DEMONSTRATION SAMPLE – FICTIONAL SITE – NOT A CLIENT REPORT

PFAS BROWNFIELD RISK SCREEN · DEMONSTRATION SAMPLE

PFAS Brownfield Risk Screen

Preliminary desk-based PFAS source, pathway and evidence-gap review

Site	Land at Former Hallowmere Airfield (South Parcel)
Address	Hallowmere Lane, Wessexford, WX9 4QT (fictional)
Proposed use	Residential development (c. 60 dwellings with private gardens)
Instruction	Demonstration sample – see notice below
Reference	PRI-DEMO-0001
Edition	Demonstration edition · 2026

RED

FURTHER INVESTIGATION JUSTIFIED

PRELIMINARY INITIAL RISK VIEW

PFAS source risk cannot be ruled out on the available evidence.

A decision-support outcome, not confirmation of contamination. Desk-based evidence only.

About this demonstration

This demonstration is an illustrative example of the type of desk-based intelligence PFAS Risk Intelligence may provide. It is not based on a real client instruction and must not be relied upon for acquisition, planning, construction, remediation, lending, insurance, enforcement or legal decisions.

The site, address, operators, dates, records and evidence described in this document are fictional and were created solely to demonstrate report structure and decision-support style. Any resemblance to a real site is coincidental.

Find the risk. Trace the source. Recommend the next move.

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1 · EXECUTIVE SUMMARY

PFAS Risk Intelligence was asked to provide a PFAS-specific desk-based intelligence review of a c. 2.1 ha parcel forming the southern part of a former airfield, ahead of a residential planning submission and conditional land purchase. The review considers PFAS-relevant source activities on and beyond the site boundary, historic land use, plausible pathways, available public evidence and the gaps that remain.

Preliminary view: RED – Further investigation justified

The available evidence indicates a **potential off-site PFAS source** – a documented airfield fire-training area approximately 350 m north-east of the boundary, with potential historic AFFF (aqueous film-forming foam) use – together with a **plausible surface-water pathway** (a perimeter drainage ditch flowing south-west along the site's northern edge) and inferred shallow groundwater flow towards the site. The combination of a higher-interest potential source and a credible pathway to a sensitive proposed use (residential with gardens) means PFAS risk **cannot be ruled out** on the desk-based evidence and a targeted PFAS-specific investigation may be justified before the purchase becomes unconditional.

On-site history (wartime ancillary buildings followed by generic light-industrial units) and made ground of unknown origin are treated as **contextual indicators**. No evidence was located of a specifically PFAS-relevant on-site process. No published PFAS investigation was identified for the site or the wider airfield; this is recorded as an evidence gap rather than as reassurance.

Key points for the decision

- Higher-interest potential source: documented fire-training area with potential AFFF use (off-site, unverified quantities and duration).
- Plausible pathways: perimeter ditch and inferred shallow groundwater flow towards and beneath the site.
- Sensitive receptor: proposed residential use with private gardens; Wessex Brook downstream.
- Evidence gaps: no PFAS-specific sampling located; foam type and usage period unverified; ditch connectivity unconfirmed.
- Recommended next move: scope a targeted PFAS-specific screening investigation (ditch sediment / surface water / shallow groundwater) with the appointed contaminated-land consultant before exchange; brief planning, lender and insurer early.

Data-source discipline

Statements in this report are labelled where it matters. The Evidence Register (Section 4) lists every item relied upon with its type and confidence; Appendix A records source access and reuse status.

FACT	**FACT** Recorded directly in an identified source.
INFERENCE	**INFERENCE** A reasoned interpretation drawn from available facts and clearly identified as such.
EVIDENCE GAP	**EVIDENCE GAP** Decision-relevant information that has not been located or established.

This report is a preliminary information tool. It does not confirm the presence or absence of PFAS, does not determine legal liability and does not replace a Phase 1 desk study, intrusive investigation, laboratory testing, regulatory assessment or legal advice.

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2 · INITIAL RISK VIEW

Red / Amber / Green initial risk view

The overall view is evidence-weighted. Specific PFAS source evidence carries more weight than broad brownfield labels. Each component is rated on the strength and specificity of the available evidence, not on presumption.

RED

FURTHER INVESTIGATION JUSTIFIED

PRELIMINARY INITIAL RISK VIEW

Potential source + plausible pathway + sensitive receptor.

