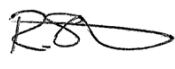


CONTAMINATION REMEDIATION STRATEGY FOR



**LAND TO THE SOUTH OF 59 KENNEL LANE,
WITHERLEY, ATHERSTONE, LEICESTERSHIRE
CV9 3LJ**

Report No. 5717/2

Report Production Record		
Report No	5717/2	
Site Name	Land to the South of 59 Kennel Lane, Witherley, Atherstone, Leicestershire CV9 3LJ	
Client	Ansley Village Farm Ltd	
Report on	Contamination Remediation Strategy	
Prepared by	Richard J Stokes BSc(Hons) FGS Senior Geo-environmental Engineer (over 8 years experience)	
Checked / Approved by	David J Wilson BSc(Geol) CGeol FGS Director (over 35 years experience)	
Report Issue / Revision Record		
Issue No.	Date	Revision Details
1	6 October 2026	Initial issue to client

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DRAWING

PROPOSED DEVELOPMENT LAYOUT PLAN SHOWING AFFECTED
AREAS REQUIRING REMEDIATION/MITIGATION AND PIT
VALIDATION LOCATIONS

5717/2/1

CONTAMINATION REMEDIATION STRATEGY
FOR LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY,
ATHERSTONE, LEICESTERSHIRE CV9 3LJ
PREPARED FOR ANSLEY VILLAGE FARM LTD

1 INTRODUCTION

- 1.1** Hinckley and Bosworth Borough Council (HBBC) has granted consent for the re-development of the above site with a pair of semi-detached dwellings with private gardens and parking plus access road infrastructure under Ref. 25/00019/FUL.
- 1.2** An initial geo-environmental desk study and quantitative contamination risk assessment undertaken by this Practice identified residual ground contamination that was deemed to pose a minor risk to health of future residents. This Remediation Strategy therefore details the works deemed necessary to remove or otherwise mitigate the envisaged potential pollutant linkages between identified sources of contamination and receptors as detailed within the previously formulated Conceptual Site Model.
- 1.3** The following documents have been reviewed during preparation of this Remediation Strategy:
- Wilson Associates Geo-Environmental Desk Study and Contamination Risk Assessment Report Ref 5717 (August 2026)

2 PRE-REMEDIATION INVESTIGATIONS

- 2.1** The previous intrusive investigation identified elevated PAH compounds in three samples of made ground as summarised in Table 1 below. These exceed relevant published Suitable For Use Levels (S4UL) so are unsuitable to remain within gardens/soft landscaping areas in the developed site thus requiring some form of remedial action.

TABLE 1: SUMMARY OF CONTAMINATION TEST RESULTS

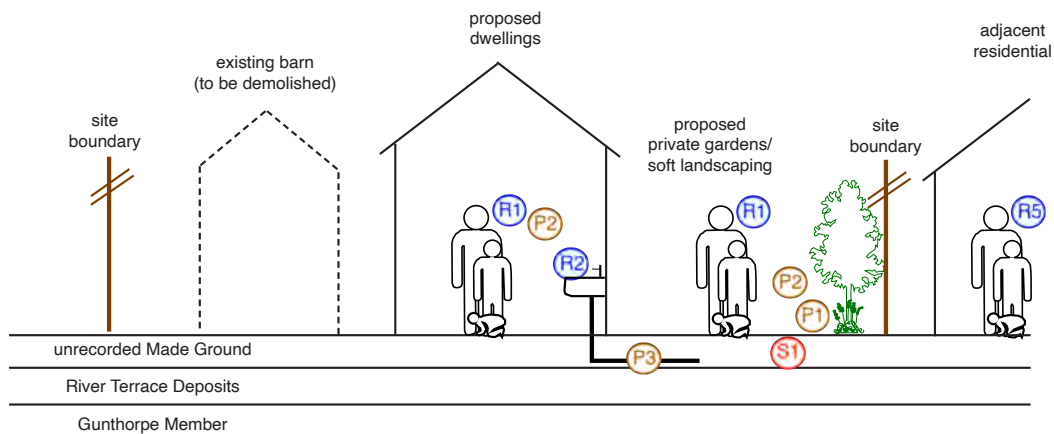
Sample	Material	Contaminant	Concentration (mg/kg)	S4UL/C4SL* (mg/kg)
TP4/0.10-0.60m	Made Ground	Dibenz(a,h)anthracene	0.37	0.30
TP5/0.10-0.55m	Made Ground	Benzo(b)fluoranthene	6.10	3.70
		Benzo(a)pyrene	6.10	3.00
		Dibenz(a,h)anthracene	1.10	0.30
TP6/0.10-0.60m	Made Ground	Dibenz(a,h)anthracene	0.59	0.30

