



Report type	Phase 1 Preliminary Risk Assessment
Date	14 May 2021
Client	██████ Muturi
Site address	15 Myrtle Close, Erith, Kent, DA8 3PT
Report prepared by	Mr Louis Turner BSc (Hons)
Supervised by	Mr Joseph Turner

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1. Introduction

The following document is a Phase 1 Preliminary Risk Assessment carried out by Oakshire Environmental commissioned by Simon Muturi. It includes a description of the site location and site history as well as the ground composition and environmental setting of the site. This information has been used to develop an initial conceptual site model of potential sources, pathways and receptors of contamination. A brief overview of the proposed development is also included below.

1.1 Project Overview

The client's proposed project involves the construction of a residential dwelling at 15 Myrtle Close, Erith, Kent, DA8 3PT. A Phase 1 Preliminary Risk Assessment has been requested by the client to support a planning application for the proposed project. Oakshire Environmental have carried out a Phase 1 Preliminary Risk Assessment, as described below.

1.2 Purpose of Investigation

The objectives of the Phase 1 Preliminary Risk Assessment were:

- To develop a detailed assessment of the site.
- To assess the potential for contamination at the site.
- To assess the likelihood of unacceptable risks from contamination.
- To assess the need for further investigation or remediation.

1.3 Scope of Work

- To develop a detailed assessment of the site, desk studies have been carried out to collate information on the site's history, ground conditions and environmental setting.
- This information has been used to develop a Conceptual Site Model that identifies potential pollutant linkages at the site in order to determine the need for further investigation.
- Report appendix includes photographs and historical and geological maps of the site.
- Desk studies have been carried out by professional Environmental Consultants, with BSc (Hons) in Environmental Science or above, in accordance with the Environment Agency's Land Contamination: Risk Management (LCRM) guidelines as updated from Environment Agency's Model Procedures for the Management of Land Contamination (CLR11) framework.

1.4 Limitations

Quantum Intelligent Trading Ltd, previously and hereafter referred to as Oakshire Environmental. This report has been prepared with reasonable skill, care and diligence following the guidance contained within the Environment Agency's Land Contamination: Risk Management (LCRM) guidelines as updated from Environment Agency's Model Procedures for the Management of Land Contamination (CLR11) framework. This report is only valid when used in its entirety and any information or advice contained within the report should not be relied upon until considered in the context of the whole report. Oakshire Environmental disclaims any responsibility to the client and others in respect of any matters outside the scope of this work. Any comments made on the basis of information obtained from the client or other third parties are given in good faith on the assumption that the information is accurate. This report is confidential and has been prepared solely for the benefit of the client. Oakshire Environmental accepts no responsibility or liability for the contents of this report being used for any purpose or project for which it was not commissioned. Oakshire Environmental does not accept any liability whatsoever for the consequences of any legislative changes or the release of subsequent guidance documentation and following delivery of the report has no obligation to advise the client or any other party of such changes or their repercussions.

Oakshire Environmental does not warrant or guarantee that the site is free of hazardous or potentially hazardous materials or conditions.

2. Site

The following section describes the site using information obtained from the client and publicly available sources.

2.1 Site Description and Location

The site is located on Myrtle Close to the south of the town of Erith and is approximately 130m². The site currently comprises the garden of the neighbouring property (15 Myrtle Close). There is a grass area at the north separated from the rest of the site by a wooden fence, a small wooden shed just south of the fence, a paved path along the east boundary. There is another area of grass at the west and south of the site with some gravel and soft landscaping separated from the path by a retaining wall. This grass area is ~1m higher than the path and slopes from west to east. There is soft landscaping curtailing the grass area of the site to the north, west and south.

The site is bordered by an area of soft landscaping to the north, the rear gardens of residential dwellings to the west, a pre-school to the south and a residential dwelling to the east. The surrounding area is predominantly residential and there are some commercial premises. There are no woodlands, ancient monuments or archaeological sites within 500m of the site.

National Grid Reference: 551380 176907

2.2 Relevant Planning History

A search of the Local Authority's planning website found the following applications at and near the site.

Table 1: Previous planning applications on and near the site

Application No.	Year	Address	Proposal	Decision	Details
79/02258/OUT	1979	Site Of Former 1 and 3 Myrtle Close And Land At Myrtle Close	Development of land for residential purposes.	Granted with Conditions	Documents unavailable
84/01311/FUL	1984	Junction Of Colyers Lane And Northend Road	...erection of 6 three bedroom, 60 two bedroom 32 one bedroom houses with car parking and new access road	Approved	Documents unavailable
12/01379/OUTM	2013	Larner Road Estate, Larner Road	...construction of between 550 and 622 residential units...	Granted	Groundwater contamination monitoring and remediation strategy conditions applied and subsequent applications show this to have been carried out and validated, however, the reports are not available for review. Validation was carried out at the site, this suggests contamination was identified.
16/01231/FUL	2017	164 - 166 Hurstwood Avenue	Demolition of existing garages and replacement with residential development of 8 residential dwellings	Granted with Conditions	No contamination conditions applied

2.3 Site History

A detailed assessment of historical Ordnance Survey maps and associated data has highlighted the below on-site and off-site, current and historical land uses.

Table 2: Description of the site and surrounding area over time, according to historical maps

Year	Site Description	Surrounding Area
1865	No development on the site Site forms part of the curtilage of an adjacent building	Buildings 10m and 50m east (most likely agricultural) Additional agricultural buildings 90m south west and 80m south east Wooded area 20m north Nursery 260m north east Small collection of buildings 260m south east including a public house and some residential dwellings
1897	Site is at the edge of a large clay pit	Large clay pit on-site and to the north east with associated engine house 200m north east Orchards bordering the site to the west and 50m south Farms 40m east and 90m south west Another smaller clay pit 90m south east with an engine house 130m south east Collection of buildings to the south east appear to be predominantly residential dwellings Residential development 200m north east bordering the clay pit to the north
1909		Two buildings within clay pit 180m east and the engine house in the clay pit to the north is no longer shown School 200m east Further residential development to the north east
1933		More buildings within clay pit 170m east and the engine house in the clay pit to the south is also no longer shown
1939		Additional buildings/extensions constructed in clay pit 100m east Allotment gardens 190m north east
1958 - 1961	Site forms part of the gardens of two residential dwellings and cuttings for clay pit no longer shown	Residential dwellings to the west and east and a clinic to the south Row of small attached buildings to the north (most likely storage garages) Depot 120m east and a garage 190m north east Large residential development to the west and south replacing old orchards
1969 - 1972		Additional garage to the north Depot to the east now labelled as a trading estate Long row of storage garages 100m south
1981 - 1985	Site forms part of the garden of a bordering end-terrace residential dwelling	Row of terraced houses adjacent to the site to the east Residential development including storage garages to the north on old clay pit (the site itself forms part of this development)
1990 - 1992		Residential development including storage garages to the south on old clay pit
2003		No change

3. Environmental Setting

The following section provides information on the environmental setting of the site based on data from the British Geological Survey (BGS), the Department for Environment, Food and Rural Affairs (DEFRA), the Coal Authority and Public Health England (PHE).

Table 3: Summary of the site's environmental setting

Environmental Factor		Details	
Hydrogeology	Aquifer Designation	Superficial	No superficial aquifer underlying the site Unproductive 4m east
		Bedrock	Secondary A
	Groundwater Vulnerability	Superficial	N/A
		Bedrock	High
	Source Protection Zones and Abstractions	Groundwater abstractions 1.45m north west for 'Drinking, Cooking, Sanitary, Washing, (Small Garden)' No surface water abstractions within 2km of the site Site is not within a Source Protection Zone	
Hydrology	Water Network	No surface water features within 500m of the site	
Geology	Artificial Ground	Infilled ground (undivided) - Artificial deposits on-site and extending north and east, 88m south, 311m east, 350m south, 393m east and 492m south east Made ground (undivided) - Artificial deposit 463m west Worked ground (undivided) - Void 479m north east	
	Superficial Deposits	No superficial deposits on-site Crayford Silt Member - Silty Clay 3m south	
	Bedrock Geology	Thanet Sand Formation - Sand	
	Artificial Ground permeability	Low to Very High (through mixed flow types)	
	Superficial Permeability	Very Low to Low (through mixed flow types) 3m south	
	Bedrock Permeability	High (through intergranular flow)	
	Borehole Records	Boreholes completed for the residential development to the south in 1974 identified made ground including brick and concrete rubble, glass, slag, ash and organic material to depths of >10m in some areas Groundwater encountered around 5m	
Workings	Mining and Ground Workings	'Normandy Farm Clay Pit' and 'Normandy Farm Clay Pit (south)' surface mineral workings 124m and 238m south (ceased) 'Larner Road Chalk Mine' underground working 259m north (ceased) 'Thanet Road Clay Pit' surface mineral working 265m north (ceased) - the site appears to form part of this clay pit 'Erith Clay Pit' surface mineral working 293m north (ceased) Additional underground chalk mines, surface clay pits and a brick works >300m	
Radon	PHE UKradon	1-3% probability of being above action level - no protection measures required	
Waste and Landfill	Historical Landfill	Myrtle Close landfill (Inert, Industrial, Special) bordering the site to the north - completed in 1957 Colyers Lane landfill (Inert, Industrial, Special) 79m south east - completed in 1967	
	Historical Waste Sites	None within 500m of the site	

4. Initial Conceptual Site Model

The following section outlines potential contamination sources, pathways and receptors based on the information gathered in the previous sections to develop an initial conceptual site model.