A decision-support outcome, not confirmation of contamination. Desk-based evidence only.

Component	Rating	Basis (desk-based evidence)	Weight
Off-site PFAS source – fire-training area (S1)	RED	FACT: fire-training ground recorded 1962–1994 (E01, E02). INFERENCE: AFFF use at S1 (E03). GAP: quantities, foam formulations and disposal practice unverified (E05).	Major
Off-site PFAS source – fire station / foam store (S2)	AMBER	FACT: building labelled 'Fire Section' on 1974 plan. INFERENCE: foam storage assumed from function. GAP: no storage or discharge records.	Moderate
Surface-water pathway – perimeter ditch (P1)	RED	FACT: ditch alignment mapped from the S1 area along the northern boundary to Wessex Brook. INFERENCE: present-day connectivity and flow direction. GAP: not field-verified.	Major (with source)
Groundwater pathway	AMBER	INFERENCE: shallow groundwater flow to the south-west from topography. GAP: aquifer designation, depth to water and flow direction not confirmed for the parcel.	Moderate
On-site historic use	GREEN	FACT: wartime ancillary buildings, then light-industrial units (planning history). No PFAS-relevant process identified in records reviewed.	Contextual
Made ground of unknown origin (S3)	AMBER	FACT: 'imported fill' referenced in 1998 planning file. GAP: provenance and composition unknown. A conventional contamination matter with a PFAS evidence gap.	Contextual
Known PFAS investigations nearby	GAP	GAP: none located in the public sources reviewed. Absence of evidence is not evidence of absence.	Evidence gap
Receptor sensitivity	RED	Proposed residential with gardens; surface-water receptor downstream.	Context

Rating logic

RED	**RED – Further investigation justified** A higher-interest potential PFAS source is identified with a credible pathway to the site or receptor, or multiple PFAS-specific indicators combine.
AMBER	**AMBER – Early PFAS-specific review warranted** One PFAS-specific indicator, or several contextual indicators and evidence gaps, justify further review before a decision is made.
GREEN	**GREEN – No PFAS-specific trigger identified on available evidence** Only contextual indicators are present and no current evidence justifies PFAS-specific investigation.
GAP	**GAP – Evidence insufficient to classify** Important information needed to assess the component has not been located or established. GAP is not a risk level.

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3 · SITE CONTEXT

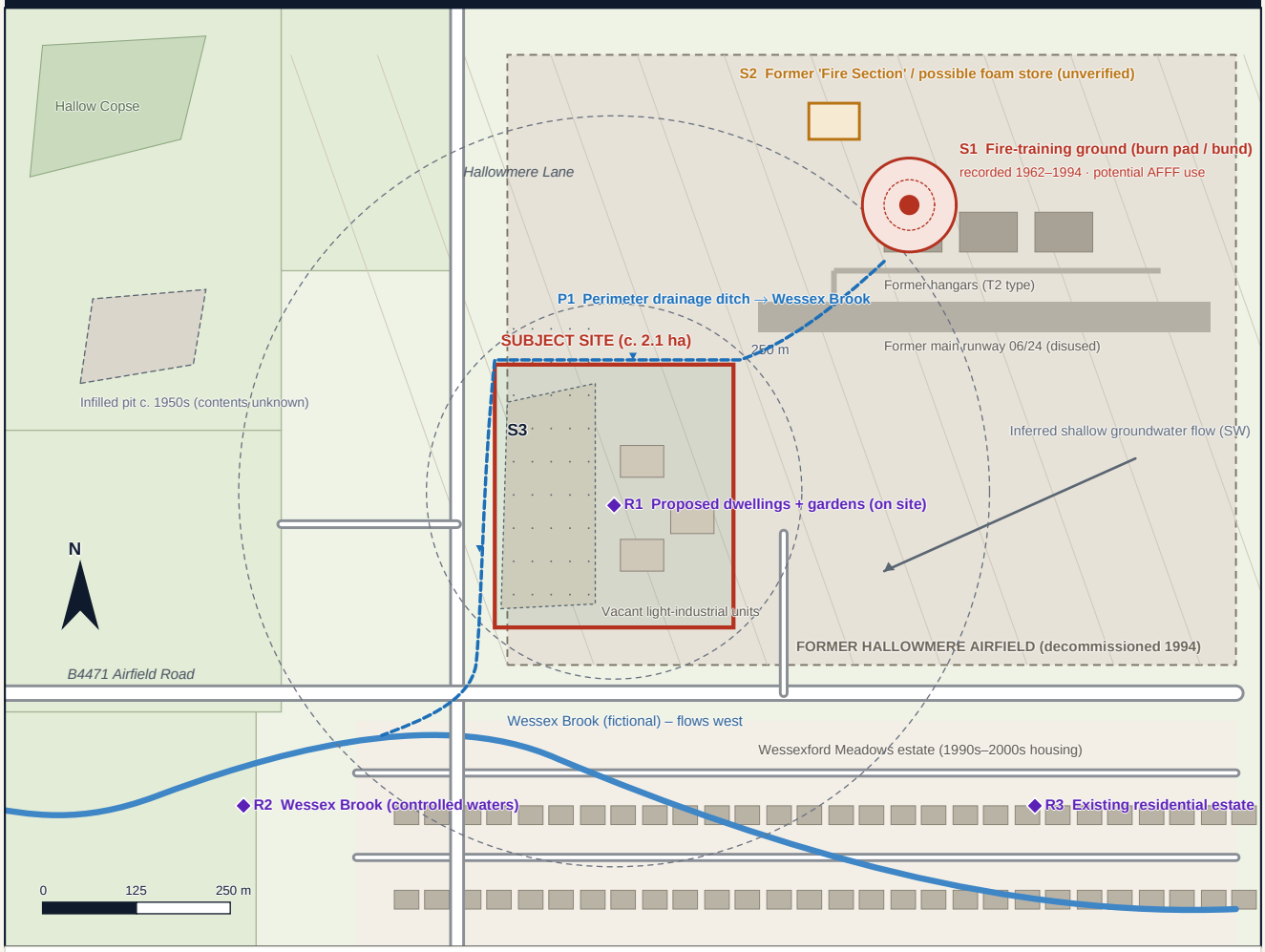
Site context and potential PFAS source map

