Phase I & II Geo-Environmental Assessment

Site: Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA

Prepared for: Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA

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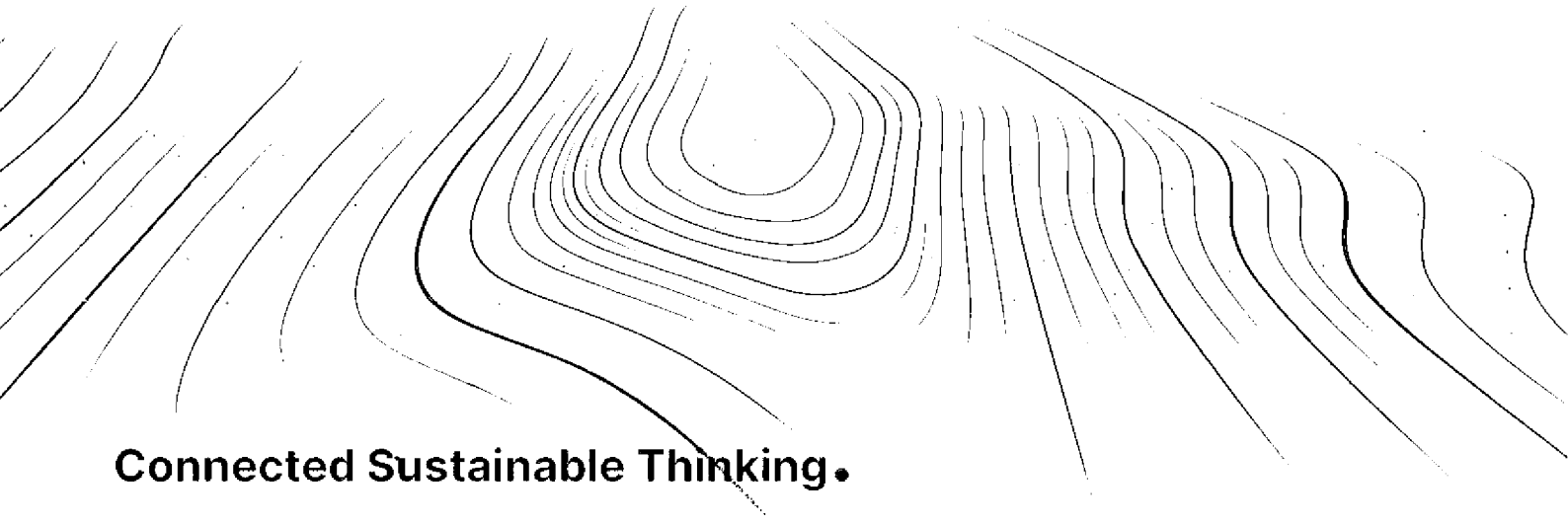

Connected Sustainable Thinking.

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NON-TECHNICAL CLIENT SUMMARY

FENLAND FISHERIES, EARITH

This report presents the findings of a combined Phase I Desk Study and Phase II Intrusive Investigation undertaken to determine ground conditions and establish if there are any environmental risks associated with the site and its development. Pertinent findings and conclusions may be summarised as follows:

- The area of investigation at Fenland Fisheries includes several small buildings, ponds and water tanks within a yard, it is proposed that some of these building be demolished to make way for a proposed new residential dwelling.

- The Phase I Desk Study established that the area of investigation was first developed into a fisheries in the 1990s and potential risks in the form of future site users potentially being exposed to shallow soils that may not meet standards for the proposed residential land use were identified as were risks associated with the site potentially impacted the quality of groundwater and surface waters. Risks associated with naturally-occurring Radon gas were identified and the new dwelling will need **basic radon protection measures** incorporated to the building.

- To investigate the plausible contamination risks, Phase II intrusive investigations were undertaken which involved the drilling of five boreholes to a maximum depth of 4.0m. Ground conditions were found to consist of made ground to depths of up to 0.87m followed by superficial Alluvium and the bedrock West Walton & Ampthill Clay Formations (undifferentiated) at depth in select boreholes. Some hydrocarbon (fuel/oil) staining and odours were apparent in some of the recovered soils and groundwater was encountered at all five boreholes locations with resting groundwater levels recorded as shallow as 0.43m

- Laboratory analysis of samples suggest that the quality of the shallow soils is not suitable in the context of a residential land use due to the concentrations of recorded hydrocarbons. Therefore, a clean soil cover system comprising at least **400mm** of imported, certified clean soil cover is currently recommended for any areas of gardens and soft landscaping within the site boundary.

- It is also recommended that the potential risks to controlled waters are further assessed, via some modest **sampling and testing the water from the lake** adjacent to the south in the first instance to understand if and how surface water has been impacted by hydrocarbon contamination that has affected the soils beneath the area. Its likely that this will provide the necessary assurance that risks to waterbodies from site-derived contamination are negligeable.

The above points represent a simplified summary of the findings of this assessment and must not form the basis for key decisions for the proposed development. A thorough review of the details is contained within the following report, or alternatively get in touch and we'll talk you through it.

LIMITATIONS

This report has been prepared for the client(s) listed on the report title page. Environmental Protection Strategies (EPS) accepts no liability or responsibility for use of, or reliance upon, this report and / or the information contained within it by third parties.

If third parties have been contracted / consulted during compilation of this report, the validity of any data they may have supplied, and which are included in the report, have been assessed as far as possible by EPS however, EPS cannot guarantee the validity of these data.

No part of this report, or references to it, may be included in published documents of any kind without approval from EPS.

This report and its contents, together with any supporting correspondence or other documentation, remain the property of Environmental Protection Strategies Ltd until paid for in full.

Where ground investigations have been conducted, these have been limited to the level of detail required for the site in order to achieve the objectives of the investigation.

The report has been written, reviewed and authorised by the persons listed on page 2. It has also undergone EPS' quality management inspection. Should you require any further assistance regarding the information provided within the report, please do not hesitate to contact us.

The National Planning Policy Framework requires a competent person to prepare site investigation information, which is defined as a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation. EPS considers that it fulfils these criteria and would welcome any request for staff CVs or case studies to demonstrate it.

As stated within DEFRA's Contaminated Land Statutory Guidance, with any complex risk assessment it is possible that different suitably qualified people may reach slightly different conclusions when interpreting the same information. EPS recognises this and considers the conclusions presented within this report to be robust and appropriate but input from the Local Authority and their judgement in line with this guidance would still be welcomed.

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1 INTRODUCTION

In June 2026, Environmental Protection Strategies Ltd (EPS) was commissioned by Brown & Co on behalf of Fenland Fisheriesto complete a Phase I & II Geo-Environmental Assessment at Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA ('the site'); see Figure 1.

The work was commissioned in order to support planning proposals for the '*Demolition of three existing buildings and erection of a replacement self build dwelling*' (Huntingdonshire District Council planning application ref: 25/01311/FUL). Specifically, these works have been undertaken to support planning condition No.3 A. which requires for site investigation information covering of potential land contamination to be submitted in support of the scheme.

This report presents the findings, conclusions, and recommendations of the Phase I Desk Study and subsequent Phase II Intrusive Investigation undertaken as instructed.

1.1 Objectives

The objectives of this investigation were as follows:

a) Compile a Phase I Desk Study and Conceptual Site Model (CSM) through a Preliminary Risk Assessment to evaluate the potential risks the site may pose to human and environmental receptors, both currently and in future.
b) Investigate potential contaminant linkages identified in the CSM by means of investigating soil quality through a Phase II Intrusive Investigation.
c) Determine the potential risks posed by the site and make recommendations for further work that may be required, to ensure safe development in accordance the Environment Agency's *Land Contamination: Risk Management* (LC:RM) guidance and the *National Planning Policy Framework*.

1.2 Scope of Work

To perform an exploratory assessment of the site in accordance with the principles and requirements of DEFRAs '*Contaminated Land Statutory Guidance*' (2012), BS10175: 2016 – '*Investigation of Potentially Contaminated Sites*' and BS 5930:2015+A1:2020 '*Code of practice for ground investigations*', the following tasks were undertaken:

Desk Study:

- Collection of site records.
- Study of existing geological, hydrogeological and historic maps of the area.
- Consultation of environmental databases, including records held by the local authority (where available).
- Review of proposed development plans.

- Development of a Conceptual Site Model (CSM) through a Preliminary Risk Assessment.

Intrusive Investigation:

- Site walkover, inspection of any visual evidence of contamination at the site, obtaining photographic records.
- Health and safety briefing / site supervision.
- Drilling of five windowless sample boreholes to maximum depths of 4.0m below ground level (bgl) using a track-mounted, dynamic (drop weight) percussive drilling rig.
- Continual logging of ground conditions including inspection of samples for visual and olfactory contamination and laboratory analysis of selected representative soil samples.

Reporting:

- Data collection
- Interpretation of data including completion of Generic Quantitative Risk Assessment

The findings and conclusions of these investigations are presented in the following sections.

1.3 Limitations and Constraints

The purpose of this report is to present the findings of a soil sampling investigation conducted at the location(s) specified. When examining the data collected from the investigations made during the assessment, Environmental Protection Strategies Ltd (EPS) makes the following statements:

No investigation method is capable of completely identifying all ground conditions that might be present in the soil or groundwater under a site. Where outlined in our report, we have examined the ground beneath a site by constructing a number of boreholes and / or trial pits to recover soil and / or groundwater samples. The locations of these excavations and sampling points are considered to be representative of the condition of the whole site subsurface however, ground conditions are naturally variable, and it may be possible that the conditions encountered may differ to those found during the investigation.

No visible evidence of Japanese Knotweed was identified during the site walkover. However, this plant can be difficult to identify in the early stages of growth and therefore it is not always possible to identify its' presence at certain times of the year. For this reason, EPS cannot confirm that Japanese Knotweed rhizomes do not exist, and it is recommended that if it is suspected that this species, or other similarly invasive plants are present at the site, a specialist contractor should be commissioned to make a detailed assessment.

This report does not include specific investigation for the presence of Potential Asbestos Containing Material (PACM). Specialist contractors should be commissioned to make detailed assessments and recommendations if these materials are suspected.

The investigation was carried out to assess the significance of contamination resulting from the use of the site as identified in this report. Unless EPS has otherwise indicated, no assessment of potential impact of any other previous uses has been made.

Whilst it is recognised that the information contained within this report may assist relevant and suitably qualified professionals, this report does not provide a geotechnical appraisal of ground conditions with respect to suitability for foundations or future structures, nor does it intend to identify a need for any associated geotechnical ground improvement works.

2 SITE CHARACTERISATION

The following section provides a summary of the information collected in relation to the site location and history.

2.1 Site & Location Description

Detail	Description
Location	The Fenland Fisheries are located along the northeastern side Meadow Drove northeast of the village of Earith, Cambridgeshire.
National Grid Reference	539350, 275920
Topographic Elevation	Levels throughout the area are flat at approximately 4m Above Ordnance Datum (AOD)
Description of Site	The area of investigation at the Fenland Fisheries includes a parcel of land in the east of the wider fisheries, which is understood to be used as a trout farm. This area is which includes several buildings is predominantly surfaced with gravel with some smaller areas surfaced with concrete hardstanding. The northern boundary of the area is defined by the building line of an adjacent single-storey barn type structure and the majority of the site area is an enclosed yard south this structure. The yard can be accessed through a timber gate between two timber sheds in the west and southwest of the area. Another larger timber shed is located in the north of the yard and during the time of a site walkover in June 2026, five empty, open-topped tanks enclosed by low brick walls were present within the yard. In the southeastern corner of the yard are two small ponds enclosed by low brick walls and surrounding foliage. One is square and was drained while the adjacent triangular pond was filled with water. A row of large timber tanks is positioned along the eastern boundary adjacent to another timber shed. To the west are two further ponds: one circular and one square, both containing water and boarded by mature vegetation to the north. Between these ponds and the main barn is a small garden area containing several raised vegetable beds, plant pots, ornamental planting and garden furniture. Immediately east are two additional structures adjoining the southern elevation of the adjacent barn type building to the north. One of these is an open-sided brick and timber shelter used for the storage of gardening equipment,

Description of Site Cont.	including pots, hoses and tools with the other being another timber shed used for storing firewood. South of these structures are two large circular metal fish tanks situated on a concrete slab and covered with plastic netting. A timber gate to the south provides access to a storage compound containing a rusted metal container seemingly used as an incinerator based on the ash and remnants of burning within, several empty blue steel drums, timber pallets and various other materials were also stored in this area. To the east of the yard part of the car parking which is surfaced with compacted road plannings is present within the site's boundaries.
Surrounding Land Use	The site lies between several fishing lakes to the south, west and north. Beyond the lake to the northwest is a bungalow associated with the fisheries and Earith Business Park is located approximately 150m south beyond one of the ponds. The River Delph and associated Ouse Washes lie beyond around 300m southeast.

A plan showing the site location is provided as Figure 1, the current site layout is detailed on Figure 2, and an aerial photograph is included as Figure 3. Selected site photographs and Site Walkover Notes are included as Appendix A; a proposed development plan is included as Appendix B and relevant extracts of a Landmark Envirocheck report summarising the surrounding land use are included as Appendix C.

2.2 Geo-Environmental Setting

Detail	Description
Geology	Geological mapping shows the site is underlain by the bedrock West Walton & Ampthill Clay Formation (undifferentiated) with the superficial geology mapped to include clay, silt, sand and gravel Alluvium and possibly sand and gravel River Terrace Deposits encroaching the southwestern corner of the area. Some superficial Peat is mapped in the wider surrounding area with the closest instance of Peat mapped approximately 310m northeast, additionally some infilled land is mapped from approximately 800m northwest. The surrounding lakes indicates significant quarrying has occurred, likely targeting the river terrace sands and gravels, so it is not known how much of the shallow natural geology remains. Information on the site's geological context is included as Appendix D.

<table>
<tr><th>Detail</th><th colspan="2">Description</th></tr>
<tr><td>British Geological Survey (BGS)</td><td colspan="2">An historic borehole log was acquired from the British Geological Survey (ID: TL37NE21) for a location around 190m southeast and on a similar elevation to the study area and reports a 0.3m thick layer of topsoil overlying silty clay to 1.2mbgl followed by sandy clayey silt to 3.3mbgl. Underlying this sandy gravel is detailed to 7.3mbgl before firm dark grey clay extends to the base of the borehole at 8.5mbgl. Groundwater depth was struck at 1.5mbgl in this borehole that was drilled in 1980. A copy of the historic borehole log is included as part of Appendix D.</td></tr>
<tr><td rowspan="10">Geological Hazards</td><td>Hazard</td><td>On Site Risk</td></tr>
<tr><td>Mining (non-coal)</td><td>No hazard</td></tr>
<tr><td>Collapsible Ground</td><td>Very Low</td></tr>
<tr><td>Compressible Ground</td><td>Moderate</td></tr>
<tr><td>Ground Dissolution</td><td>No Hazard</td></tr>
<tr><td>Landslide</td><td>Very Low</td></tr>
<tr><td>Running Sand</td><td>Low</td></tr>
<tr><td>Shrinking / Swelling Clay</td><td>Very Low</td></tr>
<tr><td colspan="2">A total of twenty-four BGS recorded mineral sites are present within 1km and four of these are within 250m of the Fenland Fisheries. The closest mineral sites are located 57m south, 137m north 169m west and 206m northwest, all of these relate to Earith Quarry which extracted sand and gravel and these sites coincide with what are now the lakes associated with the fisheries and in the local area. No man-made or natural cavities are recorded in the surrounding 1km.</td></tr>
<tr><td>Radon</td><td colspan="2">The majority of the site lies in a location where the percentage of homes above the radon action level is between 5% & 10%. As such, basic radon protection measures are required in the construction of new dwellings and extensions.</td></tr>
<tr><td>Hydrogeology</td><td colspan="2">Groundwater vulnerability maps for the area show that the underlying bedrock West Walton & Ampthill Clay Formation (undifferentiated) is classified as Unproductive Strata with the superficial Alluvium & River Terrace Deposits classified as a Secondary A Aquifer. The area of investigation does not lie within a Source Protection Zone (SPZ) for local groundwater abstraction and three groundwater abstractions licenses are held within 1km with the closest located 649m west where groundwater is abstracted by Cambridge Water for the public</td></tr>
</table>

Detail	Description
Hydrogeology Cont.	water supply. Groundwater vulnerability maps are included as Appendix E.
Hydrology	The site includes various minor surface water features in the form of man-made ponds, beyond this, other nearby surface water features include the lakes adjacent to the south and nearby to the west and north which are associated with the fisheries. Further afield there are several lakes including Viginia Lake, Willow Walk Lake & Coot Lake approximately 240m west & 320m northwest respectively. Additionally, the River Delph is located approximately 240m southeast and the Cran Brook is present 250m northeast. Several surface water abstractions are present within the surrounding area, the closest of these positioned 113m and 251m southwest relate to water sourced from a catchpit or tank for washing gravel when gravel pits were operating, these abstractions have both been revoked. The nearest active surface water abstraction is located 286m northwest where water is abstracted from Cranbrook Drain for spray irrigation.
Known Site Drainage & Utilities	Evidence of drainage and utilities were identified during the site walkover in the form of power and water supplies to some of the buildings / sheds and water / drainage pipework attached to the some of the tanks.
Landfill & Waste	The BGS, Local Authority, and historical records do not detail the presence of any active or historic landfills within 1km of the fisheries. Three areas of potentially infilled land are recorded in the surrounding area however all of these are further than 500m away at 538m southwest, 788m north & 946m northwest. There are no records of any licensed waste management facilities or registered waste transfer, treatment or disposal sites within 1km. Two waste exemption permits are however highlighted within the 1km search buffer at 32m northeast and 829m northwest. The former relates to an exemption for burning waste in the open as does the latter which also includes an exemption for burning waste as fuel in a small appliance.

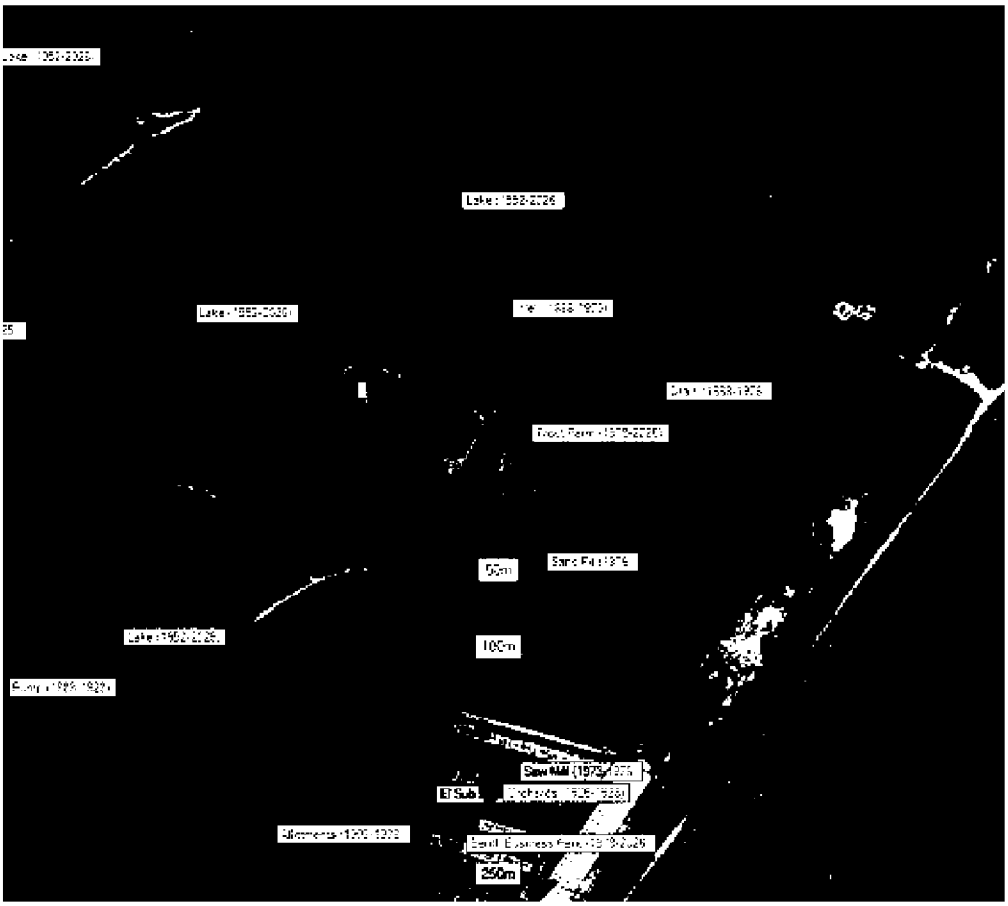
<table>
<tr><td>Permitted Industrial Activity</td><td colspan="3">There are no sites licensed / permitted by the local authority for industrial activity within 1km.</td></tr>
<tr><td rowspan="8">Industrial Land Use & Points of Interest</td><td colspan="3">Twelve industrial land uses are recorded within 250m of the fisheries, details of the closest and most pertinent are summarised below.</td></tr>
<tr><td>Land Use</td><td>Distance (Direction)</td><td>Status</td></tr>
<tr><td>Newcom Precision Engineering Ltd (Precision Engineers)</td><td>153m (S)</td><td>Active</td></tr>
<tr><td>D C L Fusion (Tool Design, Manufacturers & Makers)</td><td>179m (S)</td><td>Active</td></tr>
<tr><td>Obis Motors (Garage Services)</td><td>181m (S)</td><td>Inactive</td></tr>
<tr><td>Phoenix Fabrications Ltd (Metal Products – Fabricated)</td><td>181m (S)</td><td>Inactive</td></tr>
<tr><td>C J Printing Services (Printers)</td><td>185m (S)</td><td>Inactive</td></tr>
<tr><td colspan="3">No fuel station entries are recorded within 1km.</td></tr>
<tr><td>Pollution Incidents</td><td colspan="3">Four pollution incidents to controlled waters have been recorded within 500m. the closest of which occurred 301m south in May 1994 when waste oils were released into a drain as a result of poor operational practises. Another pollution incident occurred 306m south in May 1994 when detergents / surfactants were received by the River Great Ouse also as a result of poor operational practises. The two others pollution incidents occurred 333m and 466m southwest with the former involving an unknown pollutant and groundwater in July 1999 and the latter involving detergents / surfactants being received by groundwater due to poor operation practise in May 1994. All of these pollution incidents to controlled waters were categorised as Category 3 (minor) Incidents. There is one record on the substantiated pollution incident register within 1km and this related to an incident that occurred 762m northwest in June 2012 when a microbiological pollutant has a Category 2 (significant) impact on water quality.

There are no records of any prosecutions relating to authorised processes or controlled waters within 1km and similarly, records of hazardous sites or substances, including registered radioactive substances are also absent within 1km of the fisheries.</td></tr>
<tr><td>Unexploded Ordnance (UXO)</td><td colspan="3">In order to initially assess risks associated with unexploded ordnance (UXO), reference has been made to UXO Bomb Risk maps available</td></tr>
</table>

Unexploded Ordnance (UXO) Cont.	publicly available via Zetica UXO. These maps show that the site and surrounding area including the entirety of Earith is in an area with a 'low' bomb risk and no records of any UXO finds or strategic targets are recorded either on site or in the wider surrounding area.
Planning History	Following a review of the Huntingdonshire District Council (HDC) planning portal, no former planning applications have been identified that are pertinent to the site. There is however a historic planning application for a '*Commercial fishery and aquatic centre*' (HDC ref:17/00971/CLED) and a more recent application for the 'Erection for 3 4 x 4 cabins on the side of the Vermuyden lake.' (HDC ref: 25/00077/CLPD). Both of these planning applications cover a much larger site area (including the lakes to the north, west and south) while also including the redline planning boundary for the current planning application for the '*Demolition of three existing buildings and erection of a replacement self-build dwelling*' (HDC ref: 25/01311/FUL).
Previous Investigation or Remediation	EPS are not aware of any previous ground investigations or remedial works undertaken at the site.
Sensitive Land Use	The site lies within a Nitrate Vulnerable Zone where surface is identified as being at risk from nitrates leaching from agricultural land. The only other sensitive land use designations in the surrounding area include the Ouse Washes from 212m east which are part of a Ramsar Site, a Site of Special Scientific Interest (SSSI), a special area for conservation and a special protection area. A groundwater Nitrate Vulnerable Zone is also present from 684m southeast.

2.3 Site History

A summary of historical map data from 1887 to 2026 is provided below. Key points are highlighted on the recent aerial photograph and discussed in the subsequent bullets. Copies of relevant historic maps examined during the investigation are included in this report as Appendix F.



- In the late 1800s, the site and surrounding area was almost entirely undeveloped. The village of Earith had been established approximately 1km to the southwest, the Ely, Sutton and St Ives Rail line runs northeast/southwest coming roughly within 850m southeast of the site. This remained in operation until the late 1950s/early 60s. The ponds associated with the fisheries and the nearby lakes to the west had not been formed yet (by the late 1800s) although the Old Bedford Barrier Bank and New Bedford River / Hundred Foot Drain are mapped from approximately 250m & 650m southeast respectively, these are labelled as the River Delph and the New Bedford River respectively on some modern maps. The Ouse Washes earthworks date from the mid-17th century.
- During the early 1900s, what appear to be some allotment gardens and orchards are mapped approximately 150m to 350m south of the site, these remain to the 1970s when a sawmill and depot (tracked hovercraft research establishment) take their place, this land was then redeveloped in the 1990s to Earith Business Park.

- Between 1928 and 1952 the lakes on the western side of Meadow Drove (including Virginia Lake, Willow Walk Lake & Coot Lake) were formed, these are understood to have been formed from gravel pits although the historic maps do not annotate them as being used as gravel pits. The land to the immediate south of the area of investigation is mapped as a sand pit in 1976, maps from 1990 show the former sand pit becoming the lake associated with the fishery to the south although the exact extent of this and former sand pit do not align. The other lakes associated with the fisheries to the west and north of the area of investigation also first appear on maps from 1990 as do some of the buildings on site (which is now mapped as a trout farm) and the dwelling beyond the lakes to the west. Some features that could have been buildings, tanks or ponds associated with the fishery are mapped in what is now the car park area to the immediate north and east of the area of investigation and these features are absent from an aerial image from 2000 with little noticeable changes to the site or immediate surrounding area up to the present day.
- Some electricity substations have also been identified within the surrounding area, the closest of which is approximately 210m south, additionally a pumping station is mapped from the 1980s approximately 300m north and a historic well appears on maps from 1888 to 1970 approximately 60m north of the area of investigation.

3 PRELIMINARY RISK ASSESSMENT & CONCEPTUAL SITE MODEL

In accordance with the Environment Agency's *Land Contamination: Risk Management* guidance, there are three stages to managing contaminated land (Risk Assessment, Remedial Options Appraisal / Remediation and Verification). This section outlines the first tier of Stage 1, the Preliminary Risk Assessment.

The following section provides a review of the contaminant linkages that may be active at the site, whereby EPS have examined the potential sources that may be present as a result of historic and / or current site activities and where potential interaction between these sources and the identified human / environmental receptors may occur.

3.1 Background

A Desk Study comprises the first stage of any geo-environmental assessment, the purpose of which is to determine what potentially contaminative activities may have occurred at the property or the surrounding area which may pose an environmental or geological risk to site users, the surrounding environment or proposed development, either at present or in the future.

