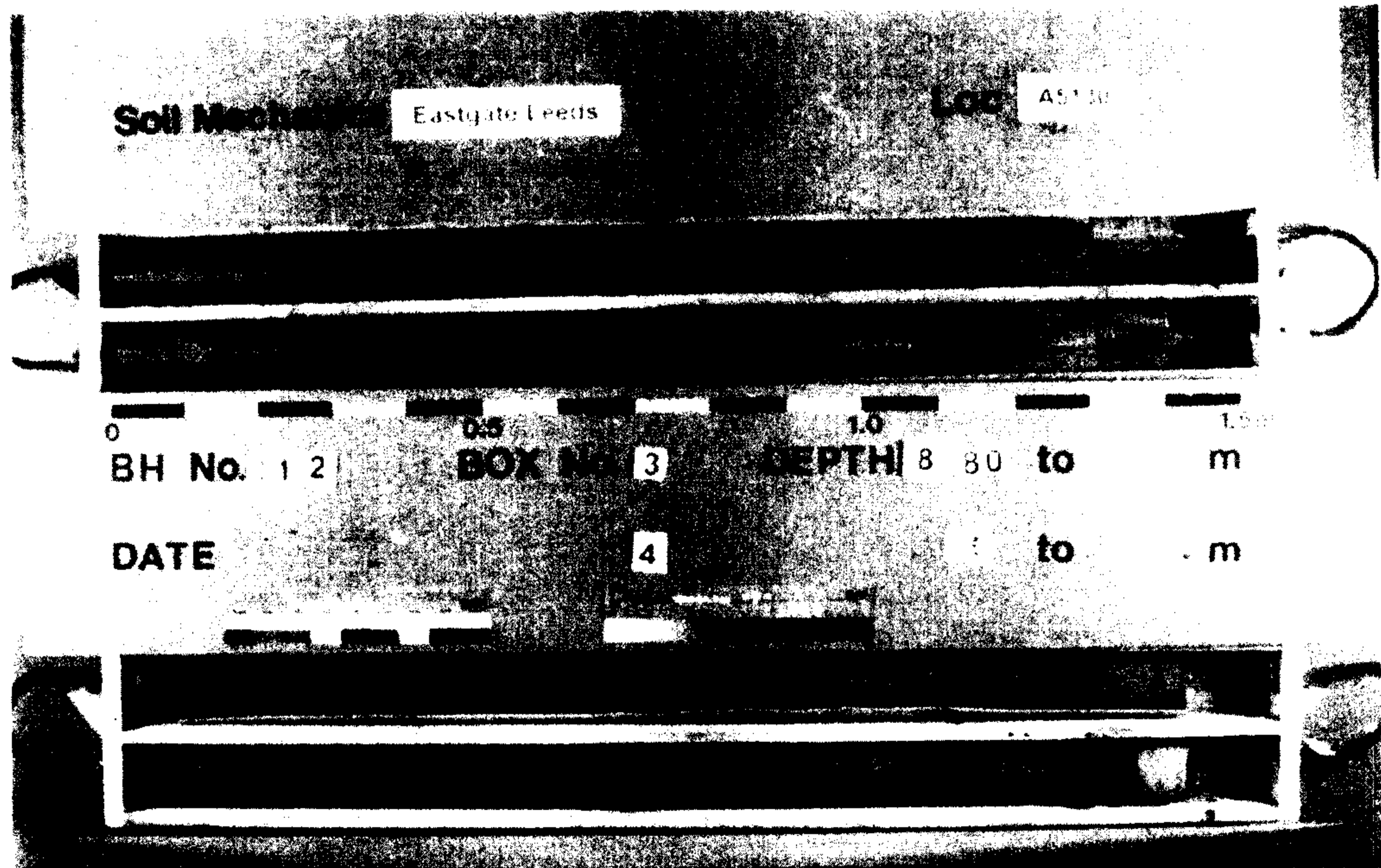
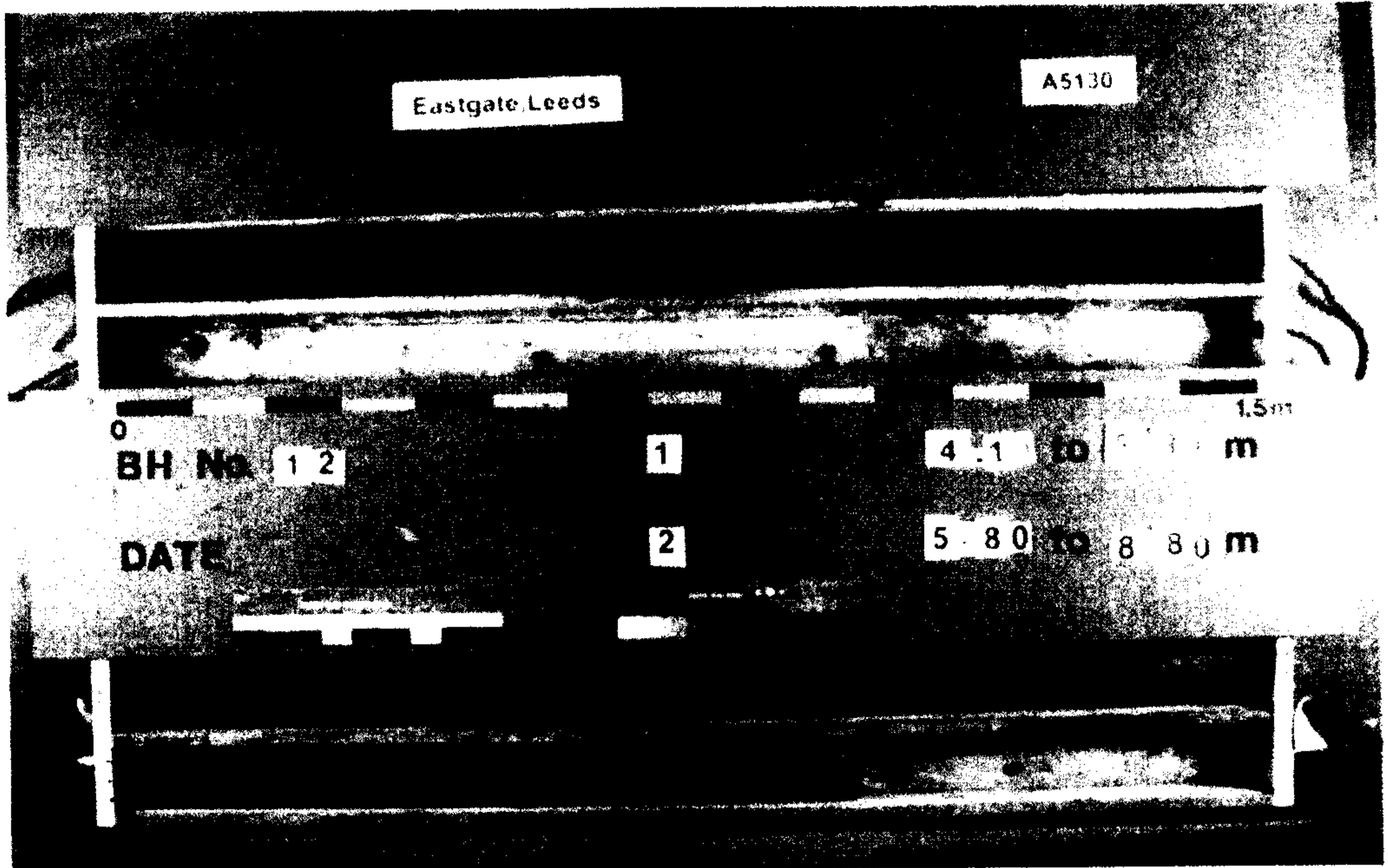