The subject site is a broadly rectangular c. 2.1 ha parcel forming the southern part of the former Hallowmere Airfield, decommissioned in 1994 and partly redeveloped. The parcel is occupied by vacant light-industrial units and hardstanding. A perimeter drainage ditch (P1) runs along the northern boundary and discharges to Wessex Brook to the south-west. Surrounding land comprises the remainder of the former airfield (north and east), agricultural land (west) and the Wessexford Meadows residential estate (south). Figure 1 shows the features referred to in this review.

FIGURE 1 Site context, potential PFAS source areas, pathways and receptors

PRI-DEMO-0001 · Desk-based review · Illustrative plan · Indicative scale 1:5,000 (A4)

SYNTHETIC DEMONSTRATION GEOGRAPHY – NOT A REAL LOCATION



LEGEND

- Subject site boundary
- S1 Higher-interest potential PFAS source
- S2 Unverified potential source
- S3 Made ground / imported fill (contextual)
- P1 Surface-water pathway (ditch)
- Inferred groundwater flow
- Receptor
- Former airfield footprint
- 250 m / 500 m search buffers from site
- Watercourse
- Road
- Residential / built-up area

Base mapping, parcels, roads, watercourse and all features are synthetic. Scale indicative only. Not for navigation, design or regulatory use. SYNTHETIC DEMONSTRATION GEOGRAPHY – NOT A REAL LOCATION.

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Figure 1 – feature schedule

Ref.	Feature	Approx. position	Type	Why it is on the map
S1	Recorded fire-training ground (burn pad / bund)	c. 350 m NE of boundary	FACT	Higher-interest potential PFAS source. AFFF use is an INFERENCE from the recorded activity; foam type and quantities are an EVIDENCE GAP.
S2	Former 'Fire Section' building / possible foam store	c. 250 m N of boundary	INFERENCE	Unverified potential source; foam storage inferred from building function, not evidenced.
S3	Made ground / imported fill of unknown origin	On site (western half)	GAP	Contextual indicator; provenance unknown. Conventional contamination matter with a PFAS evidence gap.
P1	Perimeter drainage ditch	Northern boundary → SW to brook	FACT	Mapped alignment is recorded; present-day connectivity and flow are INFERENCE pending walkover.
GW	Inferred shallow groundwater flow	Towards SW (beneath site)	INFERENCE	Direction inferred from topography; no monitoring data (EVIDENCE GAP).
R1	Proposed dwellings with private gardens	On site	FACT	Sensitive future receptor (proposed use per client brief, E12).
R2	Wessex Brook (controlled waters)	c. 120 m SW of boundary	FACT	Surface-water receptor downstream of P1 outfall.
R3	Existing residential estate	Immediately S of B4471	FACT	Existing off-site receptor; relevance depends on pathway confirmation.

