

February 2023

# London Luton Airport Expansion

Planning Inspectorate Scheme Ref: TR020001

Volume 5 Environmental Statement and Related Documents  
**5.02 Appendix 17.1 Preliminary Risk Assessment of Land  
Contamination - Part G**

Application Document Ref: TR020001/APP/5.02

APFP Regulation: 5(2)(a)

**The Planning Act 2008**

**The Infrastructure Planning (Applications: Prescribed Forms and Procedure)  
Regulations 2009**

**London Luton Airport Expansion Development Consent  
Order 202x**

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**5.02 ENVIRONMENTAL STATEMENT APPENDIX 17.1  
PRELIMINARY RISK ASSESSMENT OF LAND CONTAMINATION -  
PART G**

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<b>Regulation number:</b>	Regulation 5(2)(a)
<b>Planning Inspectorate Scheme Reference:</b>	TR020001
<b>Document Reference:</b>	TR020001/APP/5.02
<b>Author:</b>	Luton Rising

<b>Version</b>	<b>Date</b>	<b>Status of Version</b>
Issue 01	February 2023	Application issue



**Site layout sketch with location of photograph and direction indicated**



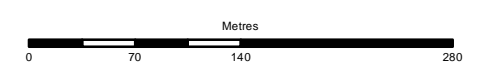


### Legend

- DCO Boundary
- XX Photograph ID

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P1	19-07-19	ES	RB	TB
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Client  
**Luton Rising**

Job Title  
**Luton Airport  
 Preliminary Risk Assessment**





Drawing Title  
**Area C**





Scale at A3  
**1:5,000**  
 Drawing Status  
**FOR ISSUE**

Job No <b>245580-00</b>	Drawing No <b>Figure 01</b>	Issue <b>P1</b>
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community







Photograph number		Description
1		Northern parcel, looking southeast from Winch Hill Lane.
2		Northern land parcel, looking east from Winch Hill Lane.
3		Northern land parcel looking northeast from Winch Hill Lane.
4		Northern land parcel looking southwest from Winch Hill Lane.





5		Northern land parcel, topsoil.
6		Northern land parcel, looking southeast from Winch Hill Lane.
7		Northern land parcel looking southeast, electric poles to foreground and middle ground.
8		Looking southeast along Winch Hill Lane.



<b>9</b>		Northern land parcel, looking northeast from Winch Hill Lane
<b>10</b>		Agricultural shed off Winch Hill Lane, looking southeast.
<b>11</b>		Agricultural Shed off Winch Hill Lane, looking southeast.
<b>12</b>		External areas to agricultural sheds looking east from Winch Hill Lane.

<b>13</b>		Agricultural shed looking northeast from Winch Hill Lane.
<b>14</b>		Eastern façade of agricultural shed, looking north.
<b>15</b>		Made ground to external areas of agricultural sheds.
<b>16</b>		Internal area of agricultural shed looking east.







<p>17</p>		<p>Shed floor.</p>
<p>18</p>		<p>Shed roof, possible asbestos cement.</p>
<p>19</p>		<p>Agricultural shed, looking south.</p>
<p>20</p>		<p>Agricultural shed, broken roofing sheets, looking east.</p>




<b>21</b>		View looking northeast from rear of agricultural sheds.
<b>22</b>		Looking north from rear of agricultural sheds.
<b>23</b>		Looking south from central area of northern land parcel.
<b>24</b>		Looking southeast from central area of northern land parcel.



25		Looking east from central area of northern land parcel.
26		Looking northeast from central area of northern land parcel.
27		Looking north from central area of northern land parcel.
28		Looking east from southwestern corner of northern land parcel.

<p><b>29</b></p>		<p>Looking northeast from southwestern corner of northern land parcel.</p>
<p><b>30</b></p>		<p>Grass cuttings at southwestern corner of northern land parcel.</p>
<p><b>31</b></p>		<p>Looking southeast from northwestern corner of southern land parcel at Winch Hill Lane.</p>
<p><b>32</b></p>		<p>Looking southeast from northwestern corner of southern land parcel at Winch Hill Lane.</p>



33		Looking south from northwestern corner of southern land parcel at Winch Hill Lane.
34		Looking northeast from Winch Hill Lane, across southern land parcel.
35		Flytipping in Area B, opposite side of Winch hill Lane.

36



Access track to landing lights looking east from Winch Hill Lane, southern land parcel.

37



Looking northeast from Winch Hill Lane, southern land parcel.

38



Looking southeast from Winch Hill Lane, southern land parcel.

