OAKSHIRE
ENVIRONMENTAL

Report type	Intrusive Site Investigation
Date	11 May 2022
Client	Mark Godfrey
Site address	Station House, Station Road, Gedney, Spalding, PE12 0DD
Report prepared by	Mr Louis Turner BSc (Hons)
Supervised by	Mr Joseph Turner

OAKSHIRE
ENVIRONMENTAL

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Laboratory Results

1. Introduction

The following document is a Intrusive Site Investigation carried out by Oakshire Environmental, commissioned by Mark Godfrey, and includes details of the site, sampling methodology, ground conditions, an evaluation of risk and an assessment of further investigations.

1.1 Project Overview

The client's proposed project involves the conversion of offices to a residential dwelling and associated work at Station House, Station Road, Gedney, Spalding, PE12 0DD (site plan on page 3). An Intrusive Site Investigation has been requested by the client, to support a planning application for the proposed project. Oakshire Environmental will carry out a Intrusive Site Investigation, as described below.

1.2 Purpose of Investigation

The objectives of the Intrusive Site Investigation were to:

- Establish the context and setting of development at the site.
- Identify and assess the nature and extent of contamination risk at the site.
- Determine the requirement for further investigations, remediation or mitigation measures.

1.3 Scope of Work

- Brief introductory information has been noted to provide context to the report and includes an Introduction, Project Overview, Scope of Work, Limitations.
- Assess the site and previous investigations, to establish the context and setting of development.
- In order to identify the nature and extent of contamination, 6 x samples were taken and analysed for Metals (As,Be,Cd,Co,Cu,Fe,Hg,Pb,Ni,Mn,Se,V,Zn), Chromium (III & VI), Cyanide, Phenols, PAHs, BTEX & MTBE, TPH CWG (Aliphatic/ Aromatic), pH, Asbestos (Qualitative) and Organic Matter in a UKAS accredited laboratory.
- Borehole logs were produced as part of the sampling process, to assess ground conditions encountered at the site, this information has been used to inform recommendations and conclusions.
- Results of laboratory testing have been assessed with reference to suitable screening values, including LQM/CIEH Suitable 4 Use Levels (S4ULs), CL:AIRE Category 4 Screening Levels (C4SLs) and Generic Assessment Criteria (GAC).
- This information has been used to produce a Conceptual Site Model, to categorise the severity of consequence and probability of identified contaminant linkages, and conduct an evaluation of contamination risk to determine the requirement for further investigations, remediation or mitigation measures.
- Supporting appendix includes photographs, maps and plans of the site.
- Sample locations and depths have been chosen to allow identification of spatial variability on the site and provide adequate sampling of proposed use areas, taking into account proposed development at the site.
- Site investigations have been carried out, by professional Environmental Consultants with BSc (Hons) in Environmental Science or above, in accordance with the Environment Agency's Land Contamination: Risk Management (LCRM) guidelines as updated from Environment Agency's Model Procedures for the Management of Land Contamination (CLR11) framework.

1.4 Limitations

Quantum Intelligent Trading Ltd is previously and hereafter referred to as “Oakshire Environmental” or “the company”. Oakshire Environmental has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. This report is only valid when used in its entirety and any information or advice contained within the report should not be relied upon until considered in the context of the whole report. Oakshire Environmental disclaims any responsibility to the client and others in respect of any matters outside the scope of this work. Any comments made on the basis of information obtained from the client or other third parties are given in good faith on the assumption that the information is accurate. This report has been prepared solely for the benefit of the client and any other party using or placing reliance upon any information contained in this report does so at their own risk. Oakshire Environmental accepts no responsibility or liability for the contents of this report being used for any purpose or project for which it was not commissioned. Oakshire Environmental accepts no liability whatsoever for any loss or damage arising from the interpretation or use of the information contained within this report. Furthermore, Oakshire Environmental does not accept any liability for the consequences of any legislative changes or the release of subsequent guidance documentation and following delivery of the report has no obligation to advise the client or any other party of such changes or their repercussions.

