

Phase 2 Intrusive Site Investigation

26 April 2024

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Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT

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1. Introduction

The following document is a Phase 2 Intrusive Site Investigation carried out by Oakshire Environmental, 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 proposed project involves the assessment of contamination risk at Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT. Following the identification of potential contaminant linkages at the site, an intrusive site investigation has been recommended. Oakshire Environmental will carry out a Phase 2 Intrusive Site Investigation, as described below.

1.2 Purpose of Investigation

The objectives of the Phase 2 Intrusive Site Investigation will be to:

- 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

- In order to identify the nature and extent of contamination, 14 x soil samples will be taken down to a maximum depth of ~1 and analysed for Metals (As,Be,Cd,Cu,Pb,Hg,Ni,Se,V,Zn), Chromium (III & VI), Phenols, PAH (USEPA 16), BTEX & MTBE, TPH CWG (Aliphatic/ Aromatic), pH, Organic Matter and Asbestos (Qualitative) in a UKAS accredited laboratory, in addition, 2 x water samples will be taken from ponds at the site and analysed for Dissolved Metals (As,Be,Cd,Cr,Cu,Pb,Hg,Ni,P,Se,V,Zn), pH, Chloride, Sulphate, Sulphide, Cyanide (total), Suspended solids (total), Chemical Oxygen Demand (total), Dissolved Organic, Carbon, Oil & Grease, Unionised Ammonia, Ammoniacal Nitrogen, PAH (USEPA 16), BTEX & MTBE and TPH CWG (Aliphatic/ Aromatic).
- Ground conditions encountered at the site, including identification of groundwater and made ground, will be noted and used to inform recommendations and conclusions.
- Results of laboratory testing will be 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 will be used to update the Conceptual Site Model, produced as part of previous investigations 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 to include photographs, maps and plans of the site.

1.4 Limitations

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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. 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 project and previous investigations, utilising information obtained from the client and publicly available sources.

2.1 Site Description and Location

The site is located at Trout Ponds Farm off Twycross Road in Sheepy Magna, to the north of Atherstone and covers an area of approximately 30ha. The site is comprised of ponds and an access road at the south east, a farmyard and dwelling with adjacent arable fields, paddocks and ponds in the centre and orchards and woodland to the north. The farmyard is comprised of modern barn buildings at the east constructed with breeze block walls and metal and asbestos cladding and roofs, formerly used as stables, and there are several traditional barns and lean-to structures constructed with bricks and metal cladding at the west with a yard area in the centre. The modern barns are constructed with concrete bases while the traditional barns and lean-to structures have bare earth bases.

The site is bordered by agricultural fields to the north, east west and south west and residential dwellings in the village of Sheepy Magna to the south east. The surrounding area is predominantly agricultural with some isolated residential dwellings and villages.

National Grid Reference: 432550, 301860

2.2 Proposed Development

There are currently no formal development plans for the site, however, the client has indicated that future development at the site may include the construction of a replacement dwelling, replacement agricultural units to accommodate an arboriculture business, and new industrial units for rental.

Future development at the site may also including diversification of the farm land for numerous ventures including pumpkin/strawberry picking patches, fishing ponds, an egg unit/farm, forest school, maize maze, camping/glamping site and general utilisation of the pond and woodland.

2.3 Previous Investigations

A Phase 1 Preliminary Risk Assessment was carried out by Oakshire Environmental in March 2024, which considered there to be a moderate to risk to human health. The assessment recommended that a Phase 2 Intrusive Site Investigation should be undertaken, including sampling of shallow soil in the proposed garden at the west of the site to be tested for suite of contaminants including heavy metals, hydrocarbons and asbestos.

Based on the findings of the Phase 1 Preliminary Risk Assessment, Oakshire Environmental has carried out sampling of soil and water at the site, with soil tested for a comprehensive suite of contaminants including Metals (As,Be,Cd,Cu,Pb,Hg,Ni,Se,V,Zn), Chromium (III & VI), Phenols, Polycyclic Aromatic Hydrocarbons (PAHs), BTEX & MTBE, Total Petroleum Hydrocarbons (TPHs) CWG (Aliphatic/ Aromatic), pH, Organic Matter and Asbestos (Qualitative) and water tested for a comprehensive suite of contaminants including Dissolved Metals (As,Be,Cd,Cr,Cu,Pb,Hg,Ni,P,Se,V,Zn), pH, Chloride, Sulphate, Sulphide, Cyanide (total), Suspended solids (total), Chemical Oxygen Demand (total), Dissolved Organic, Carbon, Oil & Grease, Unionised Ammonia, Ammoniacal Nitrogen, PAH (USEPA 16), BTEX & MTBE and TPH CWG (Aliphatic/ Aromatic).