**39**



Looking south from  
Winch Hill Lane,  
southern land parcel.

## SITE WALKOVER PROFORMA

**Client** Luton Rising

**PROJECT:** London Luton Airport Expansion Development Consent Order Project No:261327-05

### SITE DETAILS:

Site:	Area D
Date & Time of Visit:	19.06.19 10.30am
Visit conducted by:	[REDACTED]
People met/interviewed:	N/A
Address:	The Plateau, Kimpton Road Luton
Postcode:	LU2 0TB

### PURPOSE OF SITE VISIT:

The site inspection comprised of a “walkover” to determine the current usage of the site and to visually identify possible sources of pollution, which may have resulted in the release of contamination into the environment. General observations of physical characteristics of the site were made. The survey does not include a structural survey of retaining structures or buildings (where present).

### DEVELOPMENT REQUIREMENTS:

<u>Proposed use:</u>	The areas surveyed will form part of the DCO application for the expansion of Luton airport, Area D to be part redeveloped with car parking.
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### SITE HISTORY:

<u>Previous land use</u>	Area D – agricultural, allotments, subsequently by 1955 a large earthworks platform was formed across southern and central area, site was used for fleet management/car parking by Vauxhall Motor Works. A travelling crane was present on the western area of the site between 1970s and 1990s. Car showroom developed across the northern area by 2002. The site has also been used for airport parking and valeting of cars.
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GENERAL SITE DESCRIPTION:

<p><u>General Site Description</u></p> <p>Areas of buildings, roads and other features.</p> <p>Topography Boundaries General topography General state of repair</p>	<p>The site comprises three distinct areas;</p> <ul style="list-style-type: none"> <li>• <u>E1 - Trailer park and coach parking</u> on a large earthworks platform extending across the south eastern and central areas including the earth embankments at the southern, western and northern extents of the platform.</li> <li>• <u>E2 - Vauxhall Fleet Management</u> vehicle test bay, storage shed and car parking, located along the western boundary at the toe of the embankment.</li> <li>• <u>E3 - Vauxhall Car Showroom and workshop</u> across the northern area.</li> </ul> <p>E1 - The trailer park is at a significantly higher level than the surrounding areas at 127m AOD, New Airport Way adjacent to the east is at a level of 120m AOD, and Vauxhall Road to the west is at a level of 107m AOD. There is a vehicle access ramp which runs along the southern and eastern boundary to the plateau area.</p> <p>E2 - Vauxhall Fleet Management Operations - is generally at levels commensurate with external pavement to the west (107m AOD), at the northern boundary the area begins to rise toward the car showroom.</p> <p>E3 - The Vauxhall car showroom slopes from southeast to northwest, from approximately 118m AOD to 110m AOD. Two platforms with concrete retaining structures are located at the eastern boundary, landscaped embankments are located to the western boundary and part of the southern boundary along the access road from Vauxhall Road.</p> <p>Concrete steps are located between the car showroom and trailer park at the north western corner of the earthworks platform which provide pedestrian access from Vauxhall Road to the trailer park. A second pedestrian access is provided from New Airport Way at the eastern boundary which links to Kimpton Road at the northeastern corner of the site. This access is currently closed due to the DART construction works.</p> <p>Site boundaries are formed by Kimpton Road to the north, Vauxhall Road to the west, access ramp to the trailer park to the south and part of the eastern boundary. Remainder of the eastern boundary formed by New Airport Way.</p>
<p><u>Areas of site not visited or inaccessible</u></p>	<p>No access to the vegetated embankments, No access to internal areas of car showroom/service area No access to portacabins on trailer park Limited access to garage/service areas of Vauxhall Fleet Management and no access to portacabins. Limited access to ramped pedestrian access at the eastern boundary.</p>

BUILT ENVIRONMENT – GENERAL:

<p><u>Existing Land Use</u></p> <p>(photographs required)</p>	<p>E1. - Trailer Park (earthworks platform) – 1No. cantilevered modular office used by the trailer park operators for offices, 2No. Portacabins for driver rest area and National Express office located in the north western corner of the site, along with oil spill kit, skips for general waste and metal container. Some tipping was noted along the northern boundary including; old sofas, general littering, wooden pallets, and at the southern boundary glass TV stand, empty IBCs. Main body of site used for trailer and truck parking. National Express Coaches parked at the southern boundary.</p> <p>E2. - Vauxhall Fleet Management – 2No. sheds; large storage shed used for storage of car parts, vehicle testing in small shed (formerly valet area) with offices in 2-storey portacabins, in the north western area of the site. 199litre metal barrels of lubricant stored on pallets in external area outside the sheds. New/used cars parked across the central and southern areas of the site.</p> <p>E3. - Vauxhall Car Showroom and Workshop - building occupied by car showroom and offices with eastern area used for car workshop with valet area to the rear of the building (south). Parking of cars to the boundaries with storage of waste oils and car parts to the east and south of the building.</p>
<p><u>Site Access</u></p> <p>location; access suitable for GI plant or demolition plant?</p>	<p>E1. - Vehicle access from ramp at the eastern boundary, pedestrian access at the north western corner via steps from Vauxhall Road.</p> <p>E2. - Vehicle access at the southern boundary from the access road to the trailer park and at the northern boundary off slip road from Vauxhall Road, shared access road with the car showroom.</p> <p>E3. - Access to the rear service area from Vauxhall Road at the western boundary, with two further vehicle access points from Kimpton Road at the northern boundary.</p>
<p><u>Existing Services</u></p> <p>Type and general location.</p> <p>Could services be affected by a GI?</p>	<p>E1.- Electrical supply mounted in cable ducting fixed to metal handrail on steps at north western corner. Surface drainage across hardstanding with fall to west/northwest. No other drainage covers noted.</p> <p>E2. - Drainage covers noted. Metal cable ducts to eastern and western boundaries affixed to fence with cabling likely electrics.</p> <p>E3. - Drainage covers noted, likely surface water and foul. Electrical substation on eastern building façade, electrical distribution cabinet at southern façade.</p>



<p><u>Hardstanding</u></p> <p>Location, type and repair</p>	<p>E1. - Trailer Park is entirely comprised of hardstanding- concrete and asphalt, which is in average to poor condition, with cracking/crazing, areas of degraded surfacing, potholes and patched repairs.</p> <p>E2. - Concrete/asphalt hardstanding across the southern area used for car parking, hardstanding in average to poor condition. Asphalt to front of building at the northern end of the site in average condition.</p> <p>E3. - Asphalt in good condition, with landscaping to western and northern boundaries.</p>
<p><u>Site boundary</u></p> <p>fences, walls, open, state of repair. Is boundary shown adequately on site plan?</p>	<p>E1 - Vehicle barriers are located to western boundary to rear of which is a concrete post and chain-link fence (which is in poor condition showing signs of movement), the fence continues around the southern boundary. A vehicle barrier is located to the eastern boundary with heras fencing forming edge protection at the southern end. Post and chain-link fencing continues around the northeastern corner and a short section of damaged metal paling fence. Vehicle barriers are located along the northern site boundary. Evidence of slope instability was noted on the southern and eastern embankments with netting installed. The platform also appears to have been reduced in size with vehicles brought in away from the edges. The embankments to the west and north are heavily vegetated. Vegetation is present to the top of the southern embankment. The toe of the southern embankment has been excavated back to allow extension of the access ramp carriageway due to the constriction of the MPTE south of the site.</p> <p>E2 - Boundary fencing comprises metal paling and concrete post and chain-link fencing in good condition. Stone-filled gabions are located to the rear of the fence at the northeast corner of the area at the toe of the embankment.</p> <p>E3 - Sheet piling has been installed part-way along the eastern and southern boundaries to the car showroom area to retain the earth embankments beyond. A post and chain-link fence is located to the top of the embankment at the eastern boundary and at the north-eastern corner. Further sections of chain-link fencing and metal paling fencing are located at the southern boundary. A low wooden post and rail fence is located to the remaining boundaries to the rear of landscaping. Fencing generally in good condition.</p>

#### EXISTING BUILDINGS AND PROCESSES

<p>Were there any buildings or structures on the site at the time of the walkover?</p>	<p>YES</p>
<p>Number, type, size, height, material, repair etc. of building(s).</p>	<p>E1 - 1No. cantilevered modular office. suspended over the embankment at the north western corner of the site, 2No. portacabins.</p> <p>E2 - 2No. sheds of sheet metal construction with concrete flooring, roller shutter doors. 2-storey portacabin offices, located at the northern end of the site. Disused brick building at western</p>

