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Proposal

Ref Number: GEOPROP/MC/CP
Date: **Wednesday, 30 April 2025**
FAO: **Phil**
Email: **phil@jandba.com**
Phone: **07767842686**

Project

Land to the east of Boundary Road
Haverhill
CB9 7YH

Phase I Desk Study & Preliminary Risk Assessment

Prepared for

Jordan+Bateman Architects
The White Horse
3 High Street
West Wickham
Cambridgeshire
CB21 4RY

By

Massimo Cefala
Senior GeoEnvironmental Consultant



Summary Scope and Fees

Works	Fee
Phase I Desk Study & Preliminary Risk Assessment	£850.00

Above fees exclude VAT, this will be charged at the prevailing rate

Scope of Works

Further to your recent email, SES is pleased to provide costs for undertaking the contaminated land assessment at the above site. Under current UK guidance, contaminated land is dealt with through a phased approach. The guidance proposes a four stage assessment as detailed below:

1. Phase I comprising desk based research and including a site visit to identify any contaminative uses that a site may have been used for. A Preliminary Risk Assessment (PRA) and initial conceptual site model are produced. In some cases, the PRA is sufficient to close out any planning conditions relating to contaminated land.
2. Phase II is an intrusive investigation where samples are taken from suspected areas of contamination and analysed for a range of contaminants. The sampling is based on the outcomes of the PRA. If ground gas has been raised as an issue in the PRA, then wells can also be installed and monitored over a period of time to ascertain the likelihood of gases being present. On completion of this phase of works a Generic Risk Assessment is produced detailing the levels of contamination present, if any. On more complex sites, and especially if groundwater contamination is an issue, a more complex Detailed Quantitative Risk Assessment may be necessary to identify the risks.
3. Phase III details the actions necessary to ensure that the site is brought to a safe condition for its intended use. This information is produced in a Remediation Method Statement.
4. Phase IV is the Validation Report which details any remedial works undertaken on site and provides evidence, usually through additional soil and/or water sampling, that the remediation has been successful.

1. Phase I Desk Study & Preliminary Risk Assessment

As an initial investigation, we will prepare a Phase I Desk Study and Preliminary Risk Assessment following the guidelines prepared by the Essex Contaminated Land Consortium. This will assess the suitability of the ground conditions of the site for its intended end use. The objective of the study will be to formulate a Conceptual Model and Preliminary Risk Assessment. The study will include;

- A physical site description including geology, hydrogeology, etc.
- The expected condition of soil and vegetation.
- A review of current and historical maps.
- On site appraisal.
- Comments on previous, present and proposed uses of the site and the direct vicinity.
- Details of any waste disposal practices.
- Details of spillage or pollution incidents.
- A search of the Council Building Control Records.
- A search of the Council Planning Records.
- An appreciation of the potential receptors on and outside the site.

The Risk Assessment derived from the Conceptual Site Model will indicate whether it is necessary for the Phase I Study be followed up by further 'Intrusive' or Phase II ground investigation and Generic Risk Assessment.



Our fee for undertaking the above scope of works to produce a Phase I Desk Study & Preliminary Risk Assessment will be **£850 + VAT**. The above scope of works includes the additional Local Authority enquiries if required by the Local Authority Contaminated Land Officer.

Terms & Conditions

This offer is subject to our terms & conditions, a copy of which can be found on our website, together with our privacy notice. Please visit [Stansted Environmental Services Terms & Conditions >](#).

This quotation is valid for 3 months and works should commence within this period. Should works commence after this period, our fees will be reviewed in line with current inflation rates and agreed with you prior to commencing further works.

Payment

Payment to be arranged prior to us commencing the work. Please see acceptance form for the payment options.

Prepared by

Massimo Cefala

For and on behalf of

Stansted Environmental Services Ltd

Tel: 01279 902327

Email: massimo@sestesting.com



Acceptance of Proposal

Please proceed with the works in your proposal letter dated 30/04/2025, regarding Land to the east of Boundary Road, Haverhill, CB9 7YH (please tick):

	Cost	Accepted
Phase I Desktop Study & Preliminary Risk Assessment	£850.00 + VAT	<input type="checkbox"/>

We are aware of and accept your standard terms and conditions and agree to pay SES the sum shown above + VAT

SIGNED: _____ PRINT NAME: _____

DATE: _____ TEL. NO.: _____

ON BEHALF OF: _____ E-MAIL: _____

CORRESPONDENCE ADDRESS: _____

NAME: _____ COMPANY: _____

ADDRESS: _____

POST CODE: _____ TEL. NO.: _____

METHOD OF PAYMENT

All payments to be made to SES Ltd, at the address below, where the agreement will be deemed to have been made. This agreement shall continue unless terminated by one quarter's notice in writing. This agreement is subject to a 3 month price review. The services agreement is made under SES's standard terms and conditions – a copy of which can be found on our website, and is available on request.

I would like to pay by using the following payment method and enclose a (please tick one of the following) (Required prior to commencing works):

- Completed Credit/Debit Card Payment Request Form.
- Completed BACs Payment (HSBC, 90 Baker Street, London, W1M 2AX / Sort Code: 40-01-06 / Account Number: 12283565 / Account Name: Stansted Environmental Services Ltd)

Please note; An Invoice/VAT Receipt will be issued for all of the above payment options.

INVOICE DETAILS

Invoice To: _____

Invoice Address: _____

Post Code: _____

Order Number: _____

Accounts Contact: _____ Accounts Tel: _____

SITE DETAILS

Site Manager/Contact: _____

Site Address: _____

Post Code: _____

Site Telephone: _____

Please return by email to enquiries@sestesting.com or post to SES, The Stansted Centre, Parsonage Road, Takeley, Essex, CM22 6PU