4.1 Potential Contamination Sources

Historical map data and information obtained from a review of current and historical land uses on and near the site identified the following potential sources of contamination.

Infilled Ground

The site is situated at the edge of an old clay pit that was subsequently filled in between 1933 and 1957. A large residential development was then built on this landfill just after 1979, the site forms part of this development. Prior to this development the site formed part of the rear gardens of two previous dwellings that were demolished. It should be noted that the site was situated on the edge of this old clay pit and appears to be just south of the landfill boundary. BGS maps of artificial ground do, however, show infilled ground on the site. It is assumed that the residential development would have been subject to some ground investigation work and possibly some remediation, although there is no evidence of this in planning records. Given the age of the development, it is not likely that any potential contamination would have been identified or dealt with to existing standards, however, the time elapsed since this development occurred will also mean that it is unlikely that any volatile contaminants or ground gases will still be present. There has also been a newer residential development further north on the same landfill site that identified some contamination and carried out remediation and validation. This suggests that there is likely to have also been contamination present at the south of the landfill where the site is situated.

There was also another clay pit to the south of the site that was also filled in and built on. This landfill was carried out between 1961 and 1967 and the subsequent residential development was carried out around 1984. Multiple borehole logs completed in 1974 in the area identified made ground to ~15m in some areas that included brick and concrete rubble, glass, slag, ash and organic material. It is, therefore, likely that soil contamination would have been present, however, considering the residential development has since been constructed, this is likely to have been remediated to some degree. The time elapsed since the completion of this landfill suggests that it is unlikely that volatile contaminants or ground gases will be present.

Historical and Existing Industrial Estate

There is an industrial estate to the east of the site that was previously a depot and garage. Some mild contamination of underlying soils is possible from this source from spillages of oils and chemicals or discarded waste but this is likely to be largely mitigated by the presence of hardstanding.

4.2 Potential Contamination Receptors

Given the proposed residential use of the site, the following receptors are considered:

- Residential end users
- Groundwater

4.3 Potential Contamination Pathways

Based on the expected on-site receptors, relevant pathways for the above receptors include:

- Ingestion/inhalation of contaminated soil dust
- Dermal contact with contaminated soil
- Inhalation of soil vapours
- Ingestion of homegrown produce
- Permeation into drinking water pipes
- Ground gas permeation into buildings
- Leaching through soil

Pathways between off-site sources and off-site receptors is beyond the scope of this assessment.

4.4 Risk Assessment Methodology

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

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

Table 4: Risk Matrix

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

Very High Risk

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

High Risk

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

Moderate Risk

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

Low Risk

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

Very Low Risk

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

4.5 Conceptual Site Model

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

Table 5: Conceptual site model

Sources	Pathways	Receptors	Severity	Probability	Potential Level of Risk
Infilled Ground	Ingestion/inhalation of contaminated soil dust Dermal contact with contaminated soil Inhalation of soil vapours Ingestion of homegrown produce Permeation into drinking water pipes Ground gas permeation into buildings	Residential end users	Medium	Low Likelihood	Low / Moderate Potential soil contamination from the bordering landfill site are likely to be mitigated by the development of the site into a part of the gardens of two residential dwellings and its subsequent redevelopment into part of the existing residential development. Volatile contaminants and ground gases are also not likely to be an issue, however, there is still considered to be a residual risk of contamination of underlying soils. The risk to future residents is, therefore, considered to be low to moderate.
	Leaching through soil	Groundwater	Mild	Low Likelihood	Low Given the time elapsed since the landfill was completed, the presence of mobile contaminants that can leach through soil is unlikely. Any potential groundwater contamination is, therefore, likely to be historical. The risk to groundwater is, therefore, considered to be low.
Historical and Existing Industrial Estate	Ingestion/inhalation of contaminated soil dust Dermal contact with contaminated soil Inhalation of soil vapours Ingestion of homegrown produce Permeation into drinking water pipes	Residential end users	Mild	Low Likelihood	Low The likelihood of contamination from the nearby industrial estate is low due to the presence of hardstanding and this contamination, if present, would likely be mild. The risk to future residents is, therefore, considered to be low.

5. Conclusions

5.1 Risk Evaluation

The initial conceptual site model identified the following potential pollutant linkages present at the site and the following conclusions have been drawn:

- There is a **low to moderate risk** to residential end users from the ingestion/inhalation of contaminated soil dust, dermal contact with contaminated soil, inhalation of soil vapours, ingestion of homegrown produce, permeation into drinking water pipes and ground gas permeation into buildings from the infilled ground to the north and south of the site.
- There is a **low risk** to groundwater from the leaching of contaminants from the infilled ground to the north and south of the site.
- There is a **low risk** to residential end users from the ingestion/inhalation of contaminated soil dust, dermal contact with contaminated soil, inhalation of soil vapours in indoor airspace, ingestion of homegrown produce and permeation into drinking water pipes from the industrial estate to the east of the site.

Based on the findings of this Phase 1 Preliminary Risk Assessment, the risk to residential end users is considered to be low to moderate and the risk to groundwater is considered to be low. It can be assumed that the risk to surface water, crops, woodland, archaeological sites and ancient monuments is negligible.

5.2 Further Investigation

Based on the above conclusions, further investigation is recommended in the form of a Phase 2 Intrusive Site Investigation. This should include sampling of shallow soil at the site to be tested for a suite of contaminants including heavy metals and hydrocarbons. This sampling should be targeted towards the proposed garden areas.

6. References

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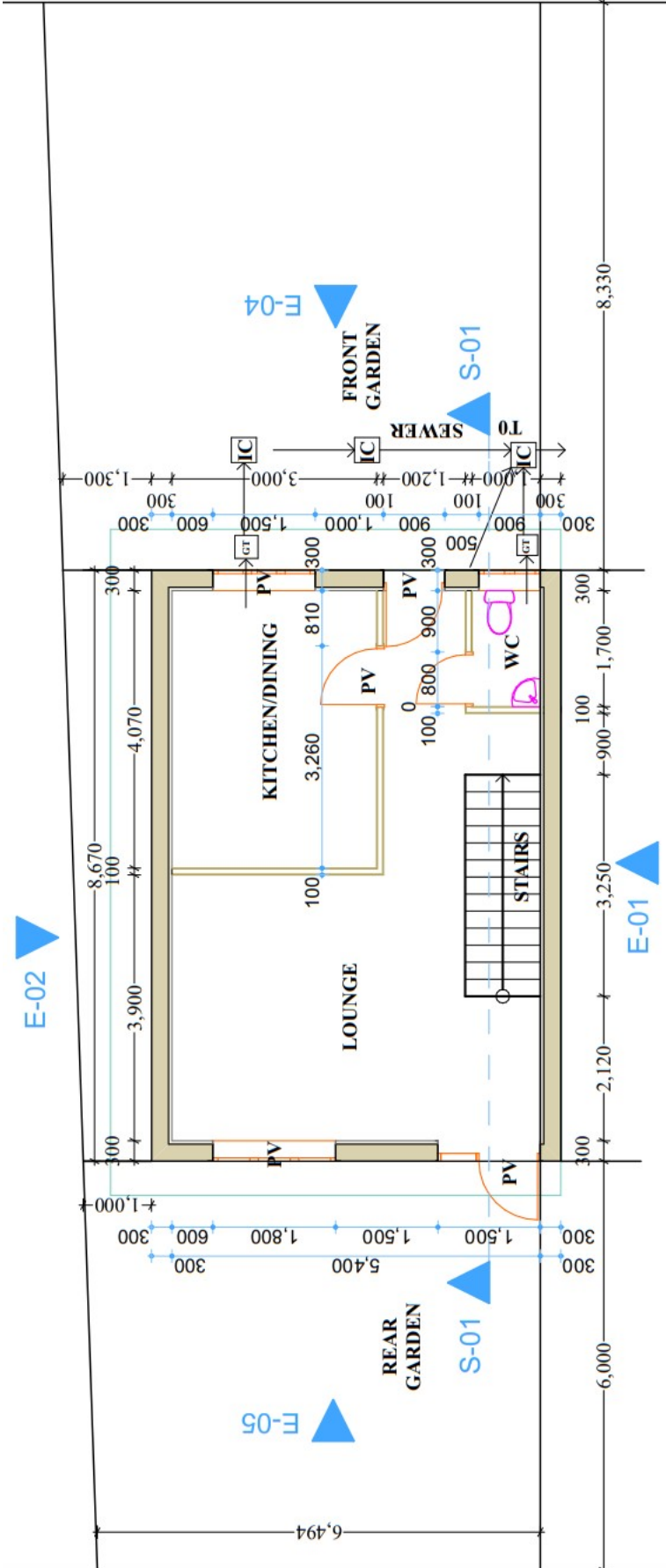
Appendix A - Site Maps & Plans