# Photographs



Soil Mechanics



Notes:

Project EASTGATE, LEEDS  
 Project No. A5130  
 Carried out for Hammerson UK Properties plc

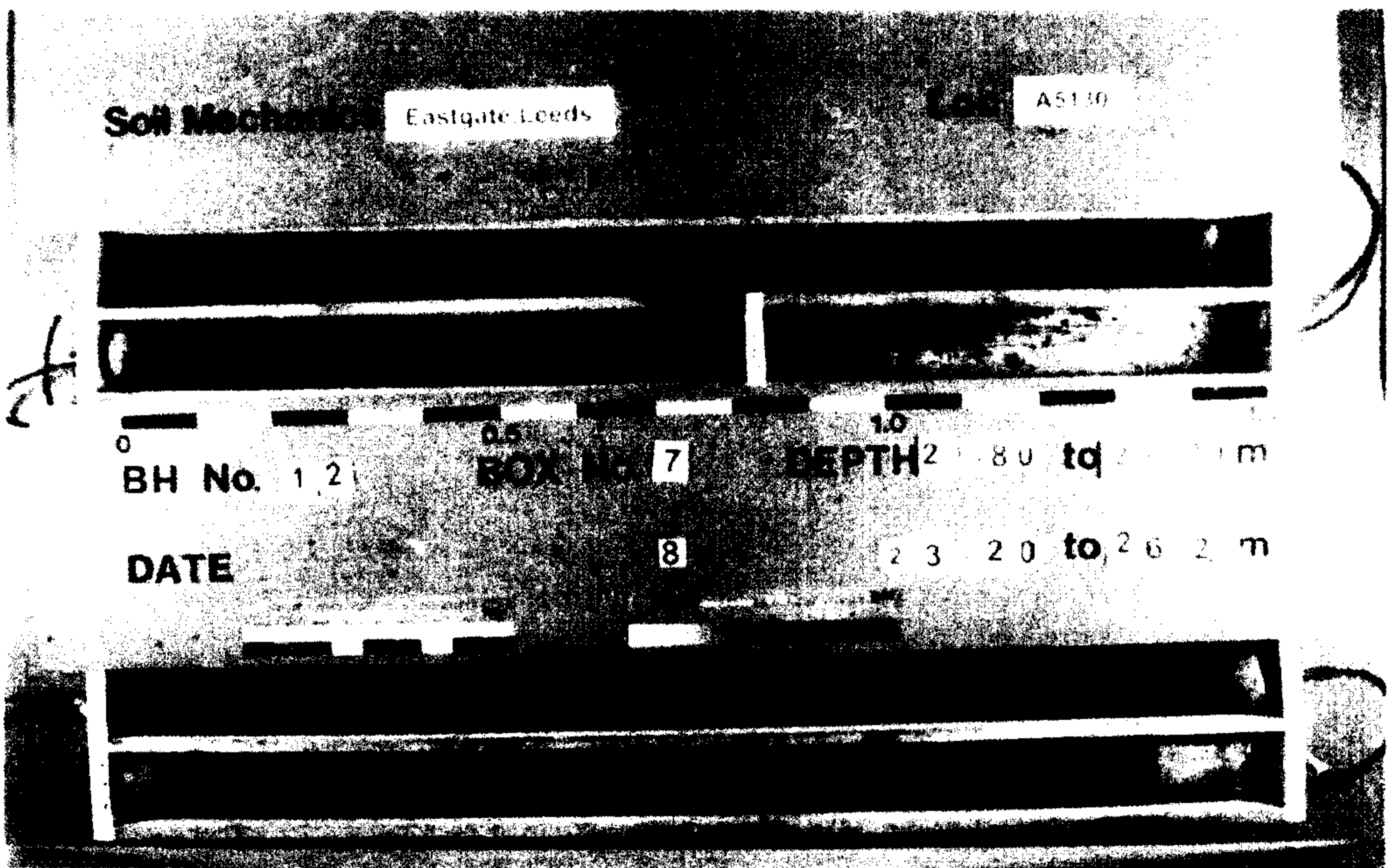
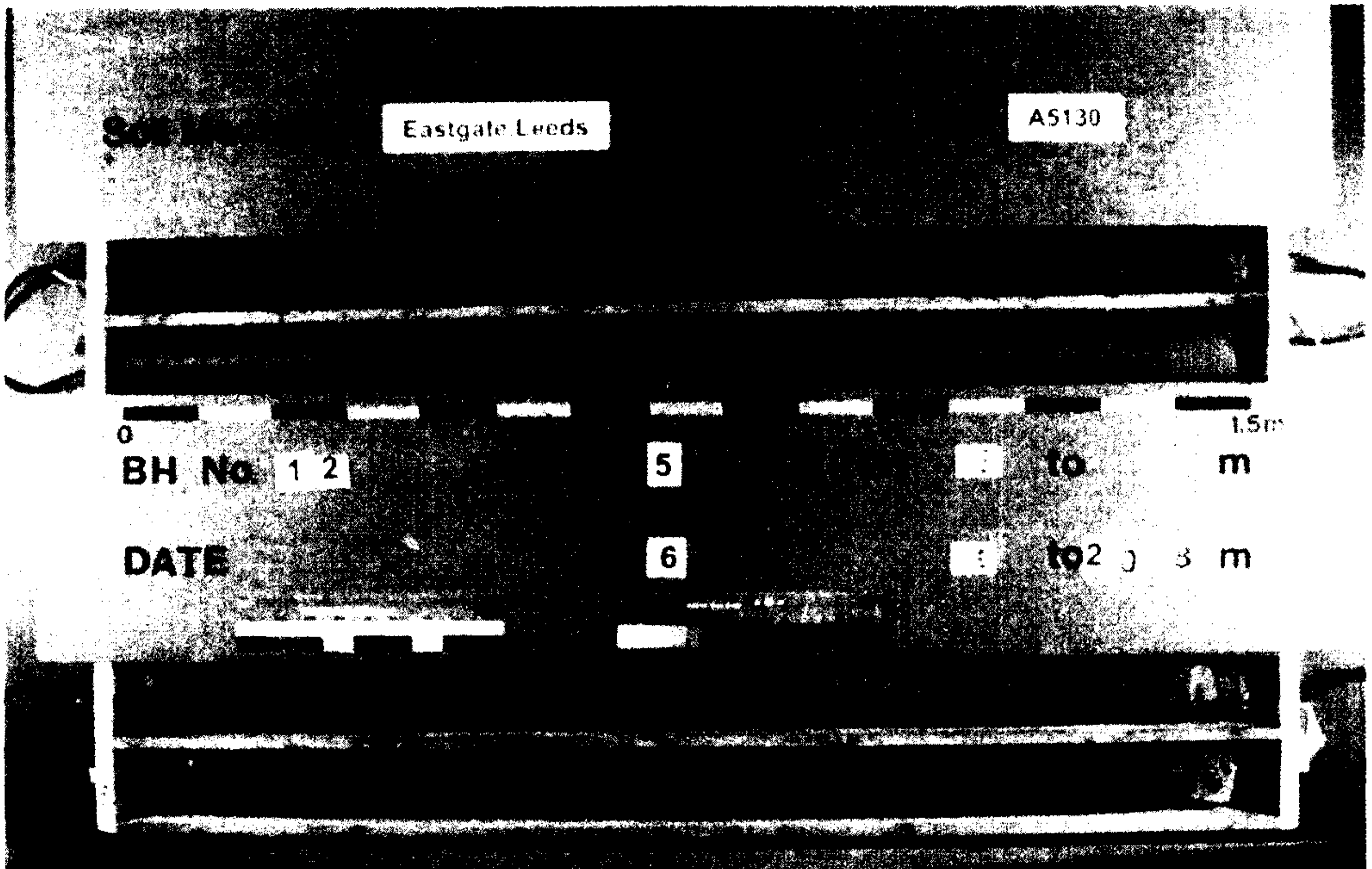
Plate

