

Creekmoor Site Investigation



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INTRODUCTION

This information pack has been produced by Borough of Poole (BoP) Environmental and Consumer Protection Services (ECPS) to provide information on the upcoming investigation of a former landfill site in Creekmoor.

It will explain:

- Why the Borough of Poole are carrying out the site investigation
 - Historical Information on the past land uses of the area
 - What the site investigation will involve and how this will affect you
 - How to contact us and how we will continue to communicate with you in the future
-

The area to be investigated

The areas outlined in red on Figure 1, page 5 are the main areas to be investigated. The investigation will test for the presence of contamination connected with the tipped material on site and whether this will cause any risks. Contaminants can migrate through soil and water, therefore, testing will take place in some locations outside the red areas shown in figure 1 (we will explain why these areas have been selected in the history section of the pack, page 8).

Why are we Investigating the site now?

The Government brought into force new legislation in the year 2000 called Part 2A of the Environmental Protection Act 1990. This law requires local authorities to investigate sites in their area which could possibly be contaminated. This includes testing for the presence of contamination and then risk assessing the situation. If any serious risks are found then the site should be made safe and suitable for use. This type of work is routinely carried out by this Council and other Councils across the country. We have already carried out similar investigations in other parts of Poole.

As part of the work undertaken so far ECPS have produced a contaminated land inspection strategy which can be found on the BoP website using the following link www.boroughofpoole.com/go.php?structureID=strategiesandplans&ref=99. A number of sites of varying sizes and ages have been identified for inspection. It has been decided that sites like this one will be given priority and be investigated first because of the large number of residential properties present.

Why was the site not investigated at the time the houses were built?

Over recent years understanding about the possible risks caused by building on or next to landfill sites has grown. When the houses were built developers and planners may not have known that there might be health risks associated with building on landfill sites.



Figure 1: Map showing approximate investigation zones (outlined in red)

What is the purpose of the site investigation?

The main potential risk from landfill sites is landfill gases (such as methane and carbon dioxide). These are naturally produced when bacteria in the soil break down organic materials such as wood, paper or plants. If gases are being produced on the site many of them will migrate naturally to the surface and will vent harmlessly to the atmosphere. However, it is possible that gases could build up under property foundations.

It is possible the mix of material used to fill the former pits could cause contamination to soils. However, it is thought likely that clean material was brought onto the site during its development. As part of the investigation ECPS will carry out soil sampling to identify what, if anything, is in the soil.

Is there a current risk to residents on site?

ECPS have consulted with the Health Protection Agency (HPA) (www.hpa.org.uk) about the investigation. The HPA said that **you should continue to use and enjoy your houses and gardens and the recreation ground on Roberts Lane as you normally would.**

ECPS will continue to consult with HPA at every stage of the investigation. We will be in contact with you with any further information or advice throughout the investigation if necessary.

THE SITE INVESTIGATION

Who will be undertaking the work on site?

The Borough of Poole has contracted the specialist environmental consultancy URS to carry out the works. URS have a range of experience and have completed a number of similar site investigations on residential areas before. More information about URS can be found on their website <http://www.urscorp.eu/local/services/environment/>. URS and the Borough of Poole will be working closely together on the project.

URS will use specialist subcontractors to perform some of the work on site such as the drilling of boreholes (a hole drilled in the earth to look at the type of soil and collect soil samples) and digging of trial pits. There will always be a member of the URS team on site to supervise.

What will the works involve?

The works will be undertaken in a series of phases:

Phase 1: This will involve the drilling of 18 boreholes within public open spaces and verges to confirm the extent of the filled material. These boreholes will allow landfill gas and groundwater monitoring.

Phase 2a: This phase will consist of hand sampling within a number of household gardens. This will involve collecting three soil samples either using a spade or using a hand held borehole rig to gain a deeper sample. This will need to take place in the rear gardens of about 50 houses. These samples will then be sent for chemical analysis to check whether any contamination is present.

Phase 2b: If contamination is found in some gardens there may be a need to return to the site and take samples from other houses.

We do not expect any damage to be caused to your property as a result of this investigation. A member of ECPS or URS will be in contact with those houses to be sampled in Phase 2a to arrange a suitable appointment and provide further details. We will never enter your property without an appointment and you are welcome to be present during all activities on your property.

When will the investigations take place?

We aim to start Phase 1 of works at the beginning of February with Phase 2a following immediately afterwards. If sampling is required in your garden you will be contacted to arrange an appointment and give you a time and date.