Description	
OS MasterMap site plan	
Sources	
© Crown copyright and database rights 2021. Ordnance Survey licence 100035207	
Key	
Site boundary	
Name	Figure 1



Appendix A - Site Maps & Plans

Description	
Proposed site plan	
Sources	
Stephen N. Mwangi	
Key	
Name	Figure 2



Appendix B - Site Photos

Description	
Photo of the grass area at the north of the site facing south west	
Sources	
Key	
Name	Figure 3



Appendix B - Site Photos

Description

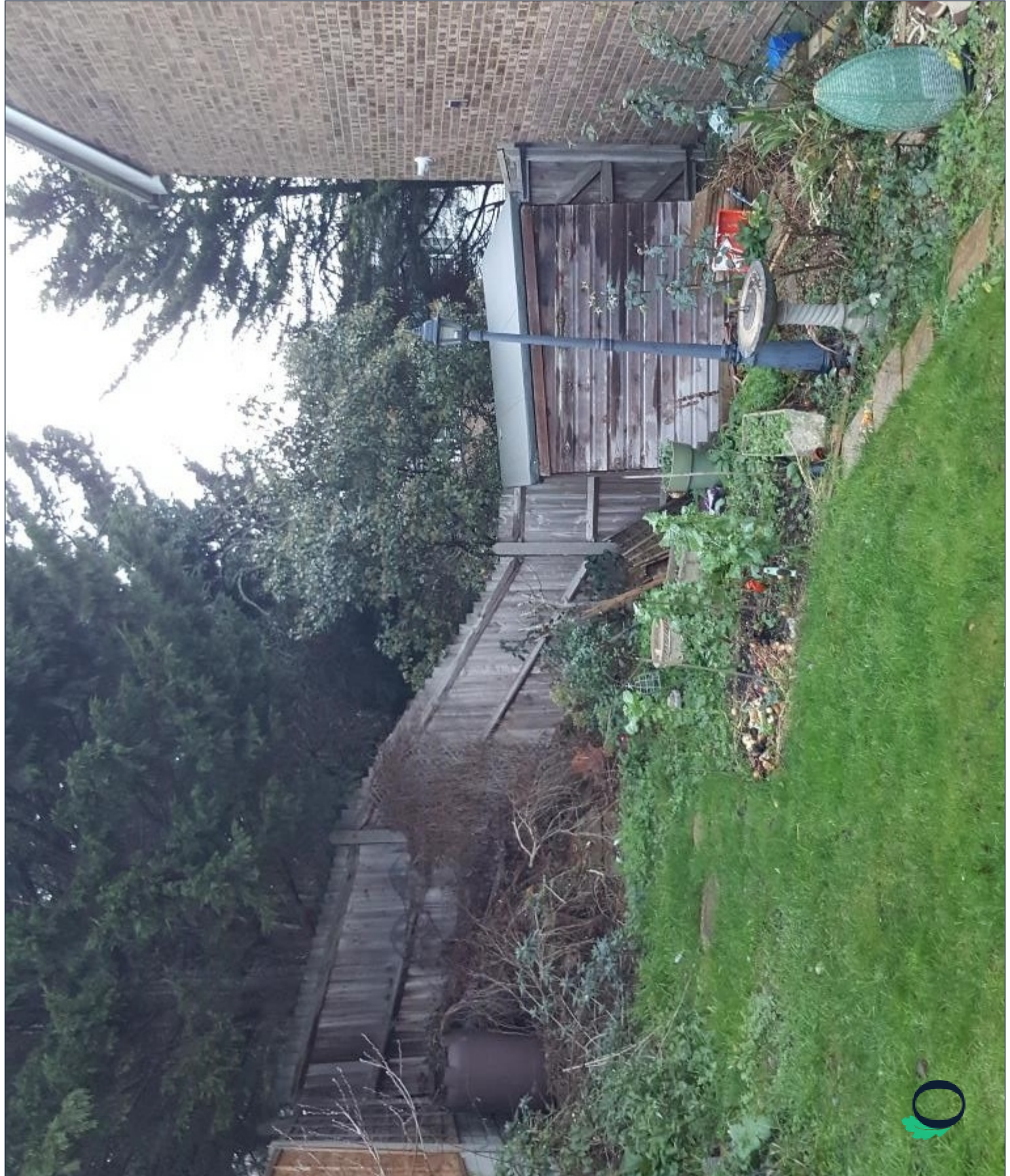
Photo of the grass and soft landscaping with retaining wall facing north

Sources

Key

Name

Figure 4



Appendix B - Site Photos

Description

Photo of the grass area at the west and south of the site facing west

Sources

Key

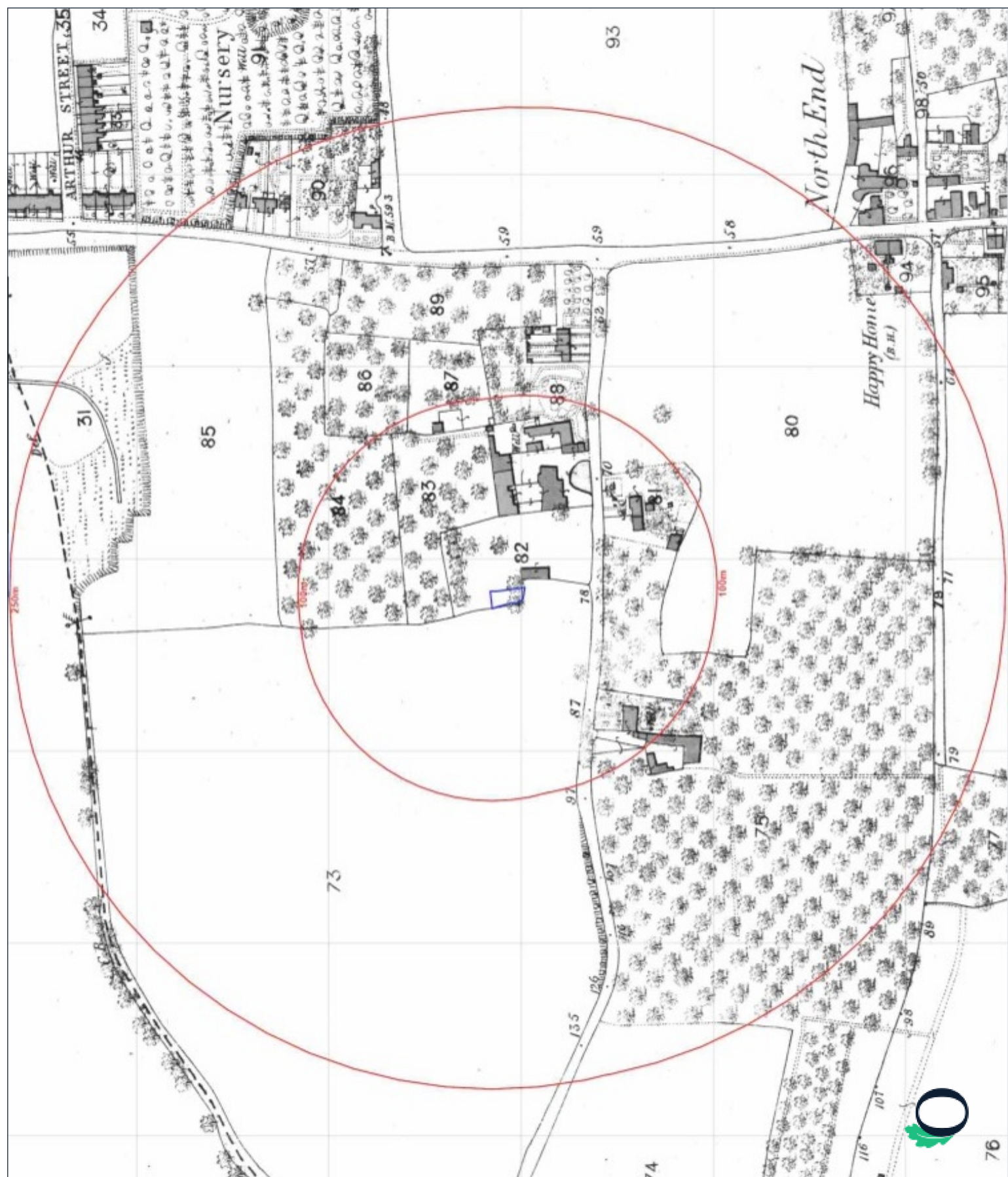
Name

Figure 5



Appendix C - Historical Maps

Description	
Historical map dated 1866	
Map scale: 1:2,500	
Sources	
© Crown copyright and database rights 2018 Ordnance Survey 100035207	
Key	
	Site boundary
Name	Figure 6