11

# Photographs



Soil Mechanics



Notes:

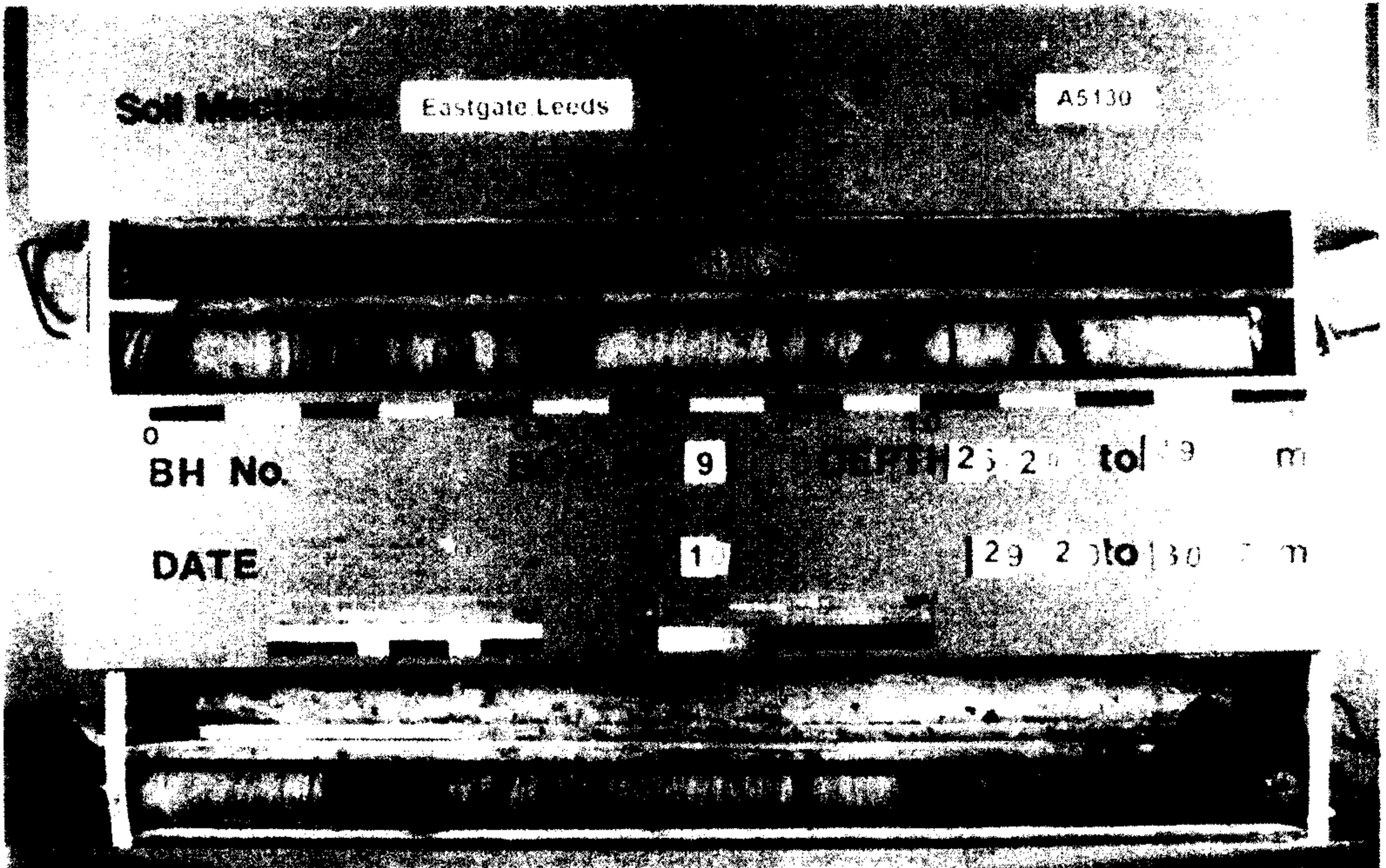
Project EASTGATE, LEEDS  
 Project No. A5130  
 Carried out for Hammerson UK Properties plc

