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

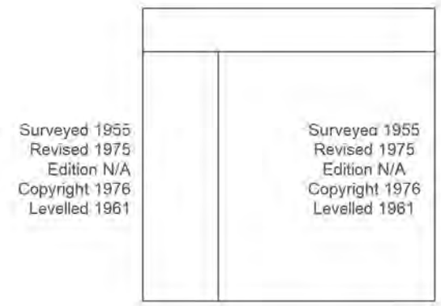
Map Name: National Grid

Map date: **1976**

Scale: 1:1,250

Printed at: 1:2,000

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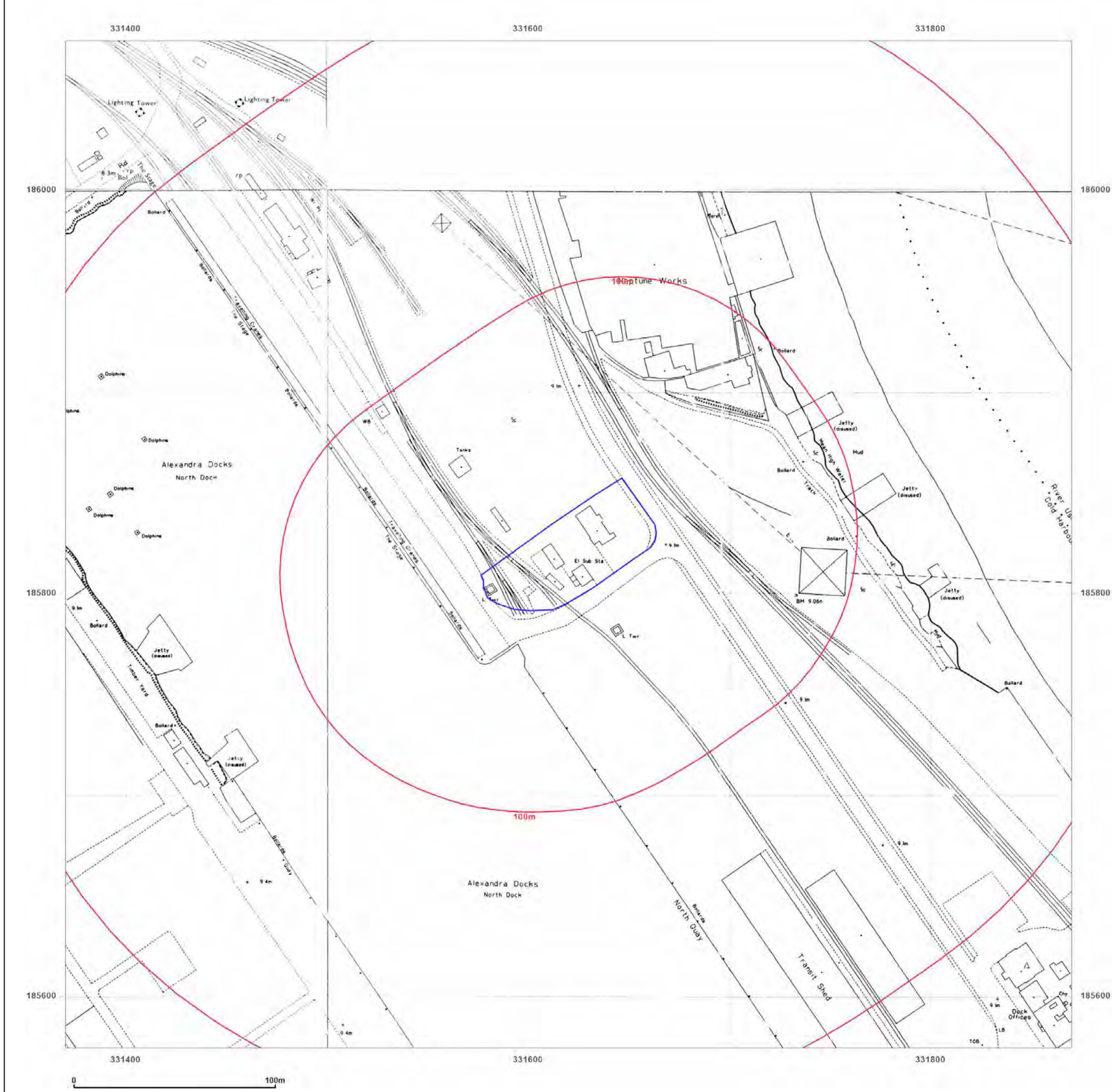
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Site Details:

Alexandra Docks

Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

Map Name: National Grid

Map date: **1989-1993**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1969
Revised 1989
Edition N/A
Copyright 1989
Levelled 1969

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

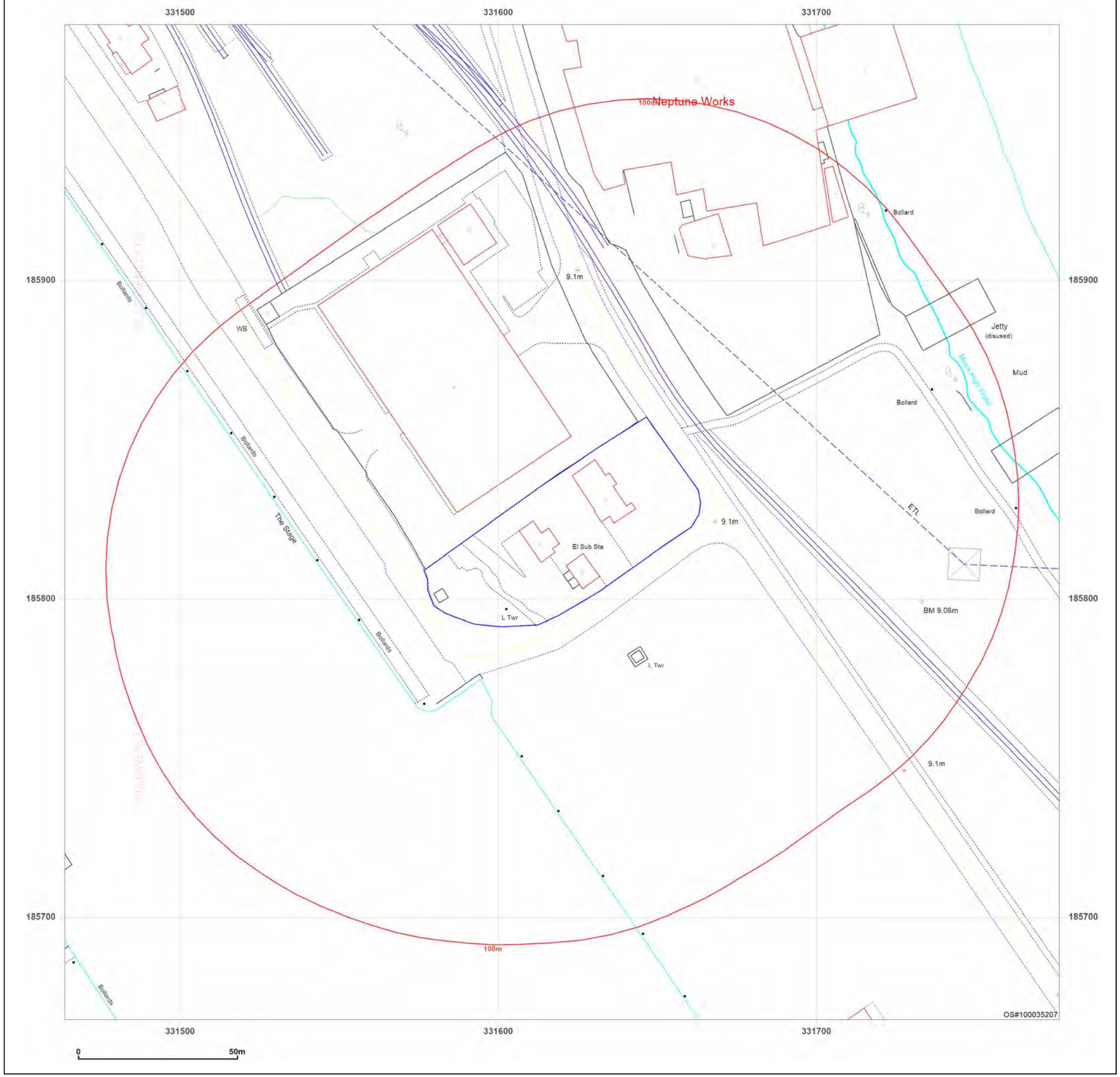
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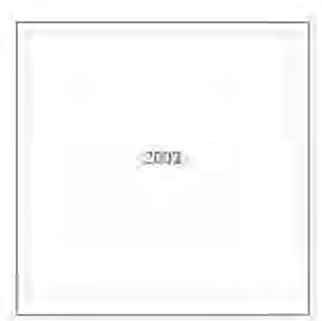
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Client Ref: 784-B069008
Report Ref: GS-L4W-Y2D-2DS-U55
Grid Ref: 331620, 185824

