

25/02407/CONREQ Briefing Paper for Residents of Tollerton Park

Prepared by Environmental Health, Rushcliffe Borough Council

1. Tollerton Mobile Home Park

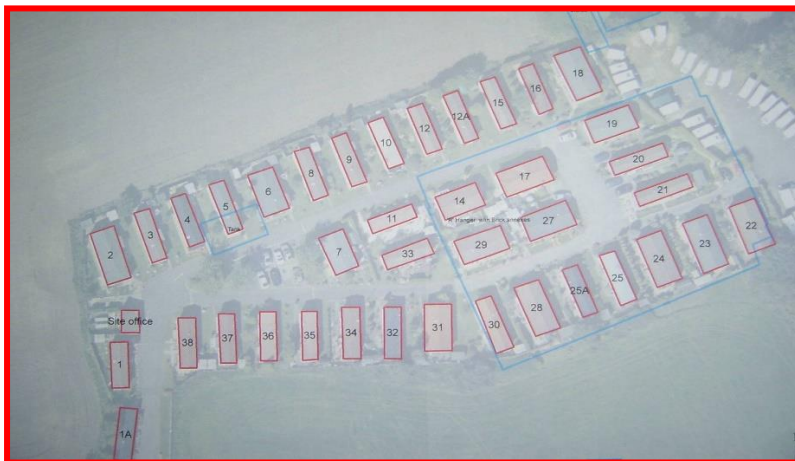
Historical Context

Historical mapping 1880 to 1915 show the wider airfield site to be fields used for agricultural purposes. The 1940 map does not show the presence of the airfield although the aerodrome was opened for civilian flying purposes in 1930. Site taken over by RAF at outbreak of WW2 and mainly used for training purposes, but also used for repair, maintenance, assembly and modification of aircraft. The 1950 map shows the site to be an aircraft maintenance works, annexes and tanks. The 1970 map shows small remaining structures and a tank.

The mobile home park is located on part of the former RAF Tollerton airfield with some of the mobile homes lying on the site of a former maintenance hangar. After the war 1955 - 1962, the hangar located on the site of the mobile home park, was used for updating Dakota aircraft (approximately 200) and the work was supervised by the Americans. The hangar was possibly demolished at the end of this period.

The site was used as a Travellers Park in 1976 and then came into the current use as a mobile home park in 1977.

Taken from RBC Desk Study report (2008) ¹



Mobile home park
overlying historic
structures (in blue)

2007/2008 investigation

Concern raised via an anonymous letter to RBC suggesting that four working aged males had been diagnosed with acute myeloid leukaemia (AML) at the Mobile Home Park. RBC investigated under the provisions of Part 2A Environmental Protection Act 1990 – Contaminated Land Regime.

¹ Tollerton Mobile Home Park Phase I Desktop Study (RBC, 2008)

Nottinghamshire County NHS prepared a report on the potential AML cluster², concluding 'the levels of uncertainty involved in this study are high; we therefore recommend further environmental investigation at the Tollerton site to exclude any possible contamination. This inspection should include soil and drinking water samples to detect increased levels of radium, solvents or petroleum contaminants including benzene'.

RBC prepared a comprehensive desktop report and a undertook a site investigation, including radiation survey to investigate the potential contaminant linkages and uncertainties in the initial conceptual site model. The radiation survey was undertaken by Health Protection Agency Radiation Protection Division³. The majority of the areas surveyed gave results within the normal range of background radiation levels within the UK. In terms of above-background readings, two locations were identified - one in the airfield just outside the perimeter of the site, and one in the caravan parking area. The radiation levels were found to reduce rapidly with distance and were within background levels at the mobile home No 25 and a metre above ground at No 42.



Source: Investigation into the Incidence of Acute Myeloid Leukaemia at Tollerton Mobile Home Park (RBC, September 2008)

The final report⁴ stresses that the levels of contamination detected in these locations are not considered sufficient to pose a significant radiation hazard to mobile home residents and the levels detected are well below the 3mSv set out in the statutory guidance⁵. MoD reported as stating no appreciable dose had been detected at the surface and therefore the risks of exposure are considered to be low.