The method used in this investigation to assess the environmental risk posed is based on the concept of 'contaminant linkage', which considers the following three factors:

Source	The location from which an environmentally hazardous / contaminative substance is, (or was,) derived.
Pathway	A route or mechanism via which a source could come into contact with a receptor to cause significant harm.
Receptor	An environmentally sensitive object or condition e.g. person, property, controlled water, or ecological system, which may be present now or in future.

If all three factors are identified, there is the potential for a 'contaminant linkage' to be active, which could result in significant harm being caused to the environment or human health.

3.2 Source Characterisation

The following potential contaminant sources have been identified at the site and in the surrounding area:

Potential Source	Source Description	Principal Contaminants of Concern
Natural Geology	Radioactive decay of Natural Geology.	Radon Gas
Current & Historic Site Use	In-fill material of unknown origin (Made Ground) used to level areas beneath existing buildings and hardstanding.	PAH, Metals, ACM
	Current & historic use of the site as a fishery / trout farm including a small area of burning and potential small-scale storage of fuels / chemicals.	PAH, Metals, ACM, TPH
Current and Historic Surrounding Land Use	Current / historic industrial land use of the surrounding area including historic sawmill & depot and Earith Business Park from 150m south, pumping station 300m north and electricity substations in the wider surrounding area (closest 210m south)	PAH, Metals, TPH, Pathogens, PCBs,
	Potential infilling of land (including former sand pits and quarries etc) with solid material (i.e. not water to form ponds & lakes) within the surrounding area.	Ground Gas (CO_2, CH_4)
	Historic allotment gardens and orchards from approximately 150m south and of the site	Metals, Herbicides & Pesticides

Notes: PAH Polycyclic Aromatic Hydrocarbons; ACM Asbestos Containing Material; TPH Total Petroleum Hydrocarbons; PCBs Polychlorinated Biphenyls; CO_2 Carbon Dioxide; CH_4 Methane

3.3 Potential Receptors

A framework for the assessment of risks arising from the presence of contamination in soils has been produced by the Environment Agency and the Department for the Environment, Food and Rural Affairs (DEFRA) and is presented with the report: '*Using Science to Create a Better Place: Updated Technical Background to the CLEA Model – Science Report SC050021/SR3*'. This guidance document defines a series of standard land-uses which have been further developed into six generic land uses in the Category 4 Screening Levels project for Land Affected by Contamination (*DEFRA/Contaminated Land: Applications in Real Environments (CL:AIRE) Project Report SP1010, 2014*) which form a basis for the development of the Conceptual Site Model.

Risks posed to controlled waters have been considered in line with the Environment Agency's approach to groundwater protection (v1.2, 2018) and associated position statements.

The proposed development plan includes the erection of a replacement self-build dwelling following the demolition of some of the existing buildings at the fisheries. Therefore, the land use has been considered as:

- Residential (with home grown produce)

In view of the environmental setting, current and potential future land use of the site and surrounding sites, the potential receptors for any contaminant impact are discussed in the table below:

Receptor	Site Specific Description
Human	Future site users, site workers involved in the site redevelopment, and those working and living in the surrounding area have the potential to be at risk from exposure to potential contaminants of concern (CoCs).
Groundwater	The underlying geology comprises superficial Alluvium and possibly River Terrace Deposits with the bedrock geology mapped as the West Walton & Ampthill Clay Formations (undifferentiated), the superficial and bedrock geologies are classified a Secondary A Aquifer and Unproductive Strata, respectively. Whilst the site does not lie within a SPZ for nearby groundwater abstraction and much of the superficial geology may have been quarried, the underlying natural geology could be an important groundwater resource and shallow groundwater is anticipated, therefore, groundwater should initially be considered as a sensitive receptor to site derived contaminants.
Surface Water	A number of surface watercourses and features are present within the local area, most notably the nearby lakes, the River Delph and the New Bedford River further afield, although as all these features are man-made and raise above ground level the rivers probably are not in continuity with the lakes. It is possible that site derived contaminants of concern may enter these features by overland flow, migration through unsaturated soils or entering shallow surface drainage / historical land drainage which discharges to them, therefore surface waters must also be considered as a sensitive receptor within the conceptual site model.
Flora & Fauna	The proposed development includes the provision of private garden areas / soft landscaping. Some of the identified contaminants of concern are known to be phytotoxic and as such, the potential for this impact should be considered.
Buildings & Infrastructure	Subsurface structures are likely to be present at the site which may be adversely affected by the potential presence of the identified contaminants of concern. These include concrete used in building

Receptor	Site Specific Description
Buildings & Infrastructure Cont.	foundations, buried potable water supply pipes and other service lines and pipes.
Adjacent Land	The adjacent land is also theoretically at risk from potential contaminants sourced from the site however given that the most notable / sensitive adjacent land comprises lakes associated with the fisheries and that these ponds are already included in the conceptual site model as a surface water receptor, no other adjacent land uses or property are considered to be at risk from contaminants sourced from the site.

3.4 Potential Pathways

Where contaminants may be present in soil, there are a number of potential pathways that enable human receptors to come into contact with or be exposed to them. The most direct pathways, considered under current UK legislation, can be summarised as follows:

- Direct ingestion of contaminated soil
- Ingestion of household dust
- Ingestion of contaminated vegetables
- Ingestion of soil attached to vegetables
- Dermal contact with contaminated soil
- Dermal contact with household dust
- Inhalation of fugitive soil dust
- Inhalation of fugitive household dust
- Inhalation of vapours outside
- Inhalation of vapours inside

Clearly, not all these potential pathways apply for every standard land-use. For example, ingestion of contaminated vegetables will not apply to land uses other than 'residential with plant uptake' and 'allotments.'

However, in addition to direct exposure pathways, a number of physical transport mechanisms / pathways may also exist at a site that allow remote or less accessible contaminants in soil or groundwater to reach human or environmental receptors both at a site and beyond the site boundary. These include the transport mechanisms listed below.

- Downward and lateral movement of contaminants in soil either by gravity or through being 'leached' by percolating rainwater
- Lateral migration of contaminants dissolved in groundwater.
- Direct seepage or leaching of contaminants from soil into subsurface drains or supply pipework.
- Volatilisation of contaminants from groundwater or unsaturated soils into buildings or outdoor air.

Through examination of the standard land use and environmental setting at each site, the presence of pathways and transport mechanisms described above must be considered when assessing whether a contaminant linkage may plausibly be active, and therefore be included in the conceptual site model.

3.5 Summary of Contaminant Linkages

Considering the site use and environmental setting, and proposed land use, the following plausible contaminant linkages have been identified through this Preliminary Risk Assessment and require further investigation.

Source	Pathway	Receptor
Natural Geology	Migration of Radon gas to indoor air	Future site users
Contaminated Soil **(made ground, burning and potential small-scale storage or fuels / chemicals)**	Direct contact and inadvertent ingestion by eating or smoking with dirty hands	Construction workers during redevelopment & site users
	Inhalation of fugitive dusts	
	Direct uptake and / or adherence of contaminated soil to vegetation and subsequent ingestion	Site users
	Leaching of contaminants vertically through unsaturated soils	Groundwater
	Direct uptake via root systems	Plants
Contaminated Soil / Groundwater	Ingress / diffusion through permeable potable water supply pipes	Site users
	Lateral migration of contaminants in soil or groundwater.	Surface Water

The following comments are made with respect to contaminant linkages which have been considered through development of the conceptual model, but have not been concluded as 'plausible' – i.e. through which a significant possibility of significant harm could occur to an identified receptor:

- PAHs and metals have been identified as contaminants of concern associated with the historic on-site infill; however, these contaminants are considered to be relatively immobile in the environment by virtue of their very low solubility and volatility. On this

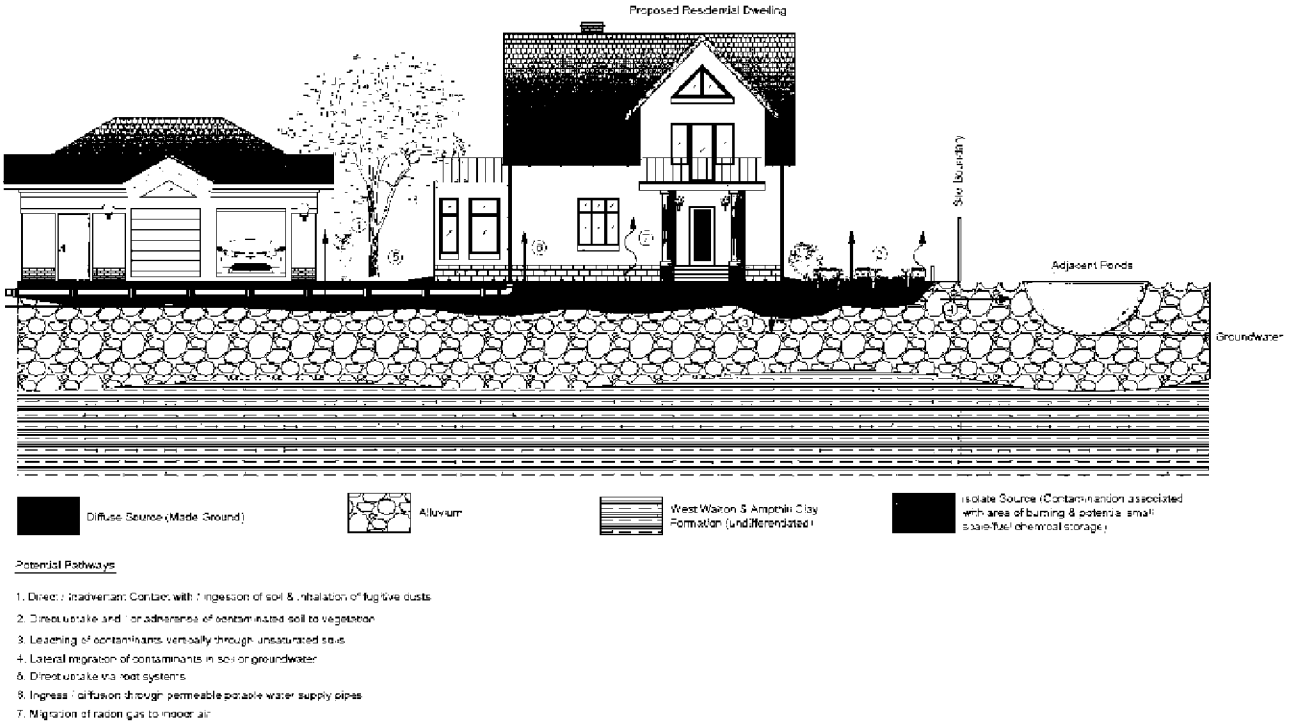
basis, plausible pathways by which these potential contaminants could pose a significant risk to the underlying groundwater or nearby surface waters would not typically be considered to be active. However, it is recognised that the site has operated as a fishery / trout farm with several associated man-made ponds in close proximity, therefore, in line with a suitable precautionary approach, risks to controlled waters remain within the conceptual site model even though the identified contaminants potential sourced from the site (including fuels / chemicals potential stored and used at the fisheries) aren't particularly 'high risk' in relation to controlled waters.

- It is recognised that some infilling of land with solid material (i.e. not water to form ponds & lakes) is likely to have taken place within the local area and such infilled ground could potentially be a source of ground gas, as could the natural alluvial soils which can include some organic material. However, given the anticipated scale of such infilling, the nature of the material likely deposited, and the fact that the majority of the infilled land in the surrounding land has been infilled with water to form ponds and lakes coupled with the time elapsed since the last infilling of land with solid material took place (>25 years), risks associated with ground gas have been discounted from the conceptual site model. Furthermore, the material used to infill ground is unlikely to be anything capable of generating noteworthy concentrations of and based on the context of the surrounding area, it is anticipated to have included soils and overburden / reworked material from the nearby sand pits / quarries etc.
- A limited number of industrial sites are located in the surrounding area including those concentrated within Earith Business Park 150m to the south on the opposite (southern) side of the lake adjacent to the south. Due to the nature, scale and status of these sites and the hydrogeological & hydrological context of the area of investigation, risks associated with the on-site migration of contaminants originating / sourced from these sites are not considered to be plausible end have hence they been discounted from conceptual site model. Before the land from 150m was occupied by Earith Business Park it appears to be used as allotments and orchards, following the same lines of evidence approach summarised above along with the time elapsed since the land was used as allotments and orchards and the anticipated scale of any contaminants (including lead arsenates, herbicides & pesticides) associated with this historic land use, it is also not considered plausible for this historic orchards and allotments to have led to contaminants migrating to and affecting the study area.
- Whilst the majority of relatively modern electrical transformers do not contain insulation oils containing PCBs, the electricity sub-stations identified in the surrounding area (the closest of which is 210m south) do represent potential off-site sources that could contain PCBs. However, given the distance of these sub-stations from the site and the limited mobility of PCBs in the environment, these sources source is not considered to pose a significant risk to the proposed development. The same reasoning can be applied to the pumping station 300m north which has initially been identified as a potential source of pathogens.

- Given the likely shallow nature of impacts to surface soils, no site derived contaminants of concern have been identified at the site which could pose a significant risk to the foundations of any on-site or adjacent buildings.

The following diagram provides an illustration of the plausible contaminant linkages that may be active at the site, and which may need further investigation or control to ensure safe development:

Illustrative Conceptual Site Model – Fenland Fisheries, Earith



3.6 Key Potential Areas of Concern & Uncertainties

The key concerns and uncertainties regarding the redevelopment of the Fenland Fisheries to a residential property are associated with potential for future site users to be exposed to shallow soils that are currently present which may not meet modern standards for a residential land use. There are also potential uncertainties surrounding the quality of the shallow soils having the potential to have impacted groundwater and surface water quality although these potential risks are anticipated to be limited. The above potential risks will need to be substantiated by a Phase II investigation that focuses on the quality of the soils throughout the area of investigation. Risks associated with Radon gas have also been identified and they will need to be controlled by implementing basic radon protection measures into the proposed dwelling, in-ground monitoring of radon gas to determine the risk level prior to construction is generally not a viable option.

4 SUMMARY OF INTRUSIVE INVESTIGATIONS

The intrusive Phase II investigation was undertaken on 23rd June 2026 in accordance with EPS standard operating procedures, copies of which will be made available on request. A summary of all site activities is presented in the following sections:

4.1 Borehole Locations

Borehole locations were selected through consideration of the potential contaminant linkages identified through the Phase I Desk Study, the proposed development layout, the location of below ground utilities as well as operational and health & safety considerations.

Five windowless sample boreholes (WS01 – WS05) were formed at the site to a depth of 4.0m using a track-mounted, dynamic (drop-weight) percussive drilling rig. The overall objective in terms of borehole locations was to provide an appropriate lateral and vertical coverage of the soils underlying the site in order to offer information relating to their quality and nature.

Location	Rationale
WS01-WS03	To assess the nature and quality of the soils in the western part of the site.
WS04	To assess the nature and quality of the soils adjacent to the tanks in the northeast.
WS05	To assess the nature and quality of the soils in the parking area in the east.

The boreholes were formed in accordance with standard EPS methodologies. On completion, all boreholes were backfilled to the surface with soil arisings.

A borehole location plan is presented as Figure 4.

4.2 Soil Sampling

Each borehole was logged for ground conditions encountered and inspected for any physical evidence of contamination, such as soil staining, odour and the presence of separate phase liquids on a precautionary basis.

Soil samples were recovered from each location at regular intervals for laboratory testing. The samples from these positions focused on providing an assessment of the quality of shallow sub-surface soils present throughout the area.

4.3 Laboratory Testing

Samples obtained for analysis of identified contaminants of concern were submitted to Element Materials Technology, who hold appropriate UKAS / MCERT accreditation for the required testing. Samples were transported in laboratory supplied containers and delivered to the laboratory by approved courier. A laboratory testing schedule is presented as Table 1.

5 FINDINGS OF THE INVESTIGATION

This section of the report provides a summary of the findings of the various aspects of the Phase II investigation.

5.1 Ground Conditions

A total of five windowless sample boreholes were formed at the site and the ground conditions encountered, from surface level, were found to comprise:

- Made Ground
- Alluvium
- West Walton & Ampthill Clay Formation (undifferentiated)

Site specific borehole logs are included as Appendix G and give descriptions and depths of strata encountered. A summary of the general strata encountered across the site is provided in the table below, with more detailed description given in the following sub sections.

Geological Strata	Maximum Depth to Base of Strata (m bgl)	Strata Thickness (m)
Made Ground	0.87	0.46-0.87
Alluvium	3.80 (where proven)	2.74 – 3.53 (where proven)
West Walton & Ampthill Clay Formation (undifferentiated)	Not Proven (>4.00)	Not Proven

5.1.1 Made Ground

Made ground was encountered from the surface at all borehole locations beneath the gravel surfacing. The made ground included layers of yellowish to orangish brown gravelly clayey sand, clayey sandy gravel and sandy gravelly clay with fragments of chert, brick and occasionally concrete. The maximum depth of made ground encountered was at WS01 where it was recorded to a depth of 0.87m, at WS02, WS03, WS04 & WS05 the made ground extended to depths of 0.60, 0.72m, 0.46m & 0.47m respectively. At WS01, the lower section of the made ground between depths of approximately 0.80m & 0.87m was noted to contain dark grey / black decaying vegetation and other organic matter.

5.1.2 Alluvium

Natural soils indicative of the mapped Alluvium were encountered beneath the made ground at all borehole locations. These varied from gravelly, sandy silty and gravelly clay to gravelly and clayey sand, sandy gravel and sand. At WS05 at a depth of approximately 1.5m within the clay there was evidence of decayed vegetation which is not uncommon for superficial Alluvium deposits which often contain organic material. Boreholes WS02 & WS04 refused at depths of approximately 2m within the granular Alluvium soils (clayey sand at WS02 & slightly gravelly slightly clayey sand at WS04). The Alluvium material was recorded to the maximum

depths of boreholes WS02, WS04 & WS05. Black staining was encountered at WS03 at around 1.2-1.3m within the yellowish-brown sands. The staining was patchy and had a hydrocarbon odour. WS04 also experienced black staining, directly underlying a layer of broken concrete. The area with staining was slick and shiny and had a strong hydrocarbons odour.

5.1.3 West Walton & Ampthill Clay Formation (undifferentiated)

At WS01 & WS03, the Alluvial material was penetrated at depths of approximately 3.80m & 3.46m respectively to reveal soils indicative of the undifferentiated West Walton & Ampthill Clay Formation. This material was recovered as a dark grey clay and extended beyond the maximum depth of these boreholes which were drilled to 4.0m.

5.2 Groundwater

Groundwater was encountered at each borehole during the drilling and on completion of the boreholes, the resting groundwater levels were recorded. The groundwater strike and rest depths are summarised in the table below:

Location	Groundwater Strike Depth (m bgl)	Groundwater Rest Depth on Completion of Drilling (mbgl)
WS01	2.0	0.43
WS02	1.5	0.76
WS03	2.0	0.65
WS04	1.5	0.78
WS05	3.0	1.10

Given the relative consistency between the majority of the resting groundwater levels recorded, it is anticipated that there is some continuity between both groundwater at the different borehole locations and between groundwater and the waters within the nearby ponds associated with the fishery.

5.3 Physical Evidence of Contamination

Aswell as the presence of a limited thickness of made ground, evidence of contamination within shallow soils of WS03 at roughly 1.2m to 1.3m and WS04 at roughly 0.5m to 0.6m is apparent in the form of black staining with strong hydrocarbons odours. Environmental lab analysis has given an interpretation of diesel and naturally occurring compounds, but it is unclear as to how and why is present within shallow soils. WS01 and WS05 also encountered black staining but look to be from an organic nature of decayed vegetation at depths of roughly 0.8m to 0.9m at WS01 and 1.4m to 1.5m at WS05. The storage yard to the south also contains several large blue steel drums which appeared empty and a rusted metal container seemingly used as an incinerator based on the ash and remnants of burning.

5.4 Laboratory Analysis -Soil

A laboratory analysis testing schedule is presented as Table 1 and all environmental sample results obtained from the laboratory are included as Appendix H. The key results of laboratory testing on environmental soil samples are summarised below.

Contaminant	No. of Samples	No. of Detections	Range of Detections (mg/kg)		Highest Location & Depth (mbgl)
			Min	Max	
Arsenic	5	5	4.6	14.7	WS04 (0.50-0.70)
Cadmium	5	1	0.3		WS04 (0.50-0.70)
Chromium III	5	5	61.4	74.4	WS01 (0.50-0.70)
Chromium VI	5	0	-		-
Copper	5	5	7	21	WS01 (0.50-0.70)
Lead	5	5	7	17	WS04 (0.50-0.70)
Mercury	5	0	-		-
Nickel	5	5	13.3	25.7	WS04 (0.50-0.70)
Selenium	5	1	1		WS04 (0.50-0.70)
Zinc	5	5	30	77	WS02 (0.30-0.50)
Naphthalene	5	0	-		-
Benzo(a)pyrene	5	2	0.08	0.12	WS05 (0.10-0.30)
Dibenz(ah)anthracene	5	0	-		-
PAH (16 Total)	5	2	1.0	1.3	WS05 (0.10-0.30)
Total Cyanide	5	0	-		-
MTBE	3	0	-		-
Benzene	3	0	-		-
Toluene	3	0	-		-
Ethylbenzene	3	0	-		-
m/p - Xylene	3	1	0.007		WS03 (0.70-0.90)
TPH CWG - Aliphatics					
C5-C6	3	0	-		-
C6-C8	3	0	-		-
C8-C10	3	2	0.2	0.3	WS04 (0.50-0.70)
C10-C12	3	2	41.7	87.7	WS03 (0.70-0.90)
C12-C16	3	2	189	380	WS03 (0.70-0.90)
C16-C21	3	2	327	467	WS03 (0.70-0.90)
C21-C35	3	2	172	184	WS04 (0.50-0.70)
C35-C40	3	0	-		-
TPH CWG - Aromatics					
C5-EC7	3	0	-		-
EC7-EC8	3	0	-		-
EC8-EC10	3	0	-		-
EC10-EC12	3	2	7.7	38.9	WS03 (0.70-0.90)
EC12-EC16	3	2	118	316	WS03 (0.70-0.90)

Contaminant	No. of Samples	No. of Detections	Range of Detections (mg/kg)		Highest Location & Depth (mbgl)
			Min	Max	
EC16-EC21	3	2	246	394	WS03 (0.70-0.90
EC21-EC35	3	2	175	181	WS04 (0.50-0.70)
EC35-EC40	3	1	11		WS04 (0.50-0.70)
Asbestos (%)	4	0	-		-

Notes:

-	Contaminant not found above laboratory detection limits
PAH	Polycyclic Aromatic Hydrocarbons
MTBE	Methyl Tertiary Butyl Ether
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
TPH CWG	Total Petroleum Hydrocarbons (Criteria Working Group)

6 ENVIRONMENTAL APPRAISAL

The following section outlines the approach applied to assessing the risks posed to human health and controlled waters, then identifies any sample results found by this investigation which warrant further consideration. In accordance with the Environment Agency's *Land Contamination: Risk Management* guidance, this section represents the second tier of Stage 1, the Generic Quantitative Risk Assessment.

6.1 Human Health

6.1.1 Land Use Setting

It is understood that development proposals for the site for the demolition of three existing buildings and erection of a replacement self-build dwelling. In order to screen laboratory data for concentrations of contaminants in soil with potential to cause harm to human health in these soft landscaped areas, relevant generic screening values most applicable to this land use have been utilised. A land use setting of Residential (with home grown produce), has been adopted as it is considered the most representative.

The technical framework used to derive DEFRA's Category 4 Screening Levels (Policy Companion Document '*SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination*') outlines the relevant factors for determining land use selection in the application of the screening levels.

6.1.2 Generic Screening – Soils

The technical framework used to derive the assessment criteria and the documents in which they are published are summarised as follows:

- *EA Science Reports* (SC050021/SR2, SC050021/SR3, and SC050021/SR7)
- *EA Soil Guideline Value Science Reports*
- *Suitable For Use Levels (S4ULs) for Human Health Risk Assessment* – LQM & CIEH (2015)
- *Soil Generic Assessment Criteria for Human Health Risk Assessment* - EIC/AGS/CL:AIRE (2010)
- *Development of Category 4 Screening Levels for assessment of land affected by contamination – SP1010 – DEFRA (2013)*

Category 4 Screening Levels (C4SLs) provide generic suitable for use screening values for common contaminants in a variety of land uses and are also utilised as appropriate generic screening criteria. For concentrations of Arsenic, Lead and Benzo(a)pyrene in soil, EPS has used DEFRAs C4SL as an appropriate guide for professional judgement with respect to reasonable 'low risk' levels in the context of this site and its suitability for use.

It is considered reasonable to utilise Benzo(a)pyrene as a risk driver or marker representative of genotoxic PAHs (i.e. including dibenzo(ah)anthracene and benzo(b)fluoranthene given the absence of any 'low risk' (C4SL) equivalent screening values for these compounds.

Where assessment of the risk to human health from asbestos in soil is concerned there is no nationally recognised suitable for use / generic screening value commonly referred to through the planning system. Due to this, it is necessary to take a more qualitative approach to the risks posed to future site users from asbestos on a site-specific basis.

A summary of the screening criteria and the methodology used to derive them is included in Appendix I.

6.1.3 Assessment Results - Soil

The results of the screening process for on-site human receptors showed that generic screening criteria representative of risks to future site users have been exceeded for select aromatic TPH factions as summarised in the table below.

Contaminant	Generic Screening Criteria (mg/kg)	No. of Exceedances	Exceedance (mg/kg), Sampling Location & Depth
Aromatic EC12-EC16	140	1	316, WS03 ES2, 0.7-0.9
Aromatic EC16-EC21	260	1	394, WS03 ES2, 0.7-0.9

The above exceedances protective of risks to human health are restricted to one sample of shallow soil submitted for laboratory analysis. However, based on the hydrocarbon staining and odour encountered in shallow soils during the investigation, it is possible that similar concentrations of TPH compounds that exceed relevant generic screening criteria are present within the shallow profile in areas that were not directly targeted / sampled as part of this investigation. Therefore, the identified contaminant exceedances should be considered as a driver of remedial control measures applicable to the entire site area. Given the relatively low volatility of the aromatic TPH fractions which have been found to exceed generic screening criteria, vapour inhalation is not considered to represent a significant exposure pathway.

6.2 Controlled Waters

6.2.1 Generic Screening

In addition to screening the recorded concentrations of contaminants to pose risks to human health, EPS has also screened the results of soil analysis for potential to cause harm to water resources.

The criteria used for this process were derived by EPS using the following technical guidance

- *Environment Agency Remedial Targets Methodology: Hydrogeological Risk Assessment for Land Contamination.*

Primary Receptor Associated with Site	Basis of Tier 1 Criteria
Groundwater	UK Drinking Water Standards (UKDWS)
Surface Water	UK Environmental Quality Standards (EQS)

The site is underlain by Secondary A Aquifer, however there are several fishing lakes surrounding the area of investigation within the wider Fenland Fisheries site. As such the primary receptor associated with the site is considered to be surface waters, and therefore surface water screening criteria have been selected for the initial assessment of risks to controlled waters.

6.2.2 *Assessment of Results - Soil*

The screening process of the soil dataset in relation to potential risks to controlled waters has identified that relevant generic screening criteria have been exceeded for select aromatic TPH factions as summarised below.