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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Map legend available at:
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APPENDIX C: PHOTO PLATES



Plate 1



Plate 2

Tetra Tech
Atlantic house
Greenwood Close
Cardiff Gate Business Park
Cardiff
CF24 0AD

Tel: 029 20 829200
Fax: 029 20 455321

Environmental Consultancy
Ground Technologies & Investigation

TETRA TECH

Project :-
NGED Primary Substation

National Grid Electrical Distribution

Project No.:	784-B069008



Plate 3 East Way Road





Plate 4 Historic railway tracks, disused and present to the west of site

Tetra Tech
Atlantic house
Greenwood Close
Cardiff Gate Business Park
Cardiff
CF24 0AD

Tel: 029 20 829200
Fax: 029 20 455321

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Ground Technologies & Investigation

TETRA TECH

Project :-
NGED Primary Substation

National Grid Electrical Distribution

Project No.:	784-B069008



Plate 5 Softscape to the west of site



Plate 6 Electrical substation to the south of site

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Atlantic house
Greenwood Close
Cardiff Gate Business Park
Cardiff
CF24 0AD

Tel: 029 20 829200
Fax: 029 20 455321

Environmental Consultancy
Ground Technologies & Investigation

TETRA TECH

Project :-
NGED Primary Substation

National Grid Electrical Distribution

Project No.: 784-B069008







Plate 7 Electrical substation signs and drainage



Plate 8 Site from East Way Road facing east

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Atlantic house
Greenwood Close
Cardiff Gate Business Park
Cardiff
CF24 0AD

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Project :-
NGED Primary Substation

National Grid Electrical Distribution

Project No.: 784-B069008





Plate 9 Poor condition buildings and hardstanding



Plate 10 Within a derelict outbuilding

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Atlantic house
Greenwood Close
Cardiff Gate Business Park
Cardiff
CF24 0AD

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Fax: 029 20 455321

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Ground Technologies & Investigation

TETRA TECH

Project :-
NGED Primary Substation

National Grid Electrical Distribution

Project No.:	784-B069008





Plate 11 Dumped waste and materials



Plate 12 Outbuildings and softscape

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Atlantic house
Greenwood Close
Cardiff Gate Business Park
Cardiff
CF24 0AD

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NGED Primary Substation

National Grid Electrical Distribution

Project No.:	784-B069008



Plate 13 Containers across site



Plate 14 Within a derelict building with fire extinguishers

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Greenwood Close
Cardiff Gate Business Park
Cardiff
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Project :-
NGED Primary Substation

National Grid Electrical Distribution

Project No.: 784-B069008



Plate 15 Storage tank to the northern boundary in bunded area adjacent to the main warehouse.