Approximate Investigation Schedule

Week Beginning	
02 February	Phase 1 and 2 Investigations – Boreholes in public spaces and first phase of garden sampling. Gas monitoring will begin for a period of 6 months
23 March	Depending on the results of Phase 1 and 2 further garden sampling will be started
15 May	Soil contamination results and human health risk assessment results will be published
1 August	Gas monitoring and full results to be published

The dates for the publication of results are approximate but you will be notified both in writing and on the Council's website (look up "Creekmoor Site Investigation" on the A-Z). The publication of the full human health results will take up to 4 months. However, if any issues of urgent concern are identified appropriate action will be taken immediately.

What happens after the results are published?

What happens next will depend on the results found on the site.

No or very little contamination -

In this case no further work will be required. A written confirmation will be sent to each property to confirm that no contamination is present and that we have no further concerns regarding the property.

Contamination is found

The results could show that there are some problems caused by the site's past use. Decisions regarding the need for more detailed risk assessment or remediation (clean up) will be made at that time. If further action is needed we will continue to communicate all decisions with you. Drop in sessions to discuss the results will be held depending on the results and the need for any further actions.

Who is responsible for remediation?

There is the possibility that some corrective actions might be required to ensure the continued safety of residents on site. The law states that those responsible for causing the contamination (i.e. those who tipped the site) should have to pay for remediation. However, there is the possibility that the company who tipped the site cannot be traced. If this happens then in some cases individual owners may be responsible for the cost of works to their properties. We are currently looking into who was responsible for tipping at the site. At this stage we hope that no corrective works will be necessary but we will not know this until we have the results of the investigation.

HISTORY OF THE SITE

What is the history of the site?

- 1889 - The area was made up of fields and trees. A "Creekmoor Mill" is marked on site. This later gives its name to the area of Millfield and Millstream Close.
- 1933 - Historical maps of the area show two large areas of clay pit and a large area of marshy ground. These are outlined in red in Figure 2.
- 1959 - Houses along Creekmoor Lane have now been built. The clay pit in the area has now been filled and will become Petersham Road.
- 1962 - The marshland in the area is currently being reclaimed/filled. This will become Northmead Road, Littlemead and Millstream Close.
- 1969 - The houses on Petersham Road and Pilgrim Road have been built and the marshland has been reclaimed. The clay pits by Roberts Lane have been filled and look like the current area of the Recreation Ground.
- 1975 – Millfield has been built and the roads are in place ready for the houses to be built in Northmead Road, Oakmead Close, Millstream Close and Littlemead Close.

Records show that the material used to fill the site was a mixture of ash, clay, gravel, domestic refuse and scrap metal. It is thought that topsoil to create gardens would have been brought onto site when the houses were built. Part of the clay pit at Roberts Lane remains on site and has now become the pond.