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4 · EVIDENCE REGISTER

Evidence register

Every item relied upon in the review, showing what it supports, whether it is a FACT, INFERENCE or EVIDENCE GAP, and the confidence assigned to it. Source access and reuse status for each ID is recorded in Appendix A.

ID	Source / document	Date	Finding	Supports	Type	Confidence
E01	Hallowmere Airfield operations record, Vol. 3 (archive ref. HA/OPS/3)	1962	Names a 'fire training ground' at the NE dispersal	S1 location and activity	FACT	High
E02	Vertical aerial imagery, survey runs 1978 and 1986	1978 / 1986	Circular burn pad and bund visible at S1	S1 activity continuing; footprint	FACT	Moderate to high
E03	Interpretation of E01–E02 (no direct source)	—	AFFF used for training at S1	S1 as PFAS source	INFERENCE	Low – to be evidenced
E04	Airfield site plan (drawing HA/PLN/1974)	1974	Building labelled 'Fire Section' at S2	S2 location and function	FACT	High
E05	None located	—	No record of foam storage, quantities or discharge at S1 / S2	Source strength	GAP	—
E06	Historic drainage plan (HA/DRN/1969)	1969	Ditch alignment from NE dispersal along southern boundary to outfall at brook	P1 alignment	FACT	Moderate
E07	Topographic interpretation (1:10,000 contours)	—	Ground falls SW towards Wessex Brook	Groundwater flow direction	INFERENCE	Low to moderate
E08	None located	—	No groundwater monitoring, aquifer designation or depth-to-water data for parcel	Subsurface pathway	GAP	—
E09	Wessexford District Council planning file (ref. WX/98/0412)	1998	Yard formed with 'imported fill'; provenance not stated	S3 presence; fill gap	FACT	Moderate
E10	Planning history search	1978 to 2012	Storage, joinery and vehicle-repair uses on site	On-site use is generic industry	FACT	High
E11	Public regulatory sources reviewed	2026	No PFAS investigation or enforcement located for the airfield	Investigation gap	GAP	—
E12	Client brief	2026	Proposed c. 60 dwellings with gardens	Receptor sensitivity (R1)	FACT	High

Confidence reflects the reliability and specificity of the source, not the likelihood that PFAS is present. Items marked GAP are carried forward to Section 11 (Evidence gaps) and drive the recommended next steps.

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DEMONSTRATION SAMPLE – FICTIONAL SITE – NOT A CLIENT REPORT

5 · PFAS-RELEVANT SOURCE ACTIVITY REVIEW

PFAS-relevant source activity review

This section screens activities on and around the site against recognised PFAS source categories. It is deliberately evidence-weighted: a documented fire-training ground is treated very differently from a generic industrial unit, and an unverified inference is labelled as such.

Activity / category	Location	Evidence located	Evidence strength	PFAS relevance	Weighting
Fire-training with foam (AFFF)	S1 – off-site NE	Airfield operations record naming a 'fire training ground'; aerial imagery showing burn pad and bund (1970s–80s).	Moderate–good (activity); weak (foam type)	High – AFFF is a well-documented PFAS source	MAJOR
Airfield fire station / foam storage	S2 – off-site N	Building labelled 'Fire Section' on 1974 plan; no storage records located.	Weak	Medium – depends on foam storage and handling	MODERATE
Aircraft maintenance / hangar use	Off-site N & E	Hangars shown on mapping; activities not detailed.	Weak	Low–medium (some processes may be PFAS-relevant)	CONTEXTUAL
Generic light industry (units)	On site	Planning history: storage, joinery, vehicle repair (1978–2012).	Moderate	Low – no PFAS-relevant process identified	CONTEXTUAL
Metal plating / fluorochemical processes	On / near site	None located.	—	Would be high if present	NOT IDENTIFIED
Landfill / waste transfer	Within 1 km	One historic infilled pit c. 800 m W (agricultural). No records of contents.	Weak	Low–medium; generic landfill is not treated as a major trigger	CONTEXTUAL
Wastewater / sludge-to-land	Within 1 km	None located.	—	—	NOT IDENTIFIED
Made ground / imported fill	S3 – on site	1998 planning file refers to 'imported fill' for a yard; provenance unknown.	Weak	Unknown – evidence gap	CONTEXTUAL / GAP

Interpretation

One higher-interest potential source (S1) is supported by activity-level evidence. The PFAS-specific link, including foam type, quantities, period of AFFF use and disposal practice, is not evidenced and remains an EVIDENCE GAP. AFFF use at S1 is therefore treated as an INFERENCE from the recorded activity. Other identified activities are contextual or not identified. The combination of a credible PFAS source indication, a plausible pathway and a sensitive proposed use supports targeted further investigation rather than presumption.