This report excludes consideration of potential hazards arising from any activities at the site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities. Oakshire Environmental does not warrant or guarantee that the site is free of hazardous or potentially hazardous materials or conditions. It should be noted that this report has been produced for environmental purposes only.

Oakshire Environmental cannot be held responsible for incorrect analysis of samples as the laboratory analysis presented in this report was carried out by Chemtech Environmental Ltd. The information and conclusions provided in this report are limited to, and representative of, the samples taken and cannot be extended to apply to the whole site, in addition, Oakshire Environmental cannot guarantee the accuracy of analysis for samples not taken at the source by the company or those which deviate due to exceedance of holding time or inappropriate sampling practises. The findings and/or recommendations of this report do not take into account any conditions that may be present but have hitherto not been encountered and as such further investigation and/or a reconsideration of the findings of this report should be undertaken if such conditions are subsequently encountered or an alternative development plan or land use is subsequently proposed.

2. Site

The following section provides a description of the site and location, proposed development and previous investigations, utilising information obtained from the client and publicly available sources.

2.1 Site Description and Location

The site is located on Station Road to the south east of the village of Gedney and is approximately 1,600m^2. The site is comprised of a dwelling curtailed by patio, with a gravel driveway to the east and south and soft landscaping to the north west and south west. There is also a timber garage at the south east and two timber structures at the north.

The site is bordered by two semi-detached dwellings to the north, a depot to the east, agricultural buildings to the north east and south and Station Road to the west. The surrounding area is predominantly agricultural, with some commercial premises. There are no woodlands, ancient monuments or archaeological sites within 500m of the site.

National Grid Reference: TF 41195 23809

2.2 Proposed Development

The proposed development involved the conversion of the former Gedney Train Station building from offices into a dwelling, with associated hard and soft landscaping. Soft landscaping at the north west and south west included the placement of between 0.3m and 0.75m of topsoil.

2.3 Previous Investigations

No previous investigations have been carried out at the site.

3. Methodology

3.1 Sampling Work

Boreholes were dug at the locations shown on plans in the appendix. It should be noted that, while the attached plan shows samples BH02 and BH03 to be in gravel areas, these are actually areas of soft landscaping, in addition, the attached proposed plan does not show the timber structures at the north of the site.

Soil conditions were noted through the process in order to produce trial pit logs.

Undisturbed soil samples were collected using a window sampler and soil was then collected from the sampler and placed into sample containers. Samples collected for VOC analysis were filled as much as possible to minimise air spaces, as volatile compounds can be lost into these spaces. Sampling equipment was wiped clean between sample locations to minimise cross contamination.

3.2 Sampling Strategy

Six samples was considered to be a sufficient sample size, based on the size of the site and proposed soft landscaped areas. Locations were chosen to focus on the proposed soft landscaped areas as these are considered to be the areas where contaminant linkages are likely to be present.

Shallow soil at the east of the site was sampled as this will represent the soil that is most likely to impact future site users through inhalation, ingestion and dermal contact pathways.

3.3 Health & Safety

When collecting soil samples on a potentially contaminated site it must be assumed that the soil is contaminated in order to protect the health of the assessor. Protective rubber gloves were worn at all times as well as substantial footwear. Equipment was washed thoroughly before and after use and kept in a container when transported to avoid the spread of any possible contamination. Sample containers were packed with biodegradable fill for protection and placed in a sealed plastic container for transportation to the laboratory.

4. Ground Conditions

The following table summarises the ground conditions observed during sampling work. Groundwater was not encountered.