* based on 'residential including vegetable uptake' usage (SOM = 6%)

3 CONCEPTUAL SITE MODEL

3.1 In view of the above the current Conceptual Site Model (CSM) is shown below.

FIGURE 1: CONCEPTUAL SITE MODEL (NTS)



R3-∇?...

TABLE 2: SUMMARY OF IDENTIFIED/POTENTIAL POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Preliminary Risk Assessment
		R1	R2	R3	R4	R5		
ON-SITE								
S1	P1	X					Localised elevations of PAH compounds Benzo(b)fluoranthene, Benzo(a)pyrene and Dibenz(a,h)anthracene identified within made ground across the site	Moderate
	P2	X						
	P3		X					
	P4							
	P5							
	P6							
OFF-SITE								
None								
SOURCES	S1	Localised elevations of PAH compounds Benzo(b)fluoranthene, Benzo(a)pyrene and Dibenz(a,h)anthracene identified within made ground across the site						
PATHWAYS	P1	Direct dermal contact or ingestion via soil attached to vegetables						
	P2	Inhalation of dust and vapours						
	P3	Permeation into new water supply pipework						

	P4	Vertical leaching of leachable contaminants in unsaturated zone and lateral migration in saturated zone
	P5	Landfill gas migration through unsaturated zone and accumulation within confined spaces
	P6	Radon gas migration through unsaturated zone and accumulation within confined spaces
RECEPTORS	R1	Future occupants (critical residential receptor is female child age class 1-6)
	R2	Potable water supply
	R3	Groundwater (Gun classified as "Secondary B" aquifer and RTD classified as "Secondary A" aquifer)
	R4	Surface waters (River Anker c200m W)
	R5	Adjacent site users (residential)

4 **REMEDIATION OBJECTIVES AND REMEDIATION CRITERIA**

4.1 With reference to the conceptual site model the site-specific Remediation Objective is:

- To mitigate the existing potential risks to the health of future site users from PAH impacted soils by improving the quality of near-surface ground across the affected areas, thereby breaking contaminant linkages and ensuring that the developed site will be suitable for its intended residential end use

4.2 The site-specific Remediation Criteria are:

- To break the identified potential pollutant linkages, such that the relevant exposure pathways to the receptor (future site users) is prevented or otherwise negated

5 **REMEDIATION/MITIGATION STRATEGY**

5.1 In view of the foregoing discussions the following remediation/mitigation measures are considered necessary. Any variations to this scheme should be agreed in advance with the LPA.

- The application of a **clean cover capping system** comprising a minimum of 500mm (as calculated using the BRE465 'Clean Cover System' software) of clean imported soil across all private gardens and proposed soft landscaping areas, thereby

preventing the human health exposure pathways of direct dermal contact with, inhalation of fugitive dust or ingestion of soil via vegetables arising from PAH compounds. Ideally imported soils should come “pre-certified” as suitable for a “residential end use”, however if certification is not available then the imported soil will be inspected, sampled and tested to ensure its suitability prior to spreading