Appendix C - Historical Maps

Description

Historical map dated 1897

Map scale: 1:2,500

Sources

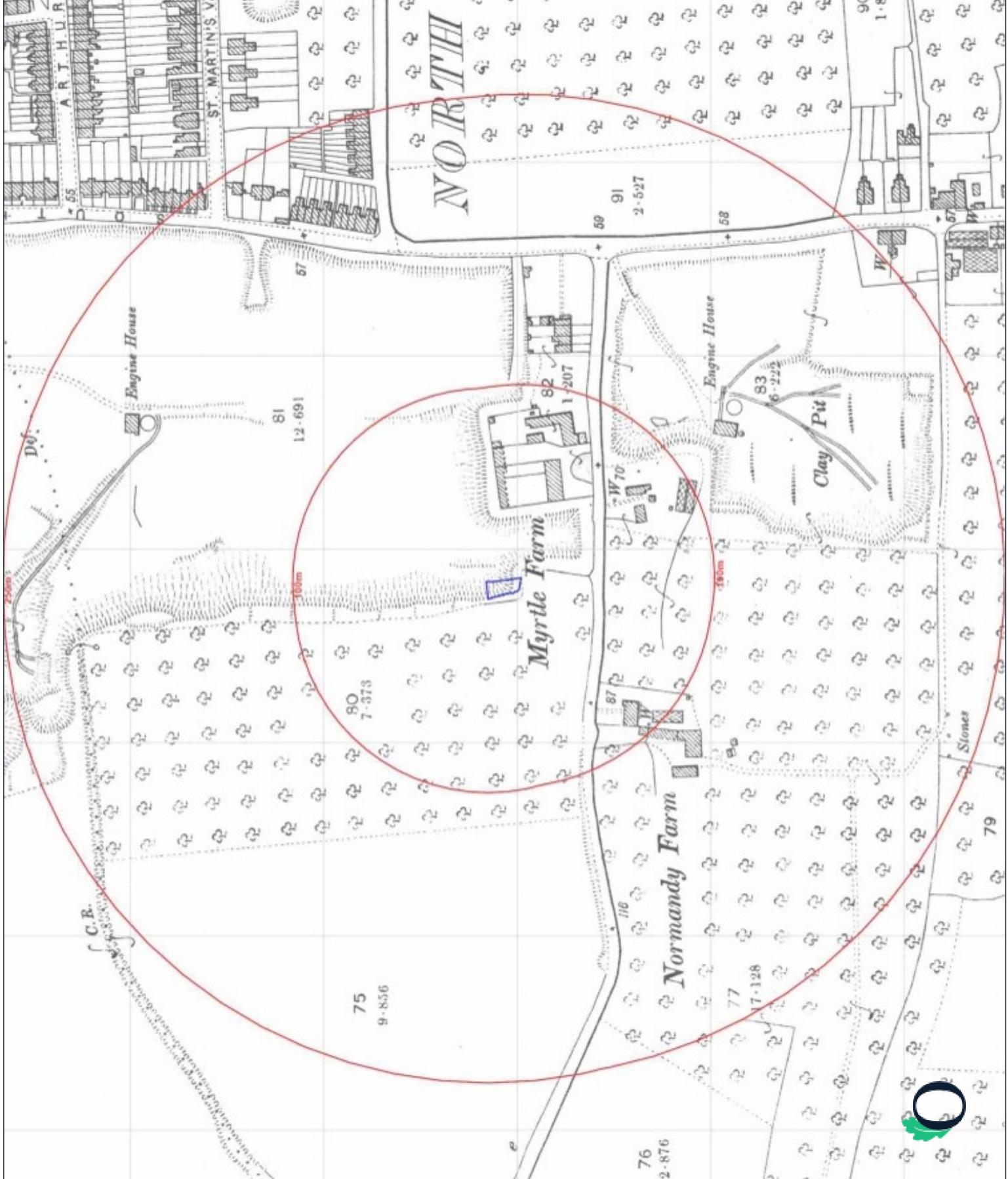
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Key