3. Methodology

3.1 Sampling Work

Trial pits for soil sampling were dug at the locations shown on plans in the appendix, with ground conditions noted during the sampling process to inform recommendations and conclusions.

Soil samples were collected using a window sampler and soil was then collected from the sampler and placed into sealed sample containers, in addition, water samples were collected directly in sealed 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

Fourteen soil samples and two water samples was considered to be a sufficient sample size, based on the size of the site, site use areas and the levels of contamination expected. Locations were chosen to focus on the proposed soft landscaping and buildings areas, while providing coverage of the whole site.

A range of sample depths were chosen to allow identification of variability through the soil profile and represent the soil that is most likely to impact future site users through inhalation, ingestion and dermal contact pathways, in addition, deeper samples were taken to assess the nature and extent of made ground contamination at the site.

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

Detailed trial pit logs are provided in the Appendix.

5. Evaluation of Results

5.1 Screening Values

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.

Results of laboratory testing of water samples were analysed by comparing them to industry standard screening values used for risk assessments including the Environmental Quality Standards set out by The Water Framework Directive. These are generally used to assess the quality of water with regards to potential harm to aquatic life, however, they act as an appropriate screening tool to determine the potential risk to human health.

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 Summary of Results (Soil)

- Arsenic concentrations were elevated and exceeded residential land use screening values in samples in samples S07, S10, S11 and S14
 - Concentrations were highest in samples S10, S11 and S14, taken from waste soil and soil adjacent to waste materials at the north of the site
- Lead concentrations were elevated and exceeded residential land use screening values in samples S05 and S07
- Zinc concentrations were elevated in samples S05, S06, S07, S10, S12 and S14, presenting a potential phytotoxic risk
- pH was alkaline in all samples
- Phenols concentrations were below the laboratory limit of detection
- Total Organic Carbon values were moderate in samples S07, S10, S11 and S14 and were low in all other samples
- Polycyclic Aromatic Hydrocarbons (PAHs) concentrations were slightly elevated in sample S01, were low in samples S03, S05, S06, S07 and were below the laboratory limit of detection in samples S02, S04, S08, S09, S10, S11, S12, S13 and S14, however, strong olfactory evidence of hydrocarbon contamination was noted within some of the buildings and yard areas at the site
- BTEX & MTBE concentrations were below the laboratory limit of detection in all samples
- Total Petroleum Hydrocarbons (TPHs) concentrations were low in samples S01, S03, S04, S05, S06, S07, S08, S09, S10 and S11 and were below the laboratory limit of detection in sample S02, S12, S13 and S14, however, strong olfactory evidence of hydrocarbon contamination was noted within some of the buildings and yard areas at the site
- No Asbestos was detected in sampled soil, however, waste potential Asbestos Containing Material (ACM) was identified at the north of the site

5.3 Summary of Results (Water)

- Copper concentration exceeded the Long Term standard for fresh water in sample W02
 - It should be noted that this is based on a bioavailable concentration and when assessed using the 'UKTAG Metal Bioavailability Assessment Tool', the bioavailable concentration of Copper is considered to be below the Long Term standard
- Chromium concentration exceeded the Long Term standard for fresh water in sample W02
- Nickel and Lead concentrations exceeded the Annual Average (AA) Environmental Quality Standard (EQS) in sample W02
- Zinc concentration exceeded the Short Term standard in sample W02
- Phosphorus concentration was high in sample W02
- Chloride concentrations were low in both samples, however, concentrations in sample W02 were notably higher
- Sulphate concentrations were low in both samples
- Sulphide concentrations were below the laboratory limit of detection in both samples
- Cyanide concentration were below the laboratory limit of detection in both samples
- Free Ammonia concentrations exceeded the Long Term standard for fresh water in both samples
- Oil and Grease was not visible in sampled water and concentrations were below the laboratory limit of detection
- Chemical Oxygen Demand (COD) concentrations were elevated in sample W02
- Dissolved Organic Carbon concentration exceeded a typical range in sample W02
- pH was alkaline in both samples
- Polycyclic Aromatic Hydrocarbon (*Fluoranthene*) concentration was elevated in sample W02
- BTEX & MTBE concentrations were below the laboratory limit of detection in both samples
- Total Petroleum Hydrocarbons (TPHs) concentrations were low in both samples
- Suspended Solids concentration were low in both samples

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 1: 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 an initial conceptual site model outlining the potential sources, pathways and receptors to consider at the site. The level of risk was categorised by considering the severity and probability, as outlined in the previous section.

