

APPENDIX C

Site Plan

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Verily all dimensions on site before commencing any work or procuring any shop drawings. All dimensions are in mm unless stated otherwise.

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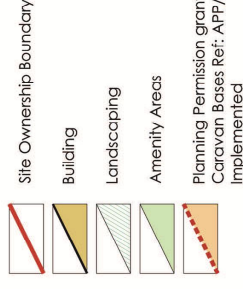
All contractors and sub-contractors are to comply in all respects with the Building Regulations whether or not specifically related to these drawings.



Campfire (14)

Campfire (13)

LEGEND



AWAY
Resorts

Rev	Date	Name	Date
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Client		AWAY RESORTS LTD. PROJECT	
Drawn Title		PROPOSED MASTERPLAN EXISTING SITE PLAN	
Scale	Date	Drawn	Checked by
1:1000 @ A1	Oct 2016	SJM	
Computer File Name	3d Printing File Name	Status	
3d77-110 Existing Site Plan.dwg		Revision	
Drawing Number		PLANNING	

APPENDIX D

Walkover Photographs



Boiler house and 2x 2500 litre oil tanks in west of site.



Oil staining on ground adjacent to oil tank in west of site.



Oil tank adjacent to north of central complex building and which supplies the heater for the indoor swimming pool. Note the pipework from the oil fill point routed to the tank over the roof of the building.



Fill point for the oil tank adjacent to the central complex building. Note oil staining on ground. Pipe from fill point is routed to the tank over the roof of the building.



Bucket full of heating oil beneath the fill point.



Oil tank in the north of the site supplies oil to the heater for the outdoor pool.



Note oil staining and sand to retain spilled oil on the ground adjacent to the tank which supplies the heater for the outdoor pool.



Oil tank and boiler house located approximately centrally within the western part of the site.



Oil staining and sand to retain spilled oil on the floor adjacent to the boiler.



Oil tank on block plinth. Oil staining and sand to retain spilled oil is also present beneath the tank, although not shown in picture.



Oil tank adjacent to footpath to the south east of the central complex building.



Electricity substation adjacent to the footpath to the south east of the central complex building.



Kerosene tank adjacent to south east elevation of the Boathouse Bar.

Note suspected asbestos cement corrugated roofing.



Boiler house (LPG) in south easternmost corner of western part of the site.



Compound containing propane tanks adjacent to car park in south west of site.



Stockpile of earth containing demolition spoil within undergrowth in east of site.



Stockpiles of earth and demolition spoil in south eastern part of site.

APPENDIX E

Classification of Probability, Consequence and Risk

Probability of risk being realised	
Classification	Definition
High	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.
Moderate	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	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.
Very Low	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Consequence of risk being realised		
Classification	Category	Definition
Severe	Human Health	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA.
	Controlled Waters	Short term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource.
	Property	Catastrophic damage to buildings/property.
	Ecological Systems	A short term risk to a particular ecosystem or organisation forming part of such ecosystem.
Moderate	Human Health	Chronic damage to Human Health.
	Controlled Waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution).
	Ecological System	A significant change in a particular ecosystem or organism forming part of such ecosystem.
Minor	Controlled Waters	Pollution of non-sensitive water resources.
	Property	Significant damage to crops, buildings, structures and services.
	Ecological Systems	Damage to sensitive buildings/structures/services or the environment.
Very Minor	Human Health	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc).
	Property	Easily repairable effects of damage to buildings, structures and services.
	Project	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve.

Risk classification definitions	
Very High	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	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	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	It is possible that harm could arise to a designated receptor from an identified hazard, but there is a low likelihood of this hazard occurring and if realised, harm would at worst normally be mild.
Very Low	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.

APPENDIX F

Preliminary Conceptual Model

Potential Source	Potential Receptor	Potential Contaminants	Potential Pathway	Complete Linkage Present?	Probability	Consequence	Risk
Above ground tanks, tank fill points and oil fired boiler room.	End Users	Petroleum Hydrocarbons	Dermal contact with soil and dust (indoor & outdoor)	Yes	P1: Very Low	C3: Moderate	Low
			Ingestion of soil and indoor dust	Yes	P1: Very Low	C3: Moderate	Low
			Consumption of home-grown produce and attached soil	No private gardens proposed			N/A
			Inhalation of soil dust (indoor and outdoor)	Yes	P2: Low	C3: Moderate	Low/Moderate
			Inhalation of soil vapours	Yes	P1: Very Low	C3: Moderate	Low
			Inhalation of soil gases/ Risk of explosion	No potential gas source identified			N/A
	End Users (via Water Supply Pipework)	Petroleum Hydrocarbons	Contamination of incoming services	Yes	P2: Low	C1: Very Minor	Very Low
	Groundwater	Petroleum Hydrocarbons	Migration to groundwater	Yes	P1: Very Low	C1: Very Minor	Negligible
	Electricity Substation	End Users	PCB Compounds	Dermal contact with soil and dust (indoor & outdoor)	Yes	P1: Very Low	C2: Minor
Ingestion of soil and indoor dust				Yes	P1: Very Low	C2: Minor	Very Low
Consumption of home-grown produce and attached soil				No private gardens proposed			N/A
Inhalation of soil dust (indoor and outdoor)				Yes	P1: Very Low	C2: Minor	Very Low
Inhalation of soil vapours				No potential contaminants identified			N/A
Inhalation of soil gases/ Risk of explosion				No potential gas source identified			N/A
End Users (via Water Supply Pipework)			Contamination of incoming services	No potential contaminants identified			N/A
Groundwater		PCB Compounds	Migration to groundwater	Yes	P1: Very Low	C1: Very Minor	Negligible

Campfires	End Users	Heavy Metals and PAH Compounds	Dermal contact with soil and dust (indoor & outdoor)	Yes	P1: Very Low	C2: Minor	Very Low
			Ingestion of soil and indoor dust	Yes	P1: Very Low	C2: Minor	Very Low
			Consumption of home-grown produce and attached soil	No private gardens proposed			N/A
			Inhalation of soil dust (indoor and outdoor)	Yes	P1: Very Low	C2: Minor	Very Low
			Inhalation of soil vapours	No potential contaminants identified			N/A
	End Users (via Water Supply Pipework)		Inhalation of soil gases/ Risk of explosion	No potential gas source identified			N/A
			Contamination of incoming services	No potential contaminants identified			N/A
			Migration to groundwater	Yes	P1: Very Low	C1: Very Minor	Negligible
			Dermal contact with soil and dust (indoor & outdoor)	Yes	P1: Very Low	C3: Moderate	Low
			Ingestion of soil and indoor dust	Yes	P1: Very Low	C3: Moderate	Low
Mounds of Earth	End Users	Heavy Metals, PAH Compounds and Asbestos	Consumption of home-grown produce and attached soil	No private gardens proposed			N/A
			Inhalation of soil dust (indoor and outdoor)	Yes	P1: Very Low	C3: Moderate	Low
			Inhalation of soil vapours	No potential contaminants identified			N/A
			Inhalation of soil gases/ Risk of explosion	No potential gas source identified			N/A
			Contamination of incoming services	No potential contaminants identified			N/A
	End Users (via Water Supply Pipework)	Heavy Metals and PAH Compounds	Migration to groundwater	Yes	P1: Very Low	C1: Very Minor	Negligible

Key

- Tank/Fill Point – Potential for petroleum hydrocarbon contamination
- Electricity Substation – Potential for PCB compound contamination
- ★ Campfires – Potential for heavy metal and PAH compound contamination
- Mounds of Earth – Potential for heavy metal, PAH compounds and asbestos contamination