Contaminant	Generic Screening Criteria (mg/kg)	No. of Exceedances	Exceedance (mg/kg), Sampling Location & Depth
Aromatic EC10-EC12	5.67	2	38.9, WS03 ES2, 0.7-0.9 7.7, WS04, 0.5-0.7
Aromatic EC12-E16	11.3	2	316, WS03 ES2, 0.7-0.9 118, WS04, 0.5-0.7
Aromatic EC16-E21	35.6	2	394, WS03 ES2, 0.7-0.9 246, WS04, 0.5-0.7

The above exceedances protective of risks to controlled waters do not necessarily mean that there are unacceptable risks to controlled wates (specifically surface waters). The above screenings criteria are particularly stringent and based on soil concentrations rather than water concentrations and the exceedances themselves should be considered in the context of the hydrological and hydrogeological conditions at the site in the first instance. Although the exceedances are generally an order of magnitude higher than the generic screening criteria, they are not unexpected given that some of the soils recorded and sampled from the boreholes included some black staining and odours which could be indicative of the recorded concentrations and exceedances of hydrocarbons in soils. On the balances of probability, the

recorded exceedances are unlikely to be having an ongoing / continuous effect on the quality of the nearby lakes, this is based on the absence of any apparent staining / sheening on the water and the likelihood of the TPH recorded in the soil being confined to the soil rather than dissolved and then migrating off-site in groundwater. The interpretation of the source of the TPH from the laboratory suggests that the source of the TPH is a combination of diesel and naturally occurring compounds which would also give credence to the exceedances suggesting that the risks to controlled waters are higher than they actually are, in this instance, groundwater is likely to be more susceptible to being impacted by the concentrations of TPH in soil given that groundwater is present within the shallow soil profile. The installation of the clean soil cover system to address human health risks is also likely to require some removal of shallow soils and therefore partial (albeit not total due to the depth), removal of the contaminant source which will provide some betterment to the water quality.

With all due consideration to the above, it is likely that the risks to controlled waters (both surface waters and groundwater) are unlikely to be unacceptable however it is appreciated that there is a limited dataset and leaves potential uncertainties to be able to substantiate this. Therefore, some limited additional assessment is recommended to confirm this and it is likely that sampling the surface waters in the nearby lakes would be able to confirm that surface waters have not been significantly impacted by the concentrations of TPH present in soils within the site boundaries.

6.3 Summary of Findings

The Phase I Desk Study established that several plausible contaminant linkages have the potential to either be currently active or become active as a result of the proposed development of the self-build residential dwelling.

These plausible contaminant linkages were primarily associated with the potential for shallow soils to fall short of modern standards for a residential land use and for contaminants sourced from the site to have affected controlled waters (surface water and groundwater) either directly or indirectly. Therefore, a Phase II intrusive investigation has been undertaken to assess the nature and quality of the shallow soil profile and to identify any evidence of contamination.

Laboratory analysis of shallow soils sampled from the proposed soft landscaped areas across the site has identified that the adopted screening criteria protective of future site users (including residents) have been exceeded by selected aromatic TPH factions and therefore, intervention in the form of a remedial control measure is required ensure future site users are prevented from being exposed to the slightly elevated concentrations of TPH in shallow soils via the direct contact pathways.

Groundwater was struck at depths ranging from 1.5m to 3.0m with resting groundwater levels recorded as shallow as 0.43m and being relatively consistent suggesting a continuous groundwater surface throughout the site and potentially consistency between groundwater

and surface water within the nearby lakes. The results of the laboratory analysis of soils and the concentration of contaminants that could pose risks to controlled waters identified exceedances of select aromatic TPH compounds which is consistent with some evidence of contamination recorded in the recovered soils during the intrusive investigation. Although these risks to the water environment are not fully realised based on the limited dataset and limitations and uncertainties associated with a generic quantitative risk assessment, the risks are unlikely to be unacceptable. Additional data will however be required to confirm that risks to controlled waters are not unacceptable and recommendations for obtaining such data are made in Section 7.4 below.

Due to the site being located in an area where the percentage of homes above the radon action level is between 5% & 10%, basic radon protection measures will be required for the proposed dwelling.

6.4 Recommendations

In the context of potentially unacceptable or acceptable risks as outlined within the Environment Agency's Land Contamination: Risk Management guidance, the risks identified by this work will require the following recommendations to be undertaken to both control the risks associated with future site users being exposed to the slightly elevated concentrations of TPH in shallow soils via the direct contact pathways and to further assess risks to controlled waters. The following recommendations represents the outline **Remedial Strategy** for the site which may need to be refined following the completion of recommendation 2) below.

1) The most appropriate form of remedial action that will mitigate risks associated with the elevated concentrations of hydrocarbons in the shallow soil profile is considered to be the implementation of a clean soil cover system in all areas of proposed gardens and soft landscaping within the redline planning boundary, as per the BRE publication: *Cover Systems for Land Regeneration: Thickness Design of Cover Systems for Contaminated Land* (BRE, Mar 2004).

   The minimum recommended thickness under this guidance has been calculated as **400mm** based on the highest exceedance of aromatic TPH faction EC12-EC16, this thickness is also recommended to ensure a practical cover thickness can be achieved and to meet the requirements of a warranty provider such as the NHBC. Cover system calculations are included in Appendix J. It is recognised that some shallow soils will need to be removed to achieve this cover thickness. Following the sufficient removal of shallow soils (to allow for the recommended cover system thickness), the excavations should then be made up with clean imported soils accompanied by appropriate laboratory analysis to demonstrate its chemical suitability for use.

   It should be noted that this recommendation is made only for areas of gardens and soft landscaping, and there is no such requirement for areas beneath any hard standing or

building footprints. Following the sufficient removal of shallow soils (to allow for the recommended cover system thickness), the excavations should then be made up with clean imported soils accompanied by appropriate laboratory analysis to demonstrate its chemical suitability for use. A Cover Soils Checklist which details these requirements further is presented as Appendix K.

These remedial works must be verified, and EPS can assist in this process. All waste transfer documentation must be retained, with photographs of the excavations including any exposed clean natural soils and compiling the information outlined in the Cover Soils Checklist. If an established supplier such as British Sugar was used, then the soil is tested at source, and no further analysis would typically be required.

2) To further assess the potential risks to controlled waters, it is recommended that a modest supplementary geo-environmental assessment is undertaken whereby grab samples (up to 3No) of the nearby lakes associated with the fisheries are collected and submitted for laboratory analysis to confirm the presence / absence of hydrocarbons. The results of this testing of surface water should be considered as part of an additional phase of generic quantitative risk assessment. EPS can provide further advice and costings on this supplementary work on request. It should be appreciated that depending on the findings of the supplementary works, additional works / phases or risk assessment and / or specific remedial action to control risks to controlled water or remediate impacted controlled waters may be required, although this is unlikely as it is assumed the water quality is good due to the fishery usage.

3) To address risks from potential generation of radon gas, basic radon protection measures must be installed within the proposed new buildings within the red line planning boundary (including any associated ancillary structures). Consultation should be undertaken with the building control department of the Local Authority to confirm the specifics of the radon protection measures. Installation and verification of radon protection measures by a qualified contractor would appropriately address the risks from radon and therefore no further environmental investigation is considered necessary provided this is carried out by the developer with supporting evidence / documentation to confirm it being retained.

4) Private (alkythene) drinking water supply pipes may be required due to the presence of hydrocarbons within the soil profile. As such, it would be advisable to confirm with the local water supplier whether an upgrade to barrier drinking water pipes are necessary.

The following precautionary recommendations are also made regarding good practice and safe development, and to protect construction workers during the proposed redevelopment works:

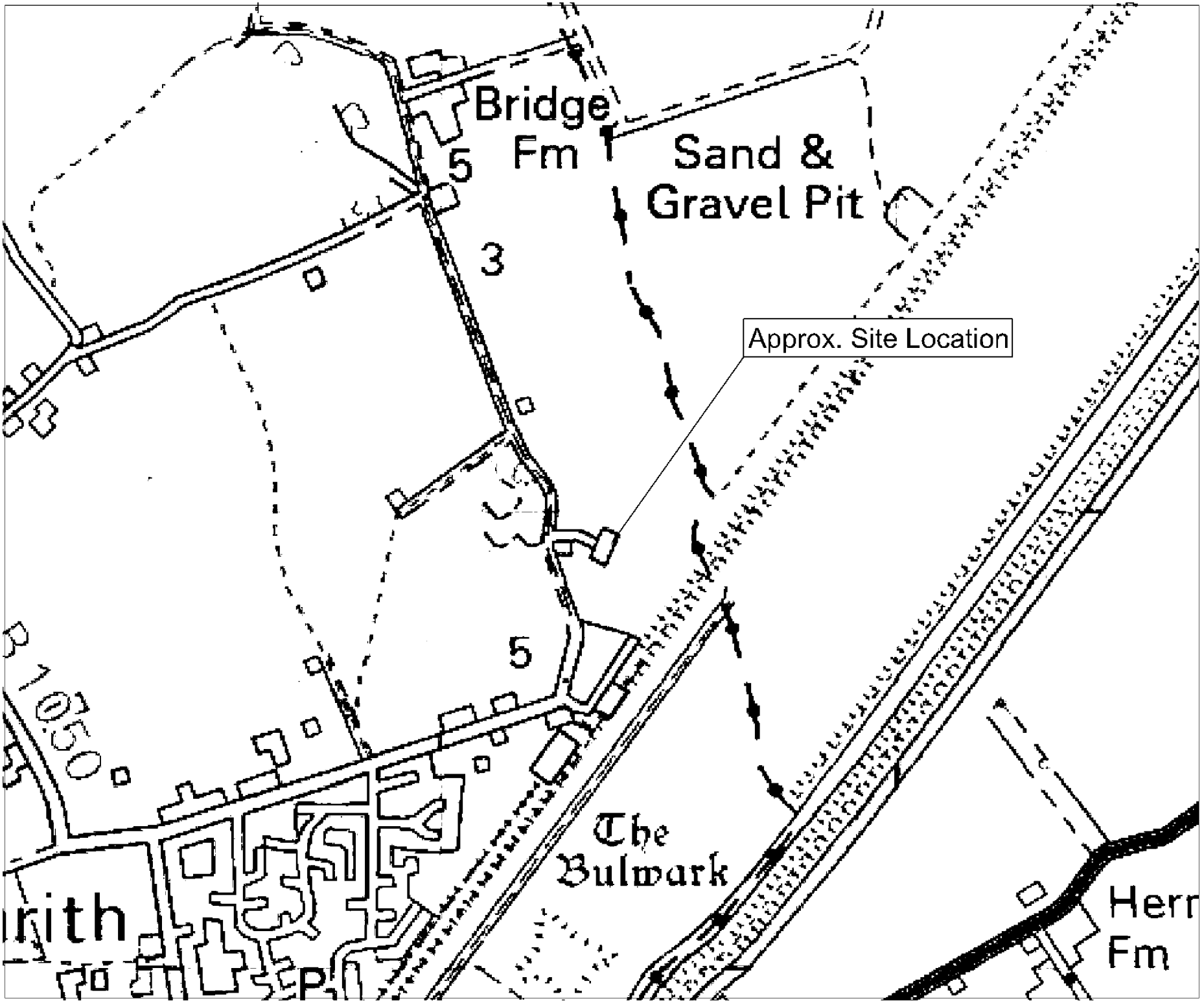
a) All construction workers operating at the site should be advised of the potential for contact with made ground material within shallow soils. Appropriate health and safety precautions should be adopted during any excavation works to avoid exposure to infilled soils. Reference should be made to relevant health & safety guidance including the following CIRIA document: *R132 Guide to Safe Working on Contaminated Sites*.

b) Should any palpable evidence of unexpected contamination be encountered during the redevelopment work, it should be reported to EPS so that an inspection can be made and appropriate sampling and assessment work carried out. Based on the findings of this Phase II investigation which identified the presence of soils impacted by hydrocarbons, such unexpected contamination could potentially include pockets / horizons of soil grossly impacted by hydrocarbons. A method statement for encountering unexpected contamination is provided as Appendix L.

It is recommended that a copy of this report be provided to the Environmental Health Department of Huntingdonshire District Council so that the information may be incorporated into their land quality records and used to support the current planning application.

END

FIGURES



N

No.	Date	Person	Description	Init.

The Geotechnical and Environmental Engineers
www.epsstrategies.co.uk

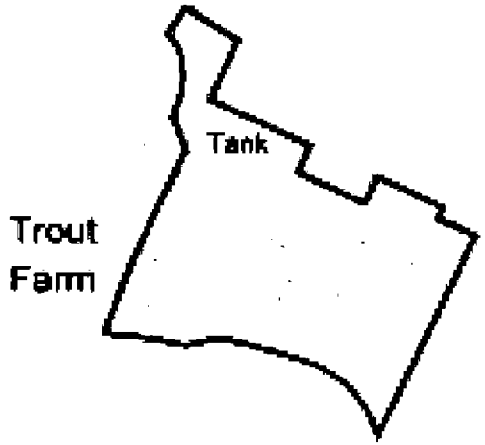
Site: Fenland Fisheries, Meadow Drove
Earth

Client: Fenland Fisheries

Title: Figure 1 - Site Location Plan

Surveyed by:		Drawn by:	OB
Checked by:	TA	Date:	July 2026
Scale: [As Shown]	Drawing Number:		
Not to Scale	UK26.7909_01		
Job No: UK26.7909		Rev: 00	

4.3m



N

KEY:

SITE BOUNDARY

No.	Date	Drawn	Description	Ch'kd

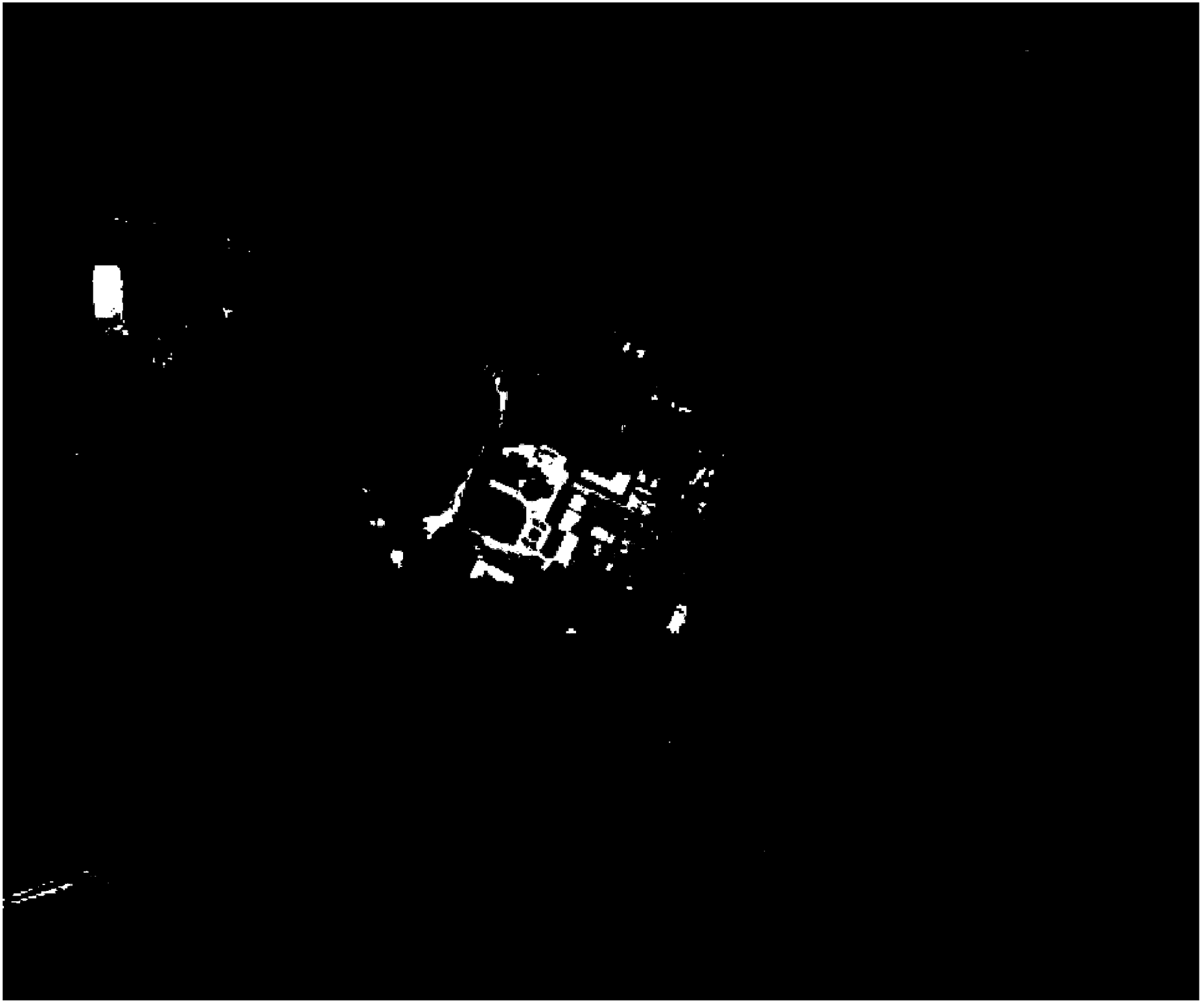
The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site
Fenland Fisheries, Meadow Drove
Earith

Client
Fenland Fisheries

Title
Figure 2 - Current Site Layout

Surveyed		Drawn	OB
Checked by	TA	Date	July 2026
Scale	Drawing number		
Not to Scale	UK26.7909_02		
Job No	UK26.7909	Rev	00



N

KEY:

SITE BOUNDARY

No.	Date	Drawn	Description	Ch'kd

eps

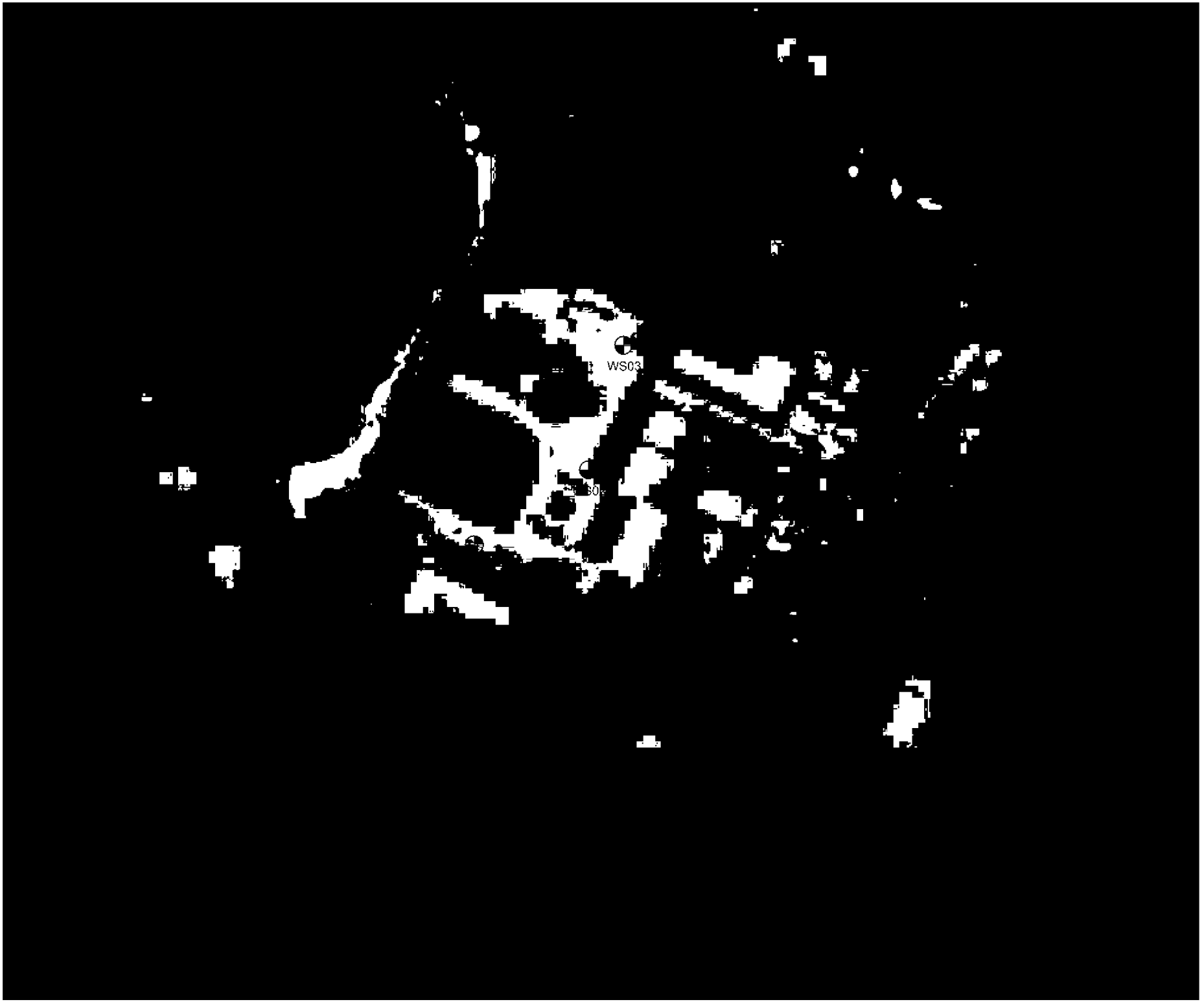
The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site
Fenland Fisheries, Meadow Drove
Earith

Client
Fenland Fisheries

Title
Figure 3 - Aerial Photograph

Sheet size		Drawn by	OB
Checked by	TA	Date	July 2026
Scale (At Sheet)	Not to Scale	Drawing Reference	UK26.7909_03
Job No	UK26.7909	Rev	00



N

KEY:

SITE BOUNDARY

EPS WINDOWLESS SAMPLE BOREHOLE

No.	Date	Drawn	Description	Ch'kd

eps

The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site
Fenland Fisheries, Meadow Drove
Earith

Client
Fenland Fisheries

Title
Figure 4 - Borehole Location Plan

Sub-contract		Drawn by	OB
Checked by	TA	Date	July 2026
Scale (At Size)	Drawing Reference		
Not to Scale	UK26.7909_04		
Job No.			Rev.
UK26.7909			00

TABLES

Table 1 – Laboratory Testing Schedule (Environmental)

Sample ID	Sample Depth (m bgl)	EPS Mini Suite	EPS TPH Suite
WS01	0.5-0.7	X	
WS02	0.3-0.5	X	
WS03 ES1	0.1-0.3	X	X
WS03 ES2	0.7-0.9		X
WS04	0.5-0.7	X	X
WS05	0.1-0.3	X	

Notes:

m bgl	meters below ground level
X	Sample Analysed
-	Sample Not Analysed
EPS Mini Suite	Organic Matter, Cyanide, Metals, PAH's, Phenols and Asbestos Screen
EPS TPH Suite	TPH CWG, BTEX, and MTBE

APPENDICES

APPENDIX A – SELECTED SITE PHOTOGRAPHS & SITE WALKOVER NOTES

Photo 1: Image showing the southwest of the yard at close to the location of WS01.



Photo 2: Image facing west showing the garden area close to the location of WS03.



Photo 3: Image showing the soil recovered from WS03.

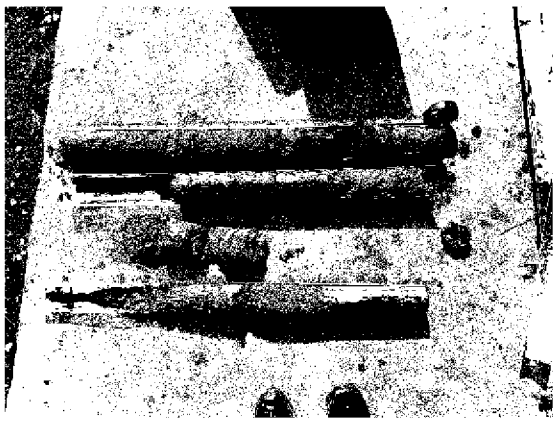


Photo 4: Image showing the soil recovered from WS05.

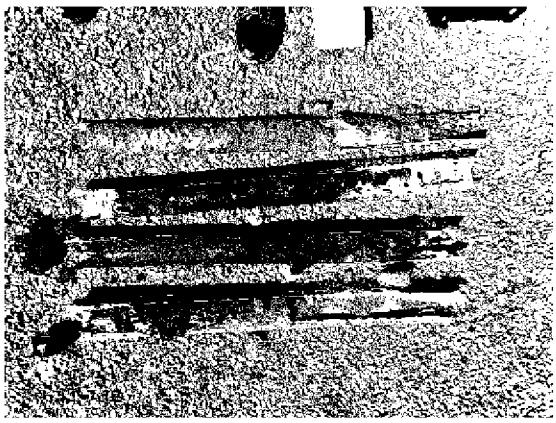


Photo 5: Image showing two metal fishery tanks to the east of the site.

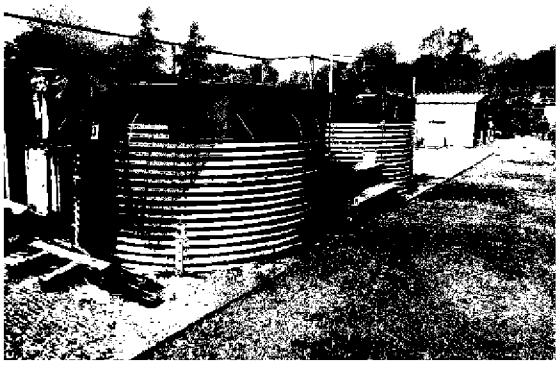
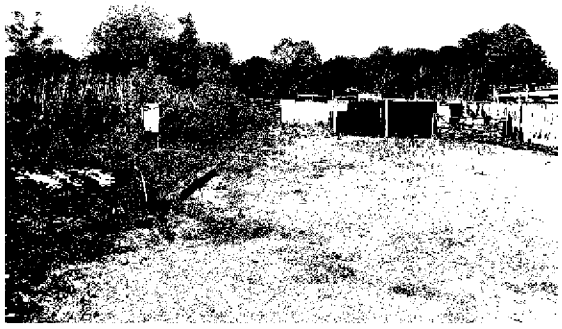
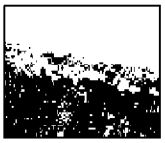
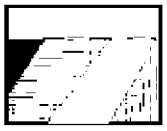
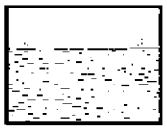
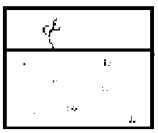
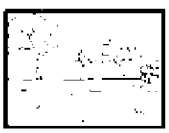


Photo 6: Image showing access to the yard area from the car park.

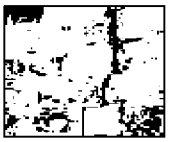
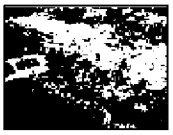
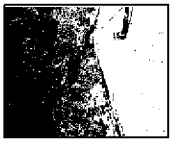


SITE WALKOVER CHECKLIST 2024

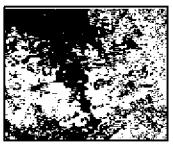
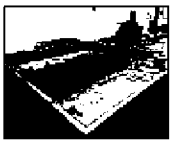
	GEOTECHNICAL	COMMENTS/EVIDENCE
	Are there any abrupt changes in slope profiles?	*No*
	Is there evidence of overburden on the slopes?	*No*
	Is there evidence of excavation at the base of a slope?	*No*
	Are there signs of landslip, such as tilting trees/posts?	*No*
	Are there signs of subsidence?	*No*
	Is there evidence of cracked ground?	*No*
	Is there evidence of compressible ground (i.e. Peat)?	*No*
	Is there evidence of an abrupt change in ground conditions?	*No*
	Is there evidence of high groundwater, such as areas of waterlogged ground?	*Yes Lakes very neary by*
	Do signs of water loving plants such as reeds exist?	*No*
	Are there any ponds, streams, ditches (even if dry), springs or wells?	*Yes Man made ponds on site, lakes adjacent to site*
	Is there vegetation? What is the nature of it?	*Yes Planted vegetation around ponds and raised vegetable beds*
	Are trees present? What are the species & height of the trees?	*No Trees Seen*

Job Number: UK26.7909
Date: 23 June 2026
Engineer: OB

To be completed by consultant for all Phase I Desk Studies and completed form must be scanned/photographed and saved in job folder under 'Scanned Site Notes'. EPS Lower Risk Assessment (EPS025a) also must be completed and scanned.