Table 2: Conceptual site model

Sources	Pathways	Receptors	Severity	Probability	Potential Level of Risk
Agricultural & Commercial Activity	Ingestion/inhalation of contaminated soil dust Dermal contact with contaminated soil Inhalation of soil vapours Ingestion of site grown produce Permeation into drinking water pipes	Residential end users Site users and visitors Livestock	Medium	Likely	Moderate Heavy metal concentrations, including Arsenic and Lead, were found to be elevated and in exceedance of residential land use screening values in soil samples taken from trial pits TP03, TP04, TP07, TP08 and TP11, therefore, the risk to residential end users is considered to be moderate, however, it should be noted that no exceedances of commercial land use screening values were identified, therefore, the risk to commercial site users and visitors is considered to be low. In addition, while Asbestos was not identified in sampled soil, waste potential Asbestos Containing Material (ACM) was identified at the north of the site
	Plant uptake	Flora	Medium	Likely	Moderate Zinc concentrations were elevated in soil samples taken from trial pits TP03, TP04, TP07, TP09 and TP11, which presents a potential phytotoxic risk to plant at the site.
	Leaching through soil Surface runoff	Secondary A superficial aquifer Ponds	Mild	Likely	Low to Moderate Heavy Metal, Inorganic and PAH contamination was identified within sample W02, taken from a pond at the north of the site. This pond was noted to contain large quantities of waste material, including domestic, commercial and burnt material, which is considered the likely source of the identified contamination, given that contaminant concentrations were low in sample W01, taken from a pond at the south of the site where these waste materials were not identified. Surface runoff from the site may also have impacted the on-site ponds and drains, however, these are also not considered to be vulnerable to contamination given that they are not used for potable water supply. Given the high permeability of the superficial deposits and the shallow groundwater in the area, groundwater is considered to be at risk from identified contamination at the site. It is noted, however, that there are no groundwater abstractions in the vicinity of the site and the site is not within a Source Protection Zone suggesting that the groundwater is not particularly vulnerable.

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, site users and livestock from the ingestion/inhalation of contaminated soil dust, dermal contact with contaminated soil, inhalation of soil vapours, ingestion of site grown produce and permeation into drinking water pipes from agricultural and commercial activity on the site.
- There is a **moderate risk** to flora from agricultural and commercial activity on the site.
- There is a **low to moderate risk** to the secondary A superficial aquifer and the on-site ponds from the leaching and surface runoff of contaminants from agricultural and commercial activity on the site.

6.2 Further Investigation

Based on laboratory testing of soil and water samples from the site, the updated conceptual site model and the currently proposed development plan, the risk to residential end users and flora from heavy metal contamination is considered to be moderate and the risk to surface water is considered to be low to moderate.

In order to analyse potential remediation options to address contamination risk at the site, a Phase 3 Remediation Options Appraisal & Strategy should be carried out, however, a proposed development plan should be confirmed in advance.

If visible or olfactory evidence of contamination is identified during excavations at the site, work should cease in order to allow further investigation to be carried out. In addition, to ensure regulatory compliance, Waste Classification & Waste Acceptance Criteria (WAC) testing of excavated material from the site may be required prior to off-site disposal.