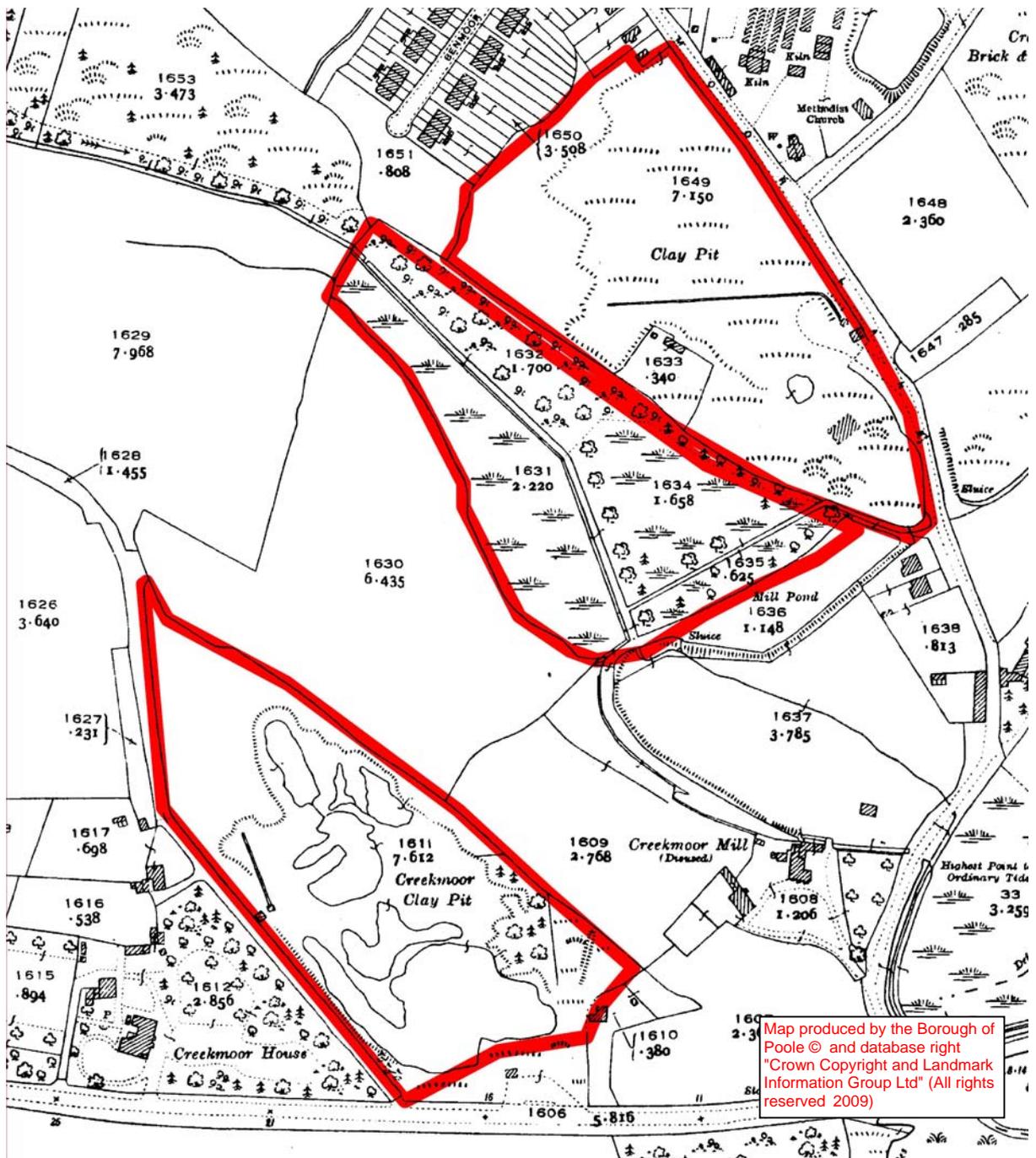


Figure 2: Historical Ordnance Survey Map from 1933 showing areas of clay pits and marshy ground (outlined in red)

Frequently Asked Questions (FAQs)

Is it safe for my family to use the garden of our house?

We have consulted the Health Protection Agency (HPA) who have said that they would recommend that everyone continues to use their gardens as normal. It is thought that clean soil would have been brought into all of the gardens at the time the houses were built and our tests will check this.

Can my children continue to use the recreation ground?

The HPA have again advised that the recreation ground should continue to be used as normal.

Can I eat vegetables that I grow in my garden?

The HPA have again advised that you should continue to use your garden as normal, a cautious approach would be to wash and peel vegetables before eating them and cleaning muddy hands and shoes as you normally would.

What will happen to the value of my property?

If the results show that the soil is clean then you will be issued a letter which confirms this. If remediation/clean up is required then this will be undertaken and a letter or certificate will be issued to state that the site is clean. Therefore there should be no long term effect to house prices.

Will I have to move out during the works?

There is no requirement for residents to move out of their houses whilst the works are taking place. This is in line with the recommendations of the HPA.

How long will the investigation last?

All works and results should be finished and available in July.

Who is paying for the investigation/Will it cost me any money?

The investigations are being funded by DEFRA (the government department responsible for the environment). You will not have to pay for any of the investigation.

What if remediation work is required but I cannot afford it?

We are still finding out who might be liable for any remediation work. Before trying to recover the costs of any remediation, the council would take into account any hardship that might be caused. At this stage we hope that no corrective work will be needed.

What is considered urgent/unsafe?

If very high levels of contamination are found in the gardens then this would be considered urgent. We would consult with the HPA for further guidance immediately.

How will serious risks be made safe?

This would depend on the type and amount of any contamination found. However it is too early on in the investigation to say what type of work may be involved to clean up the site.

How will you gain access to my garden?

We will arrange an appointment for a convenient time for you to let the contractors into your garden to carry out sampling.

How long will you be in my garden for the sampling?

URS have stated this should be no longer than one hour. Further details will be sent to you if we need to sample from your garden.

Do I have to be at home during the soil sampling?

You do not have to be at home during the sampling although you may wish to be. Photographs will be taken to ensure that your garden is left as it was before the sampling.

How can I verify the identity of the contractors coming into my garden?

You will have been contacted to arrange a date and time to allow contractors onto your property. Everyone on site will wear an identity badge. A URS consultant will be on site whenever when work is being done. You can also telephone Environmental & Consumer Protection on (01202) 261700 to confirm the identity of the staff on site.

CONTACT US

If after reading this information pack you have further questions or require more information please do not hesitate to visit us at one of the drop in sessions or contact one of our team at Environmental and Consumer Protection Services using the following details:

Website

boroughofpoole.com

Further details on the investigation can be found by looking for “Creekmoor Site Investigation” on the website’s A-Z.

Email

environment@poole.gov.uk

Telephone

(01202) 261700

Office Hours 08:30 to 17:15 Monday to Thursday and 08:30 to 16:45 Friday

Post

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We can give you help to read
or understand this information



01202 633



boroughofpoole.com/accessibility