BLANK

Plate 16

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Cardiff Gate Business Park
Cardiff
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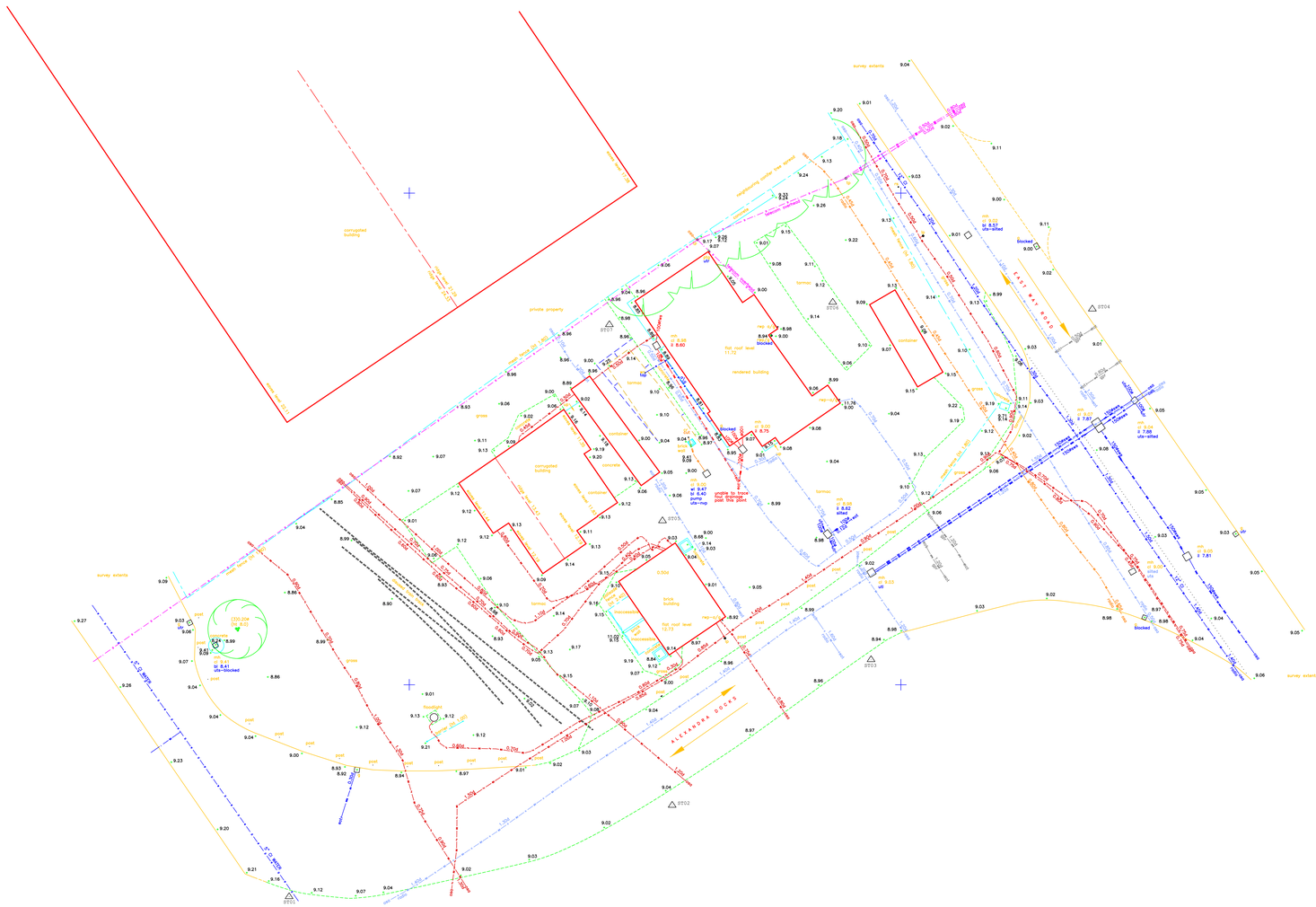
TETRA TECH

Project :-
NGED Primary Substation

National Grid Electrical Distribution

Project No.:	784-B069008

APPENDIX D: TOPOGRAPHICAL SURVEY



NOTES

GENERAL NOTES :-

ALL LEVELS ARE IN METRES DERIVED FROM GPS TRANSFORMATION.
GRID COORDINATES ARE ORDNANCE SURVEY NATIONAL GRID DERIVED FROM GPS TRANSFORMATION.
GPS COORDINATES AND LEVELS SET AT ST01 (NO SCALE FACTOR APPLIED)

THIS DRAWING HAS BEEN PRODUCED WITH A PLOT SCALE ACCURACY OF 1:200

SERVICE COVERS INDICATED WHERE VISIBLE, PIPE INVERTS // DETAILS SURVEYED FROM SURFACE INSPECTION ONLY. GENERALLY DAMAGED COVERS AND COVERS WITHIN HIGHWAYS WILL NOT BE LIFTED

TREE SPECIES SHOULD BE CONFIRMED BY TREE SPECIALIST IF CRITICAL.