Site boundary

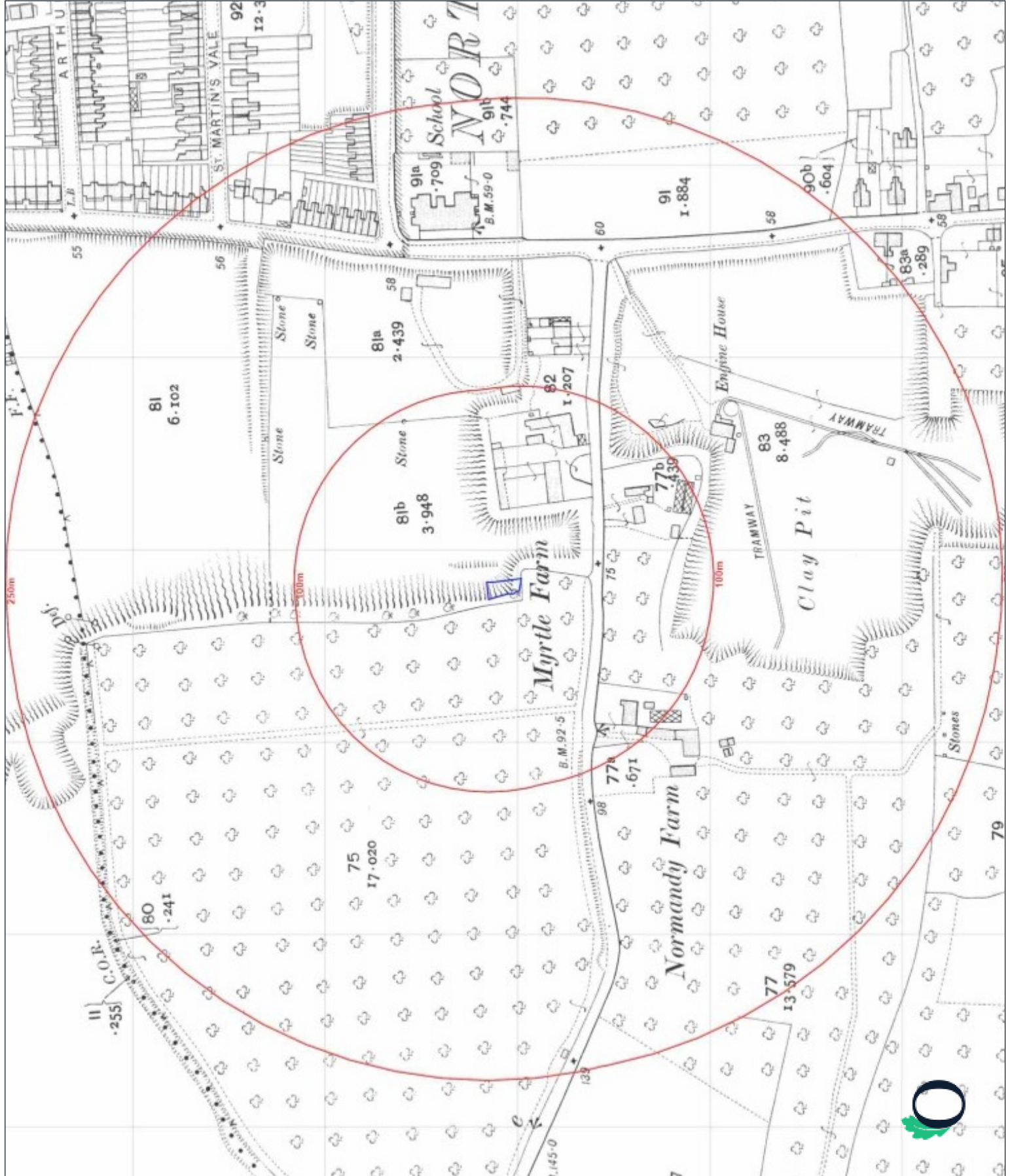
Name

Figure 7



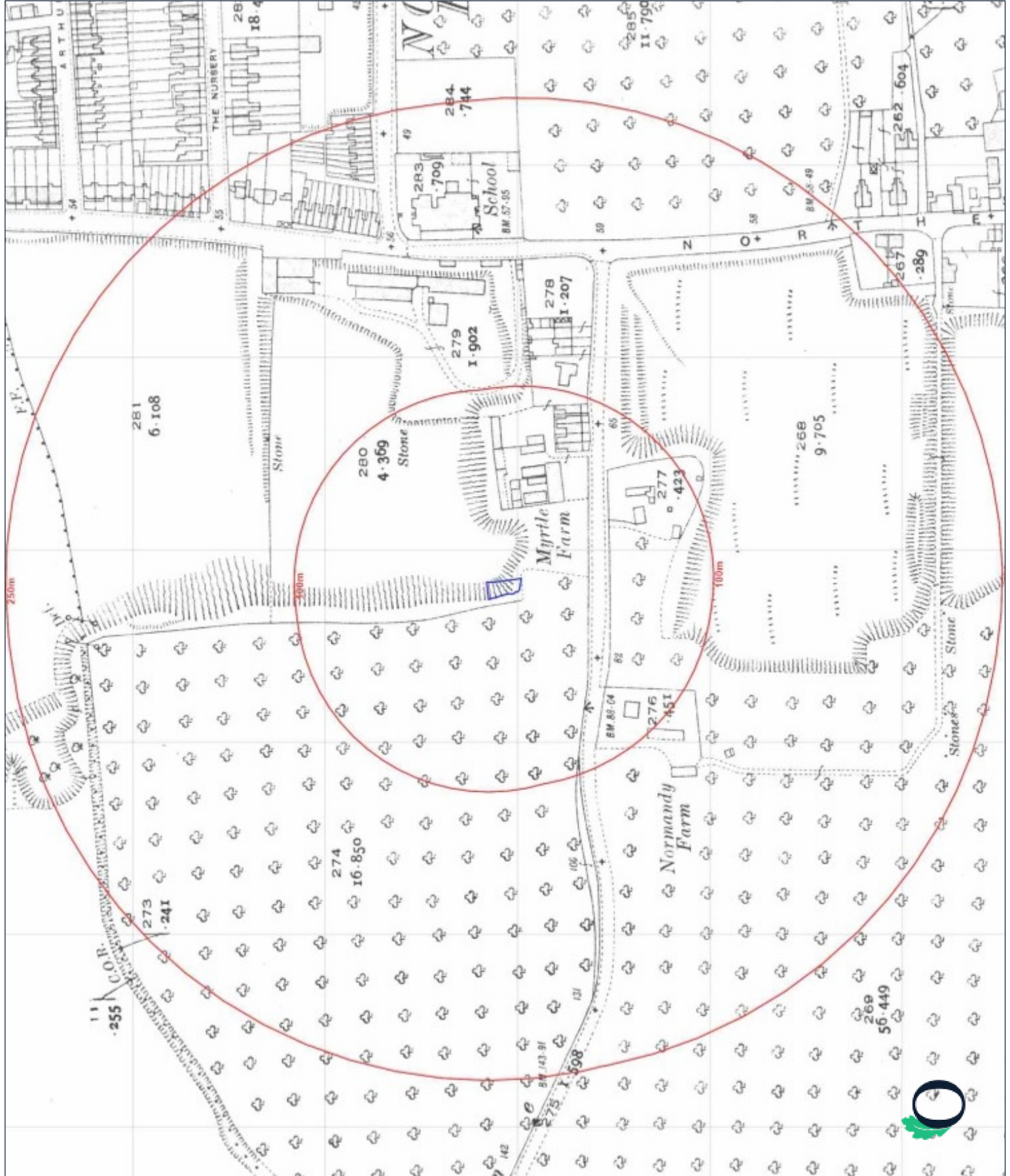
Appendix C - Historical Maps

Description		
Historical map dated 1909		
Map scale: 1:2,500		
Sources		
© Crown copyright and database rights 2018 Ordnance Survey 100035207		
Key		
Site boundary		
Name	Figure 8	



Appendix C - Historical Maps

Description	
Historical map dated 1933	
Map scale: 1:2,500	
Sources	
© Crown copyright and database rights 2018 Ordnance Survey 100035207	
Key	
[Red Circle]	Site boundary
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[Empty]	[Empty]
[Empty]	[Empty]
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[Empty]	[Empty]
[Empty]	[Empty]
[Empty]	[Empty]
Name	
[Empty]	Figure 9



Appendix C - Historical Maps

Description

Historical map dated 1939

Map scale: 1:2,500

Sources

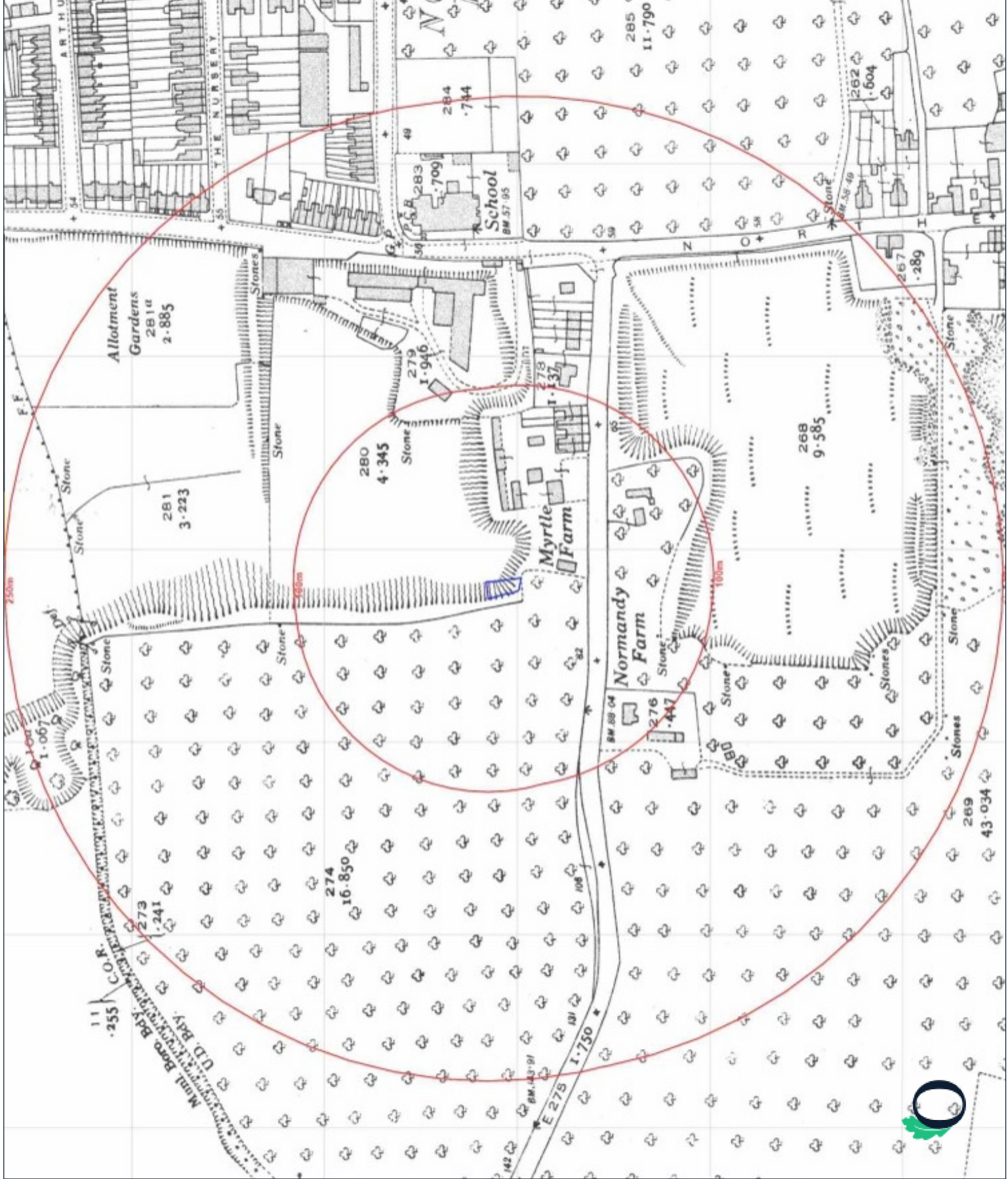
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Key