Table 1: Ground conditions encountered at sample locations

Depth	BH01	BH02	BH03	BH04	BH05	BH06
0.1m	Grass overlying clayey Sand with roots, occasional stones and brick fragments	Clayey Sand with gravel and stones	Clayey Sand with gravel and stones	Clayey Sand with gravel, stones, yellow sand and brick fragments	Clayey Sand with gravel and stones	Clayey Sand with gravel and stones
0.2m						
0.3m						

5. Evaluation of Results

5.1 Screening Levels

Results of laboratory testing of soil samples were analysed by comparing them to industry standard screening levels used for risk assessments. Screening levels used include the DEFRA Category 4 Screening Levels (C4SLs) based on Low Level of Toxicological Risk and the LQM/CIEH S4ULs for Human Health Risk Assessment. These levels cover multiple Soil Organic Matter (SOM) contents (1%, 2% and 6%) and assume a pH of 8. The 'residential with plant uptake' screening values were used to assess results. This land use considers direct soil and indoor dust ingestion and inhalation, skin contact with soils and dust, inhalation of vapours and ingestion of homegrown produce as exposure pathways. These levels take a conservative approach to assessing potential risk and concentrations below these screening values can be considered to represent 'uncontaminated conditions' which pose 'LOW' risk to human health based on the proposed land use.

It is important to note that exceedance of a relevant screening value does not necessarily constitute evidence of either a 'significant possibility of significant harm' or the need for remediation under the UK's planning regimes. Rather such exceedance should usually trigger a further detailed quantitative risk assessment, where site-specific parameters are used to derive site-specific assessment criteria. Common sense tells us, and a robust risk evaluation reveals, that a gross exceedance is a good indicator that an unacceptable risk is present.

5.2 Results

Table 2: Results of chemical testing for samples taken on 26th April 2022

Sample ID			BH01	BH02	BH03	BH04	BH05	BH06
Depth (m)			0.3	0.3	0.3	0.3	0.3	0.3
Test	Method	Units						
Arsenic (total)	CE127 M	mg/kg As	12.1	10.9	11.2	34.7	12.8	12.7
Beryllium (total)	CE127 U	mg/kg Be	<1	<1	<1	<1	<1	<1
Cadmium (total)	CE127 M	mg/kg Cd	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
Chromium (total)	CE127 M	mg/kg Cr	62.4	59.8	57.8	62.6	43.8	37.9
Chromium (III)	CE208	mg/kg CrIII	62.4	59.8	57.8	62.6	43.8	37.9
Chromium (VI)	CE146	mg/kg CrVI	<1	<1	<1	<1	<1	<1
Cobalt (total)	CE127 M	mg/kg Co	6.4	5.6	6.1	7.5	5.4	5.5
Copper (total)	CE127 M	mg/kg Cu	25.6	23.0	18.1	24.3	22.7	22.3
Iron (total)	CE127	mg/kg Fe	21535	18116	19771	26905	16973	17997
Lead (total)	CE127 M	mg/kg Pb	80.5	15.1	21.9	97.7	42.3	37.7
Manganese (total)	CE127	mg/kg Mn	557	407	420	324	427	343
Mercury (total)	CE127 M	mg/kg Hg	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Nickel (total)	CE127 M	mg/kg Ni	16.5	15.9	14.9	21.6	14.9	15.1
Selenium (total)	CE127 M	mg/kg Se	1.1	0.9	1.1	1.1	1.0	0.9
Vanadium (total)	CE127 M	mg/kg V	49.0	29.6	38.9	48.0	30.1	29.5
Zinc (total)	CE127 M	mg/kg Zn	78.1	45.0	49.4	70.1	44.2	43.5
pH	CE004 M	units	8.4	8.4	8.2	8.4	8.4	8.5
Cyanide (free)	CE077	mg/kg CN	<1	<1	<1	<1	<1	<1