7. References

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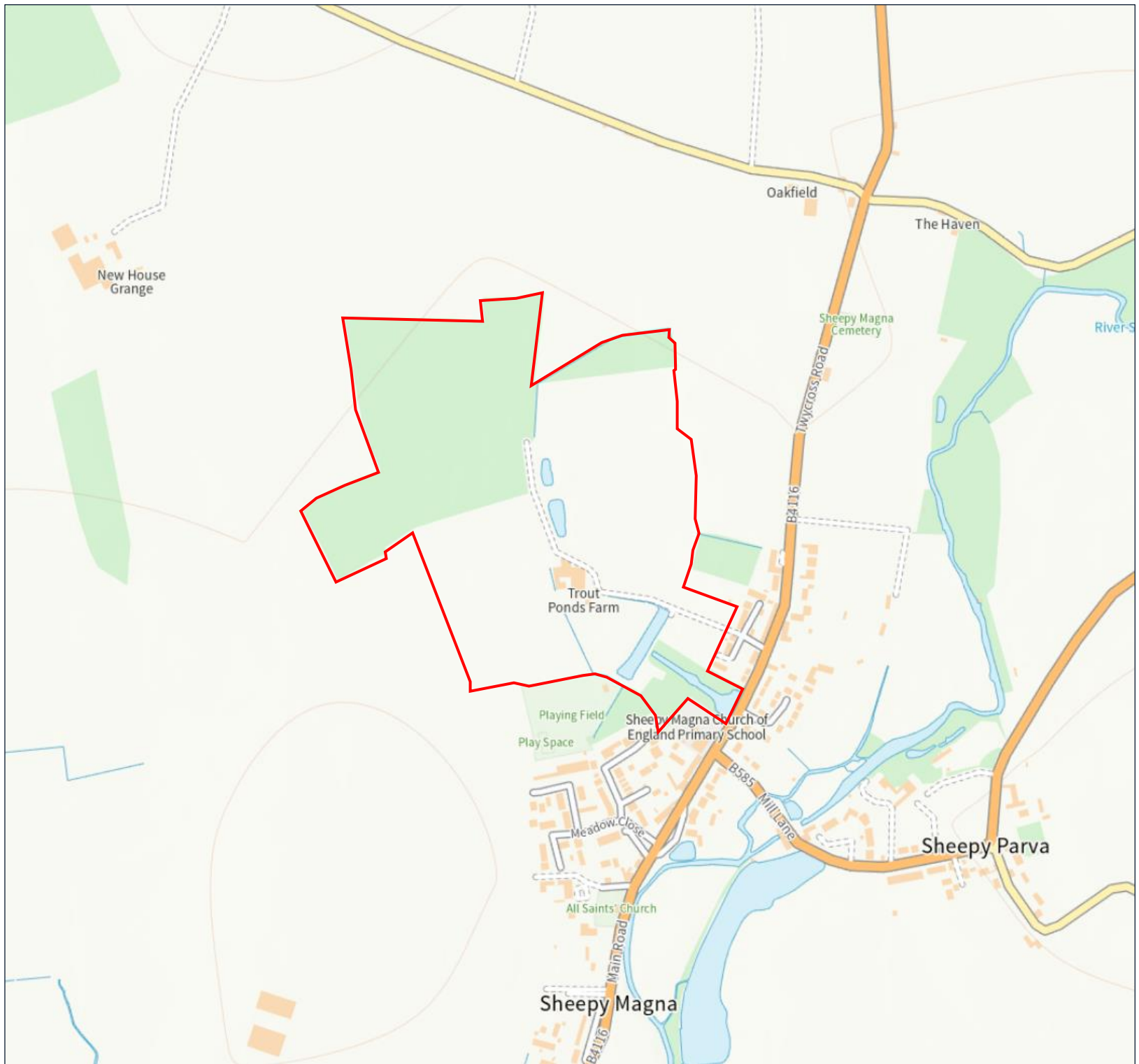
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Appendix - Site Maps & Plans

Description

Site location plan

Sources

Contains OS data © Crown copyright and database rights

Key

Site boundary

North



Appendix - Site Maps & Plans

Description

Site plan showing sample locations

Sources

Contains OS data © Crown copyright and database rights

Key

 Sample location

 North



Appendix - Site Maps & Plans

Description

Site plan showing sample locations

Sources

Contains OS data © Crown copyright and database rights

Key



Sample location



North



Appendix - Site Photos

Description

Photo showing the location of trial pit TP01

Sources

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Appendix - Site Photos

Description

Photo showing the location of trial pit TP02

Sources

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Appendix - Site Photos
Description
Photo showing the depth of trial pit TP02
Sources
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Appendix - Site Photos

Description

Photo showing the location of trial pit TP03

Sources

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Appendix - Site Photos

Description

Photo showing the depth of trial pit TP03

Sources

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Appendix - Site Photos

Description

Photo showing the location of trial pit TP04

Sources

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Appendix - Site Photos

Description

Photo showing the depth of trial pit TP04

Sources

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Appendix - Site Photos

Description

Photo showing the location of trial pit TP05

Sources

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Appendix - Site Photos

Description

Photo showing the depth of trial pit TP05

Sources

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Appendix - Site Photos

Description

Photo showing the location of trial pit TP06

Sources

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Appendix - Site Photos
Description
Photo showing the depth of trial pit TP06
Sources
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Appendix - Site Photos

Description

Photo showing the location of trial pit TP07

Sources

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Appendix - Site Photos

Description

Photo showing the location of trial pit TP08

Sources

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Appendix - Site Photos

Description

Photo showing the location of trial pit TP09

Sources

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Appendix - Site Photos

Description

Photo showing the location of trial pit TP10

Sources

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Appendix - Site Photos
Description
Photo showing the depth of trial pit TP10
Sources
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Appendix - Site Photos