Site boundary

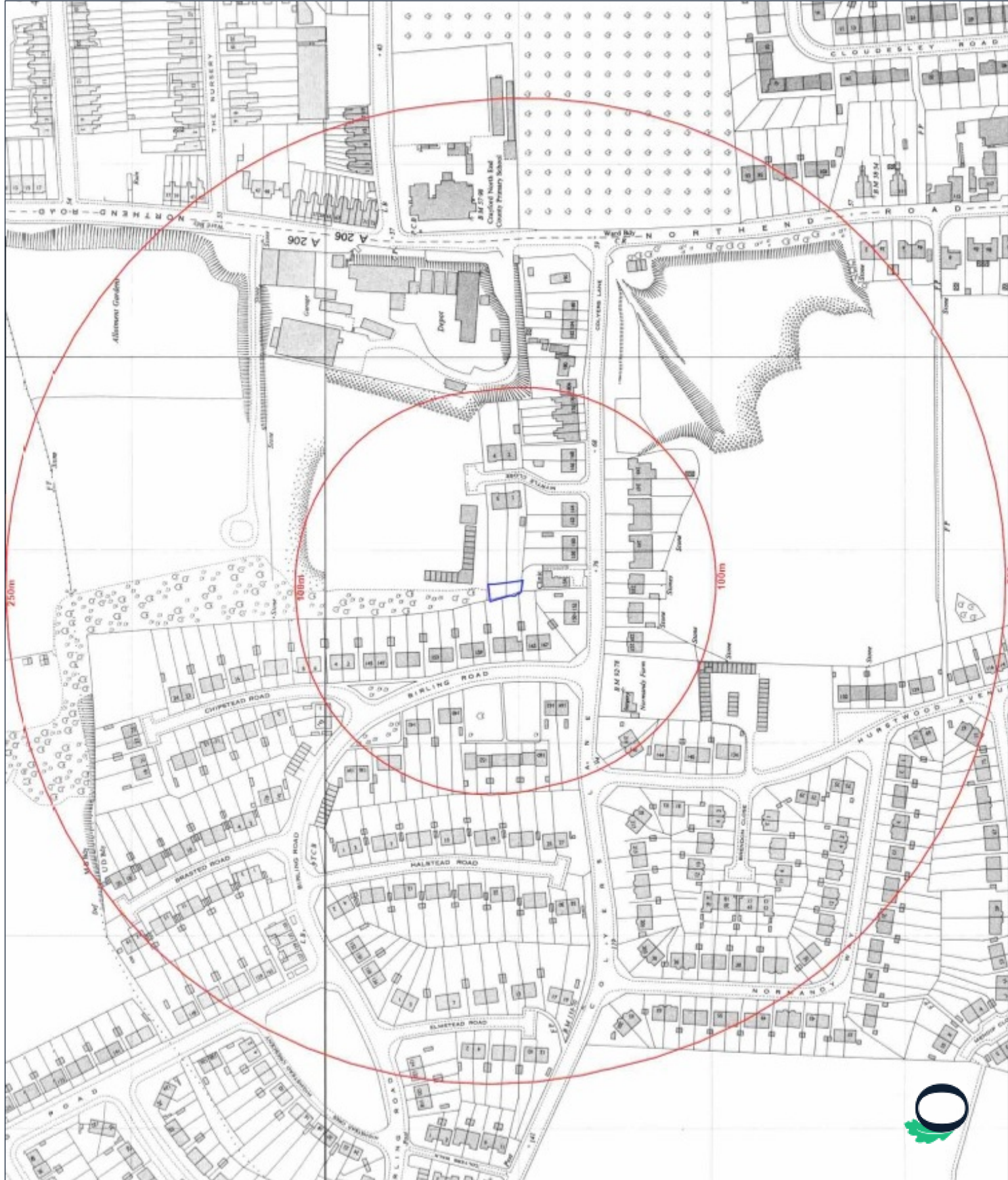
Name

Figure 10



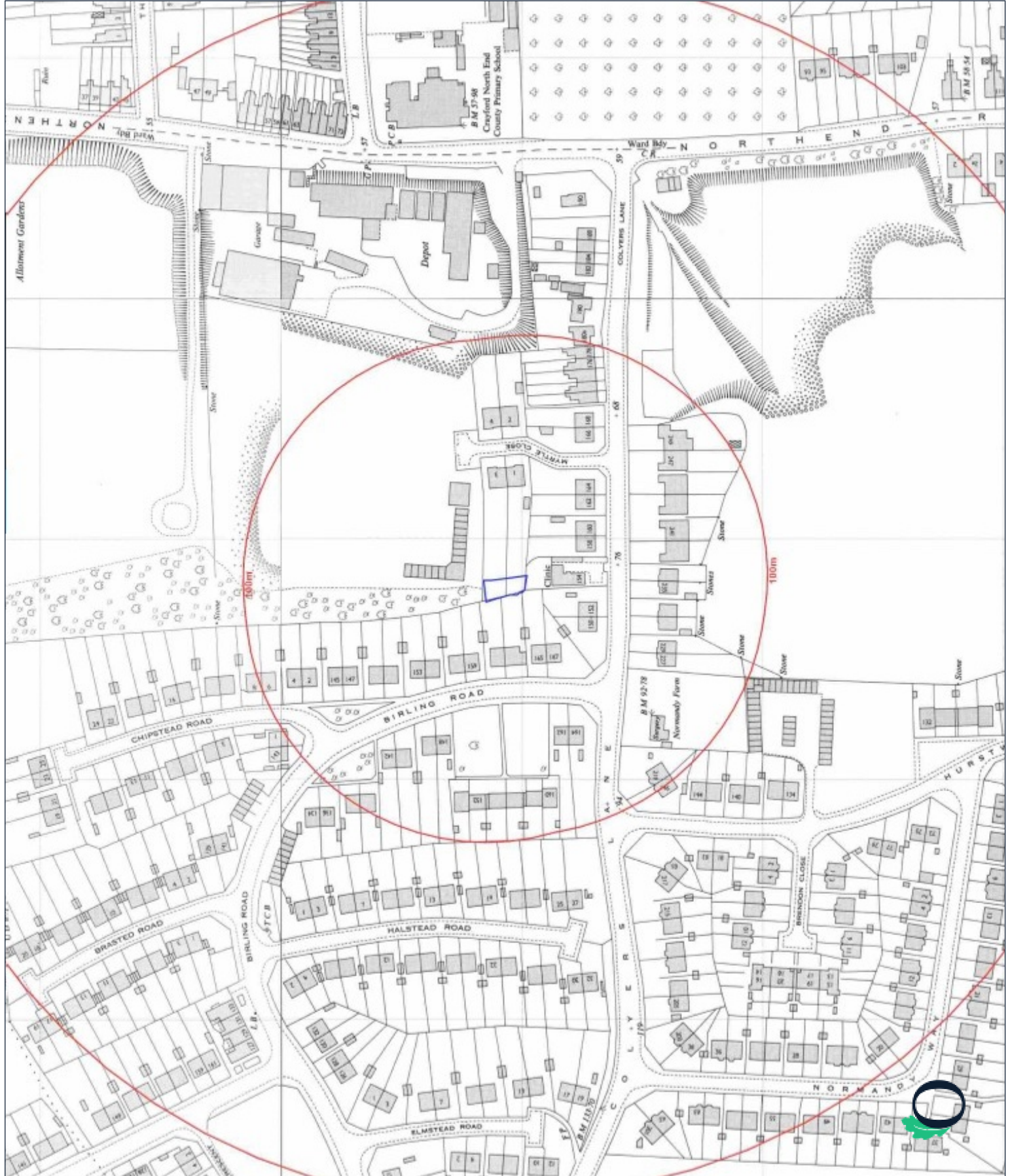
Appendix C - Historical Maps

Description	
Historical map dated 1958 - 1960	
Map scale: 1:2,500	
Sources	
© Crown copyright and database rights 2018 Ordnance Survey 100035207	
Key	
[Blue Box]	Site boundary
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[Empty Box]	[Empty Box]
[Empty Box]	[Empty Box]
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[Empty Box]	[Empty Box]
[Empty Box]	[Empty Box]
[Empty Box]	[Empty Box]
Name	
Figure 11	



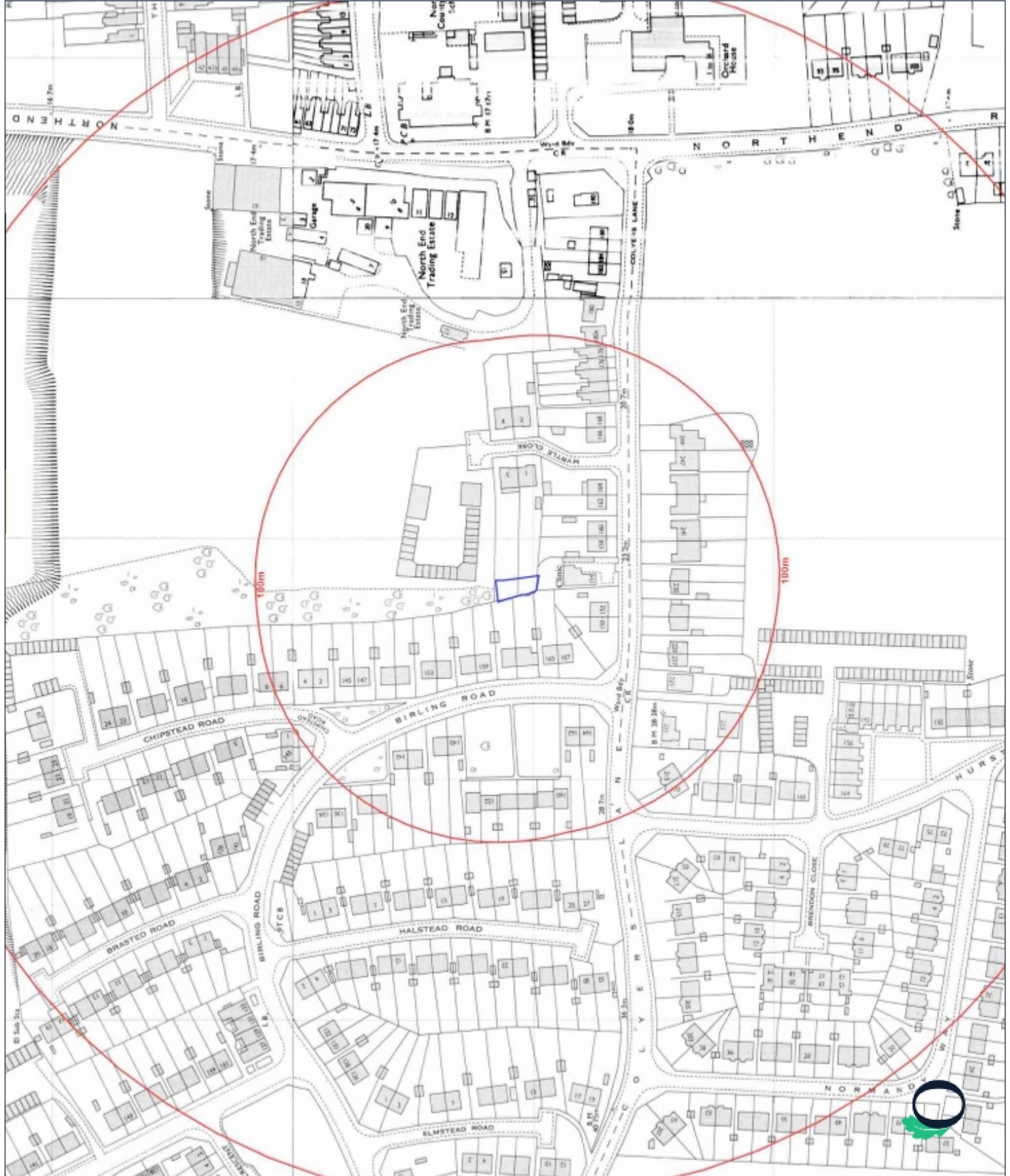
Appendix C - Historical Maps

Description	
Historical map dated 1958 - 1961	
Map scale: 1:1,250	
Printed at: 1:2,000	
Sources	
© Crown copyright and database rights 2018 Ordnance Survey 100035207	
Key	
[Red Circle]	Site boundary
Name	
Figure 12	