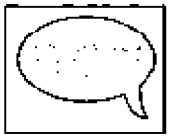
	What is the nature and condition of vegetation on adjoining land?	*No Former Vegetation Seen*
	Is there evidence of former vegetation?	*No Trees Seen*
	Is there evidence of movement in any existing structures?	*No*
	Evidence of below ground structures & services?	*Yes Drainage from big tanks to the south, in storage yard. Power going into sheds*
	Any evidence of mine shafts or adits? (Check Coal Authority Mapping)	*No*
	Are there any access issues for a digger/drilling rig (slopes, height, gates etc.)?	*No*

Any other comments?

	CONTAMINATION	COMMENTS/EVIDENCE
	Evidence of ground contamination?	*No*
	Evidence of groundwater /surface water contamination?	*No*
	Evidence of historic site use?	*No*
	Have all buildings been accessed internally, what was found?	*No*
	Evidence of /suspected asbestos? In building fabric or on ground, describe condition and form (cement/fibrous).	*No*

Job Number: UK26.7909
Date: 23 June 2026
Engineer: OB

To be completed by consultant for all Phase I Desk Studies and completed form must be scanned/photographed and saved in job folder under 'Scanned Site Notes'. EPS Lower Risk Assessment (EPS025a) also must be completed and scanned.

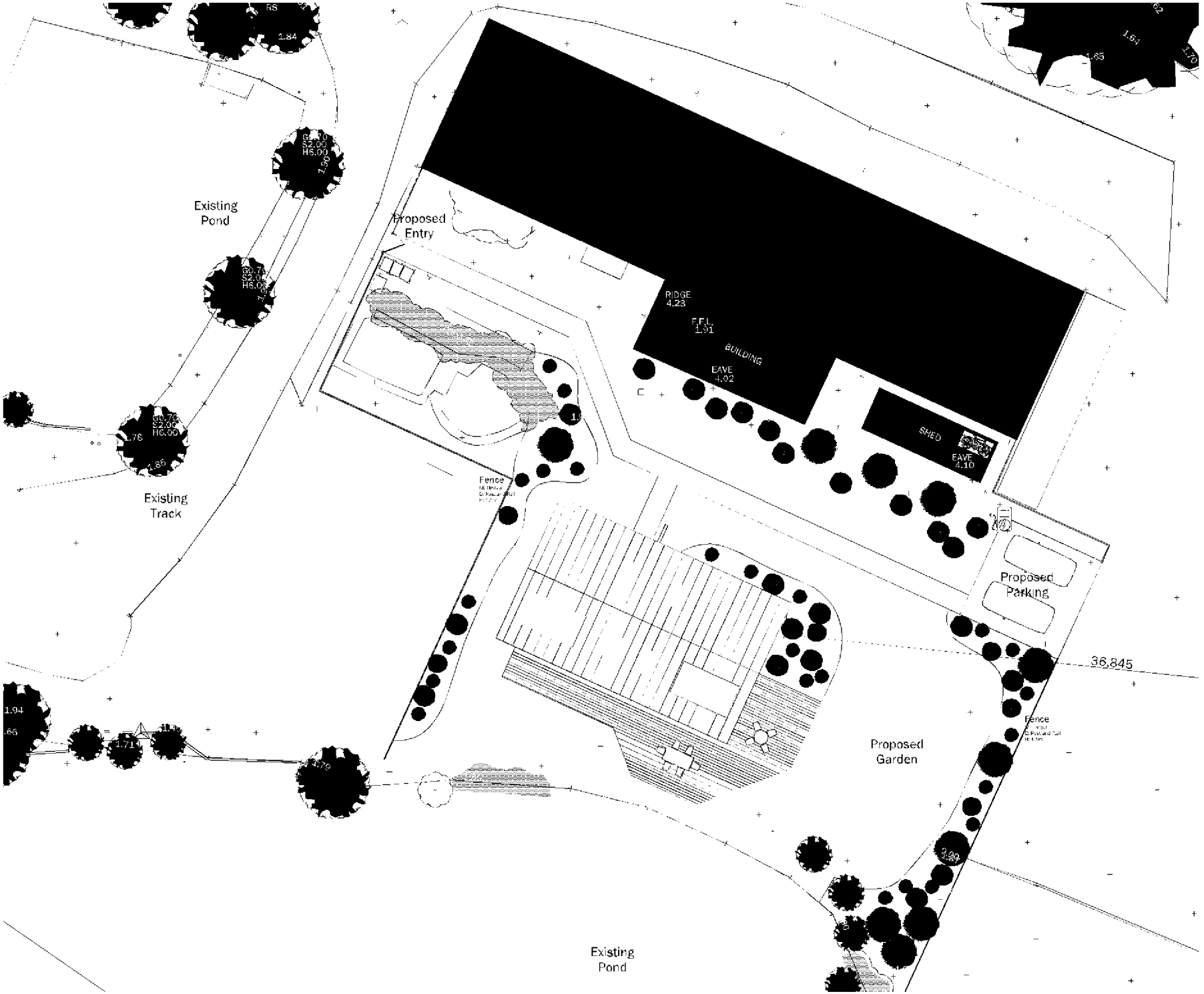
	Any man-made surfacing present? Including bituminous road planings/scalpings. Describe condition of hardstanding.	*Yes Gravel yard and car park and concrete slabs*
	Any fuel or oil storage? If above ground, are tanks bunded/ steel/with above ground pipe or any staining?	*Yes Old blue steel oil drums to the south - empty*
	Obvious drainage features observed such as 3-chamber oil-water interceptor?	*No*
	Any waste deposition observed, such as fly-tipped soils or chemical containers/ drums or areas of burning?	*Yes Rusty container in southern storage yard with burnt remains, blue steel drums*
	Electricity substation present, maintained/operational? Are there any warning stickers on the gates/fence regarding chemicals?	*No*
	Evidence of previous investigation/remediation (e.g. old monitoring wells)?	*No*
	Walked around surrounding areas? Identify any off-site sources such as petrol stations, heating oil tanks.	*No*
	Anecdotal evidence	*No*

Any other comments?

AIR QUALITY (ONLY NECESSARY IF INSTRUCTED – CHECK WITH AQ TEAM)

Completed Air Quality Walkover Checklist? *No*

APPENDIX B – PROPOSED DEVELOPMENT PLAN



Planning

P1	First Issue	AD	AD 30.05.25
P2	Fence type amended	AU	AU 06.10.25
P3	Updated to revised Brief	AD	AD 23.09.25

Key

Fixtures and Equipment Key

Electric Car Charging Point

Refuse Bin - 240L
- Within Covered Store

Cycle Parking
(Secure - Within a garage, shed or covered store)

Building GIA

Zone	Measured Area
Dw	99.78
	99.78 m²

N

1:200 0 2 4 8 8m

Fenland Fisheries

Meadow Drove, Earith
Proposed New Dwelling

Site Plan As Proposed Detail

18.05.25 | 1:200 | @ A3
AD | AD

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ARCHITECTURE + PLANNING
www.brown-co.com

25	025	DK0002	P3

APPENDIX C – SURROUNDING LAND USE



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General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID | Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

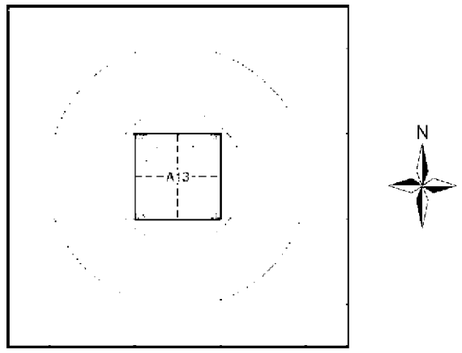
Geological

- BGS Recorded Mineral Site

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licenced Waste Management Facility (Landfill Boundary)
- Licenced Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site
- Waste Exemption Permits

Site Sensitivity Map - Slice A



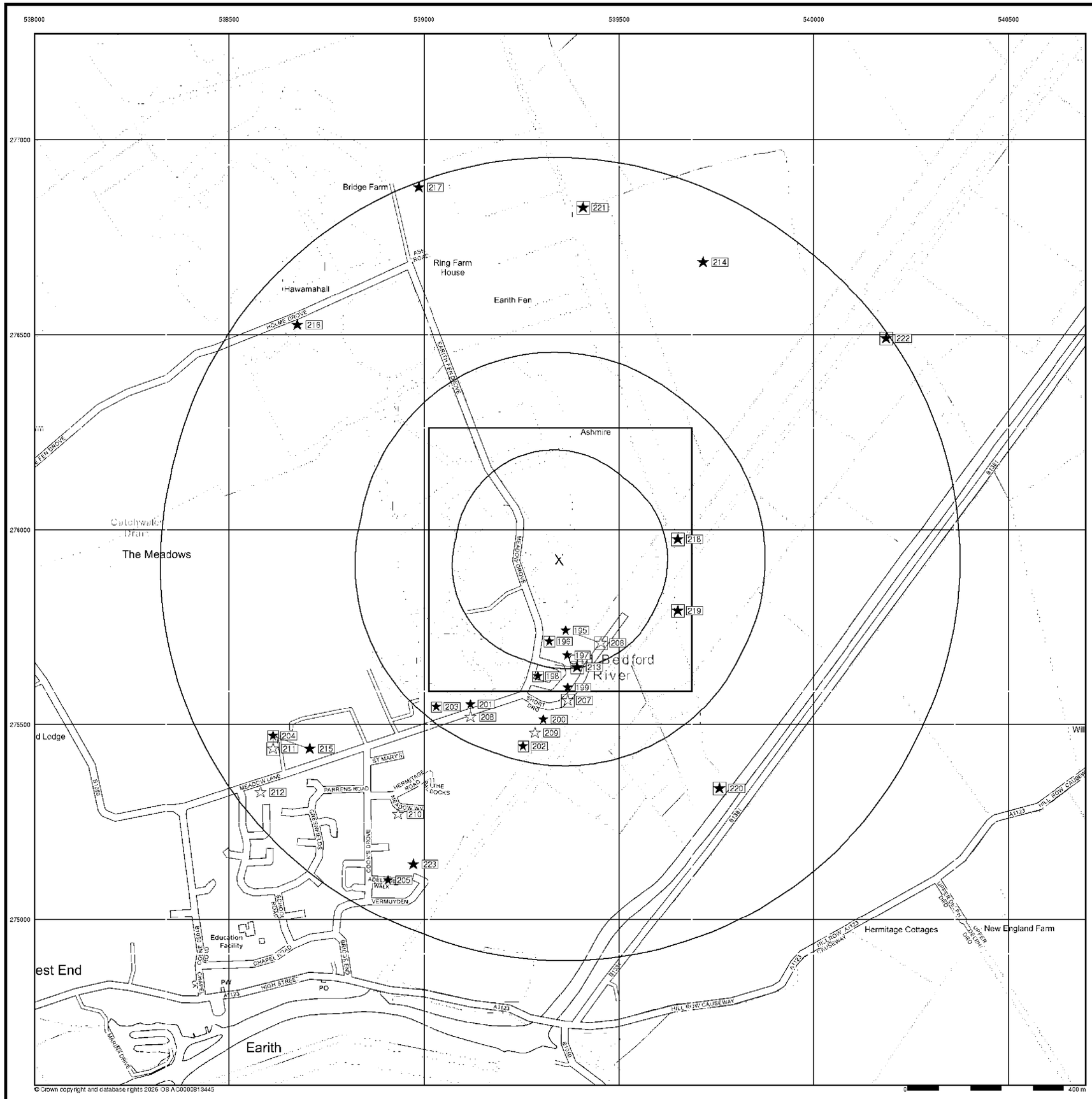
Order Details

Order Number:	404649240_1_1
Customer Ref:	UK26.7909
National Grid Reference:	539350, 275920
Slice:	A
Site Area (Ha):	0.14
Search Buffer (m):	1000

Site Details

Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Industrial Land Use Map

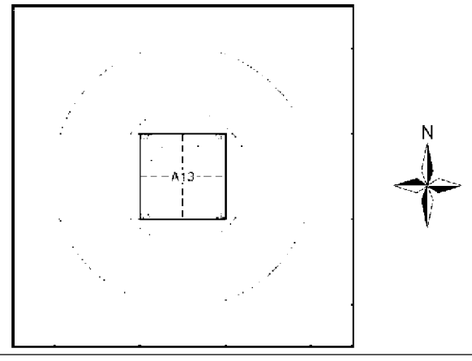
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Pollution Inventory - Substances
- Pollution Inventory - Waste Transfers
- Pollution Inventory - Radioactive Waste
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

Order Number:	404649240_1_1
Customer Ref:	UK26.7909
National Grid Reference:	539350, 275920
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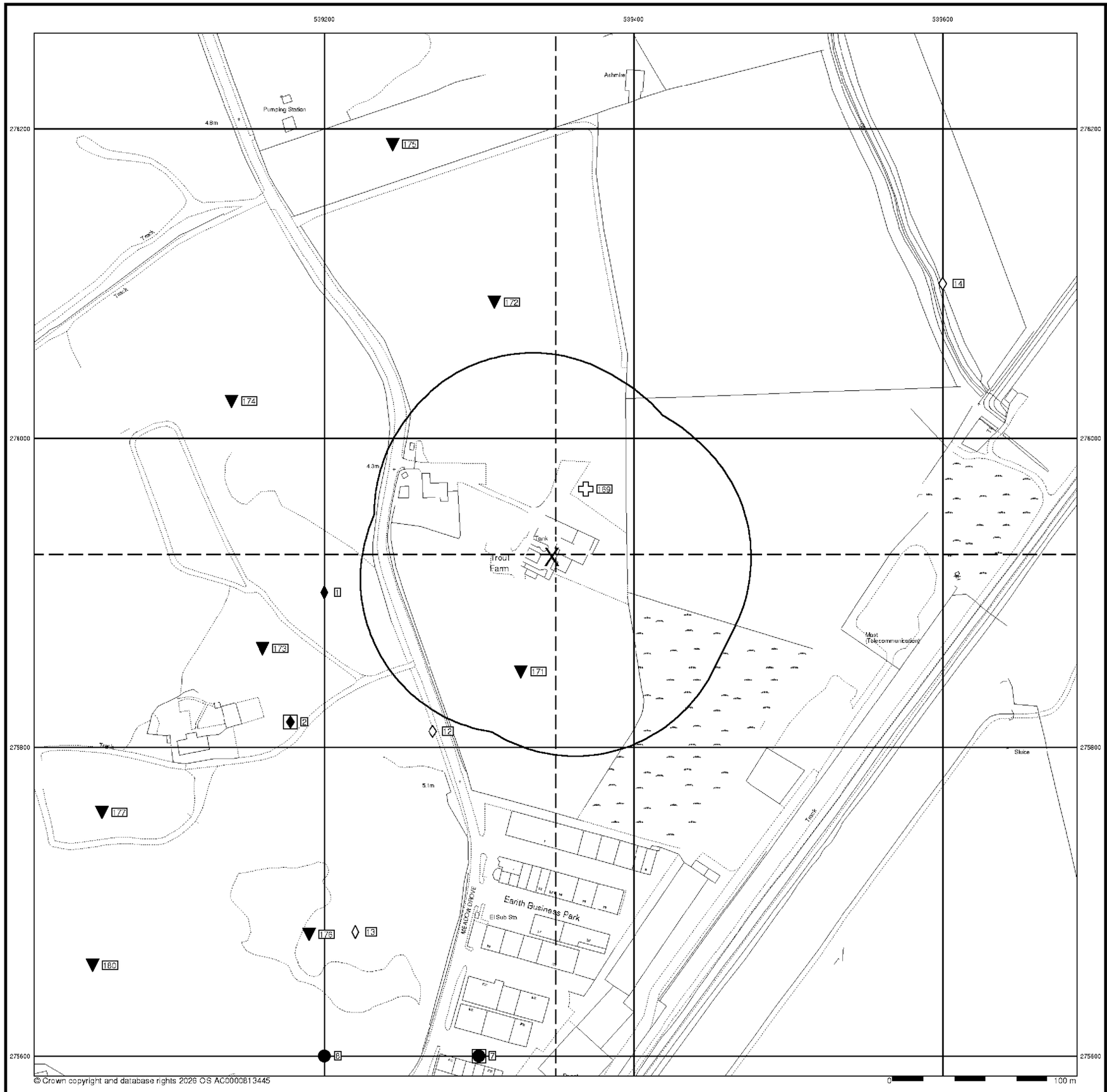
Site Area (Ha):	0.14
Search Buffer (m):	1000

Site Details

Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA



General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID
Several of Type at Location | Pylon | Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
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- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
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- Water Industry Act Referral

Hazardous Substances

- COMAH Site
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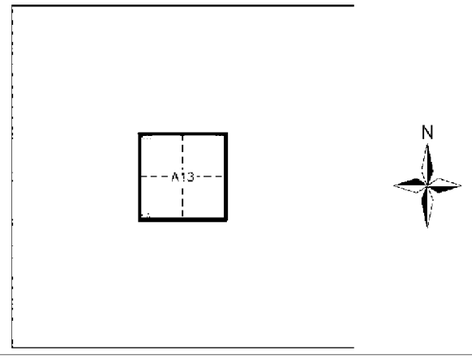
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site
- Waste Exemption Permits

Site Sensitivity Map - Segment A13



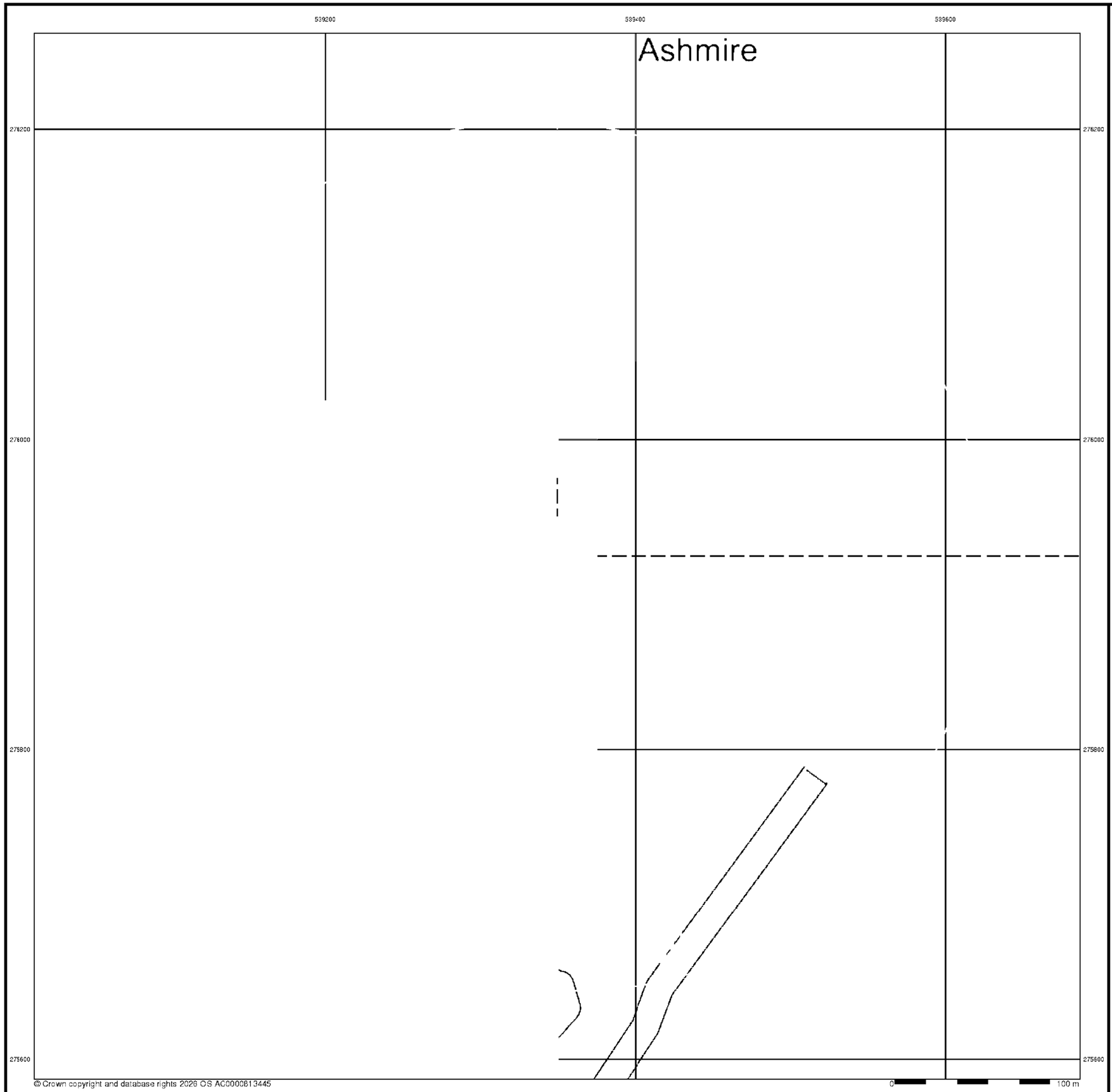
Order Details

Order Number:	404649240_1_1
Customer Ref:	UK26.7909
National Grid Reference:	539350, 275920
Slice:	A
Site Area (Ha):	0.14
Plot Buffer (m):	100

Site Details

Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Radon Affected Areas and Protection Measures

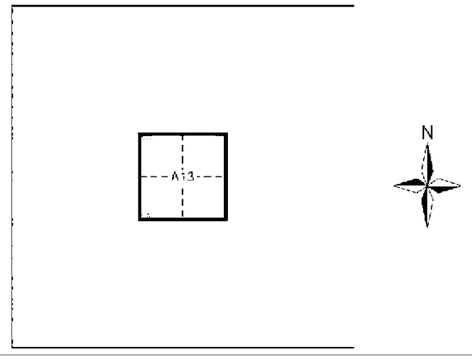
General

Specified Site Specified Buffer(s) X Bearing Reference Point

Radon Affected Areas and Protection Measures

1 - Less than 1% affected; no protection measures necessary
2 - 1-3% affected; no protection measures necessary
3 - 3-5% affected; basic protection measures necessary
4 - 5-10% affected; basic protection measures necessary
5 - 10-30% affected; full protection measures necessary
6 - Over 30% affected; full protection measures necessary

Radon Map - Segment A13



Order Details

Order Number:	404649240_1_1
Customer Ref:	UK26.7909
National Grid Reference:	539350, 275920
Slice:	A
Site Area (Ha):	0.14
Plot Buffer (m):	100

Site Details

Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

APPENDIX D – GEOLOGICAL CONTEXT

Geology 1:50,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WMGR	Infilled Ground	Artificial Deposit	Not Supplied - Holocene

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	T1T2	River Terrace Deposits, 1 to 2	Sand and Gravel	Not Supplied - Holocene
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Not Supplied - Holocene
	SLM	Shell Marl	Clay, Shell	Not Supplied - Holocene
	PEAT	Peat	Peat	Not Supplied - Quaternary
	RTD1	River Terrace Deposits, 1	Sand and Gravel	Not Supplied - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WWAC	West Walton Formation and Ampthill Clay Formation (Undifferentiated)	Mudstone	Not Supplied - Oxfordian
	AMC	Ampthill Clay Formation	Mudstone	Not Supplied - Oxfordian

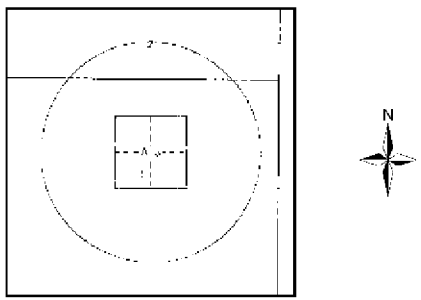
Geology 1:50,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	**1**	**Map ID:**	**2**
Map Sheet No:	**187**	**Map Sheet No:**	**172**
Map Name:	**Huntingdon**	**Map Name:**	**Ramsey**
Map Date:	**1975**	**Map Date:**	**1995**
Bedrock Geology:	**Available**	**Bedrock Geology:**	**Available**
Superficial Geology:	**Available**	**Superficial Geology:**	**Available**
Artificial Geology:	**Not Available**	**Artificial Geology:**	**Available**
Faults:	**Not Supplied**	**Faults:**	**Not Supplied**
Landslip:	**Not Available**	**Landslip:**	**Not Available**
Rock Segments:	**Not Supplied**	**Rock Segments:**	**Not Supplied**

Geology 1:50,000 Maps - Slice A



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National Grid Reference:	539350, 275920
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Site Area (Ha):	0.14
Search Buffer (m):	1000

Site Details:

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Landmark
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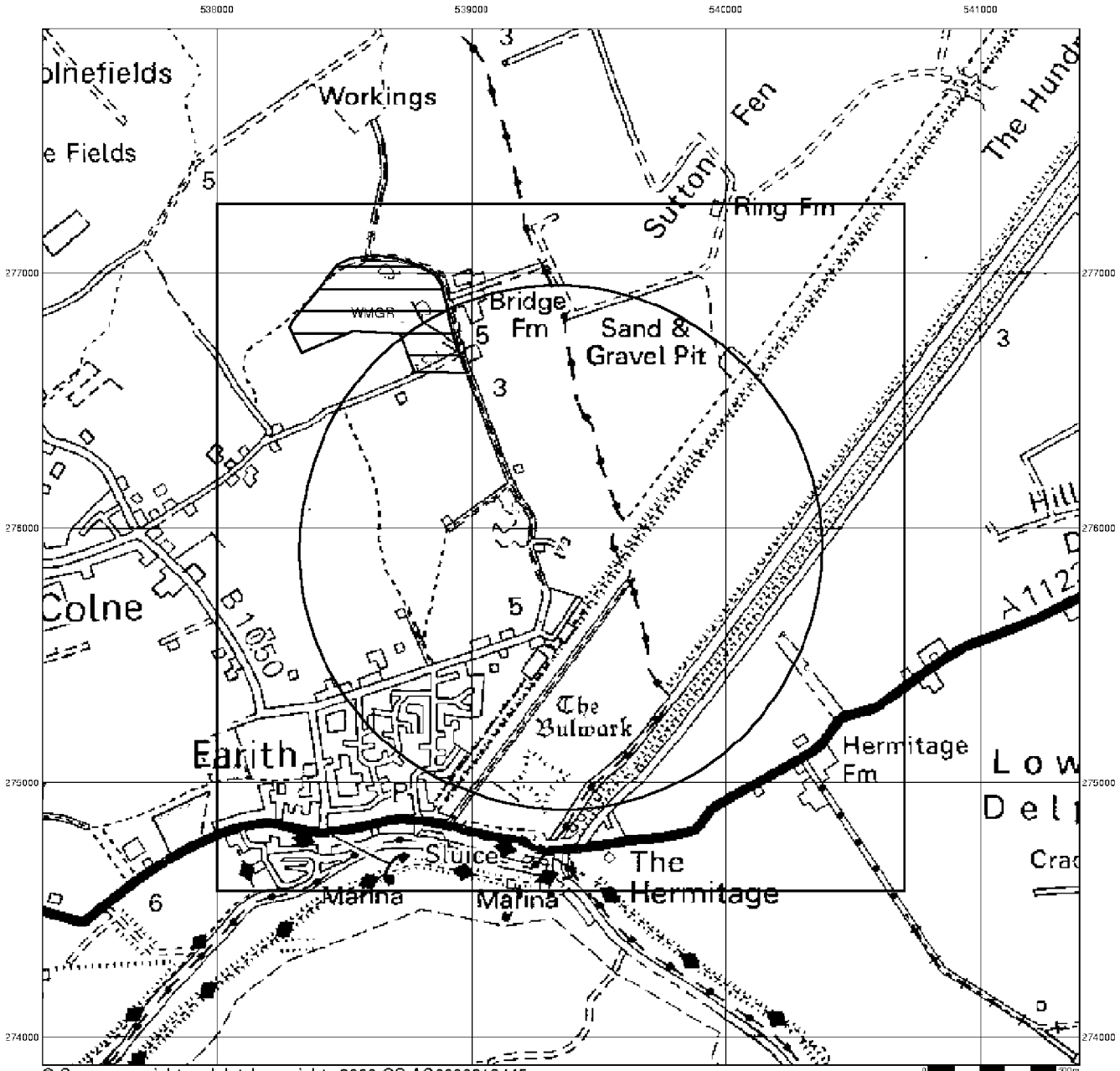