OVERHEAD CABLES ARE INDICATED USING REMOTE SURVEY METHODS AND ARE SUBJECT TO SEASONAL VARIATION, AND SHOULD BE TREATED AS APPROXIMATE.

THE SURVEYOR WILL NOT BE RESPONSIBLE FOR THE OMISSION OF DETAILS OBSCURED DURING SITE SURVEY

RICS PROFESSIONAL STANDARDS 3RD EDITION RULE 1.19 APPLIES TO THIS SURVEY.

SITE OVERGROWN, SOME SURFACE CHANGES MAY HAVE BEEN MISSED

SURVEY CONTROL :-

STATION	EASTINGS	NORTHINGS	LEVEL
ST01	331587.773	185778.448	9.157
ST02	331626.738	185787.740	9.033
ST03	331648.867	185802.555	8.923
ST04	331669.477	185838.209	9.173
ST05	331625.753	185818.674	9.068
ST06	331643.071	185838.899	9.130
ST07	331620.348	185834.620	8.823

SHEET LAYOUT :-

NORTH

SITE MARK OUT KEY

PLEASE NOTE THAT THESE WILL BE SHOWN AS COLOURS ONLY, THE DWG PROVIDED IS THE THE FINISHED SURVEY, SEMI PERMANENT PAINT IS USED ON SITE ONLY AND IS BIODEGRADABLE.

RED – ELECTRIC, HV/L AND FWS DRAINAGE

BLUE – SWS DRAINAGE AND WATER

WHITE – COMMS, BT, TV, COMBINED DRAINAGE

YELLOW – GAS AND OTHER PIPES

ORANGE – GPR RELATED FEATURES AND GPR ANOMALIES

UTILITY SURVEY KEY

- ELECTRIC CABLE
- WATER PIPE
- FOUL SEWER
- STORM SEWER
- COMBINED SEWER
- DUCTS
- CABLE TELEVISION
- DATA CABLE
- TELECOM CABLE
- GAS PIPE
- UNIDENTIFIED SERVICE
- OTHER
- CCTV
- TRAFFIC LIGHT
- OFFSET FILL
- VENT
- FUEL PIPE
- GAUGE LINES
- PIPE
- ASSUMED ROUTE
- TAKEN FROM RECORDS
- GPR LINEAR FEATURE
- UNIDENTIFIED CABLE
- UNIDENTIFIED DUCT
- SURVEY BOUNDARY
- DRAIN CONDITION NOTES
- inaccessible area (detailed on dwg)
- GPR ANOMALY (DETAILED ON DWG)
- CHAMBER EXTENTS (SHOWN IN THE SERVICE COLOUR)
- BOREHOLE
- CPT
- TRIAL PIT
- HAND PIT
- WINDOW SAMPLE

CONFIDENCE LEVELS

A– POSITIONAL LOCATION AND DEPTH OF EXPOSED UTILITY AT A MANHOLE OR INSPECTION CHAMBER INCLUDING THE HORIZONTAL AND VERTICAL POSITION OF THE TOP OF THE UTILITY.
accuracy: Horizontal (+ or – 25mm) Vertical (+ or – 50mm)

C– POSITIONAL LOCATION HAS BEEN CONFIRMED BY VISUAL INSPECTION AND REFERENCE TO STREET FURNITURE/TOPOGRAPHICAL FEATURES OR EVIDENCE OF PREVIOUS STREET WORKS.

D– POSITIONAL LOCATION HAS BEEN PROVIDED BY UTILITY RECORD SEARCH ONLY.