Phenols (total)	CE078	mg/kg PhOH	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Total Organic Carbon	CE197	% w/w	1.8	1.2	1.6	1.6	1.5	1.5
PAH								
Naphthalene	CE087 M	mg/kg	<0.02	<0.02	0.06	0.20	0.02	<0.02
Acenaphthylene	CE087 M	mg/kg	<0.02	<0.02	0.20	0.02	0.05	<0.02
Acenaphthene	CE087 M	mg/kg	<0.02	<0.02	0.11	<0.02	0.04	<0.02
Fluorene	CE087 U	mg/kg	<0.02	<0.02	0.10	<0.02	0.05	<0.02
Phenanthrene	CE087 M	mg/kg	<0.02	0.12	1.40	0.41	0.81	0.04
Anthracene	CE087 U	mg/kg	<0.02	0.03	0.55	0.15	0.25	<0.02
Fluoranthene	CE087 M	mg/kg	0.08	0.18	5.79	1.28	3.03	0.07
Pyrene	CE087 M	mg/kg	0.15	0.16	5.16	1.29	2.81	0.06
Benzo(a)anthracene	CE087 U	mg/kg	0.05	0.08	3.38	0.80	1.74	0.03
Chrysene	CE087 M	mg/kg	0.05	0.05	2.90	0.62	1.41	<0.03
Benzo(b)fluoranthene	CE087 M	mg/kg	0.08	0.12	5.10	1.21	2.62	0.10
Benzo(k)fluoranthene	CE087 M	mg/kg	<0.03	0.06	2.29	0.43	1.08	0.04
Benzo(a)pyrene	CE087 U	mg/kg	0.05	0.09	4.07	0.91	2.17	0.07
Indeno(123cd)pyrene	CE087 M	mg/kg	0.04	0.09	4.11	0.92	2.13	0.06
Dibenz(ah)anthracene	CE087 M	mg/kg	<0.02	<0.02	0.68	0.15	0.32	<0.02
Benzo(ghi)perylene	CE087 M	mg/kg	0.04	0.07	3.16	0.65	1.54	0.05
PAH (total of USEPA 16)	CE087	mg/kg	0.53	1.05	39.04	9.04	20.08	0.52
BTEX & TPH								
Benzene	CE192 U	mg/kg	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Toluene	CE192 U	mg/kg	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Ethylbenzene	CE192 U	mg/kg	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
m & p-Xylene	CE192 U	mg/kg	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
o-Xylene	CE192 U	mg/kg	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
VPH Aromatic (>EC5-EC7)	CE067	mg/kg	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
VPH Aromatic (>EC7-EC8)	CE067	mg/kg	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
VPH Aromatic (>EC8-EC10)	CE067	mg/kg	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
EPH Aromatic (>EC10-EC12)	CE250	mg/kg	<1	<1	5	<1	<1	<1
EPH Aromatic (>EC12-EC16)	CE250	mg/kg	<1	<1	19	<1	<1	<1
EPH Aromatic (>EC16-EC21)	CE250	mg/kg	<1	2	146	2	4	<1
EPH Aromatic (>EC21-EC35)	CE250	mg/kg	6	5	614	14	16	4
EPH Aromatic (>EC35-EC44)	CE250	mg/kg	<1	<1	72	2	<1	<1
VPH Aliphatic (>C5-C6)	CE067	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
VPH Aliphatic (>C6-C8)	CE067	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
VPH Aliphatic (>C8-C10)	CE067	mg/kg	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1

EPH Aliphatic (>C10-C12)	CE250	mg/kg	<6	<6	<6	<6	<6	<6
EPH Aliphatic (>C12-C16)	CE250	mg/kg	<6	<6	<6	<6	<6	<6
EPH Aliphatic (>C16-C35)	CE250	mg/kg	<15	<15	51	<15	<15	<15
EPH Aliphatic (>C35-C44)	CE250	mg/kg	<10	<10	20	<10	<10	<10
Asbestos								
Asbestos (Qualitative)	-	-	NAD	NAD	NAD	NAD	NAD	NAD

