

The Keadby 3 Low Carbon Gas Power Station Project

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The Keadby 3 Low-Carbon Gas Power Station Order

**Land at and in the vicinity of the Keadby Power Station site,
Trentside, Keadby, North Lincolnshire**

Preliminary Environmental Information (PEI) Report Volume II - Appendix 13B: Land Contamination Methodology Tables

The Planning Act 2008

**The Infrastructure Planning (Environmental Impact Assessment)
Regulations 2017**

Applicant: SSE Generation Limited

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1.0 INTRODUCTION

1.1 Overview

1.1.1 This Technical Appendix supplements **Chapter 13: Geology, Hydrogeology and Land Contamination** (PEI Report Volume I) and describes the additional details for the approach to assessment for land quality for the Proposed Development.

Table 1: Proximity Zone Definition

Zone No.	Definition
Zone 1	All land on or within the footprint of the line and including a 10m margin either side, and including side shoots such as road realignments, spoil borrow or storage areas etc.
Zone 2	All land within 50m of the edge of Zone 1 land.
Zone 3	All land from between 50 and 250m from the edge of Zone 1 land.

Table 2: Potentially Contaminative Land Uses

Class	Generic Description	Typical Land Uses
Class 1	Low risk of potential contamination, or less hazardous chemicals in use.	Farms (ancillary buildings and areas for storing chemicals, fuel etc.)
		Warehouses
		Goods yards
		Hospitals
		Builders yards
Class 2	Medium risk of potential contamination, more hazardous chemicals in possible use	Retail and business parks
		Engineering workshops
		Railways/ disused railway lines
		Brick works
		Dry cleaners (retail)
		Sewage works
		Former clay pits and quarries
		Cement/ asphalt works
		Car breakers
		Garage workshops
		Waste transfer facilities
		Paper works
		Power stations
		Glass works
Timber treatment works		
Foot and mouth burials		

Class	Generic Description	Typical Land Uses
Class 3	High risk of potential contamination, hazardous chemicals likely to be present	Metal manufacturing and plating
		Depots
		Scrap yards
		Gas and coke works
		Landfills and historic landfills
		Petrol filling stations
		Oil depots
		Iron and steel works
		Historical foundries
		Chemical works

Table 3: Risk Scoring Method

Potentially Contaminative Land Use Class	Proximity to Route	Relationship to Cut/ Fill/ Construction Work	Risk Score
Class 1 Low Risk	Zone 1	Earthworks fill	2
		Earthworks cut/ at grade	3
		Bored excavation	0
	Zone 2	Earthworks fill	1
		Earthworks cut/ at grade	2
		Bored excavation	0
	Zone 3	Earthworks fill	0
		Earthworks cut/ at grade	1
		Bored excavation	0
Class 2 Medium Risk	Zone 1	Earthworks fill	3
		Earthworks cut/ at grade	4
		Bored excavation	2
	Zone 2	Earthworks fill	2
		Earthworks cut/ at grade	3
		Bored excavation	2
	Zone 3	Earthworks fill	1
		Earthworks cut/ at grade	2
		Bored excavation	1
Class 3 High Risk	Zone 1	Earthworks fill	4
		Earthworks cut/ at grade	5
		Bored excavation	3

Potentially Contaminative Land Use Class	Proximity to Route	Relationship to Cut/ Fill/ Construction Work	Risk Score
	Zone 2	Earthworks fill	3
		Earthworks cut/ at grade	4
		Bored excavation	3
	Zone 3	Earthworks fill	2
		Earthworks cut/ at grade	3
		Bored excavation	2