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Artificial Ground and Landslip

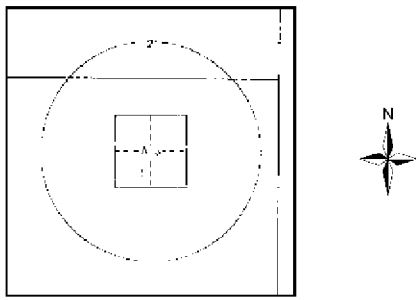
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled
- Landscaped ground - areas where the surface has been reshaped
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata. where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



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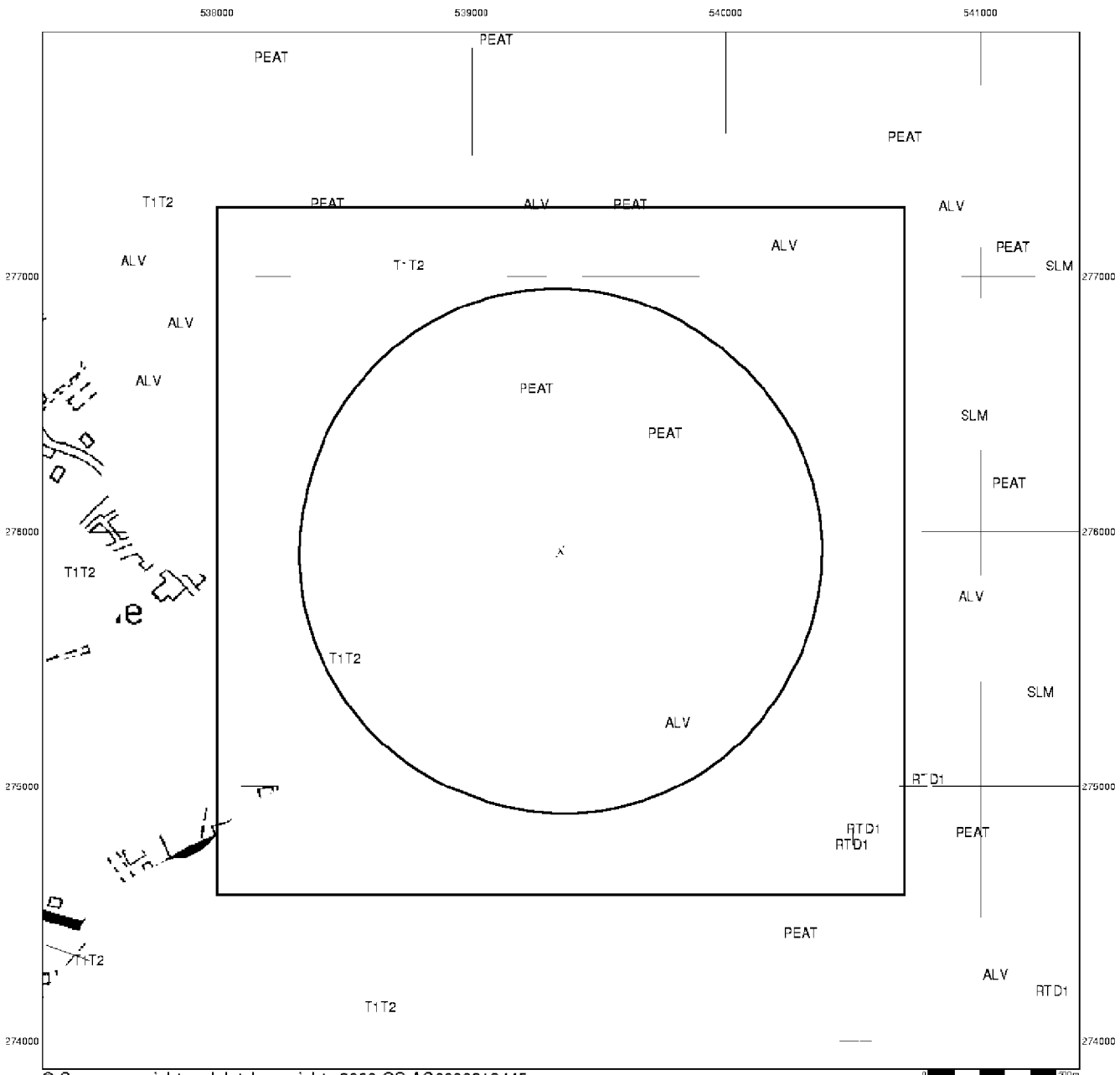

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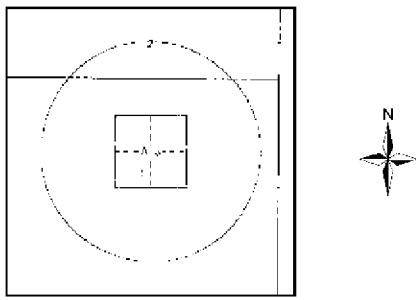
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



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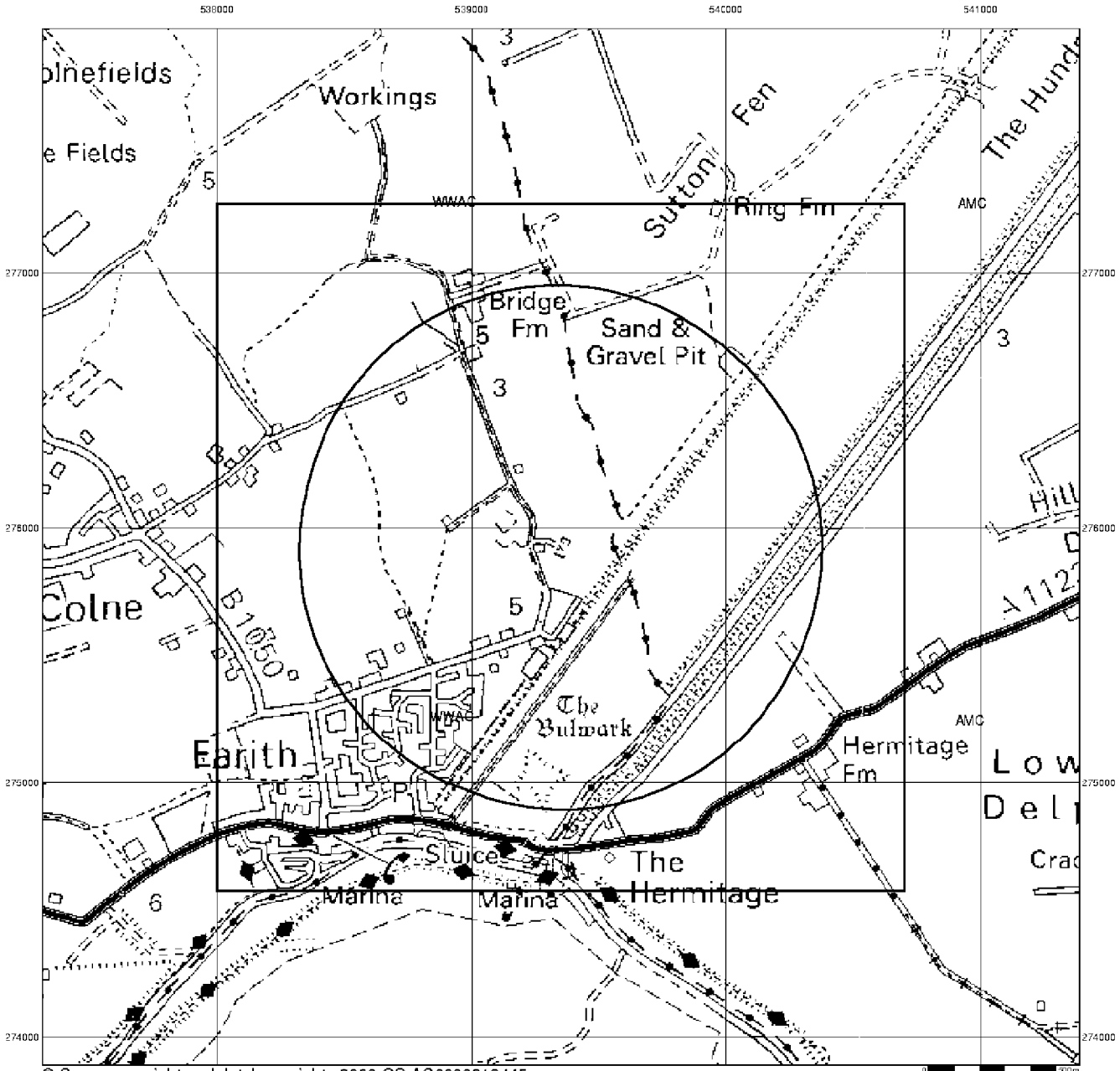

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Bedrock and Faults

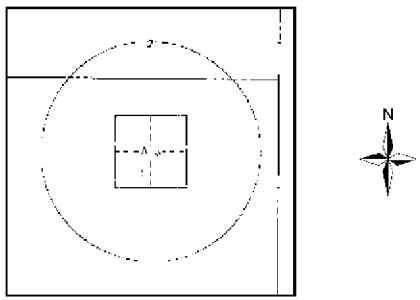
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



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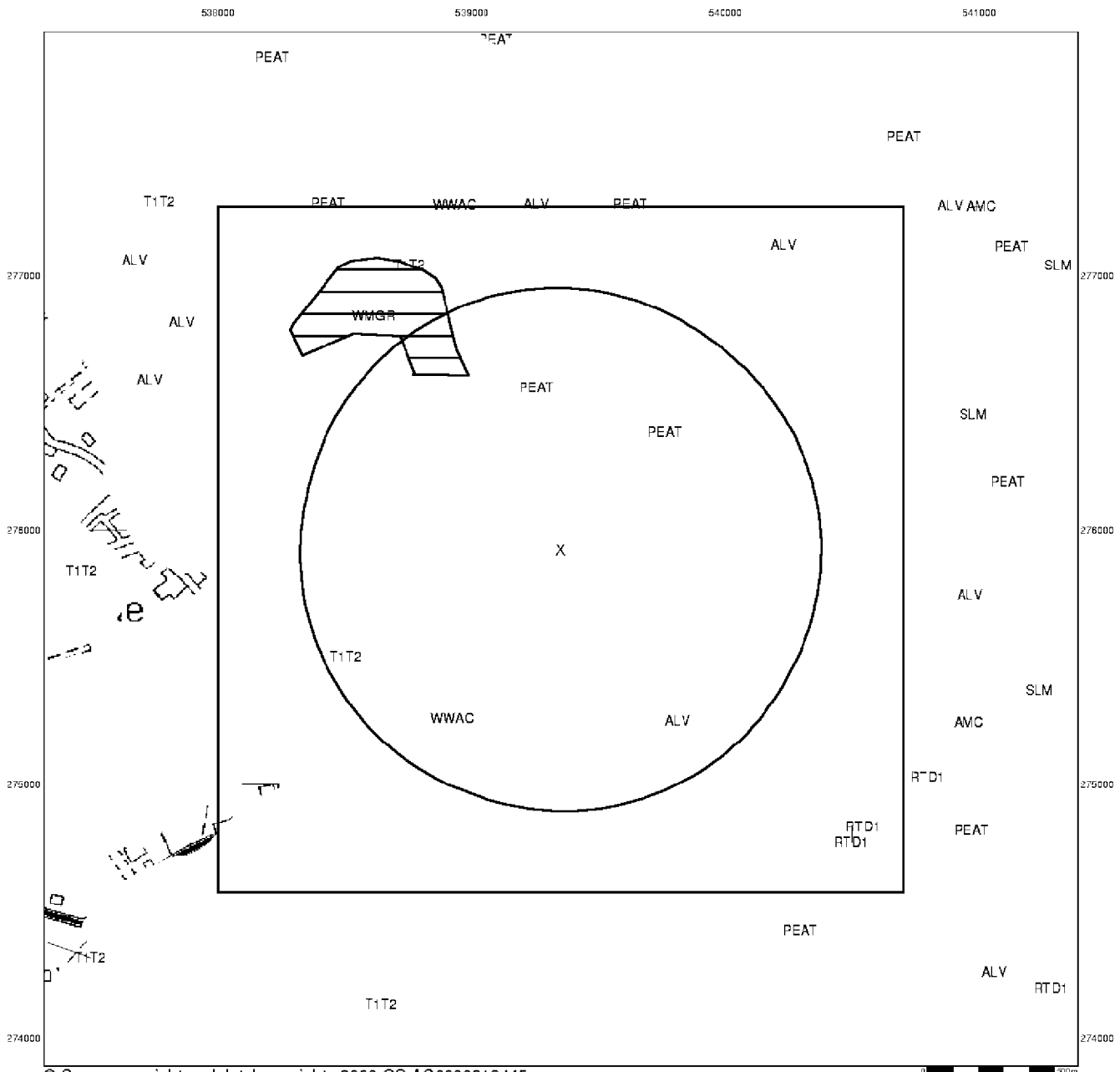

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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

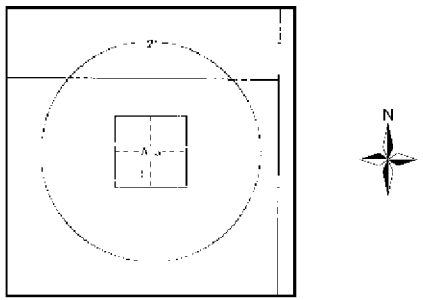
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A



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Slice:	A
Site Area (Ha):	0.14
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Site Details:

Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA

British Geological Survey

BGS ID: 539184 : BGS Reference: TL37NE21
British National Grid (27700) : 539430,275720

TL 37 NE 19

	'Clayey' sandy gravel Gravel: fine, subangular to rounded, white, brown with black flint, occasional subrounded oolitic limestone and rounded quartz Sand: medium with coarse subangular quartz with flint	2.7	5.0
	Silt, moderate yellowish brown (10YR 5/4), thixotropic	4.5	9.5
Upper Jurassic (undivided)	Clay, dark grey (N3), firm, silty	1.5+	11.0

GRADING

Mean for deposit percentages			Depth below surface (m)	Percentages						
				Fines	Sand			Gravel		
Fines	Sand	Gravel		-4	+4 -½	+½ -1	+1 -4	+4 -16	+16 -64	+64 mm
11	65	24	2.3-3.3	10	8	40	17	21	4	0
			3.3-5.0	11	9	42	14	23	1	0
			Mean	**11**	**8**	**42**	**15**	**22**	**2**	**0**

TL 37 NE 20 **3857 7539** **Earith** **Block E**

Surface level c.+8.0 m
Groundwater not encountered
November 1980

Waste 0.6 m
Bedrock 2.4 m+

LOG

Geological classification	Lithology	Thickness m	Depth m
	Topsoil	0.4	0.4
River Terrace Deposits	'Clayey' gravel Gravel: fine and coarse, subangular white and brown flint Sand: medium and coarse, subangular quartz with flint Fines: moderate yellowish brown (10YR 5/4) silt and clay	0.2	0.6
Upper Jurassic (undivided)	Clay, medium dark grey (N4), firm, silty	2.4+	3.0

TL 37 NE 21 **3943 7572** **Old Toll House, Earith** **Block D**

Surface level c.+2.0 m
Water struck at c.-1.5 m
November 1980

Overburden 3.3 m
Mineral 4.0 m
Bedrock 1.2 m+

LOG

Geological classification	Lithology	Thickness m	Depth m
	Topsoil	0.3	0.3
Alluvium	Silty clay, dusky brown (5YR 2/2), soft	0.9	1.2

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 539184 : BGS Reference: TL37NE21
British National Grid (27700) : 539430,275720

TL 37 NE 21

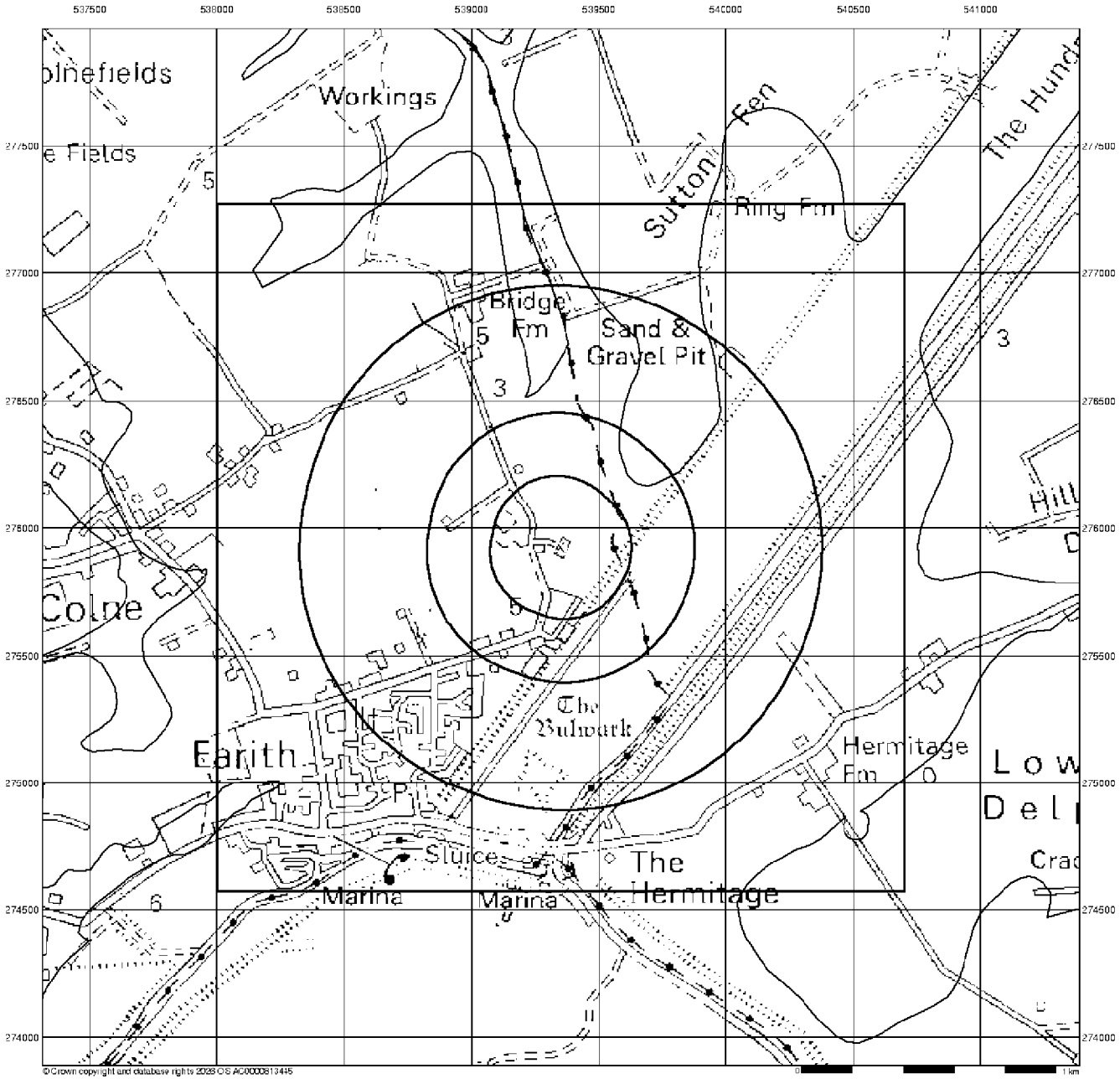
	Sandy clayey silt, pale brown (5YR 5/2) mottled; some fine subangular quartz sand scattered throughout	2.1	3.3
River Terrace Deposits	Sandy gravel Gravel: fine with some coarse, angular to rounded white and brown with some black flint, occasional rounded oolitic limestone and well rounded quartz Sand: medium with fine and coarse, subangular quartz with flint	4.0	7.3
Upper Jurassic (undivided)	Clay, dark grey (N3), firm, partly laminated	1.2+	8.5

GRADING

Mean for deposit percentages			Depth below surface (m)	Percentages							
Fines	Sand	Gravel		Fines	Sand			Gravel			
				-⅛	+⅛ -¼	+¼ -1	+1 -4	+4 -16	+16 -64	+64 mm	
3	62	35	3.3-4.3	3	3	15	21	50	8	0	
			4.3-5.7	2	5	26	28	34	5	0	
			5.7-6.7	3	22	48	10	12	5	0	
			6.7-7.3	4	18	47	13	13	5	0	
			Mean	3	11	32	18	29	6	0	

Contact BGS: ngdc@bgs.ac.uk

APPENDIX E – GROUNDWATER VULNERABILITY



Groundwater Vulnerability

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

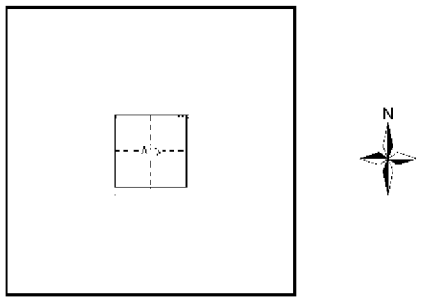
Agency and Hydrological

Bedrock Aquifers	Superficial Aquifers
High Vulnerability, Principal Aquifer	High Vulnerability, Principal Aquifer
High Vulnerability, Secondary Aquifer	High Vulnerability, Secondary Aquifer
Medium Vulnerability, Principal Aquifer	Medium Vulnerability, Principal Aquifer
Medium Vulnerability, Secondary Aquifer	Medium Vulnerability, Secondary Aquifer
Low Vulnerability, Principal Aquifer	Low Vulnerability, Principal Aquifer
Low Vulnerability, Secondary Aquifer	Low Vulnerability, Secondary Aquifer

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A



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National Grid Reference:	539350, 275920
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Site Area (Ha):	0.14
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Site Details

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Landmark
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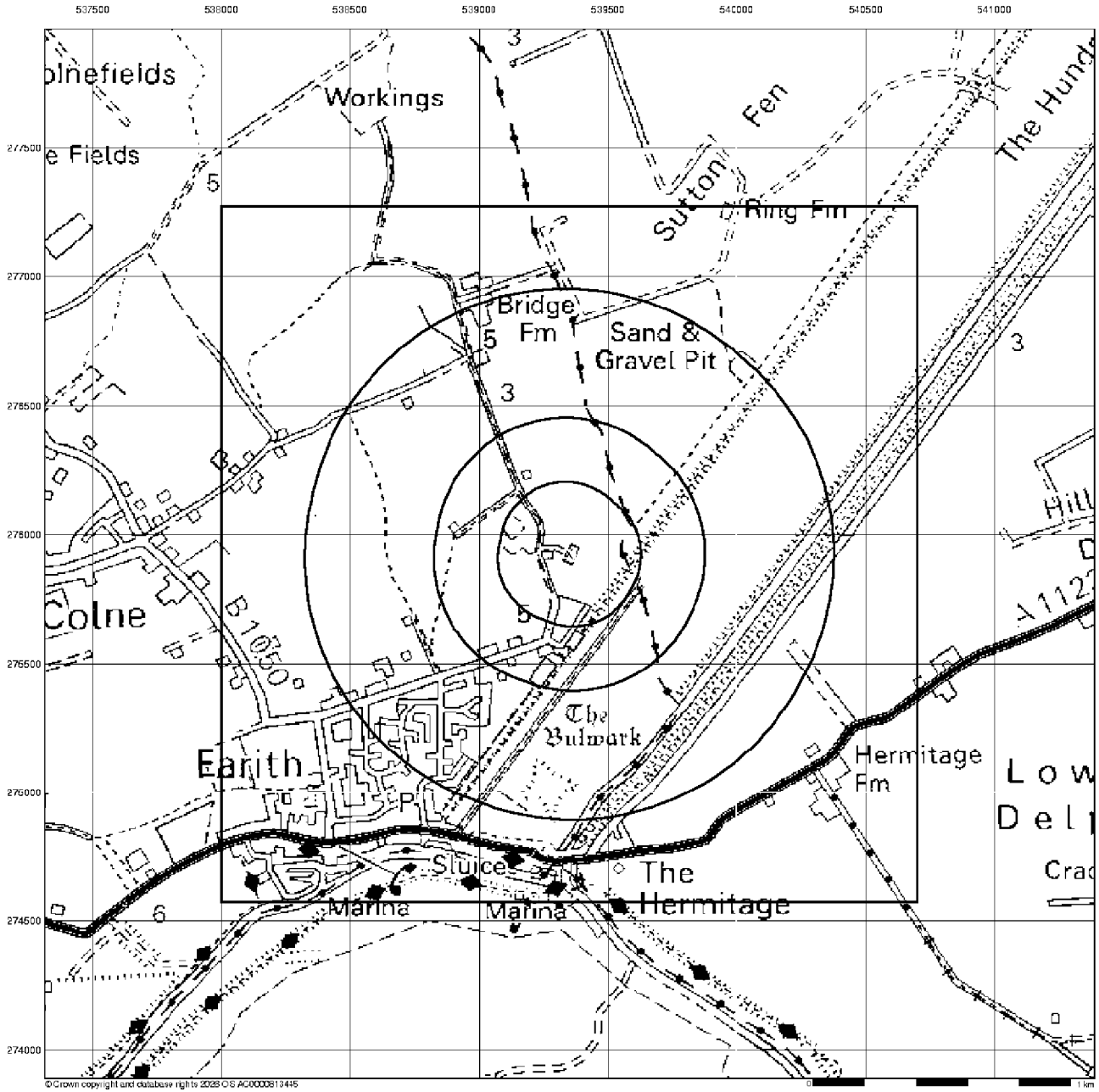


Bedrock Aquifer Designation

General

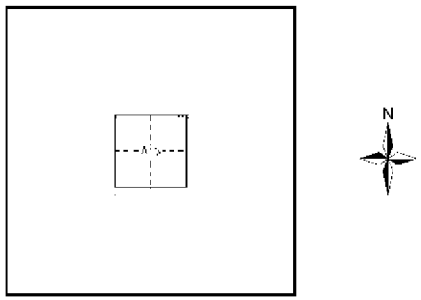
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