5.3 Summary of Results

- Metal concentrations were all below the residential screening values
- pH was alkaline in all samples
- Cyanide (free) and Phenols (total) concentrations were all below the laboratory limit of detection suggesting they may not be present at all
- Total Organic Carbon values were low in all samples
  - Soils with low organic matter content may allow the leaching of hydrocarbons through the soil as organic contaminants adsorb to organic matter particles
- 3 PAHs (*Benzo(b)fluoranthene, Benzo(a)pyrene* and *Dibenz(ah)anthracene*) exceeded the residential screening values in sample BH03
- 2 PAHs (*Benzo(b)fluoranthene* and *Dibenz(ah)anthracene*) exceeded the residential screening values in sample BH05
  - It should be noted that exceedances of both the 'residential with plant uptake' and 'residential *without* plant uptake' values were identified
  - PAHs are often present in made ground deposits and they are also the by-products of exhaust emissions from vehicles and can, therefore, build up to high concentrations near roads
- BTEX concentrations were below the laboratory limit of detection in all samples
- VPH concentrations were below the laboratory limit of detection in all samples
- EPH concentrations were all below the residential screening values and most of the more volatile fraction were below the laboratory limit of detection
  - It is noted that concentrations were highest in sample BH03
  - These substances are used in various oil and fuel products such as petrol, diesel and lubricant oils
  - These contaminants often impact soils near industrial sites where fuel and oils are stored such as garages and farms

5.4 Risk Assessment Methodology

The potential level of risk posed by a particular source is determined by assessing the potential severity of the impact of the contaminant linkage on the receptor, if it is assumed to be present, and the probability of the contaminant linkage being present.

Severities are categorised from Minor to Severe and probabilities are categorised from Unlikely to High Likelihood to give a potential level of risk output.

Table 3: Risk Matrix

Probability	**Severity of Consequence**			
	Severe	Medium	Mild	Minor
High Likelihood	Very High Risk	High Risk	Moderate Risk	Low / Moderate Risk
Likely	High Risk	Moderate Risk	Low / Moderate Risk	Low Risk
Low Likelihood	Moderate Risk	Low / Moderate Risk	Low Risk	Very Low Risk
Unlikely	Low / Moderate Risk	Low Risk	Very Low Risk	Very Low Risk

Very High Risk

There is a high probability that severe harm could arise to a designated receptor from an identified source; or there is evidence that severe harm to a designated receptor is currently happening.

High Risk

Harm is likely to arise to a designated receptor from an identified source.

Moderate Risk

It is possible that harm could arise to a designated receptor from an identified source. It is relatively unlikely that any such harm would be severe or if any harm were to occur it is more likely that the harm would be relatively mild.

Low Risk

It is possible that harm could arise to a designated receptor from an identified source, however, it is likely that this harm, if realised, would normally be mild.

Very Low Risk

There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

5.5 Conceptual Site Model

The information in this section has been compiled to produce a conceptual site model outlining the identified sources, pathways and receptors at the site. The level of risk was categorised by considering the severity and probability, as outlined in the previous section.

Table 4: Conceptual site model

Sources	Pathways	Receptors	Severity	Probability	Potential Level of Risk	
PAHs in soft landscaping at the north and north east of the site	Ingestion/inhalation of contaminated soil dust Dermal contact with contaminated soil Ingestion of homegrown produce Permeation into drinking water pipes	Residential end users	**Medium**	**Likely**	**Moderate**	Concentrations of PAHs were identified above the residential screening values in samples of soft landscaping at the north and north east of the site. There are multiple pathways present at the site as these areas are part of the proposed garden of the dwelling. A contaminant linkage is, therefore, present and there is considered to be an unacceptable risk to residential end users.
	Leaching through soil	Groundwater	**Mild**	**Low Likelihood**	**Low**	Groundwater in the area is generally of very low vulnerability due to the unproductive superficial and bedrock aquifers and contaminants identified are of low volatility and mobility suggesting that leaching of contaminants is not likely. The risk to groundwater is, therefore, considered to be low.

6. Conclusions

6.1 Risk Evaluation

The conceptual site model has identified the following contaminant linkages present at the site and the following conclusions have been drawn:

- There is a **moderate risk** to residential end users from the ingestion/inhalation of contaminated soil dust, dermal contact with contaminated soil, ingestion of homegrown produce and permeation into drinking water pipes from PAH contamination in soft landscaping at the north and north east of the site.

- There is a **low risk** to groundwater from the leaching of contaminants through soil from PAH contamination in soft landscaping at the north and north east of the site.