Description

Photo showing the location of trial pit TP11

Sources

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Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT		Reference	TP01	Appendix - Ground Conditions		
Samples		Description of Strata			Thickness (m)	Depth (m)	Symbol
Depth (m)	ID						
0.30	S01	Dark brown silty SAND with roots and gravel (TOPSOIL)			0.20	0.20	
		Reddish brown gravel and brick (MADE GROUND)			0.10	0.30	
0.60	S02	Orangey brown with black staining slightly sandy CLAY with gravel			0.30	0.60	
Remarks and comments							
No groundwater identified							

Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT		Reference	TP02	Appendix - Ground Conditions		
Samples		Description of Strata			Thickness (m)	Depth (m)	Symbol
Depth (m)	ID						
0.30	S03	Dark brown silty sandy CLAY with brick, clinker, charcoal, tiles, concrete, gravel and roots (MADE GROUND)			0.30	0.30	
0.60	S04	Orangey brown slightly sandy CLAY with gravel			0.30	0.60	
Remarks and comments							
No groundwater identified							

Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT		Reference	TP03	Appendix - Ground Conditions		
Samples		Description of Strata	Thickness (m)	Depth (m)	Symbol		
Depth (m)	ID						
0.30	S05	Dark brown silty sandy CLAY with brick, clinker, charcoal, tiles, concrete, gravel and roots (MADE GROUND)	0.60	0.60			
0.60	S06						
Remarks and comments							
No groundwater identified							

Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT		Reference	TP04	Appendix - Ground Conditions		
Samples		Description of Strata			Thickness (m)	Depth (m)	Symbol
Depth (m)	ID						
0.30	S07	Dark brown silty SAND with brick, concrete, gravel and roots (MADE GROUND)			0.30	0.30	
Remarks and comments							
No groundwater identified							

Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT		Reference	TP05	Appendix - Ground Conditions		
Samples		Description of Strata			Thickness (m)	Depth (m)	Symbol
Depth (m)	ID						
0.30	S08	Vegetation overlying dark brown silty sandy CLAY with roots			0.30	0.30	
		Orangey brown slightly clayey SAND			0.10	0.40	
Remarks and comments							
No groundwater identified							

Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT		Reference	TP06	Appendix - Ground Conditions		
Samples		Description of Strata			Thickness (m)	Depth (m)	Symbol
Depth (m)	ID						
0.30	S09	Vegetation overlying dark brown silty sandy CLAY with roots			0.20	0.20	
		Orangey brown slightly clayey SAND			0.10	0.30	
Remarks and comments							
No groundwater identified							

Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT		Reference	TP07	Appendix - Ground Conditions		
Samples		Description of Strata			Thickness (m)	Depth (m)	Symbol
Depth (m)	ID						
0.30	S10	Blackish brown silty SAND with metal, wood, ash, clinker, charcoal, bricks, sand, gravel and roots (STOCKPILE)			0.30	0.30	
Remarks and comments							
No groundwater identified							

Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT	Reference	TP08	Appendix - Ground Conditions		
Samples		Description of Strata		Thickness (m)	Depth (m)	Symbol
Depth (m)	ID					
0.30	S11	Medium brown clayey SAND with hardcore, gravel and roots (STOCKPILE)		0.30	0.30	
Remarks and comments						
No groundwater identified						

Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT		Reference	TP09	Appendix - Ground Conditions		
Samples		Description of Strata			Thickness (m)	Depth (m)	Symbol
Depth (m)	ID						
0.30	S12	Blackish brown silty SAND with red building sand, charcoal, clinker and gravel (STOCKPILE)			0.30	0.30	
Remarks and comments							
No groundwater identified							

Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT	Reference	TP10	Appendix - Ground Conditions		
Samples		Description of Strata		Thickness (m)	Depth (m)	Symbol
Depth (m)	ID					
0.30	S13	Vegetation overlying dark brown silty sandy CLAY with roots		0.30	0.30	
		Orangey brown slightly sandy CLAY		0.10	0.40	
Remarks and comments						
No groundwater identified						

Site	Trout Ponds Farm, Twycross Road, Sheepy Magna, Atherstone, CV9 3RT		Reference	TP11	Appendix - Ground Conditions		
Samples		Description of Strata			Thickness (m)	Depth (m)	Symbol
Depth (m)	ID						
0.30	S14	Blackish brown silty SAND with metal, wood, ash, clinker, charcoal, bricks, sand, gravel and roots (STOCKPILE)			0.30	0.30	
Remarks and comments							
No groundwater identified							