(B1) POSITIONAL LOCATION AND DEPTH OF THE UTILITY HAVE BEEN DETECTED BY ONE OF THE GEOPHYSICAL TECHNIQUES AND THE SURVEYOR HAS A HIGH DEGREE OF CONFIDENCE IN THE SURVEY ACCURACY OR QUALITY LEVEL.
estimated accuracy: + or – 150mm OR 15%)

(B1P) POSITIONAL LOCATION AND DEPTH OF THE UTILITY HAVE BEEN DETECTED BY ONE OF THE GEOPHYSICAL TECHNIQUES WITH POST PROCESSING METHODS AND THE SURVEYOR HAS A HIGH DEGREE OF CONFIDENCE IN THE SURVEY ACCURACY OR QUALITY LEVEL.
estimated accuracy: + or – 150mm OR 15%)

(B2) POSITIONAL LOCATION AND DEPTH OF THE UTILITY HAVE BEEN DETECTED BY ONE OF THE GEOPHYSICAL TECHNIQUES AND THE SURVEYOR HAS A REASONABLE DEGREE OF CONFIDENCE IN THE SURVEY ACCURACY OR QUALITY LEVEL. estimated accuracy: + or – 250mm OR 40%)

(B2P) POSITIONAL LOCATION AND DEPTH OF THE UTILITY HAVE BEEN DETECTED BY ONE OF THE GEOPHYSICAL TECHNIQUES WITH POST PROCESSING METHODS AND THE SURVEYOR HAS A REASONABLE DEGREE OF CONFIDENCE IN THE SURVEY ACCURACY OR QUALITY LEVEL.
estimated accuracy: + or – 250mm OR 40%)

(B3) POSITIONAL LOCATION HAS BEEN DETECTED BY ONE OF THE GEOPHYSICAL TECHNIQUES WITH POST PROCESSING METHODS BUT WITH NO OF CONFIDENCE IN DEPTH.
estimated accuracy: + or – 500mm in Horizontal

(B3P) HORIZONTAL POSITION DETECTED VIA POST–PROCESSED GPR
estimated accuracy: + or – 500mm in Horizontal – Depth is Undefined

(B4) POSITIONAL LOCATION HAS BEEN ASSUMED. THE UTILITY/SEGMENT OF UTILITY IS SUSPECTED TO EXIST BUT WAS NOT DETECTED BY THE GEOPHYSICAL TECHNIQUES USED THERE FOR IS SHOWN AS AN ASSUMED ROUTE.

- HORIZONTAL LOCATION IS TO THE CENTERLINE OF THE UTILITY
- VERTICAL LOCATION IS TO THE TOP OF THE UTILITY
- AS STANDARD THE GRID LINES HAVE BEEN FROZEN WITHIN LAYER WDM1.

NOTES/DISCLAIMER

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The data presented in this drawing have been collected using a combination of the following : consultation of utility asset information provided or obtained, visual survey and detection of surface features and buried services from surface level, electromagnetic location techniques and ground penetrating radar.

This drawing should be used in conjunction with the accompanying report which details limitations of these methods and other factors which may have hindered the survey.

This method of survey does not differentiate between live and dead services, and as such all services should be treated as live.
If a service has been undetectable the service may be shown as an assumed route, which is a straight line between two known points and is purely the surveyors understanding only. Therefore this route shown should not be treated as accurate.
If a service is undetectable but we can position the service using utility asset plans or drawings provided then this is to be treated as indicative only.
The detection confidence in each utility segment is depicted in line with the Pas128 Scheme and is detailed in the accompanying report. Any "D" or "B4" is to be treated and is based on historical utility records which can be inaccurate and incomplete.
further investigation is recommend to verify service routes taken from records or assumed.