Plate 12

# Photographs



Soil Mechanics



Notes:

Project EASTGATE, LEEDS  
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Carried out for Hammerson UK Properties plc

Plate

13

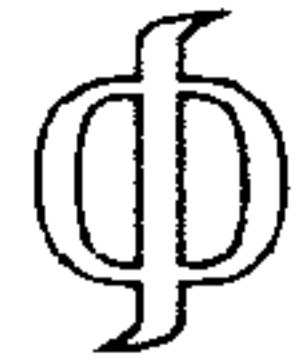


**ENCLOSURE E  
DRAWINGS**

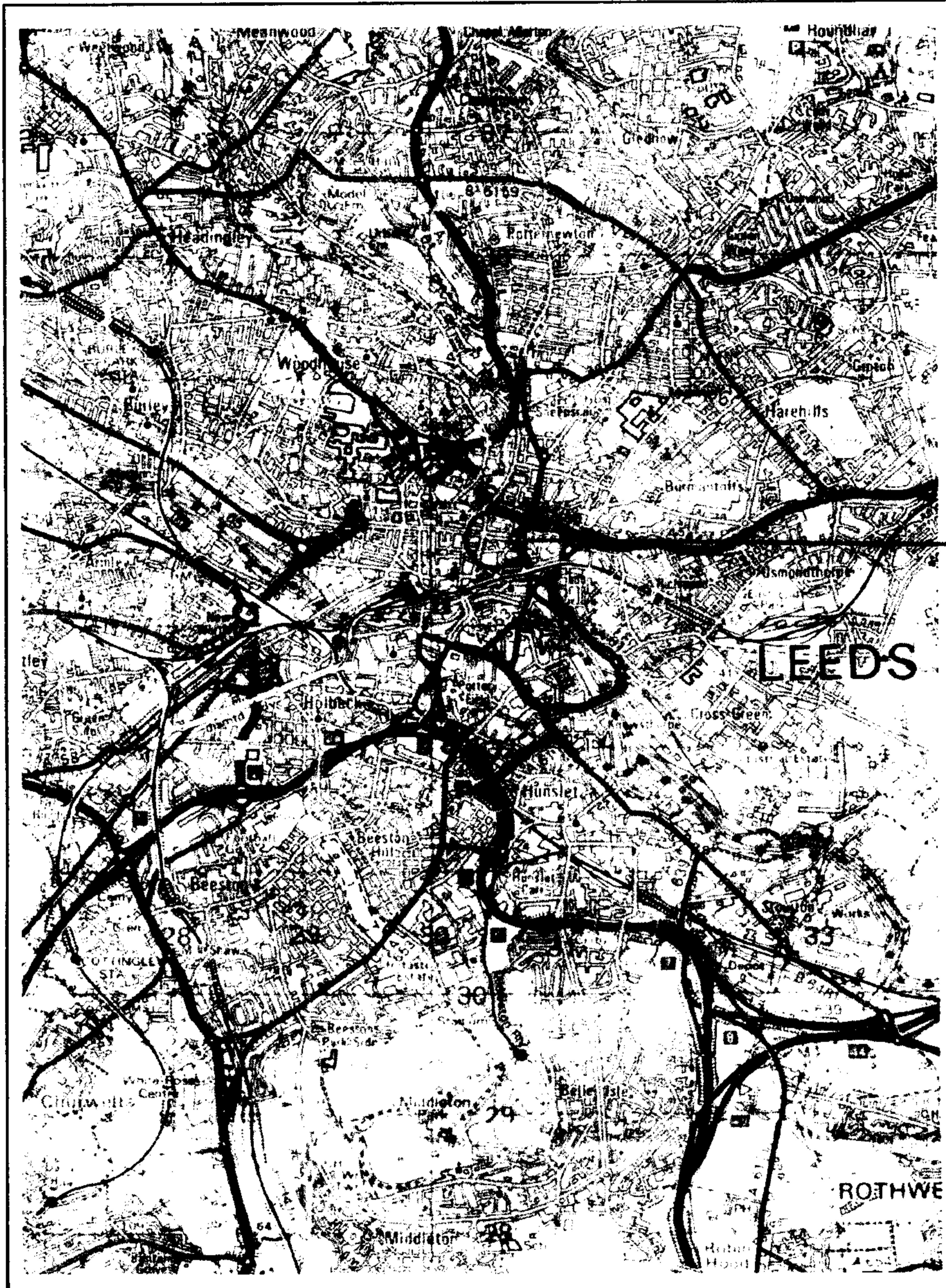
Site Location Plan  
Site Plan

E1  
E2

# Site Location Plan



Soil Mechanics