² Report on the Potential Acute Myeloid Leukaemia Cluster at Tollerton Caravan Site (Nottinghamshire County NHS, 2007)

³ Radiation Protection Adviser Visit Report – Radiation Survey Tollerton Mobile Home Park (Centre for Radiation, Chemical and Environmental Hazards, Radiation Protection Division Ref: RPD/RPA/VR/3/16308; dated 8th October 2008)

⁴ Investigation into the Incidence of Acute Myeloid Leukaemia at Tollerton Mobile Home Park (RBC, September 2008)

⁵ Part IIA Environmental Protection Act 1990 Radioactive Contaminated Land Statutory Guidance (Defra, 2006) – has been subsequently updated in 2018

The soil and drinking water sampling did not identify significant levels of contaminants of concern. Exceedances of generic assessment criteria for some polyaromatic hydrocarbons were identified and these were deemed not significant due to degree of hardstanding and vegetative cover across the site limiting exposure.

2016/17 development

In 2017 planning permission was granted (16/02400/FUL) for the siting of 9 mobile homes in the area previously used for storage of caravans. A pre-commencement condition (Condition 4) was imposed for submission for approval of a contaminated land report.

A subsequent application was submitted for discharge of Condition 4 (18/00090/DISCON) which included a Phase 1 Environmental Report showing site clearance works had already taken place across the caravan storage area. No site investigation works were undertaken and based on confirmation from the environmental consultant that the area was covered in tarmac and no additional soft landscaping was proposed Condition 4 was discharged in July 2018.

Recent Review Findings

The localised area (No 42) displaying above background levels of radiation consisted of a small patch (approx 30 cm in diameter) of ground indicating the presence of shielded radium-226. The 2008 HPA radiation report indicates radiation levels were within background 1m above the ground. The UKHSA have advised the 1m above ground measurement should be used when assessing a dose to a member of the public as it can be considered a whole body exposure and is also a more realistic scenario than laying on the ground and an in contact geometry should not be used to equate to whole body radiation exposures.

On review of the available information, we do not consider there to be reasonable grounds for believing that land may be radioactive contaminated land as per the definition contained in the Statutory Guidance and therefore no further action is warranted under the regime at this time.

2. Tollerton Airfield - Planning and Redevelopment

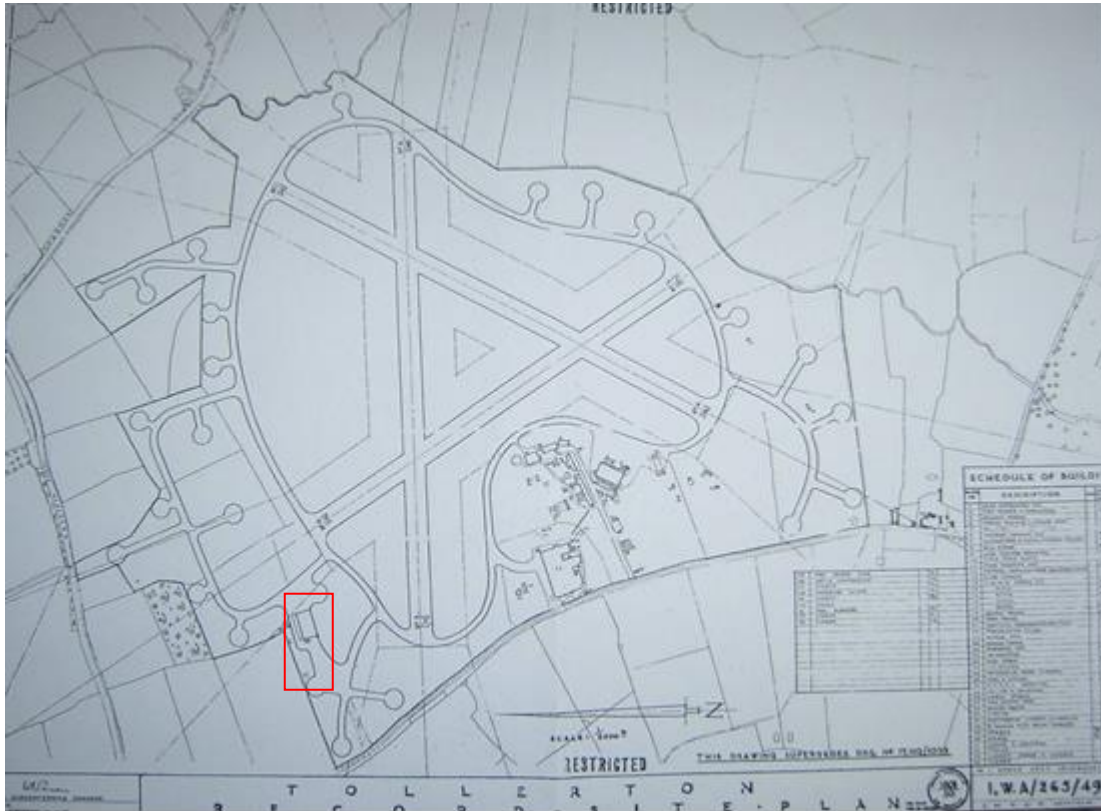
Two pending planning applications (20/03244/OUT and 24/00347/HYBRID) – Environmental Health are a statutory consultee and have provided initial consultation responses, recommending planning conditions to address potential land contamination matters. It is expected there will be contamination encountered - the nature, scale and extent of this is likely to vary across the Site depending on a range of factors such as the type of activity (historic & more recent) undertaken in specific locations.