The service routes depicted may reflect the routes of multiple cables or pipes. It is not always possible to differentiate between buried construction features, utilities and other subsurface linear features therefore it is possible that some features shown are not utility related, and due to the limitation of electromagnetic techniques all utility locations may not be detected. Underground utilities may exist that are not shown on this survey.
If the location and depth of a service or feature is of particular importance to a project then it is recommended that discussions are held with Lucion Survey Ltd regarding any possible limitations or anomalies.
Please note that factors such as ground conditions, geology, proximity of other utilities, weather and method of construction have an influence on the quality of the data collected on site.
Even an appropriate and professionally executed survey may not be able to architect a 100% complete picture of the buried utility network. Where these requirements, it is strongly recommended that a pas128 type A verification survey is carried out.
No utility mapping survey can be considered a 100% accurate depiction of the Sub–surface environment.
The use of these drawings does not remove the requirement for the use of safe digging techniques at all times, in line with the requirements of hsg47 and current cdm regulations.
Services on site will be mapped out to the specification agreed with the client
Lucion Survey Ltd accepts no liability for damage to any non–surveyed, traceable services to aid the survey collation only.

SURVEY NOTES

GPR RESULTS WERE POOR AROUND THE SUBSTATION DUE TO GROUND CONDITIONS. NO GPR DATA WAS OBTAINED IN THE HIGHLIGHTED AREA DUE TO DENSE VEGETATION AND MATERIAL OBSTRUCTIONS ON THE GROUND.

SITE DRAINAGE APPEARS TO BE HEAVILY SILTED OR BLOCKED AND WAS THEREFORE TRACED TO THE BEST OF OUR ABILITY. RECOMMEND DRAINAGE IS JETTED / CLEANSED TO ALLOW FOR FULL SURVEY.

NO EVIDENCE OF GAS SERVICES WAS IDENTIFIED ON SITE, NO GAS MARKERS WERE OBSERVED.

NO EVIDENCE OF WATER SERVICES WAS IDENTIFIED ON SITE, NO WATER MARKERS WERE OBSERVED. UNABLE TO DIRECT CONNECT OF ST. WATER INDICATOR ON RECORDS. NO INDICATION FOUND FOR WATER SUPPLY TO BUILDINGS WITHIN SURVEY AREA.

MULTIPLE UNKNOWN RADIO FREQUENCIES WERE DETECTED THROUGHOUT THE SITE.

NO TRACE DETECTED FOR TELECOM SERVICE TO THE REAR OF THE SURVEY AREA. POSSIBLE SERVICE TO BE CONFIRMED BY TELECOM PROVIDER. ASSUMED TELECOM SERVICE ROUTE SHOWN IS BASED ON UTILITY RECORDS AND SHOULD BE TREATED AS INDICATIVE ONLY.

ALL STATUTORY UTILITY RECORDS HAVE BEEN PROVIDED BY CLIENT AND NOT UNDERTAKEN BY LUCION SURVEY

0 2 4 8 12 16 20

Lucion Survey Ltd
Protecting People and Planet

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Client	ROBERT STOKES OF ALISTAIR BURROUGHS DESIGN PARTNERSHIP LTD.
Project	ALEXANDRA DOCKS AND EAST WAY ROAD
Title	TOPOGRAPHICAL SURVEY & PAS128 SURVEY
Date	APRIL 2025
Scale	1:200@A0
Dwg No	670414 0
Surveyor	J.F.S & B.C
Checked	J.S, D.J

Revisions

TOPOGRAPHICAL / BUILDING / 3D LASER SCANNING & REVIT MODELLING
UTILITY / CCTV DRAINAGE SURVEYS & REMEDIAL DRAINAGE REPAIRS

CHAS Accredited Contractor CHAS.co.uk
Constructionline Gold
ISO 9001 ISO 14001 ISO 45001
The Safety Group