	<p>boundary at toe of embankment toward the southern end, has the appearance of a kiosk.</p> <p>E3 - 1No. building of modern construction with cladding to exterior, occupies the central area of the site. Tiled flooring and concrete screed to service areas. Second smaller car sales pavilion constructed of metal sheeting.</p>		
On going processes	NO		
Past Processes	Formed part of Vauxhall Motor Works, used for fleet management/parking of vehicles.		
<ul style="list-style-type: none"> <li>- What were they</li> <li>- Raw materials used</li> <li>- Products</li> <li>- Waste residues</li> <li>- methods of waste disposal</li> </ul>			
Boilers	<b>NO</b>	<b>Number</b>	<b>Location</b>
Electrics (including sub stations and transformers)	<p><b>YES</b></p> <p>E1 - Electrical supply appears to be above ground cable</p> <p>E2 - Electrical supply in ducting along fencing.</p> <p>E3 - Substation.</p> <p>Plant compound</p>	<p><b>Number</b></p> <p>1 duct</p> <p>2 ducts</p> <p>1</p> <p>1</p>	<p><b>Location</b></p> <p>Cabling on handrail to steps at north western corner of site</p> <p>Cabling to fencing, to western and eastern boundaries</p> <p>At eastern building façade</p> <p>At southern building facade</p>

Stores	<p><b>YES</b></p> <p>E1.-Oil spill kit and general waste bins</p> <p>E2 -Storage of car parts and barrels of lubricant in Fleet Management area.</p> <p>E3 -Storage of waste car parts and waste oil filters, petroleum distillate.</p> <p>Storage of contaminated plastics</p> <p>General waste skip.</p>	<p><b>Number</b></p> <p>1</p> <p>2</p> <p>1bin &amp; small shed</p> <p>2 bins</p> <p>2</p>	<p><b>Location</b></p> <p>North western area of the site</p> <p>Within the garage and external to north</p> <p>East and south of car service area at southern boundary.</p>
Fuel dispensing (petrol, DERV)	<b>NO</b>	<b>Number</b>	<b>Location</b>
Suspected asbestos, Sheeting insulation	<p><b>Possibly</b></p> <p>E1 -Portacabins and Insulation to cables</p> <p>E2. - Portacabins and kiosk</p> <p>E3. Should not be in buildings constructed post 2000.</p>	<b>Number</b>	<p><b>Location</b></p> <p>Northwest corner of site and steps from Vauxhall Road up to platform</p> <p>At western site boundary</p>
Ventilation/air conditioning	<p><b>Yes</b></p> <p>E3 air conditioning</p>	<b>Number</b>	<p><b>Location</b></p> <p>Used car pavilion at western boundary.</p>
Fire extinguishers	<p><b>Likely</b></p> <p>None noted at time of visit.</p>	<b>Number</b>	<b>Location</b>

Hazchem signs Specify	Yes	Number	Location
	E3 - Flammable liquid 199litre drum– petroleum distillate	2	Southern boundary in wooden shed.
	Flammable liquid, small metal container (25l) solvbitume –	1	Contaminated plastics storage area, toward southern site boundary.

### CONTAMINATION ISSUES:

Were any of the following noted?

Stressed vegetation	NO
Stained ground / discolouration	NO
Abandoned drains	Unknown
Odours (indicators of soakaways, sumps, discharges into canals or streams). (Do NOT enter manholes. Do NOT inhale gas from standpipes).	NO
Obvious immediate hazards to:  public health or safety (including to trespassers); the environment.	E 1 Falling from platform. Areas E2 and E3 secured.
Presence, location and condition of surface deposits and made ground and signs of settlement, subsidence or disturbed ground.	E1 - Fencing shows movement to top of western embankment and netting to southern and eastern embankments. Evidence of possible made ground used to form western embankment  E2- Gabions placed at toe of embankment
Any evidence of gas production or underground combustion.	NO
Location of sewers etc.	NO
Position of outfalls to surface water and the nature/condition of any discharges.	NO
Boreholes etc. remaining from previous investigations located and their condition.	NO
Fuel tanks, above and below ground  Were any leaks, or any evidence of leaks, detected? location, volume, comments, state of repair.	E3 -Above ground used oil tank, appeared to be staining around the tank.  2No. 199l metal drums of petroleum distillate.
Were suitable portable instruments used to determine the presence, and possible concentrations of hazardous gases used?	NO
Was any limited sampling of surface deposits, surface waters etc. carried out?	NO