Appendix C - Historical Maps

Description	
Historical map dated 1969 - 1972	
Map scale: 1:1,250	
Printed at: 1:2,000	
Sources	
© Crown copyright and database rights 2018 Ordnance Survey 100035207	
Key	
Site boundary	
Name	Figure 13



Appendix C - Historical Maps

Description

Historical map dated 1981 - 1985

Map scale: 1:1,250

Printed at: 1:2,000

Sources

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Key

Site boundary

Name

Figure 14



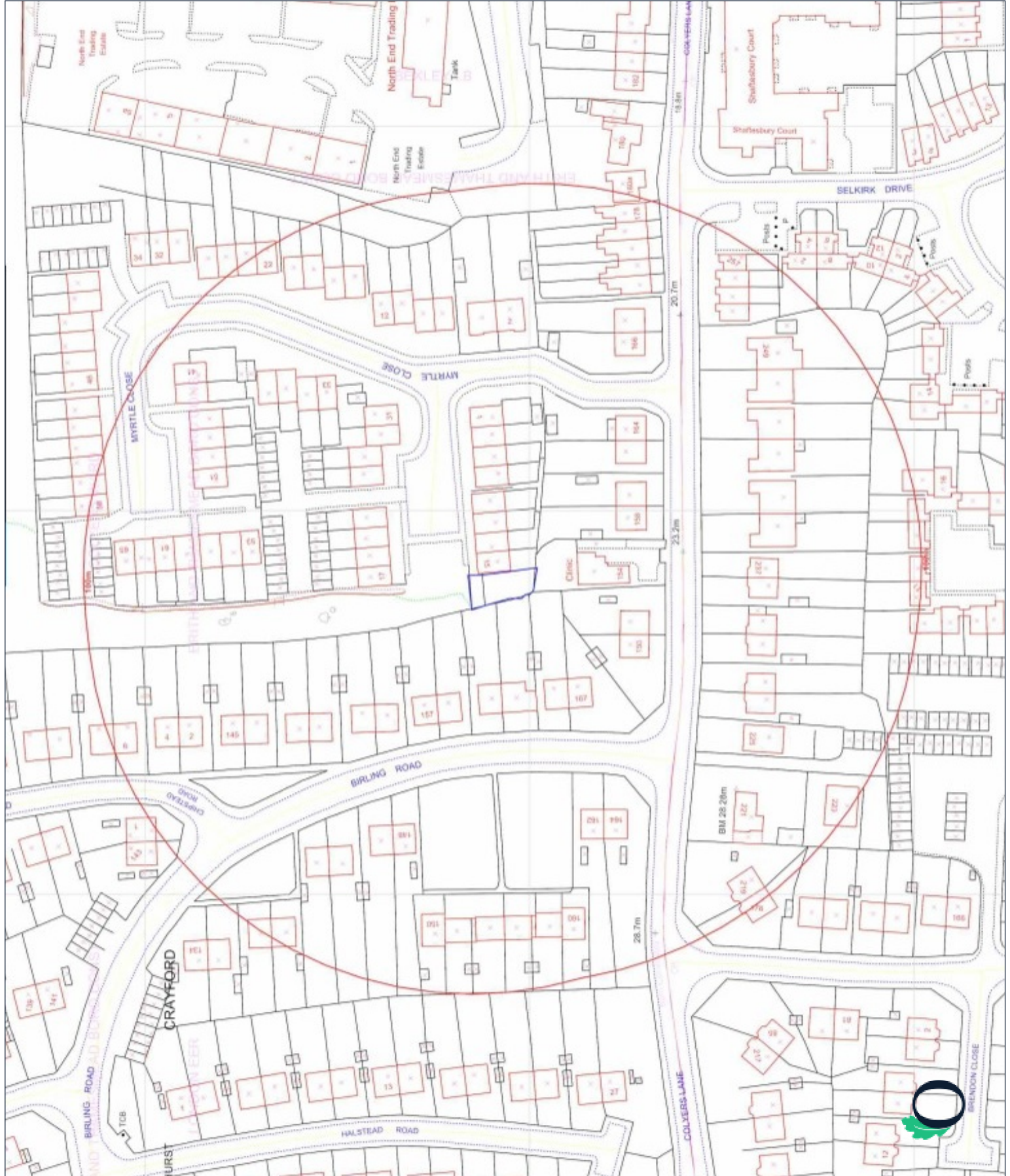
Appendix C - Historical Maps

Description	Historical map dated 1990 - 1992 Map scale: 1:1,250 Printed at: 1:2,000
Sources	© Crown copyright and database rights 2018 Ordnance Survey 100035207
Key	Site boundary
Name	Figure 15















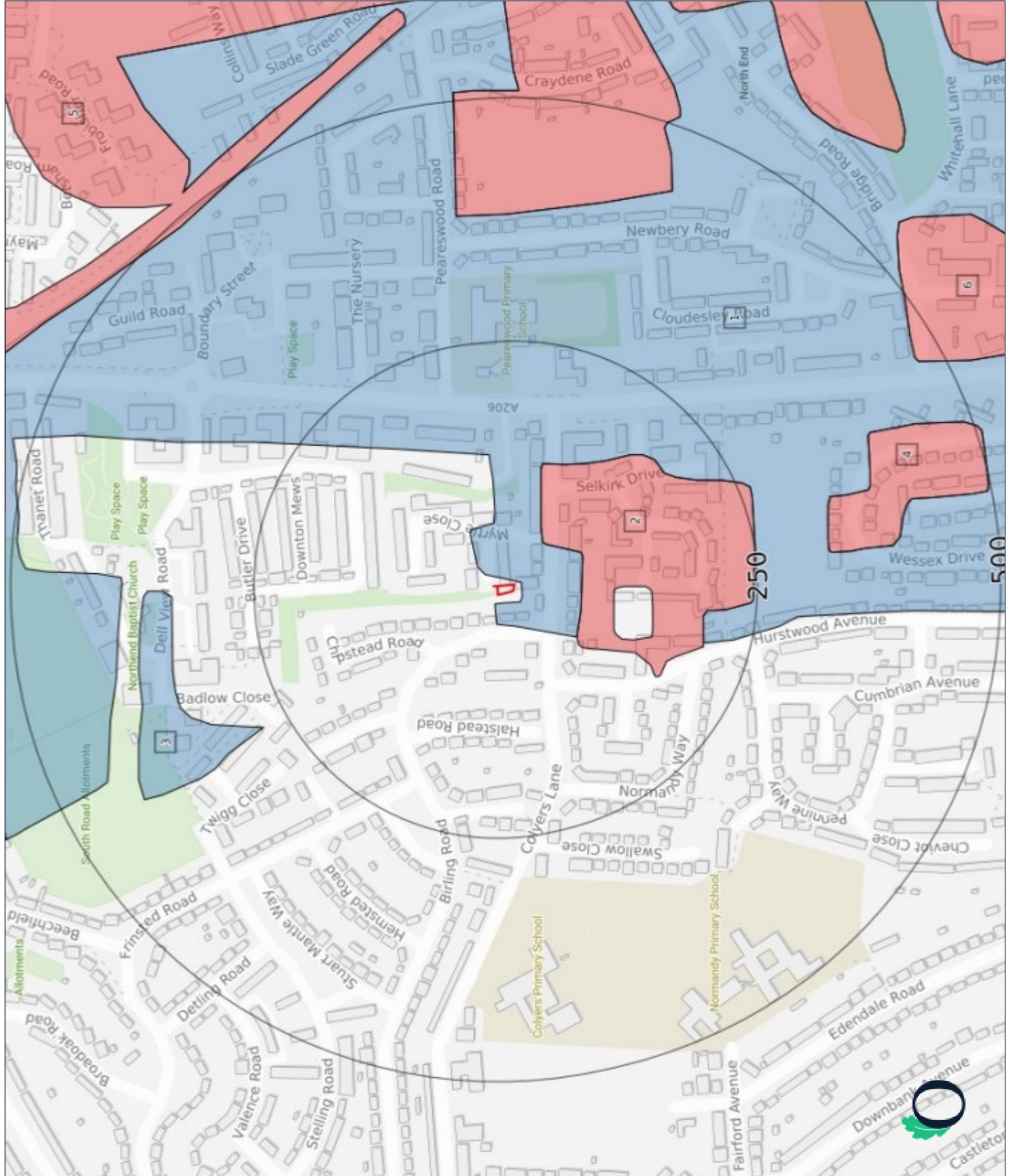
Appendix C - Historical Maps

Description	
Historical map dated 2003	
Map scale: 1:1,250	
Sources	
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Key	
Site boundary	
Name	Figure 16