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TOPOGRAPHICAL SURVEY/UTILITY ABBREVIATIONS :-

(ht) – height
ø – diameter
o – pea trap
a/g – above ground
a/r – assumed route
av – air valve
bb – belisha beacon
bd – back drop
bl – bed level
boll – bollard
bos – bottom of shaft
bt – telecom
c/b fence – closeboard fence
c/box – control box
catv – cable television
cl – cover level
ic – inspection cover
il – invert level
ill – illuminated
int – interceptor
lp – lamp post
mh – manhole cover
mkr – marker
o/h – over head
fl – floor level
fs – fire switch
fws – foul water sewer
g – gully
g/run – gully run
gr – gas riser
h/chestnut – horse chestnut
h/thorn – hawthorn
d/chan – drainage channel
ejb – electric junction box
elec – electric
eot – end of trace
ep – electric pole
er – earth rod
f/bed – flower bed
fh – fire hydrant
con – conifer
cr – cable riser
cws – combined water sewer
pts – pipe to surface
re – rodding eye
ret wall – retaining wall
rs – road sign
rwp – rain water pipe
ol – off let
osa – off survey area
OSBM – ordnance survey bench mark
p & r fence – post & rail fence
pd – pit depth
pr – pipe riser
ptg – pipe to ground
uts – unable to survey
utt – unable to trace
vp – vent pipe
wfc – water filled chamber
wl – water level
wm – water meter
wp – waste pipe
wr – water riser
top – top of pipe
tot – top of tank
tp – telecom pole
ts – traffic signal
t/s – trench scar
u/s – underside
utl – unable to lift
utr – unable to rod
st – stop tap
sv – stop valve
svp – soil vent pipe
sws – storm water sewer
TBM – temporary bench mark
tfr – taken from records
tl – threshold level
toc – top of cap
s/birch – silver birch
s/p – safety paving
sap – sapling
sec fence – security fence
sfc – soil filled chamber
sl – spot light
sp – soil pipe
svp – no visible pipe

SURVEY METHODOLOGY KEY

THIS SURVEY HAS BEEN CARRIED OUT TO PAS128 SPECIFICATION FOR UNDERGROUND UTILITY DETECTION, VERIFICATION AND LOCATION. THE SPECIFICATION ALLOWS FOR A RANGE OF TECHNIQUES AND METHODS OF VARYING INTENSITY TO BE DEPLOYED. THE COLOR CODED SCHEME INDICATES WHERE DIFFERENT METHODOLOGIES HAVE BEEN USED ON SITE.
PLEASE ALWAYS READ ACCOMPANYING REPORT IN CONJUNCTION WITH DRAWING PROVIDED.

- MSP–emf search trakked at 2m intervals – traced at 0.5m intervals. gpr survey grid at 0.5m intervals or high density array. post processing of gpr grid
- MTP–emf search trakked at 2m intervals – traced at 1m intervals. gpr survey grid at 1m intervals or high density array. post processing of gpr grid
- MDP–emf search trakked at 5m intervals – traced at 2m intervals. gpr survey grid at 2m intervals or high density array. post processing of gpr grid
- MTP–emf search trakked at 10m intervals – traced at 5m intervals. gpr survey as appropriate. post processing of gpr grid
- MH–emf search trakked at 2m intervals – traced at 0.5m intervals. gpr survey grid at 0.5m intervals or high density array. post processing of gpr grid
- MD–emf search trakked at 5m intervals – traced at 1m intervals. gpr survey grid at 1m intervals or high density array. post processing of gpr grid
- MD–emf search trakked at 5m intervals – traced at 2m intervals. gpr survey grid at 2m intervals or high density array. post processing of gpr grid
- MT–emf search trakked at 10m intervals – traced at 5m intervals. gpr survey as appropriate. post processing of gpr grid

APPENDIX E: CIRIA C552 RISK EVALUATION METHODOLOGY

The following tables are derived from CIRIA C552 and have been used to define the risk rating presented in the Qualitative Risk Assessment matrix.

Classification of 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 pollution (note; Water Resources Act contains no scope for considering significant pollution) of sensitive water resource. Catastrophic damage to building/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 (note; Water Resources Act contains no scope for considering significant pollution). A significant change in a particular ecosystem, or an organism forming part of such an ecosystem. (Note the definitions of ecological systems within the Draft Circular on Contaminated Land DETR, 2000).
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm', as defined In 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.

Classification of 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 pollutant 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 that such an event would take place, and is even 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.

Matrix of consequence against probability to gain a risk classification

		Consequence			
		Severe	**Medium**	**Mild**	**Minor**
Probability	**High Likelihood**	Very High Risk	High Risk	Moderate Risk	Moderate/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