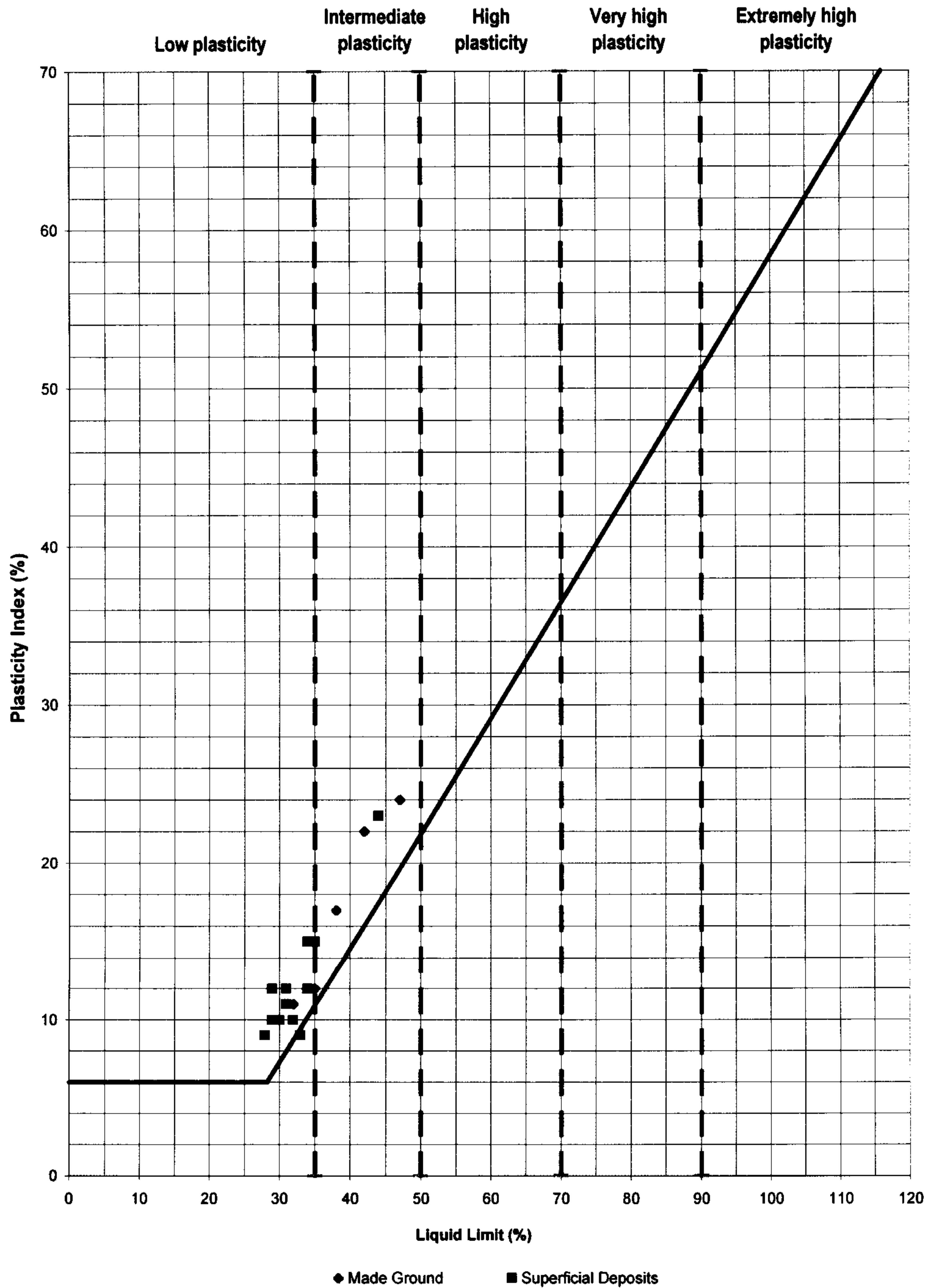
**THE  
SITE**

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Notes:  
Scale 1:50 000

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Figure  
**E1**

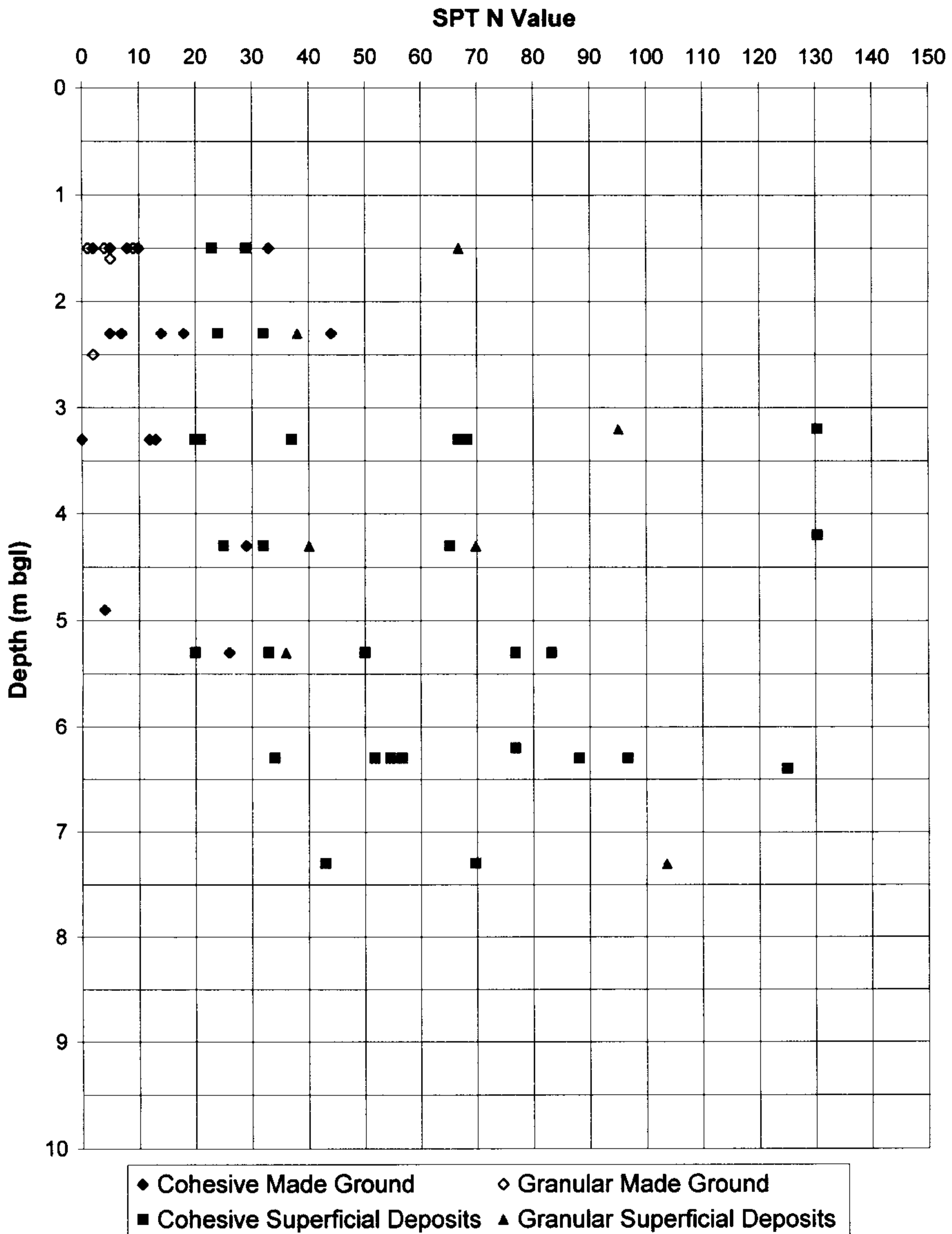


**SPT N VALUES vs DEPTH**

Civic House 156 Great Charles Street Birmingham B3 3HN  
Telephone 0121 212 7700 Fax 0121 212 7701