**GEOTECHNICAL, HYDROLOGICAL AND HYDROGEOLOGICAL ISSUES:**

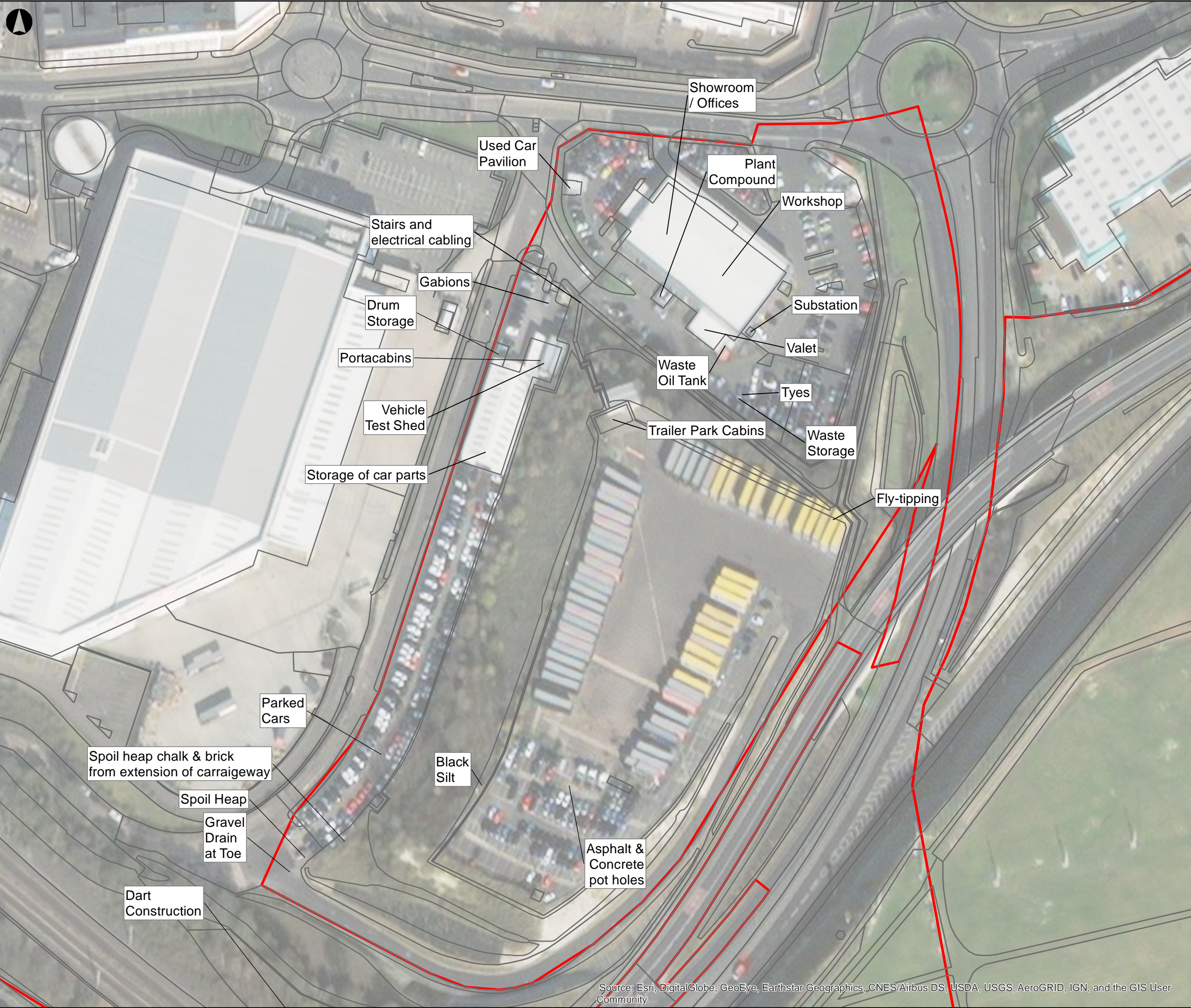
<p><u>Surface features</u> eg Topography (any comments in addition to General Description at start of proforma)</p>	<p>No additional comments</p>
<p><u>Surface Water</u>  Location and depth of any standing water, and the direction and rate of flow of water in any rivers, streams or canals.  Any evidence of flooding?</p>	<p>River Lea is 300m south of the site, no surface waters or ponding evident.  No evidence of flooding</p>
<p><u>Groundwater</u>  any evidence of depth to water table?  Location of any springs or seepages.</p>	<p>NO</p>
<p><u>Mining activity and subsidence history.</u> (site observations and desk study).</p>	<p>NO</p>