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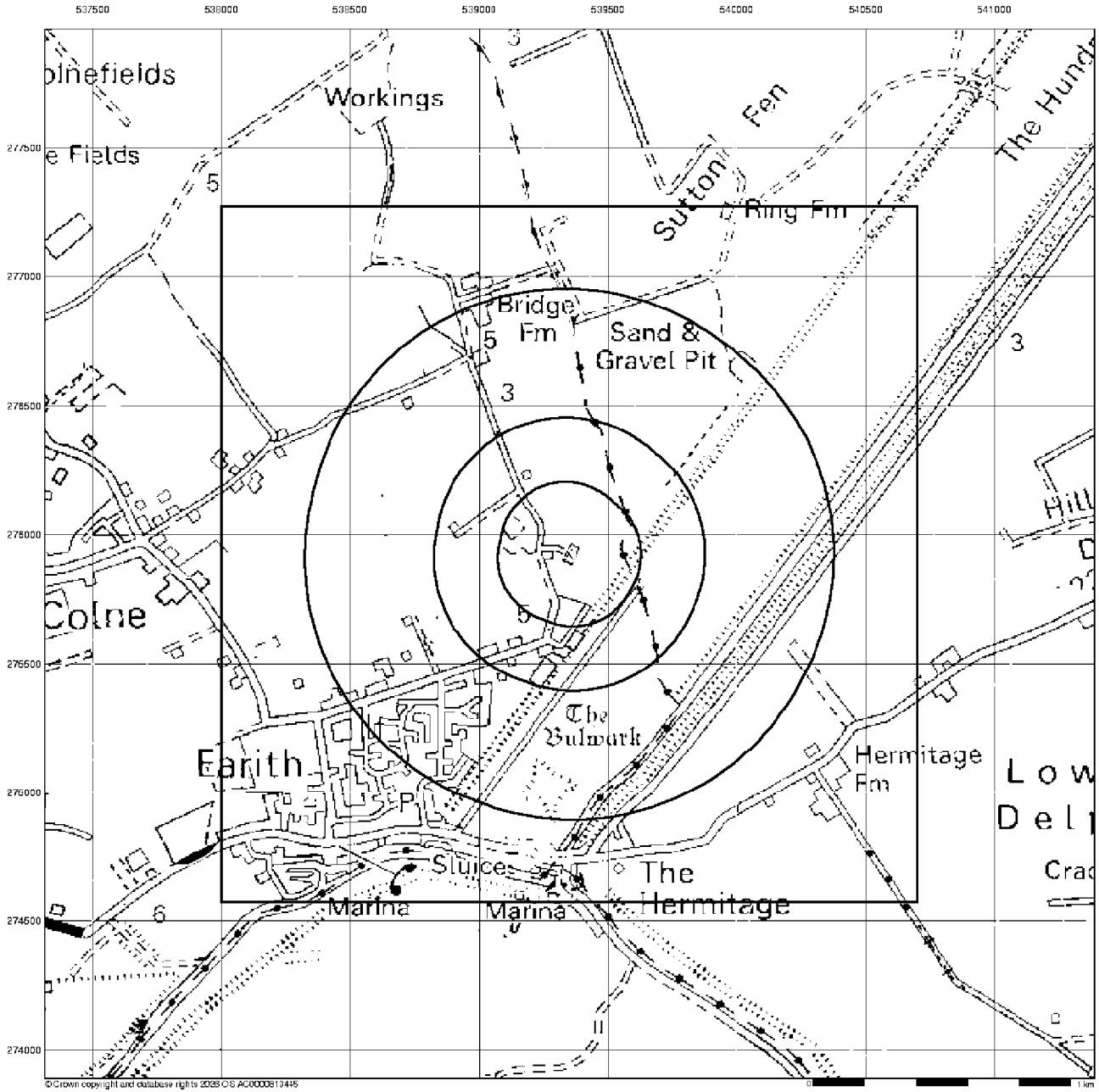


Superficial Aquifer Designation

General

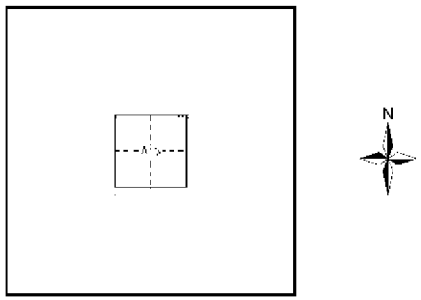
Specified Site | Specified Buffer(s) | X Bearing Reference Point | Slice | 8 Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



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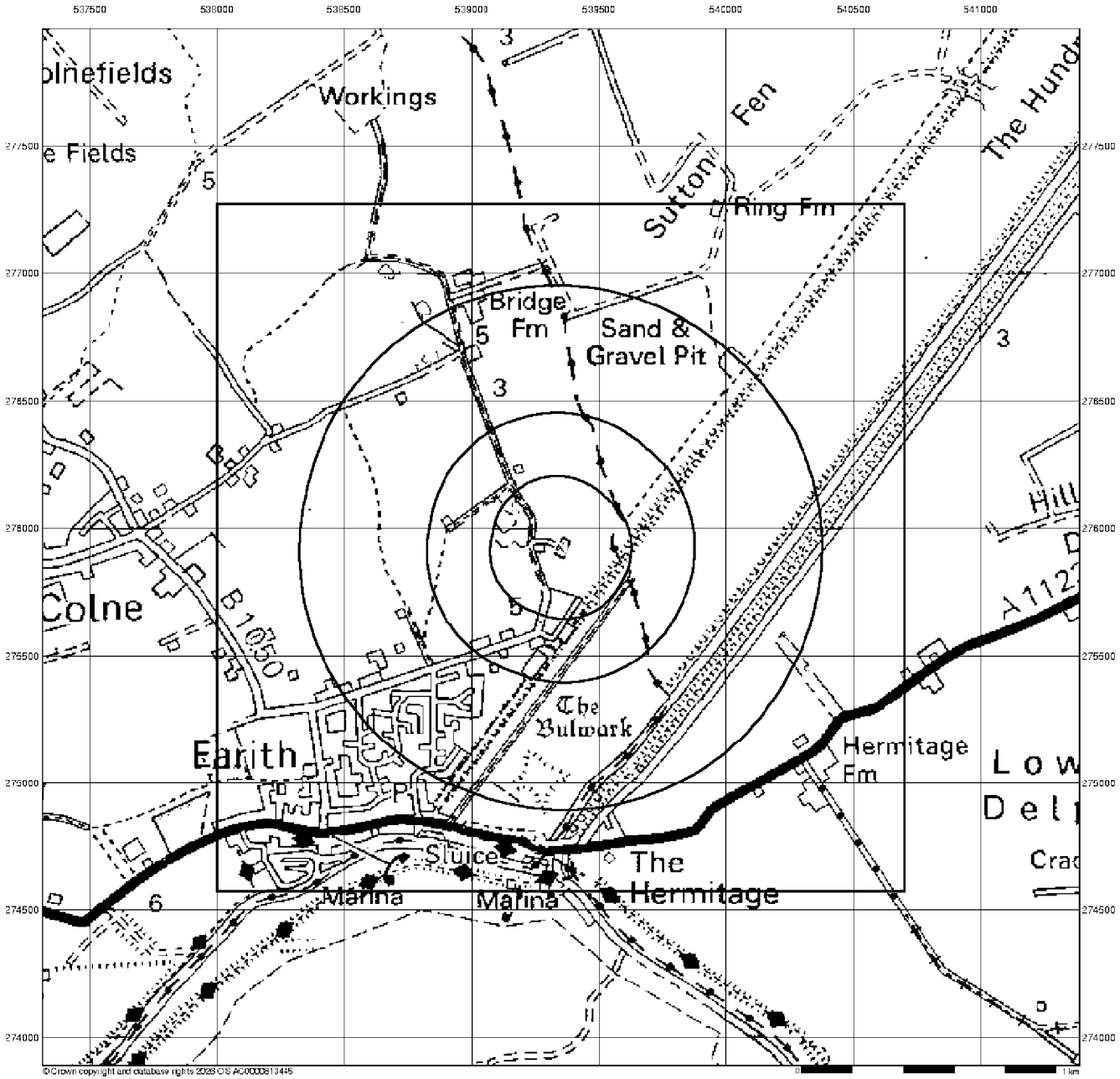


Source Protection Zones

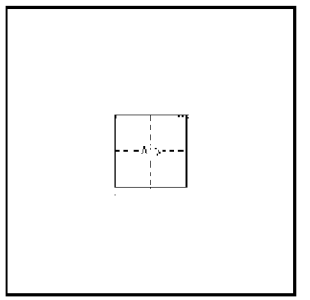
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



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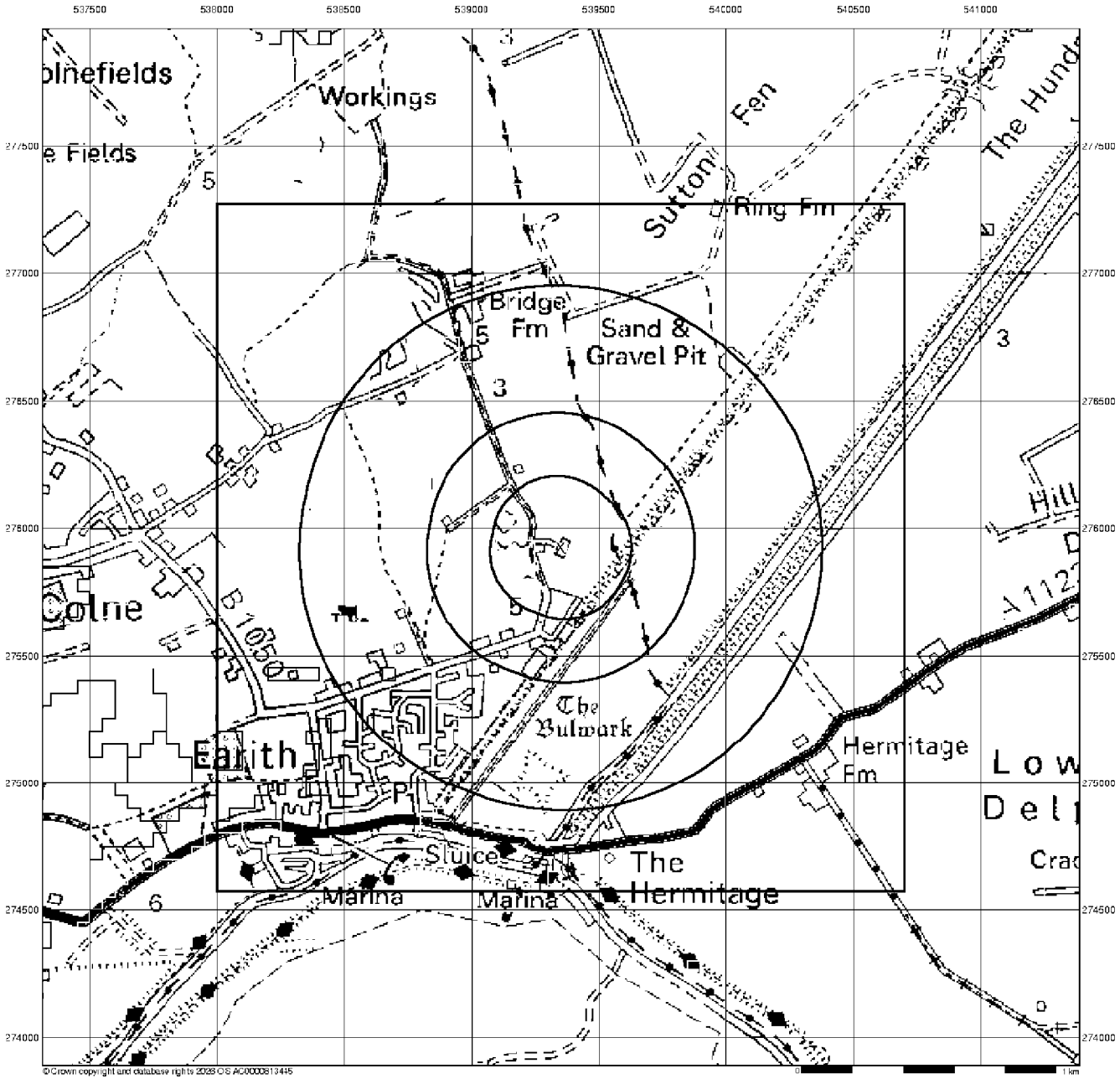


BGS Flood GFS Data

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice

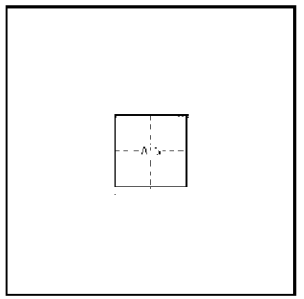
Agency and Hydrological (Flood)

Limited Potential for Groundwater Flooding to Occur

Potential for Groundwater Flooding of Property Situated Below Ground Level

Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



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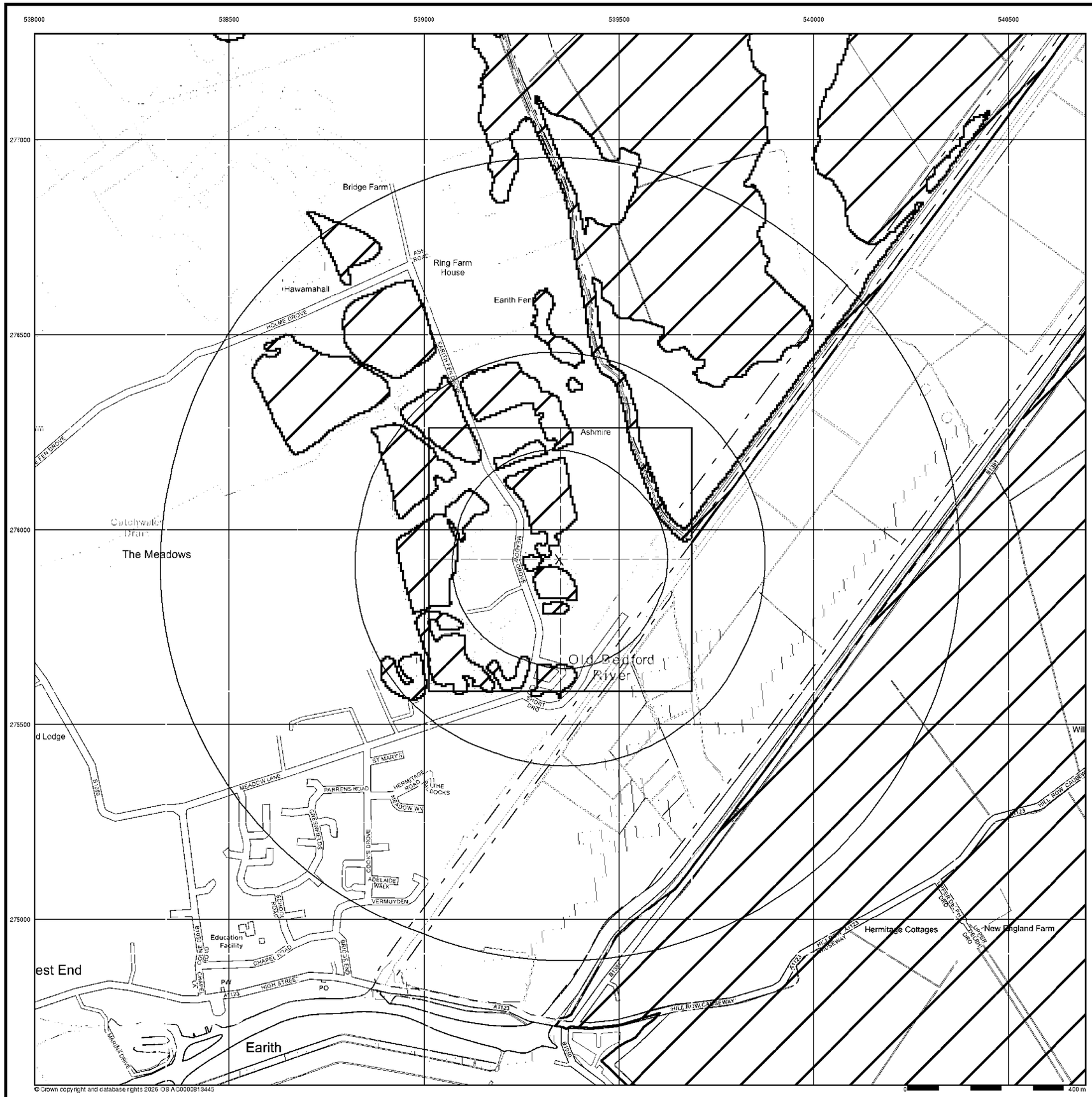


General

Specified Site

Specified Buffer(s)

X Bearing Reference Point

Agency and Hydrological (Flood)

Extreme Flooding from Rivers or Sea without Defences (Zone 2)

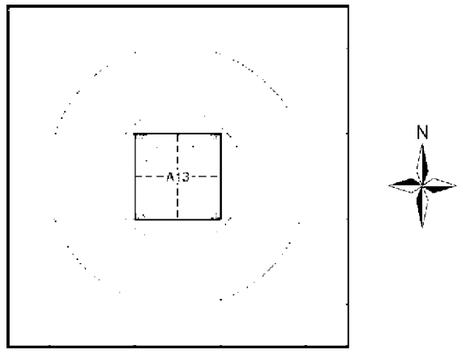
Flooding from Rivers or Sea without Defences (Zone 3)

Area Benefiting from Flood Defence

Flood Water Storage Areas

Flood Defence

Flood Map - Slice A



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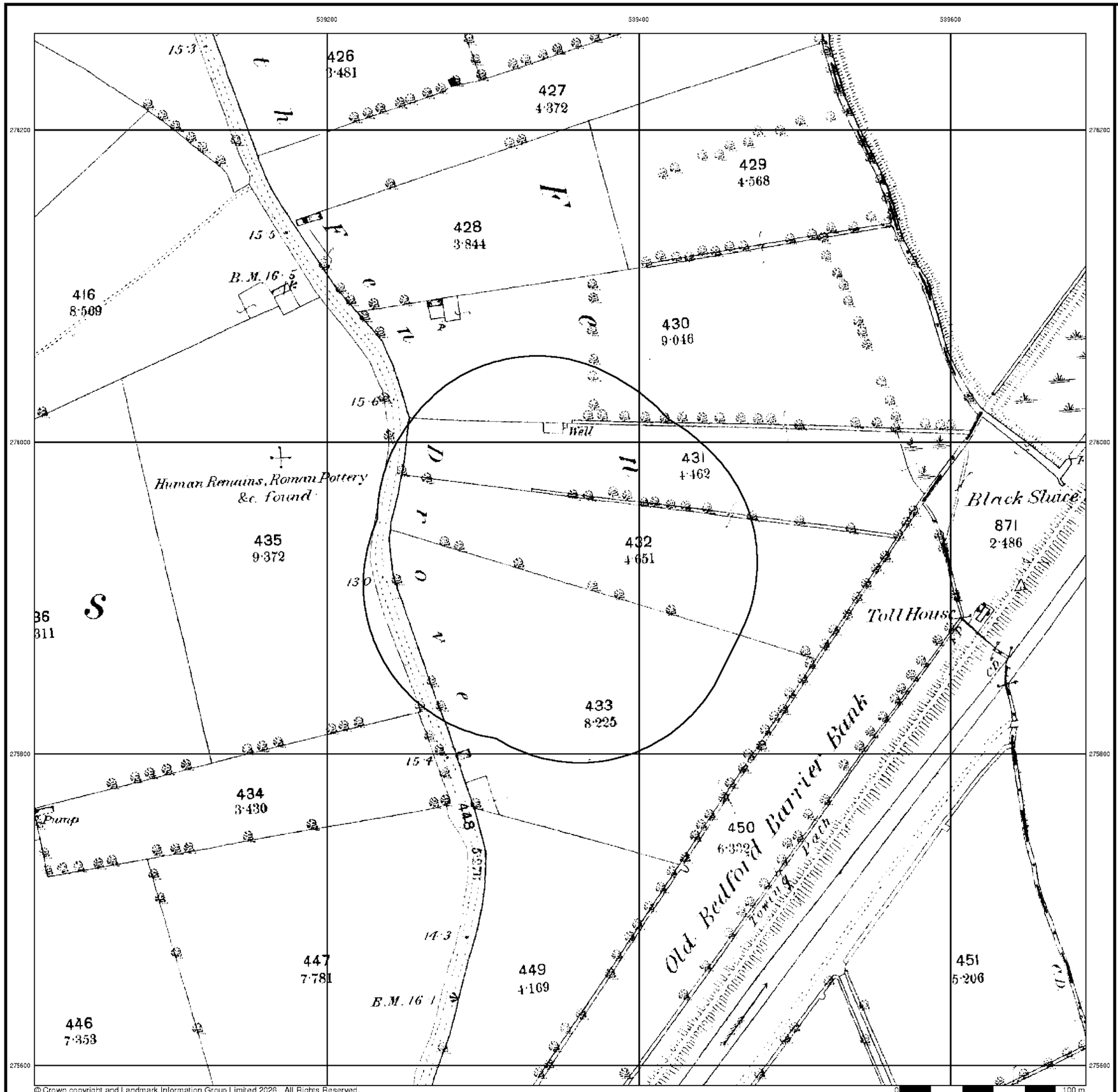
Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

APPENDIX F – A SELECTION OF HISTORIC MAPS



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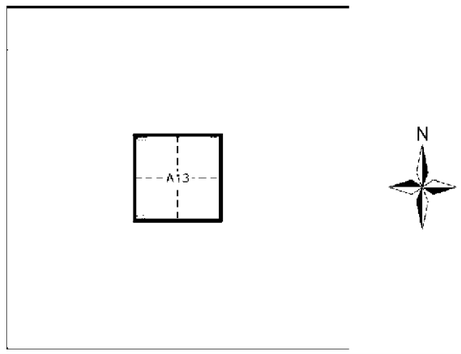
Huntingdonshire
Published 1888
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

019_08
1888
1:2,500

Historical Map - Segment A13



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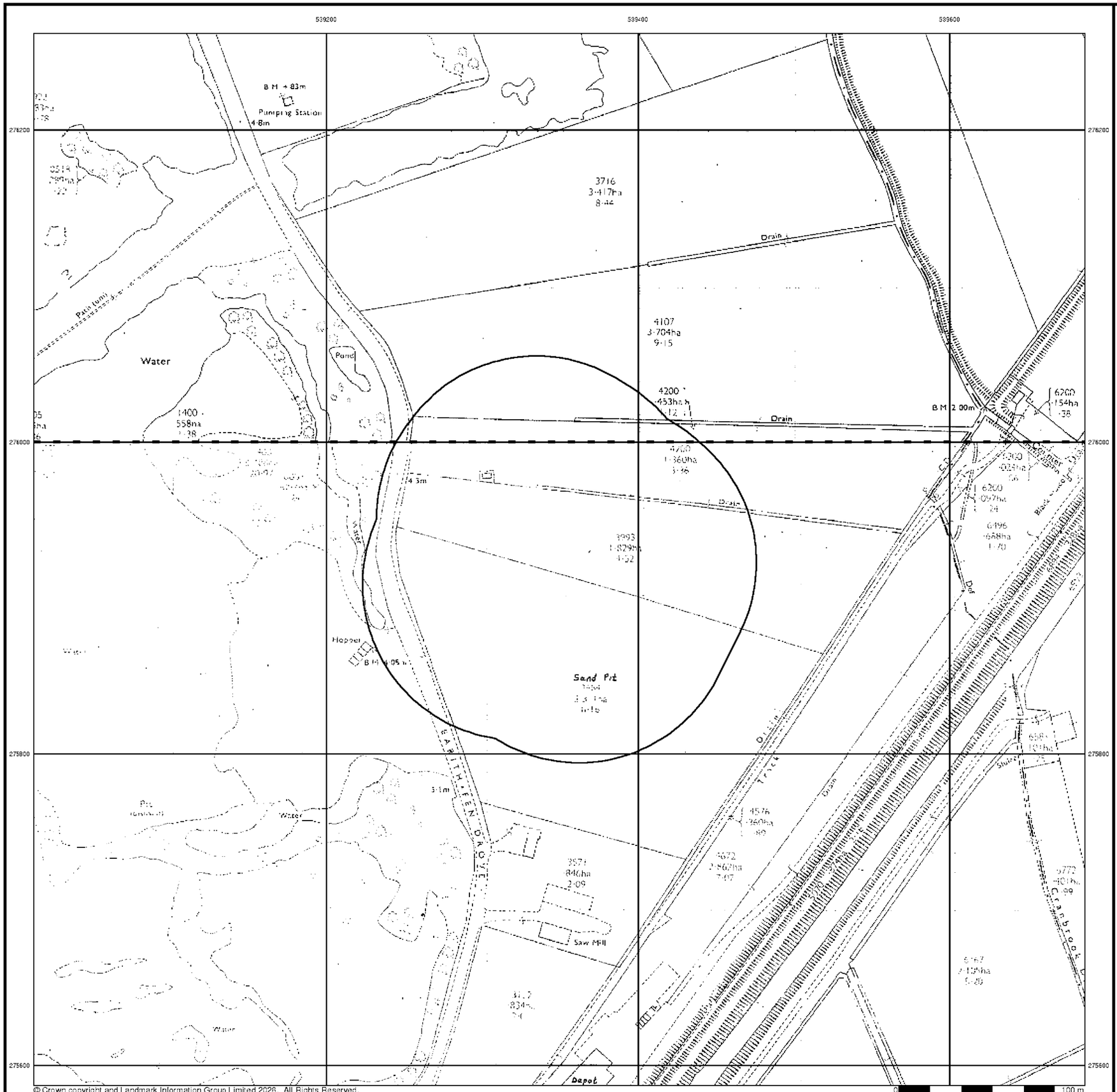

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Supply of Unpublished Survey Information

Published 1976

Source map scale - 1:2,500

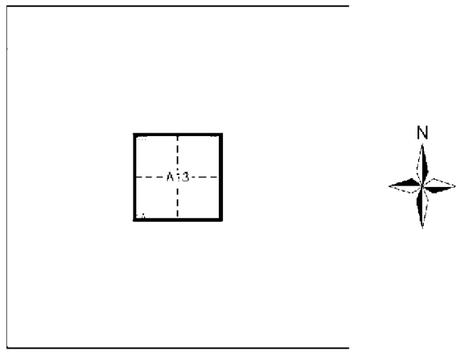
SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a `work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TL3976
1976
1:2,500