Site: Eastgate, Leeds

Job Number: EN5235  
Figure: F2





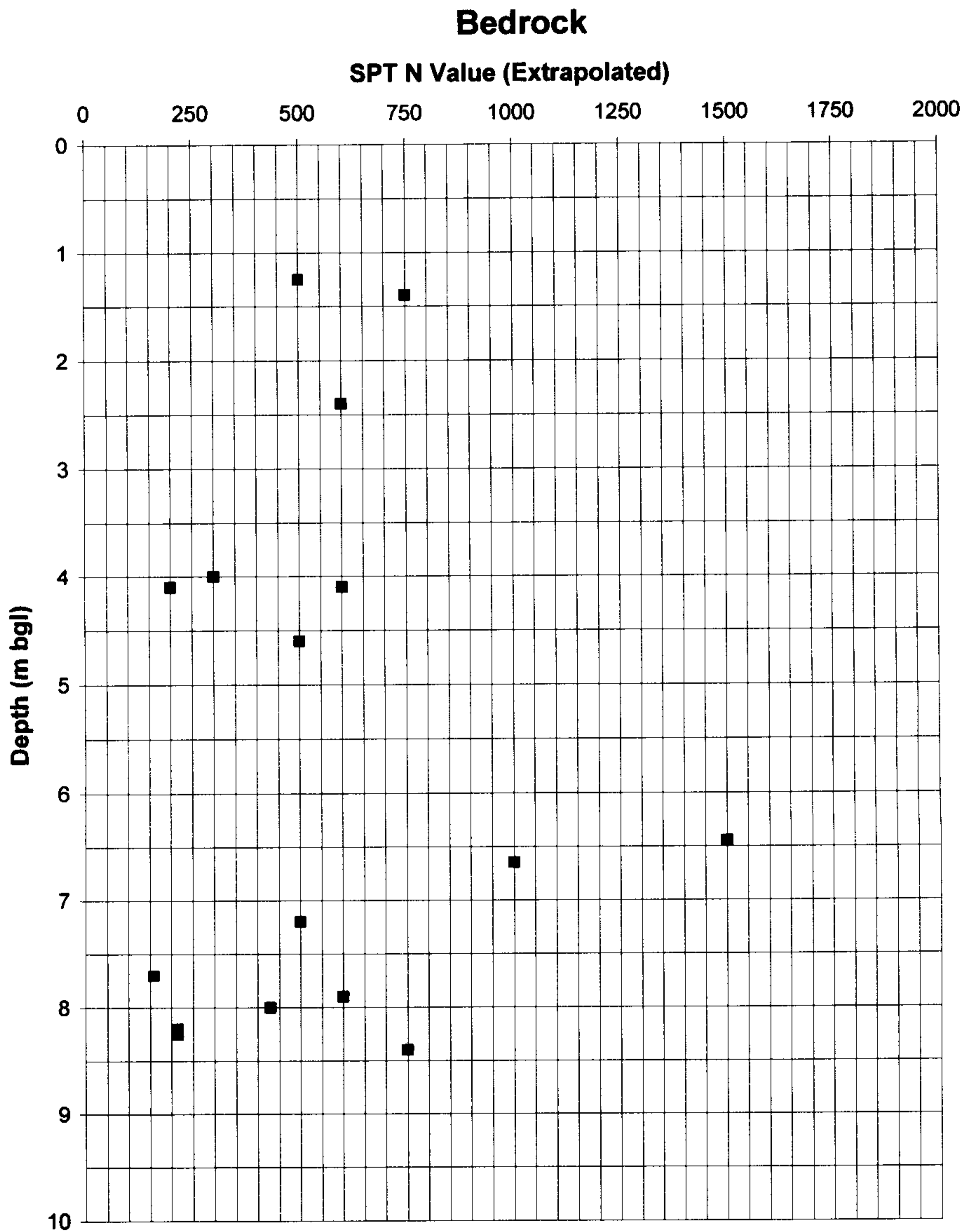
**Waterman Environmental  
Consulting Engineers**