- *The permitted thresholds are based upon CIEH Suitable for Use Levels (S4UL) for residential use including gardens, for soil organic matter of 6% as set out in Table 3
- Where it is necessary to remove existing made ground and subsoil in order to achieve the requisite clean cover thickness (as required) beneath finished ground level, this material will either be placed beneath proposed buildings/hardstand, or removed from site by a suitably licensed waste haulier
- Soil leaving site will be transported by a licensed hauler under chain of custody for disposal at a suitably licensed Non-Hazardous landfill. Waste transfer consignment documentation will be kept for inclusion into the validation report
- On completion of clean cover application across all requisite areas as detailed above, validation pits will be dug at the positions shown on drawing 5717/2/1 to confirm that a sufficient thickness of soil has been applied and representative samples taken for testing to confirm its suitability
- Photographic records and validation by ourselves should then be sufficient to demonstrate completion of such works. All certification relating to imported materials and classification testing plus transfer notes of removed wastes shall be kept for inclusion with the post-remediation Validation Report (see Section 7)

TABLE 3: PERMITTED THRESHOLDS FOR SOIL CAPPING ACROSS GARDENS

Determinand	Threshold Limit (mg/kg)	
Arsenic	37	
Cadmium	11	
Chromium	910	
Chromium VI	6	
Lead	200 \$	
Mercury	40	
Selenium	250	
Nickel	180	
Copper	2,40*	
Zinc	3,70*	
Asbestos	0.001%	All based on CIEH Suitable for Use Levels (S4UL) for SoM = 6%, except \$ based on DEFRA Category 4 Screening Level (C4SL) for uncontaminated ground *thresholds reduced by an order of magnitude in comparison to S4UL to ensure topsoil is suitable for use as growing medium
Napthalene	13	
Acenaphthylene	920	
Acenaphthene	1,100	
Fluorene	860	
Phenanthrene	440	
Anthracene	1,100*	
Fluoranthene	890	
Pyrene	200*	
Benzo(a)anthracene	13	
Chrysene	27	
Benzo(b)fluoranthene	3.7	
Benzo(k)fluoranthene	100	
Benzo(a)pyrene	3.0	
Ideno(1,2,3-cd)pyrene	41	
Dibenz(a,h)anthracene	0.3	
Benzo(ghi)perylene	350	

6 UNEXPECTED CONTAMINATION

- 6.1** In line with LCRM guidance, the scope of remedial works has been based on actual findings from the intrusive investigation and to the best of our knowledge information concerning the land quality assessment is accurate at the date of issue, however subsurface conditions including ground contamination may vary, however this Practice has used our professional judgement in order to limit this during the investigation.
- 6.2** Should unexpected suspected contamination be encountered by the main contractor during the above works, this Practice should be informed, so that further investigation and assessment can be instigated, and if necessary the remedial strategy updated.

7 VALIDATION REPORT

- 7.1** Upon completion to our satisfaction of all remedial works detailed above, a Verification Report including refined CSM shall be submitted to the LPA, providing all relevant documentation and confirming that the stipulated objectives have been achieved. This shall as relevant include site inspection and photographic records kept by both the main contractor and this Practice, in conjunction with the results of validation testing undertaken across areas of exposed formation prior to backfilling (test thresholds as per Table 3 above); a robust audit trail for importation of soil capping materials and off-site removal of waste soil (waste consignment notes/landfill certificates relating to controlled removal of waste from the site, and certificates/test results for any imported material including topsoil), plus details of any other mitigation measures that have been implemented.