6.2 Further Investigation

Based on laboratory testing of soil samples from the site, the updated conceptual site model and the currently proposed development plan, the risk to residential end users from PAH contamination in soft landscaping at the north and north east of the site is considered to be moderate and, therefore, remediation is considered necessary.

Further investigation is recommended, in the form of a Remediation Options Appraisal. This should include analysis of feasible remediation options to address contamination risk at the site. It is important to note that this conclusion is based on the proposed development plan.

7. References

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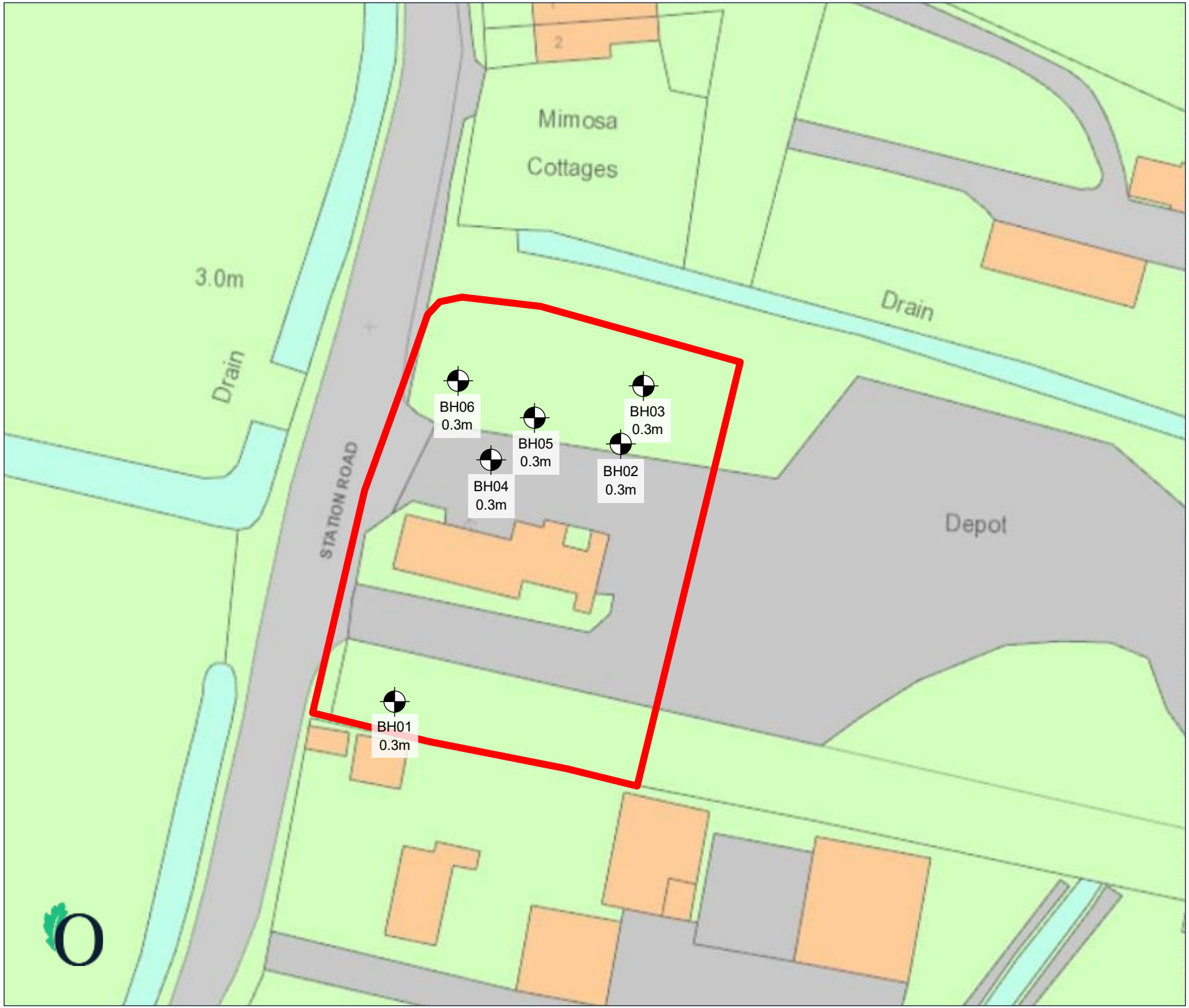
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Appendix A - Site Maps & Plans	
Description	
OS location plan	
Sources	
Contains OS data © Crown copyright and database rights 2021	
Key	
	Site boundary
Name	Figure 1