## SPT N VALUES vs DEPTH

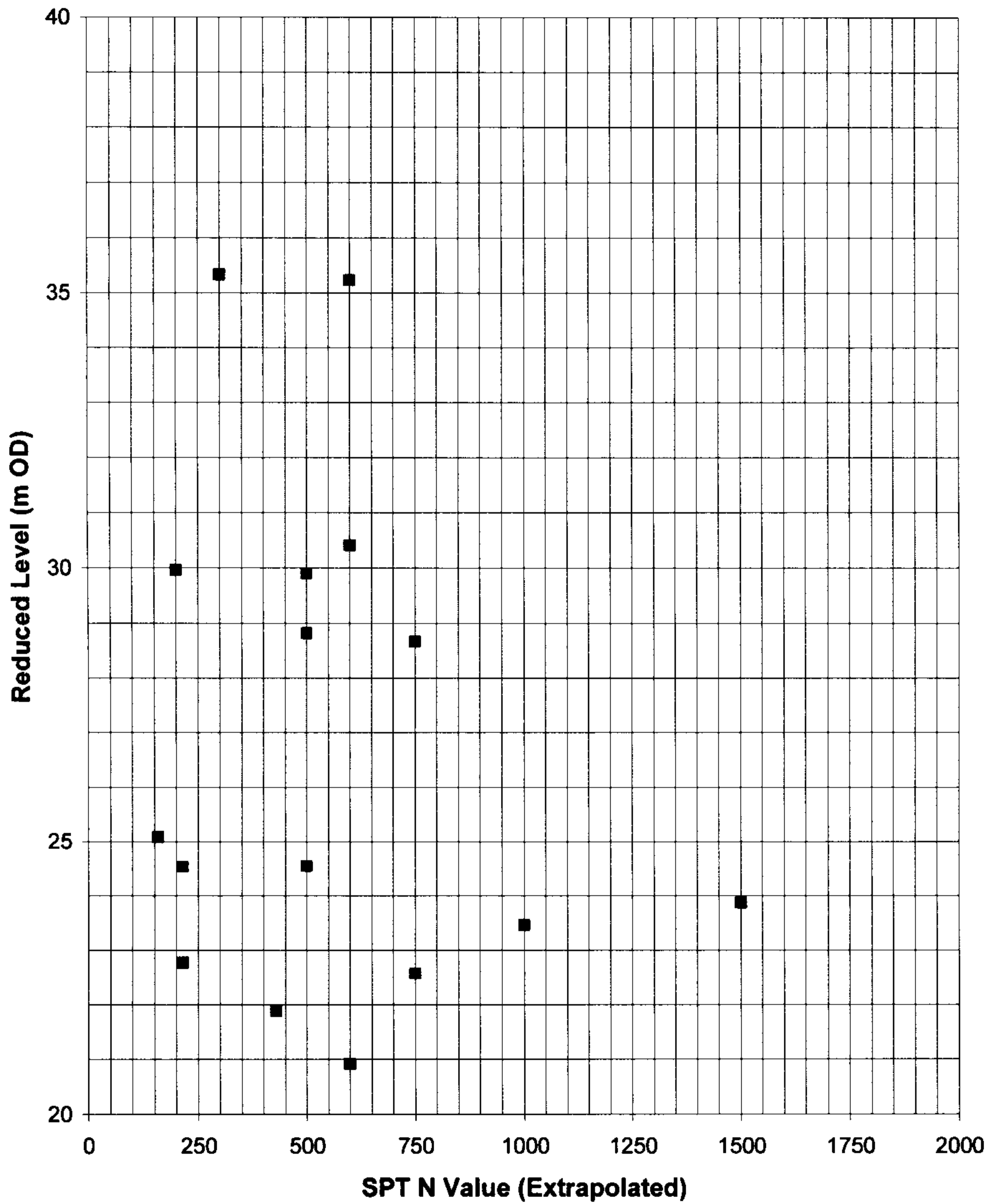
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Telephone 0121 212 7700 Fax 0121 212 7701

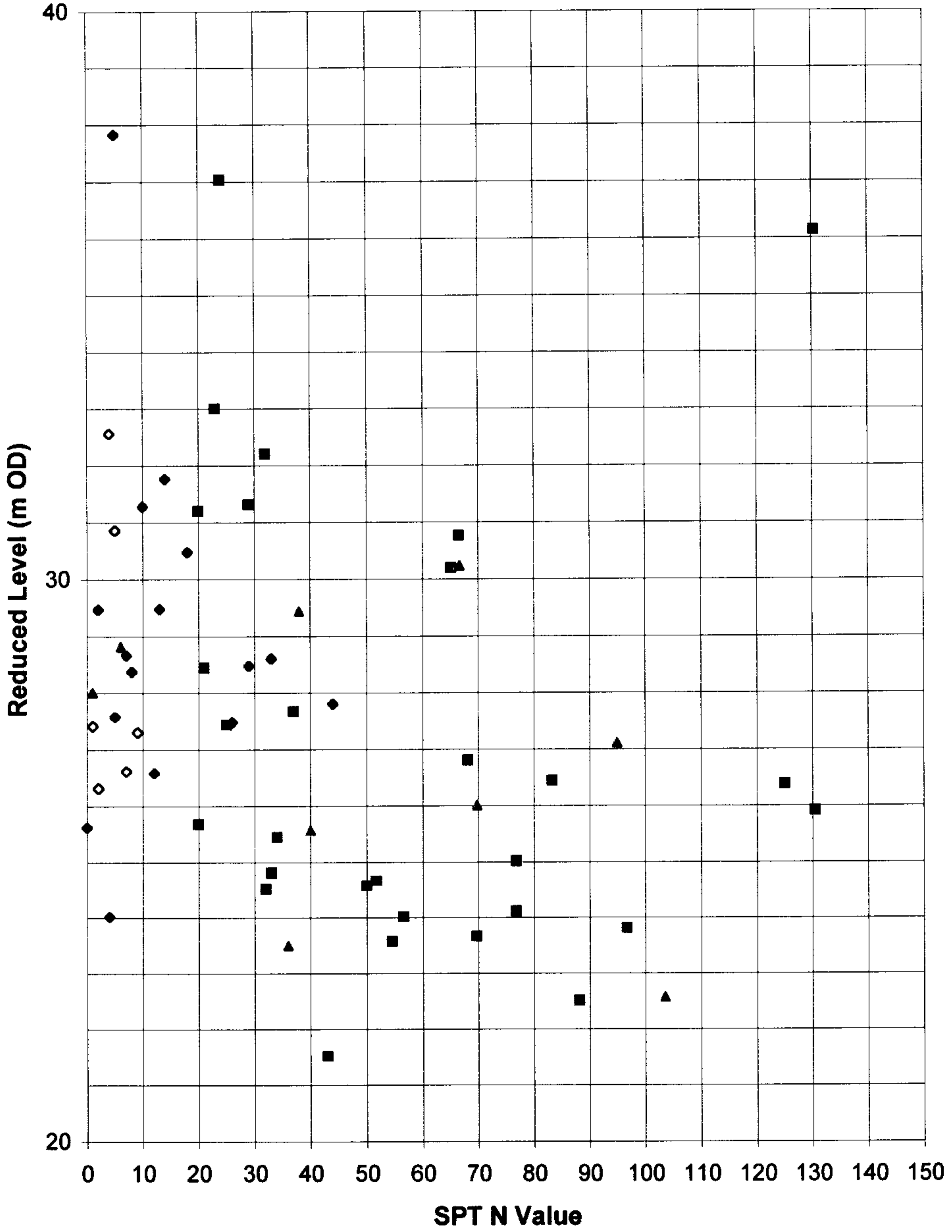
**Site:**  
Eastgate, Leeds

**Job Number:** EN5235  
**Figure:** F3



**Bedrock**





## Eastgate And Harewood Quarter, Leeds

### Appendix G RISK RATING MATRIX

**Table G1: Risk rating for contaminated land qualitative risk assessment**

Level of Severity	Likelihood		
	Most Likely	Reasonably Foreseeable	Unlikely
Acute harm or severe chronic harm. Direct pollution of sensitive water receptors or serious pollution of other water bodies.	High	High	Low
Harm from long-term exposure. Slight pollution of sensitive receptors or pollution of other water bodies.	Medium	Medium	Low
No significant harm in either short or long term. No pollution of water that is likely to affect sensitive receptors. No more than slight pollution of other water bodies.	Low	Low	Low