Should planning permission be granted these conditions will not be discharged until adequate robust information has been submitted to demonstrate there is no unacceptable risk to human health and/or the environment. Where planning conditions are not discharged mortgage lenders will not lend on a property and insurance providers are not likely to provide warranties.

Information relating to the planning applications is available for view on the planning portal which can be accessed via <https://planningon-line.rushcliffe.gov.uk/online-applications/>

There is also a Tollerton Airfield Planning Applications Frequently Asked Questions (FAQ) page on our website <https://www.rushcliffe.gov.uk/planning-growth/tollerton-airfield/>

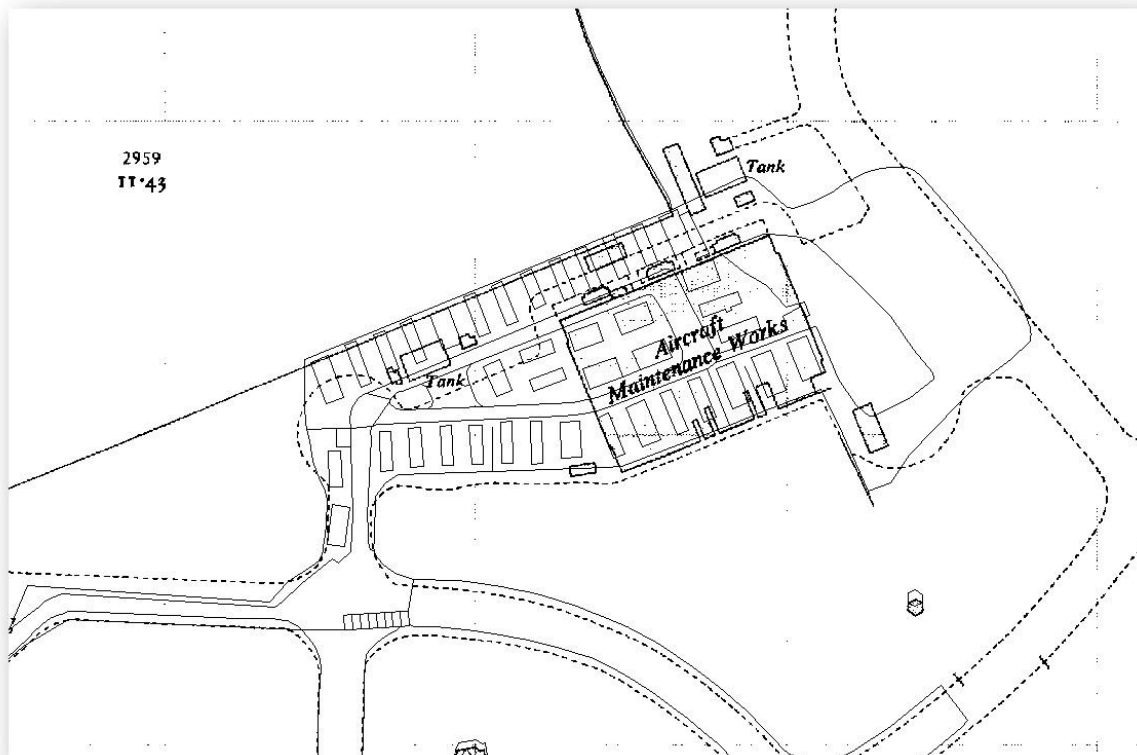
Additional Photographs for Context



Relationship of Mobile Home Park (in red) and wartime airfield



1950 Aerial photo – showing hangar on area now known as Tollerton Mobile Home Park



Overlay of Tollerton Mobile Home park (prior to extension granted under 16/02400/FUL) on historical map showing location of hangar