8 REFERENCES

- British Standards Institute, BS 10175: *'Code of Practice for the Investigation of Potentially Contaminated Sites'* (2026)
- Environment Agency LCRM: Land Contamination Risk Management (2025)
- Environment Agency/National House Building Council (NHBC) R&D 66 *'Guidance for the Safe Development of Housing on Land Affected by Contamination'* (2000)
- Chartered Institute of Environmental Health (CIEH)/Land Quality Management Limited (LQM). The LQM/CIEH *'Generic Assessment Criteria for Human Health Risk Assessment'* (2nd Edition). Land Quality Press
- DEFRA: SP1010: *Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination - Policy Companion Document* (2014)
- 'The LQM/CIEH S4ULs for Human Health Risk Assessment' (2015); Land Quality Press" (Copyright Land Quality Management Limited reproduced with permission; publication No. S4UL3767. All rights reserved)*
- Department of the Environment, Transport & the Regions: *'The Environmental Protection Act 1990: Part IIA'* (2000)
- Construction Industry Research & Information Association (CIRIA) 665: *'Assessing Risks Posed by Hazardous Ground Gases to Buildings'* (2007)
- CIRIA C735:2014 *'Good Practice on the Testing and Verification of Protection Systems for Buildings Against Hazardous Ground Gases'*
- British Standards Institute, BS8485: *'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings'* (2015)
- Building Research Establishment (BRE BR211): Radon – *'Guidance on protective measures for new buildings'* (2023)
- Environment Agency. *'River Basins Typology, Standards and Groundwater (Water Framework Directive) (England and Wales) Directions'* (2010)
- Environment Agency. *'The Water Framework Directive (Standards and Classification) Directions (England and Wales)'* (2015)
- The Water Supply (Water Quality) Regulations 2000 (Amendment) Regulations (2007)
- UK Water Industry Research Limited (UKWIR). *'Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites'* (2010)
- Building Research Establishment (BRE)- *'Cover Systems for Land Regeneration'* (2004)
- Environment Agency (www.environment-agency.gov.uk)
- Zetica (www.zetica.com)
- Google Earth (current and historical aerial mapping plus street view)
- UK Grid Reference Finder (www.gridreferencefinder.com)

LAND TO THE SOUTH OF 59 KENNEL LANE, WITHERLEY,
ATHERSTONE, LEICESTERSHIRE CV9 3LJ



PROPOSED DEVELOPMENT LAYOUT PLAN SHOWING AFFECTED AREAS REQUIRING
REMEDATION/MITIGATION AND PIT VALIDATION LOCATIONS

Job No.	Drawing No.	Scale:	Date:
5717/2	5717/2/1	1:100 @ A4	05-10-26



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- 1 Wilson Associates (Consulting) Limited ("the Consultant") shall carry out the Services, including any proposal, report or other document, as detailed in any relevant correspondence, which forms part of this Agreement, for the Client with reasonable skill, care and diligence. The Consultant shall use reasonable endeavours to adhere to any agreed programme. Each instruction or acceptance of a quotation shall be deemed to be an offer to purchase the services subject to the conditions laid out in this document.
- 2 An interim invoice will normally be submitted upon completion of the site works, to include all disbursements and fees to date, and for contracts extending over a long period, monthly invoices will be submitted for payment. The final report will not be issued until payment of the first interim invoice has been received, unless agreed with this Practice beforehand. Invoices are not to be assigned to a third party without prior agreement. Should the contract be cancelled after either preparatory or fieldwork has commenced then a claim will be made for work completed to that date.
- 3 The rates quoted, are net of Value Added Tax (VAT) which will be added to invoices at the standard prevailing rate, and are valid for a period of 12 weeks from the date of the quote. The Consultant shall issue accounts monthly in respect of that part of the Services carried out in the preceding period. The Client shall make payment of accounts without discount or retention within 30 days of submission. Disputes should be raised within 10 days. In the event of non-payment of the account(s) within the specified period the Consultant reserves the right to charge, from time to time, interest on the unpaid amount at the rate of 2% per calendar month above the Bank of England base rate (at time of original invoice date).
- 4 In the event of non-payment of the account(s), the Client undertakes to pay to the Consultant all costs and expenses, on an indemnity basis, incurred by the Consultant in: (i) the recovery from the Client of money or arrears (ii) the enforcement of any of the provisions of these conditions of contract (iii) the service of any notice relating to the breach by the Client of any of their obligations under this contract whether or not the same shall result in court proceedings (iv) the cost of any bank or other charges incurred by the Consultant if any cheque written by the Client is dishonoured or if any standing order payment is withdrawn by the Client's bankers (v) compensation for the breach of any terms of this agreement.
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- 6 No work will commence until an official written order or completed Quote Acceptance form has been received by post or email. Such order will be deemed to constitute acceptance of the quotation and these terms and conditions. Where the instruction to undertake the Services may have been issued by an intermediary on behalf of the Client, full Client details including confirmation of and contact details for the person responsible for authorising payment must be provided to the Consultant. In the event that the Client defaults or otherwise fails to pay the due account, the Consultant reserves the right to pursue and recover any unpaid amount from the instructing intermediary.
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