## Eastgate And Harewood Quarter, Leeds

### Appendix H ENVIRONMENTAL RECEPTORS

**Table H1: Pollution to controlled waters**

<p>'Section 78A(9) of the EPA 1990 defines the pollution of controlled waters as: "the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter".' (A35)</p> <p>'Before determining that pollution of controlled water is being, or is likely to be, caused, the local authority should be satisfied that a substance is continuing to enter controlled waters or is likely to enter controlled waters. The local authority should regard something as being "likely" to be caused when the local authority judge it more likely than not to occur.' (A36)</p> <p>'Land should <b>not</b> be designated as contaminated land where:</p> <p>(a) a substance is already present in controlled waters;</p> <p>(b) entry into controlled waters of that substance from land has ceased; and</p> <p>(c) it is not likely that further entry will take place.' (A37)</p> <p>'Substances should be regarded as having entered controlled waters where:</p> <p>(a) they are dissolved or suspended in those waters; or</p> <p>(b) if they are immiscible with water, they have direct contact with those waters on or beneath the surface of the water.' (A38)</p> <p>The term 'continuing to enter' should be taken to mean any entry additional to any which has already occurred. (A39)</p>
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**H2: Significant harm to various receptors**

Type of receptor	Description of harm to that type of receptor that is to be regarded as significant harm
Human beings	<p>Death, disease, serious injury, genetic mutation, birth defects or the impairment of reproductive functions.</p> <p>For these purposes, disease is to be taken to mean an unhealthy condition of the body or a part of it and can include, for example, cancer, liver dysfunction or extensive skin ailments. Mental dysfunction is included only insofar as it is attributable to the effects of a pollutant on the body of the person concerned.</p> <p>In the Guidance, this description of significant harm is referred to as a 'human health effect'.</p>
<p>Any ecological system, or living organism forming part of such a system, within a location which is:</p> <ul style="list-style-type: none"> <li>• an area notified as an area of special scientific interest under section 28 of the Wildlife and Countryside Act 1981.</li> <li>• any land declared a national nature reserve under section 35 of that Act</li> <li>• any area designated as a marine nature reserve under section 36 of that Act</li> <li>• an area of special protection of birds, established under section 3 of that Act</li> <li>• any European Site within the meaning of regulation 10 of the Conservation (Natural Habitats etc) Regulations 1994 (ie Special Areas of Conservation and Special protection Areas)</li> <li>• any candidate Special Areas of Conservation or potential Special Protection Areas given equivalent protection</li> </ul>	<p>For any protected location:</p> <p>Harm which results in an irreversible adverse change, or in some other substantial adverse change, in the functioning of the ecological system within any substantial part of that location;</p> <p>or</p> <p>Harm which affects any species of special interest within that location and which endangers the long-term maintenance of the population of that species at that location.</p> <p>In addition, in the case of a protected location that is a European Site (or a candidate Special Area of Conservation or a potential Special Protection Area), harm which is incompatible with the favourable conservation status of natural habitats at that location or species typically found there.</p> <p>In determining what constitutes such harm, the local authority should have regard to the advice of English nature and to the requirements of the Conservation (Natural Habitats etc Regulations 1994.</p> <p>In the Guidance this description of significant harm is referred to as an 'ecological system effect'.</p>

## Eastgate And Harewood Quarter, Leeds

Type of receptor	Description of harm to that type of receptor that is to be regarded as significant harm
<ul style="list-style-type: none"> <li>• any habitat or site afforded policy protection under paragraph 13 of Planning Policy Guidance Note 9 (PPG9) on nature conservation (i.e. candidate Special Areas of Conservation, potential Special protection Areas and listed Ramsar sites); or</li> <li>• any nature reserve established under Section 21 of the National Parks and Access to the Countryside Act 1949.</li> </ul>	
<p>Property in the form of:</p> <ul style="list-style-type: none"> <li>• crops, including timber</li> <li>• produce grown domestically, or on allotments, for consumption</li> <li>• livestock</li> <li>• other owned or domesticated animals; wild animals which are the subject of shooting or fishing rights.</li> </ul>	<p>For crops, a substantial diminution in yield or other substantial loss in their value, resulting from death, disease or other physical damage. For domestic pets, death, serious disease or serious physical damage. For other property in this category, a substantial loss in its value resulting from death, disease or other serious physical damage.</p> <p>The local authority should regard a substantial loss in value as occurring only when a substantial proportion of the animals or crops are dead or otherwise no longer fit for their intended purpose. Food should be regarded as being no longer fit for purpose when it fails to comply with the provisions of the Food Safety Act 1990. Where a diminution in yield or loss in value is caused by a pollutant linkage, a 20% diminution or loss should be regarded as a benchmark for what constitutes a substantial diminution or loss.</p> <p>In the Guidance this description of significant harm is referred to as an 'animal or crop effect'.</p>
<p>Property in the form of buildings. For this purpose 'building' means any structure or erection and any part of a building, including any part below ground level, but does not include plant or machinery comprised in a building.</p>	<p>Structural failure, substantial damage or substantial interference with any right of occupation.</p> <p>For this purpose, the local authority should regard substantial damage or substantial interference as occurring when any part of the building ceases to be capable of being used for the purpose for which it is or was intended.</p> <p>Additionally, in the case of a scheduled Ancient Monument, substantial damage should be regarded as occurring when the damage significantly impairs the historic, architectural, traditional, artistic or archaeological interest by reason of which the monument was scheduled in the Guidance this description of significant harm is referred to as a 'building effect'.</p>

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