**NEIGHBOURING SITES:**

Information about neighbouring sites	Access	Present site use	Condition of surface cover
<ul style="list-style-type: none"> <li>North</li> </ul>	<p>Easy road access</p>	<p>Vauxhall Factory/development sites</p>	<p>Hard standing</p>
<ul style="list-style-type: none"> <li>East</li> </ul>	<p>No access</p>	<p>Airport land and agricultural land</p>	<p>Mainly grass/arable crops</p>
<ul style="list-style-type: none"> <li>South</li> </ul>	<p>Access is possible via road network</p>	<p>Railway line/ Landscaping to bank of River Lea</p>	<p>Dense Trees/grass</p>
<ul style="list-style-type: none"> <li>West</li> </ul>	<p>Access is possible via road network</p>	<p>Daily Express Print Works and distribution centre/development sites. Railway lines with Retail Park on opposite side of railway.</p>	<p>hard standing</p>
<p>Have there been any potentially contaminative uses of adjacent sites? Details:</p>		<p>YES- Vauxhall Motor Works to the north and west of the site.</p>	

**Site layout sketch with location of photograph and direction indicated**

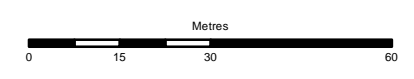




- ### Legend
- DCO Boundary
  - XX Photograph ID

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Client  
**Luton Rising**

Job Title  
**Luton Airport Preliminary Risk Assessment**

Drawing Title  
**Area D**




Scale at A3  
**1:1,250**

Drawing Status  
**FOR ISSUE**





Job No <b>245580-00</b>	Drawing No <b>Figure 01</b>	Issue <b>P1</b>
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community







Photograph number		Description
<b>Area E1</b>		
1		View along western boundary looking south.
2		Oil spill kit at western boundary, looking west.
3		Damage to surfacing at western boundary, looking south.







Photograph number		Description
4		<p>Western boundary looking south, showing former white lines close to the edge.</p>
5		<p>Western boundary, showing movement to fence line, looking south.</p>
6		<p>Southern boundary beyond fenceline showing former edge of asphalt.</p>
7		<p>Southern boundary looking east.</p>





Photograph number		Description
8		Empty IBC containers at southern boundary.
9		Glass TV Stand
10		Eastern boundary looking north
11		Eastern boundary looking north from centre.






Photograph number		Description
12		Evidence of embankment reinforcement.
13		View across plateau looking west.
14		Eastern boundary, looking north.
15		Northeastern area of the site.





Photograph number		Description
16		View across site looking southwest.
17		Flytipping and broken fence in northeastern corner.
18		Flytipping, northern boundary.
19		Eastern boundary looking south.






Photograph number		Description
20		Northern boundary, looking west.
21		View across northern area looking west.
22		Flytipping of sofas at northern boundary, looking east.
23		View looking south from northern boundary.





Photograph number		Description
24		View across site looking southeast.
25		General waste bins, container and portacabin in northwestern area.
26		Eastern embankment showing pavement make-up.
27		Eastern embankment showing protective wire netting.







Photograph number		Description
28		Chalk in face of eastern embankment
29		Protective netting to southern embankment
30		Dense vegetation to top of southern embankment.
31		Plastic container, with possible oil inside.





Photograph number		Description
32		View of access ramp to plateau looking east, showing extension to carriageway and new earthwork at toe of embankment.
33		Steps up to northwest corner of plateau and metal ducting on handrail.
34		Insulation to cabling on steps upto plateau.







Photograph number		Description
35		Earth exposed on surface of northern embankment.
<b>Area E2</b>		
36		Looking northeast along western area of the site.
37		Western boundary looking north.
38		Brick kiosk at western boundary.





Photograph number		Description
39		Post and chain-link fence at eastern boundary with embankment, looking east.
40		View of embankment to A1 looking east from western site boundary.
41		Southern façade of shed, looking northeast.
42		Ducting and cabling along western boundary







Photograph number		Description
43		Drums of lubricant oil
44		Storage of lubricant oil
45		Shared access to E2 and E3 looking east.
46		Looking southeast toward A2, portacabins to background.

Photograph number		Description
47		Car Parts inside shed
48		Stored car parts
49		Vehicle Test Shed looking north.
50		Stone-filled gabion at western boundary



Photograph number		Description
51		Northwestern area of E2 looking north, drums of lubricant to foreground.
<b>Area E3</b>		
52		Looking north to western boundary, used car pavilion in background.
53		Vehicle Workshop, looking south
54		Vehicle Workshop, looking south.

Photograph number		Description
55		View along eastern façade, looking south.
56		Eastern area, looking south, sheet piled wall to background.
57		Eastern platform, looking south.
58		Used car parts and batteries to front of substation.