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DEMONSTRATION SAMPLE – FICTIONAL SITE – NOT A CLIENT REPORT

6 · HISTORIC LAND-USE REVIEW

Historic land-use review

Compiled from historic mapping, planning records and archival references listed in the Evidence Register. Dates are approximate.

Period	Site	Surrounding land (within c. 500 m)	PFAS relevance
Pre-1938	Agricultural land	Agricultural; Wessex Brook to SW	None identified
1938–1958	Ancillary buildings, stores and hardstanding for airfield	Airfield constructed; runway, hangars, fire section	Contextual (airfield operations); no foam-specific record for this period
1958–1994	Ancillary use continues; some buildings demolished	Fire-training ground in use (record from 1962); fire station operational	HIGH-INTEREST – fire-training activity is recorded (FACT, E01–E02). Use of AFFF during this period is an INFERENCE (E03); foam-type history is not evidenced and is recorded as an EVIDENCE GAP (E05).
1978–2012	Light-industrial units and yards; 'imported fill' referenced 1998	Airfield decommissioned 1994; partial redevelopment N and E	Contextual (generic industry; unknown fill)
2012–present	Vacant units, hardstanding	Mixed commercial / open land; residential estate to S	Receptor sensitivity increases with proposed residential use

Historic operator and ownership intelligence

Where relevant, we can help assemble historic ownership, operator and source information to support further legal, regulatory, insurance or recovery assessment by appropriate advisers. In this case the airfield was operated by a public body until 1994 and subsequently sold in parcels to private owners. We do not determine legal liability or identify a legally liable party; any reference to *potentially responsible parties* is an evidence prompt for advisers, not a legal conclusion.

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DEMONSTRATION SAMPLE – FICTIONAL SITE – NOT A CLIENT REPORT

7 · OFF-SITE SOURCE CONSIDERATIONS

Off-site source considerations

PFAS risk is not just about what happened on the site. PFAS can originate from activities beyond the boundary and migrate via surface water, drainage and groundwater. The off-site features most relevant here are S1 (fire-training area) and S2 (fire station). Distance alone does not remove the concern where a pathway is plausible; equally, proximity alone does not establish risk without a source and a route.

- S1 lies c. 350 m up-gradient (inferred) with a drainage ditch route towards the site's northern edge.
- S2 lies c. 250 m north; drainage from the building apron is likely to have joined the same ditch network (unverified).
- The infilled pit to the west is down-gradient of the site and is not considered a credible source to the site on current evidence.
- No published PFAS investigation, regulatory sampling or enforcement action was identified for the former airfield in the public sources reviewed.

8 · SOURCE–PATHWAY–RECEPTOR ASSESSMENT

Source–Pathway–Receptor assessment

Potential source	Pathway	Receptor	Plausibility (desk-based)	Comment
S1 fire-training area (potential AFFF)	Surface run-off → perimeter ditch (P1) → site edge / Wessex Brook	Future residents (gardens), controlled waters	Plausible – credible linkage	Principal linkage driving the RED view. Ditch sediment and water are logical first screening targets.
S1 fire-training area (potential AFFF)	Infiltration → shallow groundwater → beneath site	Future residents; controlled waters	Plausible – direction inferred	Requires confirmation of groundwater regime; PFAS can be mobile and persistent in groundwater depending on the compound and site conditions.
S2 fire station / foam store	Apron drainage → ditch network	As above	Possible – source unverified	Depends on whether foam was stored / discharged; evidence gap.
S3 made ground (unknown origin)	Direct contact; leaching	Future residents; groundwater	Uncertain – provenance unknown	Conventional contamination matter; include PFAS in any fill characterisation.
On-site light industry	Direct contact; leaching	Future residents	Low – no PFAS-relevant process	Addressed by conventional Phase 1 / Phase 2 scope.