TL3975
1976
1:2,500

Historical Map - Segment A13



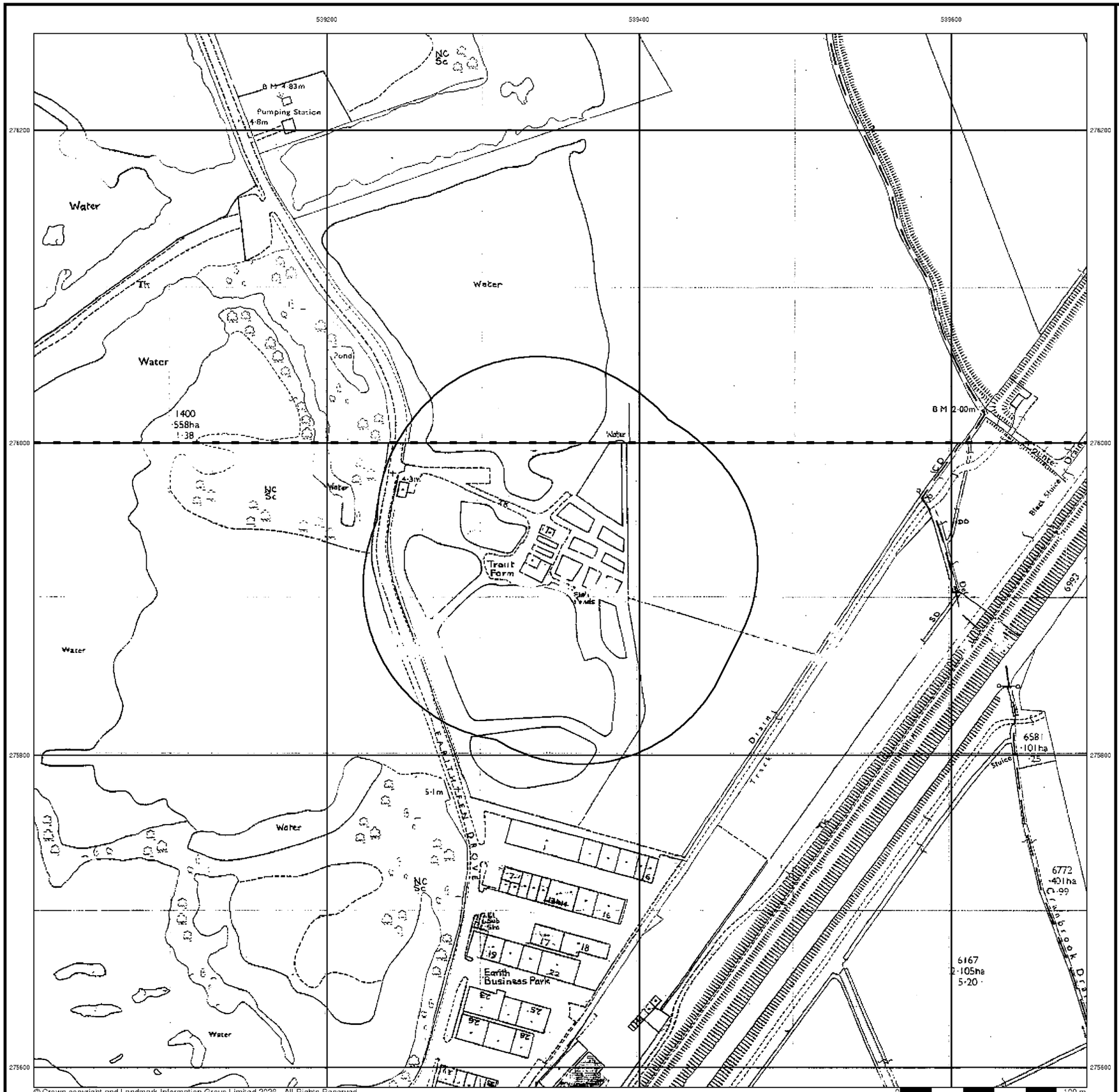
Order Details

Order Number:	404649240_1_1
Customer Ref:	UK26.7909
National Grid Reference:	539350, 275920
Slice:	A
Site Area (Ha):	0.14
Search Buffer (m):	100

Site Details

Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Additional SIMs
Published 1990
Source map scale - 1:2,500

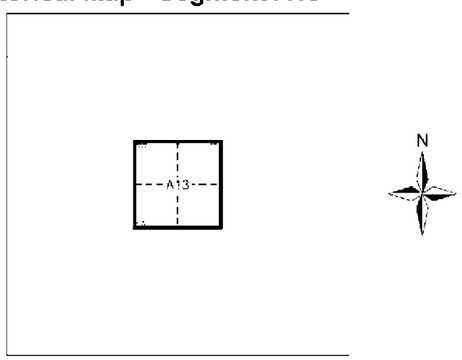
The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TL3976
1990
1:2,500

TL3975
1990
1:2,500

Historical Map - Segment A13



Order Details

Order Number:	404649240_1_1
Customer Ref:	UK26.7909
National Grid Reference:	539350, 275920
Slice:	A
Site Area (Ha):	0.14
Search Buffer (m):	100

Site Details

Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA

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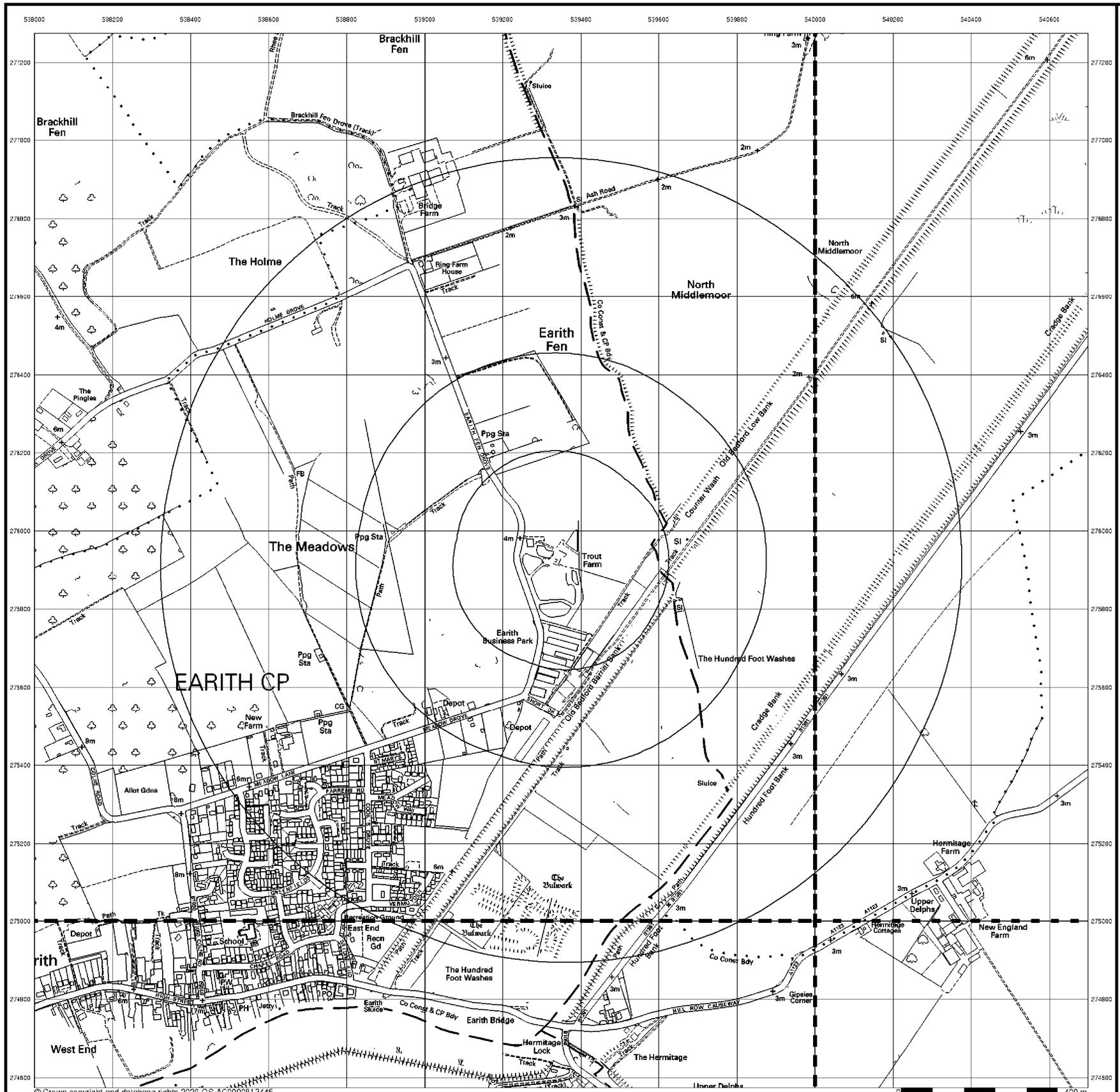


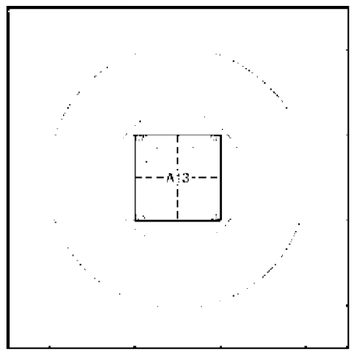
10k Raster Mapping
Published 2000
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TL37NE 2000 1:10,000	TL47NW 2000 1:10,000
TL37SE 2000 1:10,000	TL47SW 2000 1:10,000

Historical Map - Slice A



Order Details

Order Number:	404649240_1_1
Customer Ref:	UK26.7909
National Grid Reference:	539350, 275920
Slice:	A
Site Area (Ha):	0.14
Search Buffer (m):	1000

Site Details

Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA

Landmark INFORMATION GROUP
Tel: 0844 844 9952
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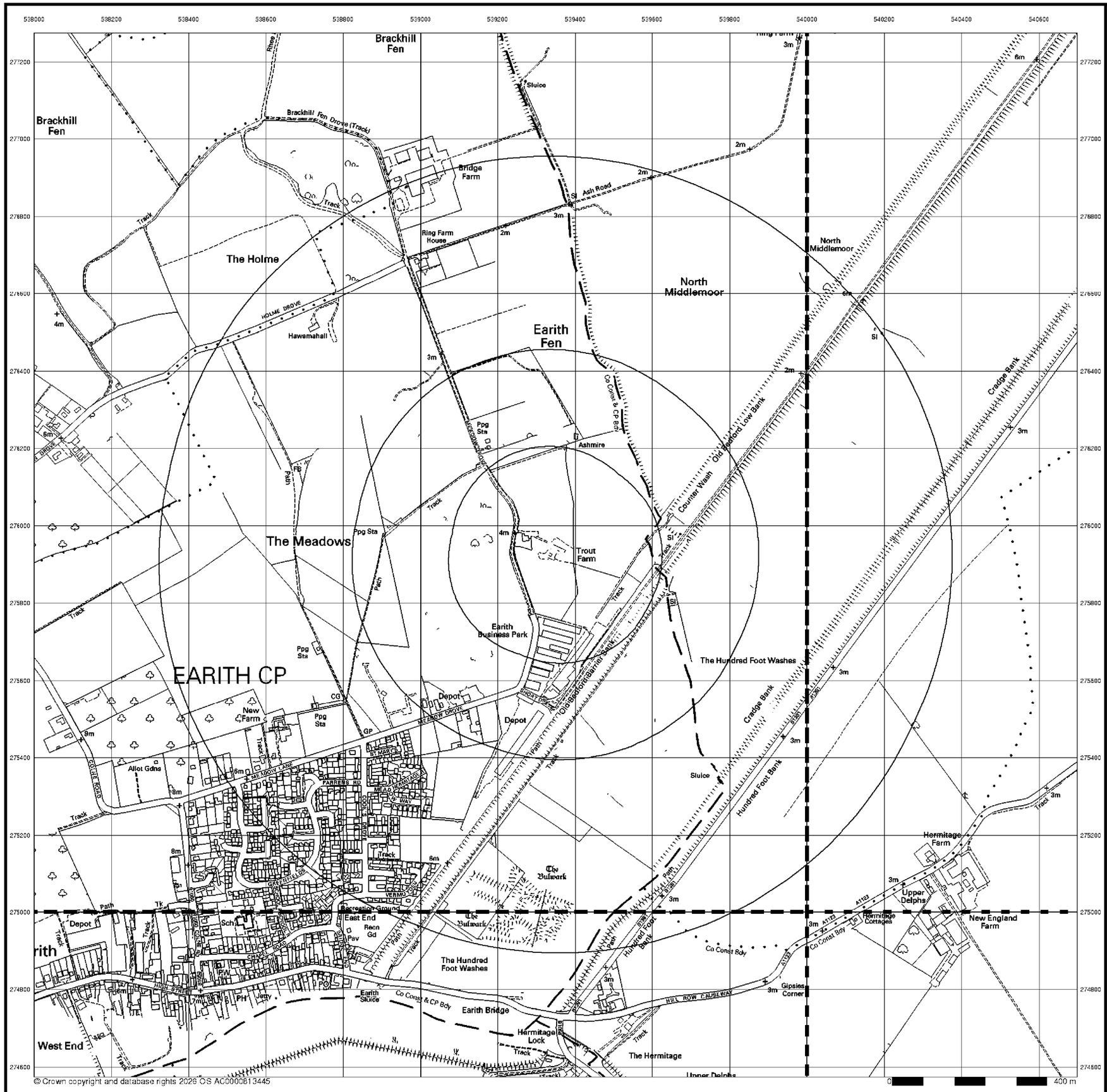
Web: www.envirocheck.co.uk



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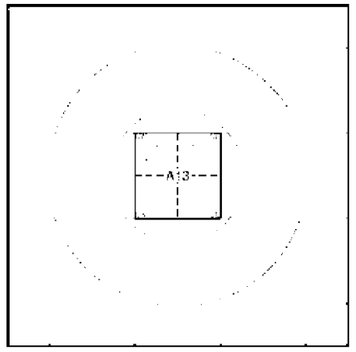
10k Raster Mapping
Published 2006
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TL37NE 2006 1:10,000	TL47NW 2006 1:10,000
TL37SE 2006 1:10,000	TL47SW 2006 1:10,000

Historical Map - Slice A



Order Details

Order Number:	404649240_1_1
Customer Ref:	UK26.7909
National Grid Reference:	539350, 275920
Slice:	A
Site Area (Ha):	0.14
Search Buffer (m):	1000

Site Details

Fenland Fisheries, Meadow Drove, Earith, Huntingdon, PE28 3SA

Landmark INFORMATION GROUP
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APPENDIX G – SITE SPECIFIC BOREHOLE LOGS

Dynamic (Windowless) Sampler

WS01
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale
WLS	539338.00	275920.00		1:20

Project Name	Project No.	Start Date	End Date
Fenland Fisheries, Meadow Drove, Earith	UK26.7909	2026-05-23	2026-05-23

Client
Fenland Fisheries

Consultant
EPS Ltd

Contractor

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Level (m)	Depth (thickness) (m)	Strata: Legend	Description
						(0.30) 0.30		MADE GROUND: Dark brown to grey, gravelly, clayey sand, with fine to coarse, subangular to subrounded chert and brick
	▼					(0.18) 0.48		MADE GROUND: Orangish yellow, gravelly, sand with fine to medium, subangular to subrounded chert and brick
		0.50-0.70	ES 1			(0.39) 0.87		MADE GROUND: Dark grey, sandy, gravelly, clay with large brick fragments and black decaying vegetation with organic odour.
						(0.86) 1.73		Brown, gravelly, very sandy, silty, CLAY with fine to medium, subangular to angular chert. [Alluvium]
	▽					(2.07) 3.80		Olive brown, gravelly, sandy, CLAY becoming clayey gravel. [Alluvium]
						(0.20) 4.00		Dark grey CLAY [West Walton & Ampthill Clay Formation (undifferentiated)]
								End of Borehole at 4.00m

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0

Remarks
Evidence of black staining at 0.8m with organic odour, groundwater strike at ~2.0m with resting levels at 0.43m

Method, Plant, Stability, Dimensions — **Logger**
0.00 - 4.00m WLS

Status: FINAL

Created using Pebble Geo

Dynamic (Windowless) Sampler

WS02
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale
WLS	539348.00	275930.00		1:20

Project Name	Project No.	Start Date	End Date
Fenland Fisheries, Meadow Drove, Earith	UK26.7909	2026-05-23	2026-05-23

Client
Fenland Fisheries

Consultant
EPS Ltd

Contractor

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Level (m)	Depth (thickness) (m)	Strata: Legend	Description
		0.30-0.50	ES 1			(0.60)		MADE GROUND: Yellowish brown, clayey, sandy gravel of fine to coarse, subangular to subrounded chert and brick.
						0.60		Dark grey, slightly gravelly, sandy, CLAY with fine to medium, subangular to subrounded, chert. [Alluvium]
						(0.40)		
						1.00		Olive brown, gravelly SAND with fine to coarse, subrounded to subangular chert. [Alluvium]
						(0.10)		
						1.10		Dark brown to grey, clayey SAND [Alluvium]
						(0.90)		
								Refusal @ 2.0m (1.90 - 2.00m)
						2.00		*End of Borehole at 2.00m*

Remarks
No physical evidence of contamination, groundwater strike at ~1.5m with resting levels at 0.76m

Method, Plant, Stability, Dimensions — **Logger**
0.00 - 2.00m WLS

Status: FINAL

Created using Pebble Geo

Dynamic (Windowless) Sampler

WS03
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale
WLS	539347.00	275940.00		1:20

Project Name	Project No.	Start Date	End Date
Fenland Fisheries, Meadow Drove, Earith	UK26.7909	2026-05-23	2026-05-23

Client
Fenland Fisheries

Consultant
EPS Ltd

Contractor

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Level (m)	Depth (thickness) (m)	Strata: Legend	Description
		0.10-0.30	ES 1			(0.72)		MADE GROUND: Yellowish brown, gravelly, sandy CLAY, with fine to coarse, subangular to angular, chert and brick
	▼	0.70-0.90	ES 2			0.72		Dark grey, gravelly, sandy, CLAY with fine to coarse, subangular to angular chert [Alluvium]
						(0.48)		
						1.20		Yellowish brown , gravelly, SAND becoming sandy gravel, with fine to coarse, subrounded to subangular chert, and black staining with hydrocarbon odour [Alluvium]
	▽					(0.90)		
						2.10		Blueish grey, gravelly, slightly sandy, CLAY, with fine to medium, subrounded to rounded chalk and subrounded to angular chert. [Alluvium]
						(0.75)		
						2.85		Yellowish brown, sandy GRAVEL with fine to medium, subrounded to angular chalk and chert [Alluvium]
						(0.61)		
						3.46		Dark grey CLAY [West Walton & Ampthill Clay Formation (undifferentiated)]
						(0.54)		
						4.00		*End of Borehole at 4.00m*

Remarks
Evidence of black staining at 1.2m with hydrocarbon odour, groundwater strike at ~2.0m with resting levels at 0.65m

Method, Plant, Stability, Dimensions — **Logger**
0.00 - 4.00m WLS

Status: FINAL

Created using Pebble Geo

Dynamic (Windowless) Sampler

WS04
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale
WLS	539369.00	275926.00		1:20

Project Name	Project No.	Start Date	End Date
Fenland Fisheries, Meadow Drove, Earith	UK26.7909	2026-05-23	2026-05-23

Client
Fenland Fisheries

Consultant
EPS Ltd

Contractor

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Level (m)	Depth (thickness) (m)	Strata: Legend	Description
						(0.40)		MADE GROUND: Brown, sandy gravel with fine to coarse, subrounded to subangular chert, brick and concrete
						0.40 (0.06)		Angular concrete fragments
		0.50-0.70	ES 1			0.46 (0.38)		Dark grey, slightly gravelly, slightly sandy, silty, CLAY with fine to medium, subrounded to angular chert and black staining with hydrocarbon odour. [Alluvium]
						0.84 (1.16)		Dark brown, slightly gravelly, slightly clayey SAND, with fine to medium, subrounded chert and chalk. [Alluvium]
						2.00		*Refusal @ 2.0m (1.90 - 2.00m)*
								End of Borehole at 2.00m

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0

Remarks
Evidence of black staining at 0.5m with hydrocarbon odour, groundwater strike at ~1.5m with resting levels at 0.78m

Method, Plant, Stability, Dimensions — **Logger**
0.00 - 2.00m WLS

Status: FINAL

Created using Pebble Geo

Dynamic (Windowless) Sampler

WS05
Sheet 1 of 1

Hole Type	Easting	Northing	Ground Level (m)	Scale
WLS	539370.00	275916.00		1:20

Project Name	Project No.	Start Date	End Date
Fenland Fisheries, Meadow Drove, Earith	UK26.7909	2026-05-23	2026-05-23

Client
Fenland Fisheries

Consultant
EPS Ltd

Contractor

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Level (m)	Depth (thickness) (m)	Strata: Legend	Description
		0.10-0.30	ES 1			(0.47) 0.47		MADE GROUND: Orangish brown, sandy, gravel, with fine to coarse, subrounded to subangular chert, brick, concrete.
						(0.73) 1.20		Dark grey to brown slightly gravelly, sandy CLAY with fine to medium, subangular to subrounded chalk and chert [Alluvium]
						(0.55) 1.75		Dark grey, sandy CLAY with decayed vegetation and organic odour. [Alluvium]
						(1.15) 2.90		Dark brown to grey, sandy CLAY [Alluvium]
						(0.72) 3.62		Pale olive brown SAND [Alluvium]
						(0.38) 4.00		Olive brown, gravelly, sandy CLAY with fine to coarse, subrounded to subangular chert. [Alluvium]
								End of Borehole at 4.00m

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0

Remarks
No physical evidence of contamination, groundwater strike at ~3.0m with resting levels at 1.10m

Method, Plant, Stability, Dimensions — **Logger**
0.00 - 4.00m WLS

Status: FINAL

Created using Pebble Geo

APPENDIX H – LABORATORY RESULTS (ENVIRONMENTAL)

Element Materials Technology
Unit 3 Deeside Point
Zone 3
Deeside Industrial Park
Deeside
CH5 2UA

P: +44 (0) 1244 833780
F: +44 (0) 1244 833781
W: www.element.com

EPS Ltd
7B Caxton House
Broad Street
Cambourne
Cambridgeshire
United Kingdom
CB23 6JN

Attention :	Orla Baker
Date :	9th July, 2026
Your reference :	UK26.7909
Our reference :	Test Report 26/10093 Batch 1
Location :	Fenland Fisheries Meadow Drove
Date samples received :	26th June, 2026
Status :	Final Report
Issue :	202607091117

Six samples were received for analysis on 26th June, 2026 of which six were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.
All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 19.331 kg of CO2

Scope 1&2&3 emissions - 45.684 kg of CO2

Authorised By:

Bruce Leslie
Project Manager

Please include all sections of this report if it is reproduced

Element Materials Technology

Client Name: EPS Ltd
Reference: UK26.7909
Location: Fenland Fisheries Meadow Drove
Contact: Orla Baker
EMT Job No: 26/10093

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-4	5-8	9-12	13-16	17-20	21-24					LOD/LOR	Units	Method No.
Sample ID	WS01	WS02	WS03 ES1	WS03 ES2	WS04	WS05							
Depth	0.50-0.70	0.30-0.50	0.10-0.30	0.70-0.90	0.50-0.70	0.10-0.30							
COC No / misc													
Containers	V J T	V J T	V J T	V J T	V J T	V J T							
Sample Date	23/06/2026	23/06/2026	23/06/2026	23/06/2026	23/06/2026	23/06/2026							
Sample Type	Clay	Clay	Sandy Clay	Clay	Clay	Clayey Sand							
Batch Number	1	1	1	1	1	1							
Date of Receipt	26/06/2026	26/06/2026	26/06/2026	26/06/2026	26/06/2026	26/06/2026							
Arsenic #M	12.3	9.7	9.5	-	14.7	4.6					<0.5	mg/kg	TM30/PM15
Cadmium #M	<0.3	<0.3	<0.3	-	0.3	<0.3					<0.3	mg/kg	TM30/PM15
Chromium #M	74.4	67.6	53.7	-	61.4	64.8					<0.5	mg/kg	TM30/PM15
Copper #M	21	9	7	-	18	10					<1	mg/kg	TM30/PM15
Lead #M	14	7	7	-	17	12					<5	mg/kg	TM30/PM15
Mercury #M	<0.1	<0.1	<0.1	-	<0.1	<0.1					<0.1	mg/kg	TM30/PM15
Nickel #M	20.6	17.6	13.3	-	25.7	14.2					<0.7	mg/kg	TM30/PM15
Selenium #M	<1	<1	<1	-	1	<1					<1	mg/kg	TM30/PM15
Total Sulphate as SO4 #M	1398	263	272	-	1452	646					<50	mg/kg	TM50/PM29
Zinc #M	71	77	30	-	88	42					<5	mg/kg	TM30/PM15
PAH MS													
Naphthalene #M	<0.04	<0.04	<0.04	-	<0.04	<0.04					<0.04	mg/kg	TM4/PM8
Acenaphthylene	<0.03	<0.03	<0.03	-	<0.03	<0.03					<0.03	mg/kg	TM4/PM8
Acenaphthene #M	<0.05	<0.05	<0.05	-	<0.05	<0.05					<0.05	mg/kg	TM4/PM8
Fluorene #M	<0.04	<0.04	<0.04	-	0.08	<0.04					<0.04	mg/kg	TM4/PM8
Phenanthrene #M	<0.03	<0.03	<0.03	-	<0.03	0.10					<0.03	mg/kg	TM4/PM8
Anthracene #	<0.04	<0.04	<0.04	-	<0.04	<0.04					<0.04	mg/kg	TM4/PM8
Fluoranthene #M	<0.03	<0.03	<0.03	-	0.16	0.20					<0.03	mg/kg	TM4/PM8
Pyrene #	<0.03	<0.03	<0.03	-	0.24	0.18					<0.03	mg/kg	TM4/PM8
Benzo(a)anthracene #	<0.06	<0.06	<0.06	-	0.09	0.12					<0.06	mg/kg	TM4/PM8
Chrysene #M	<0.02	<0.02	<0.02	-	0.12	0.12					<0.02	mg/kg	TM4/PM8
Benzo(bk)fluoranthene #M	<0.07	<0.07	<0.07	-	0.15	0.21					<0.07	mg/kg	TM4/PM8
Benzo(a)pyrene #	<0.04	<0.04	<0.04	-	0.08	0.12					<0.04	mg/kg	TM4/PM8
Indeno(123cd)pyrene #M	<0.04	<0.04	<0.04	-	0.05	0.10					<0.04	mg/kg	TM4/PM8
Dibenzo(ah)anthracene #	<0.04	<0.04	<0.04	-	<0.04	<0.04					<0.04	mg/kg	TM4/PM8
Benzo(ghi)perylene #	<0.04	<0.04	<0.04	-	0.05	0.11					<0.04	mg/kg	TM4/PM8
PAH 16 Total	<0.6	<0.6	<0.6	-	1.0	1.3					<0.6	mg/kg	TM4/PM8
Benzo(b)fluoranthene	<0.05	<0.05	<0.05	-	0.11	0.15					<0.05	mg/kg	TM4/PM8
Benzo(k)fluoranthene	<0.02	<0.02	<0.02	-	0.04	0.06					<0.02	mg/kg	TM4/PM8
PAH Surrogate % Recovery	114	106	111	-	111	106					<0	%	TM4/PM8
TPH CWG													
Aliphatics													
>C5-C6 (HS_1D_AL) #M	-	-	<0.1	<0.1	<0.1	-					<0.1	mg/kg	TM36/PM12
>C6-C8 (HS_1D_AL) #M	-	-	<0.1	<0.1	<0.1	-					<0.1	mg/kg	TM36/PM12
>C8-C10 (HS_1D_AL) #M	-	-	<0.1	0.2	0.3	-					<0.1	mg/kg	TM36/PM12
>C10-C12 (EH_CU_1D_AL) #M	-	-	<0.2	87.7	41.7	-					<0.2	mg/kg	TM5/PM8/PM16
>C12-C16 (EH_CU_1D_AL) #M	-	-	<4	380	189	-					<4	mg/kg	TM5/PM8/PM16
>C16-C21 (EH_CU_1D_AL) #M	-	-	<7	487	327	-					<7	mg/kg	TM5/PM8/PM16
>C21-C35 (EH_CU_1D_AL) #M	-	-	<7	172	184	-					<7	mg/kg	TM5/PM8/PM16
>C35-C40 (EH_CU_1D_AL)	-	-	<7	<7	<7	-					<7	mg/kg	TM5/PM8/PM16
Total aliphatics C5-40 (EH_CU+HS_1D_AL)	-	-	<26	1107	742	-					<26	mg/kg	TM5/TM36/PM8/PM12/PM16

