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Our Ref: P10558 SCOPE

Date: 17th July 2024

Natalie Pickford
Davidsons
By Email Only

Dear Natalie,

RE: Kirkby Road, Desford

Introduction

The following should be read in conjunction with the GRM Development Solutions Ltd (GRM) Phase I Desk Study (GRM/P6752/DS.1) dated August 2019.

As part of the conditioning for the proposed development at the above site, the Local Authority has requested the provision of a scheme for the investigation of any potential land contamination, how any identified contamination will be dealt with and the undertaking of any recommended remedial work.

This document is designed to outline the proposed strategy for investigating the potential presence of contamination. The nature and verification of any remedial works will depend on whether contamination is identified, and the nature/extent of it, and so are outside the scope of this document.

Potential Sources Of Soil Contamination

The majority of the site has historically been used as agricultural fields, although a cluster of farm buildings have historically been present along the eastern site boundary, and a pond was located in the north western corner. Only a small number of the farm buildings still remain and it is considered likely that the pond has been infilled.

Based on the above it is considered that the potential on site sources of contamination are as follows:

- Potential made ground within the former pond.
- Potential made ground within the vicinity of former buildings and their surroundings.
- Shallow soils that may have been impacted by the use of pesticides during agricultural works.



Land Appraisal | Environmental | Geotechnical | Design | Mining | Inspections

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- Potential asbestos containing materials within the remaining buildings.

No potential off site sources of contamination have been identified by the Desk Study.

Investigation Strategy

It is proposed to advance exploratory holes on an approximate 50m grid to determine the ground conditions present and facilitate the sampling of the various materiald that may be present. Several of the exploratory holes will be targeted at the location of the former pond and grounds of the farm buildings.

Representative samples of the topsoil will be analysed for a general suite of contaminants (i.e. metals, inorganics and speciated PAH) and pesticides to determine whether any soil contamination is present and whether it can be used as part of the proposed development.

Representative samples of the subsoil (i.e. natural strata) will be analysed (i.e. metals, inorganics and speciated PAH) to provide information for use in waste classification should the site run a surplus.

Representative samples of the made ground will be analysed for a general suite of contaminants (i.e. metals, inorganics, speciated hydrocarbons and speciated PAH) and asbestos to determine whether any soil contamination is present and whether any remedial measures are required. Depending on the nature of natural strata (i.e. whether it is granular or cohesive), soil leachate analysis (i.e. metals, inorganics and speciated PAH) of the made ground may be undertaken. Depending on an initial waste assessment of the made ground, WAC analysis may also be undertaken.

It is expected that an asbestos survey will be undertaken of the existing buildings, prior to their demolition, and any identified materials removed.

Likely Remedial Strategy

The need and nature of any remedial works for soil contamination will depend on the findings of the site investigation, and, if required, will be full detailed in a stand alone Remedial Strategy. These could take the form of localised source removal or soil capping (for human health) and the use of suitable materials for water pipes, for example.

We trust this is suitable for your current requirements, should you require any further information or would like any clarification of the points raised please do not hesitate to contact us.

Yours sincerely,
for GRM Development Solutions Ltd



Matthew Tomkins BSc (Hons) PGDip FGS
Acting Principal Engineering Geologist