Pathways matter in combination with a plausible source and a receptor. The presence of a ditch or shallow groundwater alone does not establish elevated PFAS risk; here it is the pairing with a documented fire-training area that elevates the linkage.

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DEMONSTRATION SAMPLE – FICTIONAL SITE – NOT A CLIENT REPORT

9 · POTENTIAL MIGRATION PATHWAYS

Potential migration pathways

Pathway	Evidence for	Evidence against / unknown	Status
Perimeter ditch (P1) surface-water route	Mapped alignment from S1 vicinity along northern boundary; historic drainage plan shows outfall to brook	Present-day connectivity, flow regime and any culverting not verified	RED
Shallow groundwater flow to SW	Topography falls SW; brook is the local base level	No monitoring data; aquifer designation and depth to water unconfirmed for parcel	AMBER
Historic surface drainage from S2 apron	Function implies foam handling; drainage likely to ditch network	No storage or discharge records	AMBER
Airborne deposition from burn events	Burn pad use documented	Prevailing wind and event frequency unknown; generally secondary to water pathways	GAP
Imported fill (S3) as a carrier	'Imported fill' referenced 1998	Provenance unknown	GAP

10 · PLANNING / TRANSACTION / LENDER / INSURER FLAGS

Planning, transaction, lender and insurer flags

Audience	Flag	Why it may arise	Suggested handling
Planning	PFAS may be raised under the contaminated-land condition for residential use	Former airfield with documented fire-training nearby; residential end use with gardens	Ensure the Phase 1 / site investigation scope explicitly addresses PFAS; engage the contaminated-land officer early
Transaction	Price / conditionality exposure if PFAS emerges post-exchange	Potential off-site source with plausible pathway; no sampling data	Consider a PFAS-specific screening investigation as a pre-exchange condition or price-chip mechanism
Lender	Environmental condition precedent; valuation sensitivity	Uncertain remediation / management cost if PFAS present in ditch sediments or groundwater	Provide this screen plus a scoped investigation plan; avoid unqualified 'no PFAS' statements
Insurer	PFAS-related exclusions, underwriting questions or restricted cover may arise depending on the policy and insurer	Market attention to PFAS; airfield context	Disclose evidence base and investigation plan; obtain terms early
Legal	Potentially responsible parties and historic operator evidence	Off-site source under historic public-sector operation	Historic operator and ownership intelligence can be assembled to support advisers; no liability conclusion is offered here

These flags are decision prompts. They do not predict or guarantee planning, lending, insurance, remediation or regulatory outcomes.

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DEMONSTRATION SAMPLE – FICTIONAL SITE – NOT A CLIENT REPORT

11 · EVIDENCE GAPS

Evidence gaps

What is not yet known, ranked by how much it matters to the decision in front of the client.

Priority	Gap	Why it matters	How it could be closed
1	Foam type, quantities and period of AFFF use at S1	Determines whether S1 is a probable rather than potential PFAS source	Archival / operator records request; specialist historic research
2	Present-day connectivity and flow of ditch P1	Confirms or weakens the principal pathway	Walkover survey; drainage plan review; flow observation
3	PFAS presence in ditch sediment / surface water / shallow groundwater	Only sampling can indicate presence or absence	Targeted PFAS-specific screening by the appointed consultant with an accredited laboratory
4	Groundwater regime beneath the parcel	Governs subsurface pathway plausibility	Existing borehole data; Phase 2 monitoring wells
5	Provenance of imported fill (S3)	Fill may carry contaminants incl. PFAS	Planning file research; fill characterisation within Phase 2
6	Regulatory / local authority position on the former airfield	Emerging evidence may exist outside public sources	Environmental information request; officer engagement

12 · RECOMMENDED NEXT STEPS

Recommended next steps

Proportionate to the evidence – not a default to full investigation.

- **Before exchange:** commission a targeted PFAS-specific screening investigation (ditch sediment, surface water at inflow / outflow, shallow groundwater where accessible) through the appointed contaminated-land consultant, analysed by an accredited laboratory using a suitable PFAS suite.
- **In parallel:** close evidence gaps 1, 2 and 6 through archival research, a ditch walkover and an environmental information request. PFAS Risk Intelligence can support the historic source research.
- **Planning:** ensure the Phase 1 desk study and any site-investigation scope explicitly address PFAS; raise the matter with the contaminated-land officer before submission rather than at condition discharge.
- **Transaction:** structure conditionality or price mechanisms around the screening outcome; avoid unqualified 'no PFAS' representations in either direction.
- **Lender / insurer:** share this screen and the investigation plan early; the evidence-led approach is generally better received than silence followed by a late question.
- **Do not** treat the absence of a published PFAS investigation as reassurance, and **do not** treat this desk-based view as confirmation that PFAS is present.