Please see attached notes for all abbreviations and acronyms

Element Materials Technology

Client Name: EPS Ltd
Reference: UK26.7909
Location: Fenland Fisheries Meadow Drove
Contact: Orla Baker
EMT Job No: 26/10093

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-4	5-8	9-12	13-16	17-20	21-24					LOD/LOR	Units	Method No.
Sample ID	WS01	WS02	WS03 ES1	WS03 ES2	WS04	WS05							
Depth	0.50-0.70	0.30-0.50	0.10-0.30	0.70-0.90	0.50-0.70	0.10-0.30							
COC No / misc													
Containers	V J T	V J T	V J T	V J T	V J T	V J T							
Sample Date	23/06/2026	23/06/2026	23/06/2026	23/06/2026	23/06/2026	23/06/2026							
Sample Type	Clay	Clay	Sandy Clay	Clay	Clay	Clayey Sand							
Batch Number	1	1	1	1	1	1							
Date of Receipt	26/06/2026	26/06/2026	26/06/2026	26/06/2026	26/06/2026	26/06/2026							
TPH CWG													
Aromatics													
>C5-EC7 (HS_1D_AR) #M	-	-	<0.1	<0.1	<0.1	-					<0.1	mg/kg	TM38/PM12
>EC7-EC8 (HS_1D_AR) #M	-	-	<0.1	<0.1	<0.1	-					<0.1	mg/kg	TM38/PM12
>EC8-EC10 (HS_1D_AR) #M	-	-	<0.1	<0.1	<0.1	-					<0.1	mg/kg	TM38/PM12
>EC10-EC12 (EH_CU_1D_AR) #	-	-	<0.2	38.9	7.7	-					<0.2	mg/kg	TM5/PM8/PM16
>EC12-EC16 (EH_CU_1D_AR) #	-	-	<4	316	118	-					<4	mg/kg	TM5/PM8/PM16
>EC16-EC21 (EH_CU_1D_AR) #	-	-	<7	394	246	-					<7	mg/kg	TM5/PM8/PM16
>EC21-EC35 (EH_CU_1D_AR) #	-	-	<7	175	181	-					<7	mg/kg	TM5/PM8/PM16
>EC35-EC40 (EH_CU_1D_AR)	-	-	<7	<7	11	-					<7	mg/kg	TM5/PM8/PM16
Total aromatics C5-40 (EH_CU+HS_1D_AR)	-	-	<26	924	564	-					<26	mg/kg	TM5/TM38/PM8/PM12/PM16
Total aliphatics and aromatics C5-40 (EH_CU+HS_1D Total)	-	-	<52	2031	1306	-					<52	mg/kg	TM5/TM38/PM8/PM12/PM16
MTBE #M	-	-	<5	<5	<5	-					<5	ug/kg	TM38/PM12
Benzene #M	-	-	<5	<5	<5	-					<5	ug/kg	TM38/PM12
Toluene #M	-	-	<5	<5	<5	-					<5	ug/kg	TM38/PM12
Ethylbenzene #M	-	-	<5	<5	<5	-					<5	ug/kg	TM38/PM12
m/p-Xylene #M	-	-	<5	7	<5	-					<5	ug/kg	TM38/PM12
o-Xylene #M	-	-	<5	<5	<5	-					<5	ug/kg	TM38/PM12
Total Phenols HPLC	<0.15	<0.15	<0.15	-	<0.15	<0.15					<0.15	mg/kg	TM26/PM21B
Natural Moisture Content	23.1	13.7	10.1	17.6	35.1	6.2					<0.1	%	PM4/PM0
Hexavalent Chromium #	<0.3	<0.3	<0.3	-	<0.3	<0.3					<0.3	mg/kg	TM38/PM20
Sulphate as SO4 (2:1 Ext) #M	0.2344	0.0056	0.0103	-	0.1905	0.0439					<0.0015	g/l	TM38/PM20
Chromium III	74.4	67.6	83.7	-	61.4	84.8					<0.5	mg/kg	NONE/NONE
Total Cyanide #M	<0.5	<0.5	<0.5	-	<0.5	<0.5					<0.5	mg/kg	TM89/PM45
Organic Matter	3.3	0.6	0.4	-	6.7	0.4					<0.2	%	TM21/PM24
pH #M	7.84	8.60	8.85	-	7.40	8.95					<0.01	pH units	TM73/PM11
Sample Type	Clay	Clay	Sandy Clay	Clay	Clay	Clayey Sand						None	PM13/PM0
Sample Colour	Brown	Brown	Brown	Brown	Brown	Brown						None	PM13/PM0
Other Items	stones, brick	stones	stones	stones	stones	stones						None	PM13/PM0

Please see attached notes for all abbreviations and acronyms

Element Materials Technology

EPH Interpretation Report

Client Name: EPS Ltd

Matrix : Solid

Reference: UK26.7909

Location: Fenland Fisheries Meadow Drove

Contact: Orla Baker

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	EPH Interpretation
26/10093	1	WS03 ES1	0.10-0.30	9-12	No interpretation possible
26/10093	1	WS03 ES2	0.70-0.90	13-16	Diesel & Natrually occurring compounds
26/10093	1	WS04	0.50-0.70	17-20	Diesel & Natrually occurring compounds

Client Name: EPS Ltd
Reference: UK26.7909
Location: Fenland Fisheries Meadow Drove
Contact: Orla Baker

Note:

Asbestos Screen analysis is carried out in accordance with our documented in-house methods PM042 and TM065 and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Detailed Gravimetric Quantification and PCOM Fibre Analysis is carried out in accordance with our documented in-house methods PM042 and TM131 and HSG 248 using Stereo and Polarised Light Microscopy and Phase Contrast Optical Microscopy (PCOM). Asbestos sub-samples are retained for not less than 6 months from the date of analysis unless specifically requested.

The LOQ of the Asbestos Quantification is 0.001% dry fibre of dry mass of sample.

Where the sample is not taken by a Element Materials Technology consultant, Element Materials Technology cannot be responsible for inaccurate or unrepresentative sampling.

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analyst Name	Date Of Analysis	Analysis	Result
26/10093	1	WS01	0.50-0.70	3	Kieran Hubbard	06/07/2026	**General Description (Bulk Analysis)**	soil and stones
					Kieran Hubbard	06/07/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Type**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Type (2)**	NAD
26/10093	1	WS02	0.30-0.50	7	Kieran Hubbard	06/07/2026	**General Description (Bulk Analysis)**	soil and stone
					Kieran Hubbard	06/07/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Type**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Type (2)**	NAD
26/10093	1	WS03 ES1	0.10-0.30	11	Kieran Hubbard	06/07/2026	**General Description (Bulk Analysis)**	soil and stone
					Kieran Hubbard	06/07/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Type**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Type (2)**	NAD
26/10093	1	WS04	0.50-0.70	19	Kieran Hubbard	06/07/2026	**General Description (Bulk Analysis)**	Soil and stone
					Kieran Hubbard	06/07/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Type**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Type (2)**	NAD
26/10093	1	WS05	0.10-0.30	23	Kieran Hubbard	06/07/2026	**General Description (Bulk Analysis)**	soil and stones
					Kieran Hubbard	06/07/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Type**	NAD
					Kieran Hubbard	06/07/2026	**Asbestos Type (2)**	NAD

Element Materials Technology

Notification of Deviating Samples

Client Name: EPS Ltd
Reference: UK26.7909
Location: Fenland Fisheries Meadow Drove
Contact: Orla Baker

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analysis	Reason
No deviating sample report results for job 26/10093						

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.
It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

Please include all sections of this report if it is reproduced

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 26/10093

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 35°C ±5°C.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overesitimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.
Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.
Laboratory records are kept for a period of no less than 6 years.

Date

The dates of the performance of laboratory activity are available on request.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).
Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

Tentatively Identified Compounds (TICs)

Where Tentatively Identified Compounds (TICs) are reported, up to 10 Tentatively Identified Compounds will be listed where there is found to be a greater than 80% match with the NIST library. The reported concentration is determined semi-quantitively, with a matrix specific limit of detection. Note, other compounds may be present but are not reported.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

HWOL ACRONYMS AND OPERATORS USED

HS	Headspace Analysis.
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent.
CU	Clean-up - e.g. by florisil, silica gel.
1D	GC - Single coil gas chromatography.
Total	Aliphatics & Aromatics.
AL	Aliphatics only.
AR	Aromatics only.
2D	GC-GC - Double coil gas chromatography.
#1	EH_Total but with humics mathematically subtracted
#2	EU_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +).
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry.

EMT Job No: 26/10093

Test Method No.	Description	Prep Method No. (If appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35 degrees Celsius or 105 degrees Celsius. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.	PM0	No preparation is required.			AR	
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.			AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes	Yes	AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM16	Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.	Yes		AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.	Yes	Yes	AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details			AR	Yes
PM13	A visual examination of the solid sample is carried out to ascertain sample make up, colour and any other inclusions. This is not a geotechnical description.	PM0	No preparation is required.			AR	No

EMT Job No: 26/10093

Test Method No.	Description	Prep Method No. (If appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO2 generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil.	PM24	Preparation of Soil and Marine Sediment Samples for Total Organic Carbon.			AD	Yes
TM26	Determination of phenols by Reversed Phased High Performance Liquid Chromatography and Electro-Chemical Detection.	PM21B	As Received samples are extracted in Methanol: Water (60:40) by reciprocal shaker.			AR	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma-Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 degrees Celsius. Samples containing asbestos are not dried and ground.	Yes	Yes	AD	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes	Yes	AR	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes	Yes	AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AR	Yes
TM50	Acid soluble sulphate (Total Sulphate) analysed by ICP-OES	PM29	A hot hydrochloric acid digest is performed on a dried and ground sample, and the resulting liquor is analysed.	Yes	Yes	AD	Yes
TM65	Asbestos Bulk Identification method based on HSG 248 Second edition (2021)	PM42	Modified SCA Blue Book V.12 draft 2017 and WM3 1st Edition v1.1:2018. Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	
TM73	Modified US EPA methods 150.1 (1982) and 9045D Rev. 4 - 2004) and BS1377-3:1990. Determination of pH by Metrohm automated probe analyser.	PM11	Extraction of as received solid samples using one part solid to 2.5 parts deionised water.	Yes	Yes	AR	No
TM89	Modified USEPA method OIA-1667 (1999). Determination of cyanide by Flow Injection Analyser. Where WAD cyanides are required a Ligand displacement step is carried out before analysis.	PM45	As received solid samples are extracted with 1M NaOH by orbital shaker for Cyanide, Sulphide and Thiocyanate analysis.	Yes	Yes	AR	Yes

EMT Job No: 26/10093

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
NONE	No Method Code	NONE	No Method Code			AD	Yes

APPENDIX I – GENERIC SCREENING CRITERIA

EPS Generic Quantitative Risk Assessment

Generic Screening Criteria (C4SLs) - All Land Uses

Contaminant	Soil Targets					
	Residential		Allotments	Commercial	Public Open Spaces	
	With Home Grown Produce	Without Home Grown Produce			Residential	Parks
Unit	mg/kg					
Arsenic	37	40	49	640	79	168
Benzene	0.87	3.3	0.18	98	140	230
Benzo(a)pyrene	5	5.3	5.7	76	10	21
Cadmium	26	149	4.9	410	220	880
Chromium (VI)	21	21	170	49	23	250
Lead	200	310	80	2330	630	1300
Chloroethene (Vinyl Chloride)	0.0064	0.015	0.0017	1.1	7.8	18
Trichloroethene (TCE)	0.0093	0.097	0.032	0.73	76	41
Tetrachloroethene (PCE)	0.31	0.32	2	24	3200	1400
cis-1,2 Dichloroethene	0.46	0.5	0.89	38	3800	2000
Naphthalene	15	15	65	1600	11000	800
PFOS	0.013	0.041	0.0027	0.6	0.079	0.17
PFOA	0.0076	0.041	0.0014	0.6	0.079	0.17

Notes:

Targets for Human Health have been taken from the publicly available Category 4 Screening Levels (C4SLs) for assessment of land affected by contamination issued by DEFRA/CL:AIRE between December 2013 and May 2024.

Within the modelling for the original six C4SLs (Arsenic, Benzene, Benzo(a)pyrene, Cadmium, Chromium VI, Lead), a Soil Organic Matter content of 6% was used. This differs from the older Suitable for Use Levels (S4ULs) which modelled contaminants with 1%, 2.5% and 6% SOM, with the latter the least conservative. These numbers are therefore not particularly conservative, however sensitivity analysis has shown that a change in SOM only makes a notable difference for Benzene and therefore caution should be taken when using the value for Benzene. For the remaining, newer C4SLs, these were modelled in all SOM and therefore the most conservative 1% values have been used. Reference to site-specific data should be made where possible.

Aug-25

EPS Generic Quantitative Risk Assessment - Residential Land Use

Contaminant	Soil Targets			Groundwater Targets		
	Human Health	Controlled Waters		Human Health	Controlled Waters	
		Surface Water	Groundwater		Surface Water	Groundwater
Unit	**mg/kg**			**µg/l**		
Arsenic	See C4SL	n/c	n/c	n/c	50	10
Cadmium	See C4SL	n/c	n/c	n/c	1.5	5
Chromium III	910	n/c	n/c	n/c	15	50
Chromium VI	See C4SL	n/c	n/c	n/c	3.4	
Copper	2400	n/c	n/c	n/c	93.1#	2000
Mercury (elemental)	1.2	n/c	n/c	1.1	0.07	1
Nickel	180	n/c	n/c	n/c	14.8#	20
Lead	See C4SL	n/c	n/c	n/c	27.7#	10
Selenium	250	n/c	n/c	n/c	10	10
Zinc	3700	n/c	n/c	n/c	373#	3000
Benzene	See C4SL	0.020	0.0020	500	10	1
Toluene	130	0.399	3.77	230,000	74	700
Ethylbenzene	47	0.23	3.4	10,000	20	300
Xylene (para)	56	0.351	5.86	9,900	30	500
MTBE	49	0.00864		83,000	15	15
Benzo(a)Pyrene	See C4SL	n/c	n/c	n/c	0.27	0.01
Naphthalene	See C4SL	n/c	n/c	1400	2	2
Aliphatic C5-C6	42	7.67		1,900	300†	300†
Aliphatic C6-C8	100	32.4		1,500	300†	300†
Aliphatic C8-C10	27	241		57	300	300
Aliphatic C10-C12	130(48)*	1,890		37	300	300
Aliphatic C12-C16	1100(8.48)**	37,600		n/c	300	300
Aliphatic C16-C35	65000 (8.48)**	n/c		n/c	-	-
Aromatic C8-C10	34	12		1,900	300	300
Aromatic C10-C12	74	5.67		6,800	90	90
Aromatic C12-C16	140	11.3		39,000	90	90
Aromatic C16-C21	260	35.6		n/c	90	90
Aromatic C21-C35	1100	284		n/c	90	90
Tetrachloroethene	See C4SL	0.07		61	10	10
Trichloroethene	See C4SL	0.04		3.2	10	10
cis-1,2 Dichloroethene	See C4SL	0.0657		370	50	50
Vinyl Chloride	See C4SL	0.0005		12	0.5	0.5
PFOS	See C4SL	0.000956		n/c	0.1	0.1
PFOA	See C4SL	0.000314		n/c	0.1	0.1
Asbestos##	0.001%	-	-	-	-	-

Notes:

* = S4UL exceeds vapour saturation limit (in brackets) ** = S4UL exceeds solubility saturation limit (in brackets)

n/c = not calculated. Under normal conditions contaminant exhibits low solubility /volatility, therefore risks from leaching and or vapour pathways are considered low.

To establish suitable compliance criteria for Surface Water, review of basline groundwater quality in England and Wales was completed following research reported in Shand, P, Edmunds, W M, Lawrence, A R, Smedley, P L, and Burke, S. 2007. The natural (baseline) quality of groundwater in England and Wales. British Geological Survey Research Report No. RR/07/06. Where compliance criteria was found below the 97.7 percentile of baseline value, the latter was adopted as GAC.

Where assessment of the risk to human health from asbestos in soil is concerned there is no nationally recognised suitable for use /generic screening value commonly referred to through the planning system. As such, EPS has adopted a conservative value of 0.001% as a screening tool for initial risk assessment, although this should be supplemented with a qualitative assessment of the risk.

Soil Targets

Targets for Human Health have been taken from *S4ULs 'Suitable For Use Levels for Human Health Risk Assessment' – LQM and CIEH (2014)* derived using standard sandy loam soil with 1% SOM, except (*) = *EIC/AGS/CL:AIRE GAC 'Soil Generic Assessment Criteria' (2010)*. For sites where ground conditions differ significantly from sandy loam or site-specific SOM and pH are available, the generic human health targets may be revised.

Targets for Controlled waters have been derived using EA Remedial Targets Worksheet (v3.1) - using standard Sandy Loam ground conditions as described in Science Report SC050021/SR3, literature values for chemical parameters and with criteria of EQS or UKDWS for Surface Water and Groundwater respectively (see notes for GW targets).

Groundwater Targets

For Surface Water, targets have been taken as Freshwater EQS, using the annual average where available, or else the maximum allowable concentration. For MTBE, in the absence of UK EQS, the UKDWS has been used. For individual TPH fractions, in absence of UK EQS, the WHO Drinking Water Standards have been used.

For Groundwater, targets have been taken as UKDWS where available. In the absence of UK targets internationally recognised criteria were adopted, notably WHO Drinking Water Standards for individual TPH fractions, BTEX and MTBE. ‡ = Aliphatic C5-C8 ranges have utilised the longer chain values on a conservative basis (300ug/l compared to the published 15,000ug/l).

Targets for Human Health have been taken from *Society of Brownfield Risk Assessment (SoBRA) 'Development of Generic Assessment Criteria for Assessing Vapour Risks to Human Health from Volatile Contaminants in Groundwater' - Version 2.0, September 2024,* derived using sandy soil and 1%SOM. GAC were set up assuming source at 50cm below typical ground bearing slab of 15cm thickness. GAC were derived for vapour pathways only. For sites where ground conditions, or differ significantly from described above, the generic human health targets may be revised.

APPENDIX J – COVER SYSTEM CALCULATIONS

ADVISORY NOTE:

SOILS FOR USE IN COVER SYSTEMS

EPS' simple soil-based cover systems are designed in general accordance *'BRE465 - Cover Systems for Land Regeneration, Thickness of Cover Systems for Contaminated Land (2004)'*. Local Authority guidance may also apply, including the National Contaminated Land Officers Group (NCLOG) *'A Regulator's Guide to Cover Systems and their Verification'* (2024). Input from the local authority is welcomed on the use of BRE465 and whether an alternative approach would be preferred in their district, as EPS acknowledge it is not universally accepted (albeit not withdrawn as of January 2026).

Where a specific thickness has been defined, it is what EPS considers sufficient to mitigate the risks from underlying contamination through complete intermixing with the clean cover soils over time, balanced against the realistic quality of soils available in the UK and the overall sustainability of the scheme. The aim being that an acceptable reduction in exposure to contamination is achieved, rather than absolute prevention.

EPS usually carry out a verification exercise of your site to demonstrate that the cover system has been implemented as intended in order to satisfy the planning process, where the visual quality and thickness will need to be checked on-site. If you wish EPS to do this, please call us **before purchasing soil** and read the following advisory:

Pre-Verification Check:

EPS' strongly recommends soils are sourced from British Sugar (i.e. Landscape 20 product) wherever possible. This should be accompanied with evidence of delivery to your site and the accompanying Tim O'Hare Associates Soil Quality Report. British Sugar soil from beet washings is usually high quality and that is confirmed at source, although generally only available in East Anglia & the South East.

If other soils have been used (i.e. recycled/screened), EPS will need to inspect and test them. This should be done from a stockpile prior to installation. If the soils are put into gardens before testing, it may need to all be removed later if the testing fails so this is not advisable. Often recycled soils are not suitable for use in cover systems.

EPS Contact Details:
Tel: 01954 710666 Email: info@epstrategies.co.uk

APPENDIX K – COVER SOILS CHECKLIST

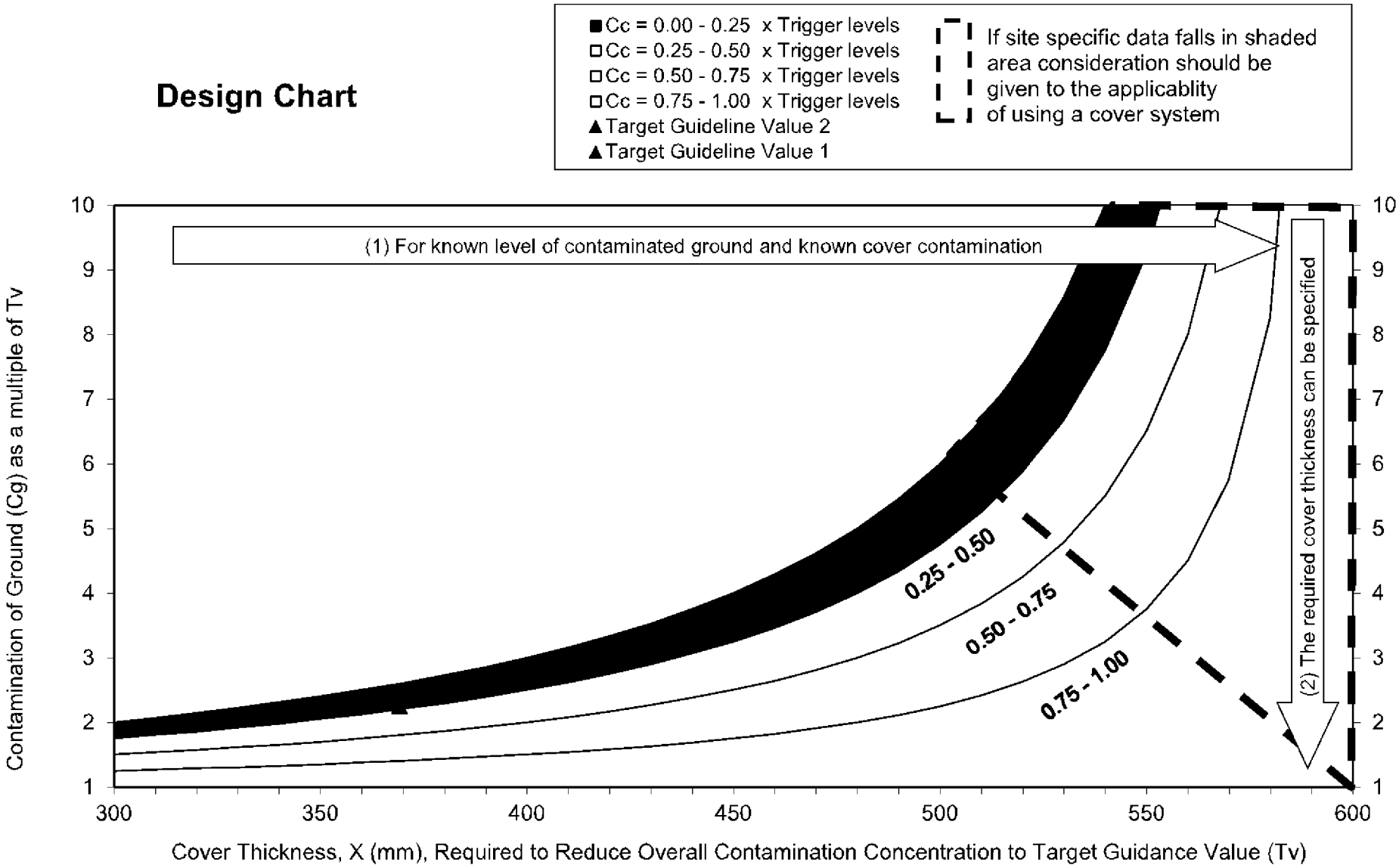
Calculations based on mixed zone (M)	600	mm

Contaminant	Site Data				Expressed as a Factor of Target Guideline Value				Cover Thickness Required for Compliance to Specified Target Guideline Value	
	Contamination of Ground (Cg)	Contamination of Cover (Cc)	Target Guideline Value 1	Target Guideline Value 2	Soil / Target Guideline Value 1	Cover / Target Guideline Value 1	Soil / Target Guideline Value 2	Cover / Target Guideline Value 2	Target Guideline Value 1	Target Guideline Value 2
	Units		Units		Fraction				(mm)	
Aromatic C12-16	316	30	140		2.3	0.2	No TV	No TV	369	No TV
Aromatic C16-21	394	40	260		1.5	0.2	No TV	No TV	227	No TV

Summary		
	Target Guideline Value 1	Target Guideline Value 2
Number of contaminants	2	2
Number of contaminants **with no** thickness calculation	0	2
Breakdown - Number for which no TV specfied	0	2
Breakdown - Number for which no soil specified	0	0
Breakdown - Number for which no cover specified	0	0
Breakdown - Number for which cover > TV	0	0
Number of contaminants **with** thickness calculation	2	0
Breakdown - Number for which no cover required	0	0
Breakdown - Number for which cover required	2	0

Overall thickness of cover required	**369**	**0**

Design Chart



APPENDIX L – METHOD STATEMENT FOR ENCOUNTERING UNEXPECTED CONTAMINATION

METHOD STATEMENT

ACTIONS TO BE TAKEN IN THE EVENT OF DISCOVERING UNEXPECTED CONTAMINATION DURING INTRUSIVE GROUNDWORKS

If at any point during intrusive groundworks at a site, evidence of unforeseen contamination is encountered in the form of significant noxious odours, discolouration, or instability within soils or sheen/ discolouration in groundwater, the following actions will be taken:

- Intrusive works in the immediate area of the impacted ground will be suspended and the continuation of work in other areas of the site will be considered within the context of the site specific health & safety plan.
- Environmental Protection Strategies Ltd (EPS) will be contacted and appraised of the situation so that arrangements can be made to characterise the impact and determine what action may be necessary in addition to the scheduled site works. Where possible / health & safety plan permits, digital photographs of the impacted ground will be taken and emailed to EPS at the address below to assist in the initial assessment
- It may well be necessary for EPS to attend site to undertake visual inspection and obtain samples for field and/or laboratory analysis, although the actions taken will be dependent on the nature of what is encountered
- In cases where EPS consider the unforeseen contamination likely to pose a significant risk of significant harm to adjacent site users or local environmental receptors, the local authority and the Environment Agency will be informed of the situation and the actions being taken
- Once appropriate action has been agreed and undertaken, a written summary will be produced by EPS for submission to the Local Authority, (and where relevant, the Environment Agency) in accordance with planning requirements. The submission will include details of work undertaken, analytical results of investigative and validation samples obtained and conclusions and recommendations for any further actions considered necessary
- Where regulatory bodies have been involved, site works should only recommence following their agreement and in all cases should only recommence when the site manager considers it safe to do so within the context of the site specific health & safety plan.

EPS Contact Details:

Marcus Bell	Director	Tel: 0787 206 9979
Will Evans	Director	Tel: 0781 253 9655
Steve Bullock	Director	Tel: 0786 694 9221

Email: info@epstrategies.co.uk (Automatically forwarded to the above and office-based personnel)

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