N



Appendix A - Site Maps & Plans	
Description	
Existing site plan, showing sample locations	
Sources	
Key	
	Site boundary
	Sample location
Name	Figure 2

N



Appendix A - Site Maps & Plans	
Description	
Proposed site plan, showing sample locations	
Sources	
Key	
	Site boundary
	Sample location
Name	Figure 3



Appendix B - Site Photos	
Description	
Photo of converted dwelling and gravel driveway at the south of the site, facing east	
Sources	
Oakshire Environmental	
Key	
Name	Figure 4



Appendix B - Site Photos	
Description	
Photo of soft landscaping at the south west of the site, facing west	
Sources	
Oakshire Environmental	
Key	
Name	Figure 5



Appendix B - Site Photos	
Description	
Photo of gravel driveway at the east of the site, facing north	
Sources	
Oakshire Environmental	
Key	
Name	Figure 6



Appendix B - Site Photos	
Description	
Photo of soft landscaping at the north east of the site, facing north west	
Sources	
Oakshire Environmental	
Key	
Name	Figure 7



Appendix B - Site Photos	
Description	
Photo of dwelling and curtailing patio showing gravel driveway at the east of the site and soft landscaping at the north west, facing south west	
Sources	
Oakshire Environmental	
Key	
Name	Figure 8



Appendix B - Site Photos	
Description	
Photo of soft landscaping at the north of the site, facing north east	
Sources	
Oakshire Environmental	
Key	
Name	Figure 9



Appendix B - Site Photos	
Description	
Photo of soft landscaping at the north west of the site, facing north	
Sources	
Oakshire Environmental	
Key	
Name	Figure 10



Appendix B - Site Photos	
Description	
Photo showing location of sample BH01	
Sources	
Oakshire Environmental	
Key	
Name	Figure 11



Appendix B - Site Photos	
Description	
Photo showing depth of sample BH01	
Sources	
Oakshire Environmental	
Key	
Name	Figure 12



Appendix B - Site Photos	
Description	
Photo showing location of sample BH02	
Sources	
Oakshire Environmental	
Key	
Name	Figure 13



Appendix B - Site Photos	
Description	
Photo showing depth of sample BH02	
Sources	
Oakshire Environmental	
Key	
Name	Figure 14



Appendix B - Site Photos	
Description	
Photo showing location of sample BH03	
Sources	
Oakshire Environmental	
Key	
Name	Figure 15



Appendix B - Site Photos	
Description	
Photo showing depth of sample BH03	
Sources	
Oakshire Environmental	
Key	
Name	Figure 16



Appendix B - Site Photos	
Description	
Photo showing location of sample BH04	
Sources	
Oakshire Environmental	
Key	
Name	Figure 17



Appendix B - Site Photos	
Description	
Photo showing depth of sample BH04	
Sources	
Oakshire Environmental	
Key	
Name	Figure 18



Appendix B - Site Photos	
Description	
Photo showing location of sample BH05	
Sources	
Oakshire Environmental	
Key	
Name	Figure 19



Appendix B - Site Photos	
Description	
Photo showing depth of sample BH05	
Sources	
Oakshire Environmental	
Key	
Name	Figure 20



Appendix B - Site Photos	
Description	
Photo showing location of sample BH06	
Sources	
Oakshire Environmental	
Key	
Name	Figure 21



Appendix B - Site Photos	
Description	
Photo showing depth of sample BH06	
Sources	
Oakshire Environmental	
Key	
Name	Figure 22