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13 · SCOPE AND LIMITATIONS

Scope and limitations

- This is a preliminary desk-based intelligence review. No site visit, sampling, laboratory analysis, intrusive investigation or regulatory consultation was undertaken.
- Sources reviewed typically include historic mapping, planning records, regulatory registers, published investigations, hydrogeological context and PFAS-relevant activity records available at the time of review. Coverage and accuracy of third-party sources cannot be guaranteed.
- Ratings are evidence-weighted professional judgements on available information. They are not probabilities, not concentrations and not regulatory determinations.
- The review complements, and does not replace, a Phase 1 desk study, Phase 2 investigation, contaminated-land consultant, accredited laboratory testing, regulatory assessment, legal advice or remediation design.
- The review does not confirm PFAS contamination, does not confirm a site is clean, does not determine legal liability, does not identify a legally responsible party and does not guarantee planning, lending, insurance, regulatory or remediation outcomes.
- PFAS regulation and guidance are evolving. Findings should be revisited if site information, proposed use, regulatory position or third-party questions change.

14 · PROFESSIONAL DISCLAIMER

Professional disclaimer

PFAS Risk Intelligence provides desk-based risk intelligence and strategy coordination. Our outputs are preliminary information tools only. They do not replace accredited laboratory testing, formal contaminated-land assessment, legal advice, regulatory approval, expert evidence or remediation design. Our work does not confirm the presence or absence of PFAS and does not determine legal liability. Where risk is identified or cannot be ruled out, appropriate specialist investigation, laboratory testing, legal advice and professional contaminated-land assessment should be obtained before making acquisition, planning, construction, remediation, enforcement, insurance, recovery or litigation decisions.

Demonstration notice. This demonstration is an illustrative example of the type of desk-based intelligence PFAS Risk Intelligence may provide. It is not based on a real client instruction and must not be relied upon for acquisition, planning, construction, remediation, lending, insurance, enforcement or legal decisions. The site, address, operators, records and evidence are fictional.

PFAS Brownfield Risk Screen · from £1,950 + VAT · 5–7 working days

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APPENDIX A

Appendix A – Evidence Source Schedule

Audit trail for the evidence IDs used in the Evidence Register (Section 4). Source documents are attached only where appropriate, necessary and permitted by copyright, licensing and confidentiality. Public online evidence is referenced by URL rather than reproduced; internal or private material is not included in any client-facing attachment bundle.

Evidence ID	Source / document	Date	Reference / URL	Evidence type	Reuse / access status	Copy supplied?
E01	Hallowmere Airfield operations record, Vol. 3	1962	Archive ref. HA/OPS/3	Archival record	Licensed / restricted	Not supplied – retained in project file subject to applicable licence/access terms
E02	Vertical aerial imagery, 1978 and 1986 runs	1978 / 1986	Frame refs. 78-114, 86-207	Aerial imagery	Licensed / restricted	Not supplied – viewed under licence
E03	Interpretation of E01–E02	—	This report, Section 5	Internal (inference)	Internal	n/a
E04	Airfield site plan	1974	Drawing HA/PLN/1974	Archival drawing	Licensed / restricted	Not supplied
E05	None located	—	—	Evidence gap	n/a	n/a
E06	Historic drainage plan	1969	Drawing HA/DRN/1969	Archival drawing	Licensed / restricted	Not supplied
E07	Topographic interpretation (1:10,000 contours)	—	Public mapping – link provided	Public mapping	Public	Public link provided
E08	None located	—	—	Evidence gap	n/a	n/a
E09	Wessexford District Council planning file	1998	Ref. WX/98/0412 – public register link provided	Planning record	Public	Public link provided
E10	Planning history search	1978 to 2012	Public register – links provided	Planning record	Public	Public link provided
E11	Public regulatory sources reviewed	2026	Register search log (internal)	Search record	Internal	Not supplied – internal search record retained by PRI
E12	Client brief	2026	Client instruction email / brief	Client supplied	Client supplied	Copy held by client

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