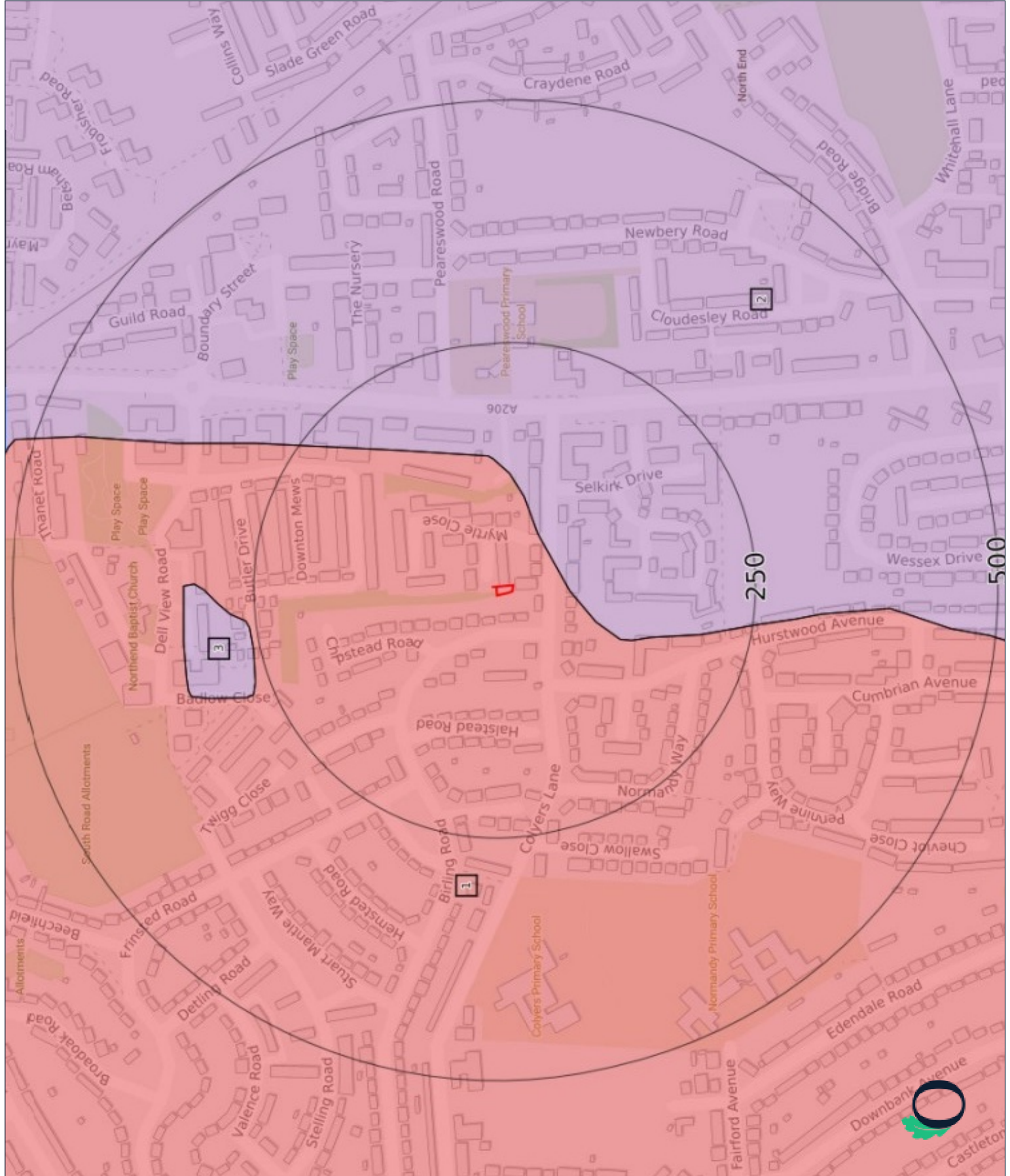
Appendix D - Geological Maps

Description	Key	Name
BGS map showing superficial hydrogeology on site		Figure 17
Sources		
British Geological Society (2021)		
		
		
		
		
		
		
		
		
		















Appendix D - Geological Maps

Description	
BGS map showing bedrock hydrogeology on site	
Sources	
British Geological Society (2021)	
Key	
Site boundary	
Principle	
Secondary A	
Secondary B	
Secondary Undifferentiated	
Unproductive	
Name	Figure 18



Appendix D - Geological Maps

Description	Key	Name
BGS map showing artificial ground on site		Figure 19
Sources		
British Geological Society (2021)		
Key		
		
		
		
		
		
		
		
		

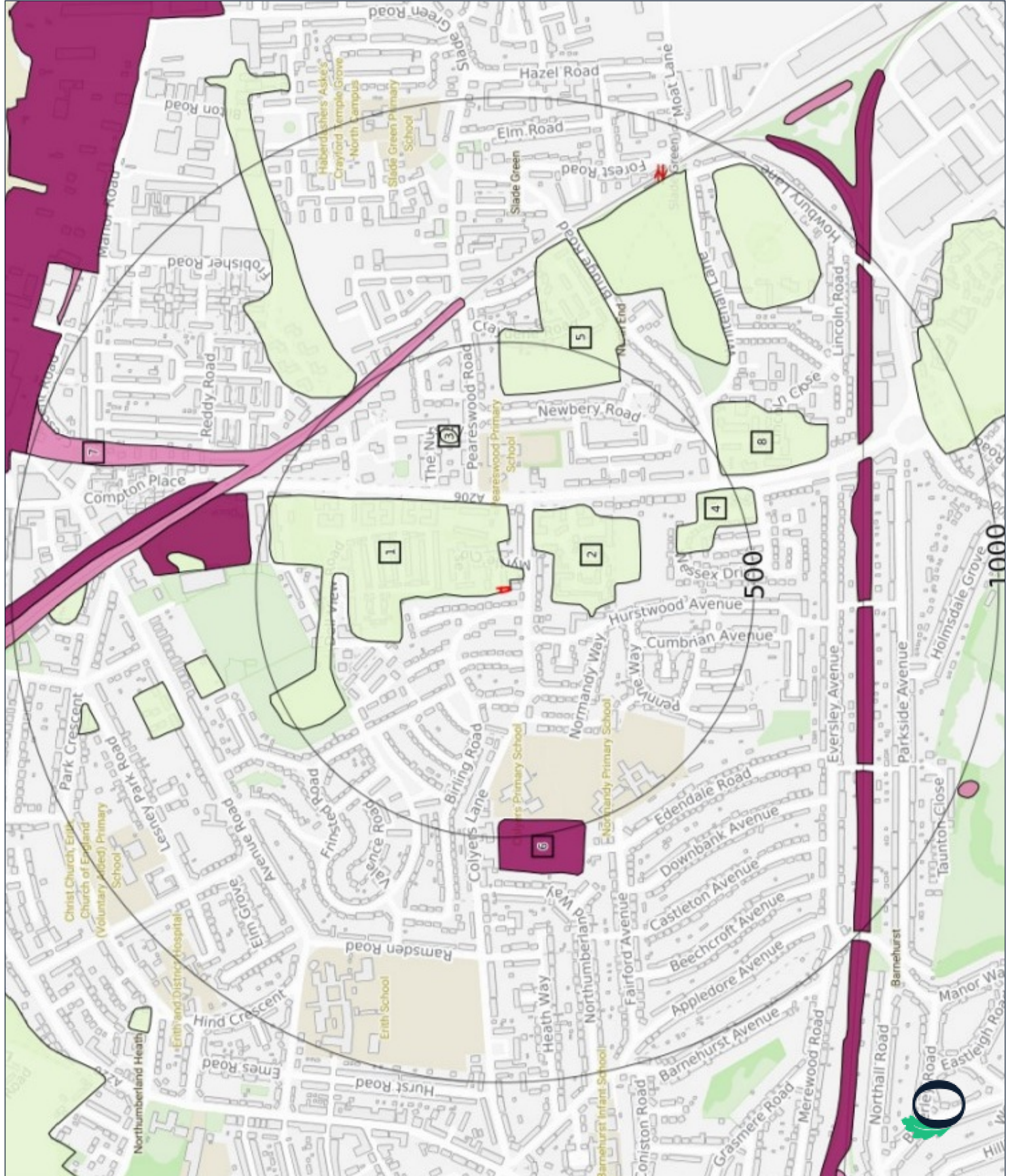
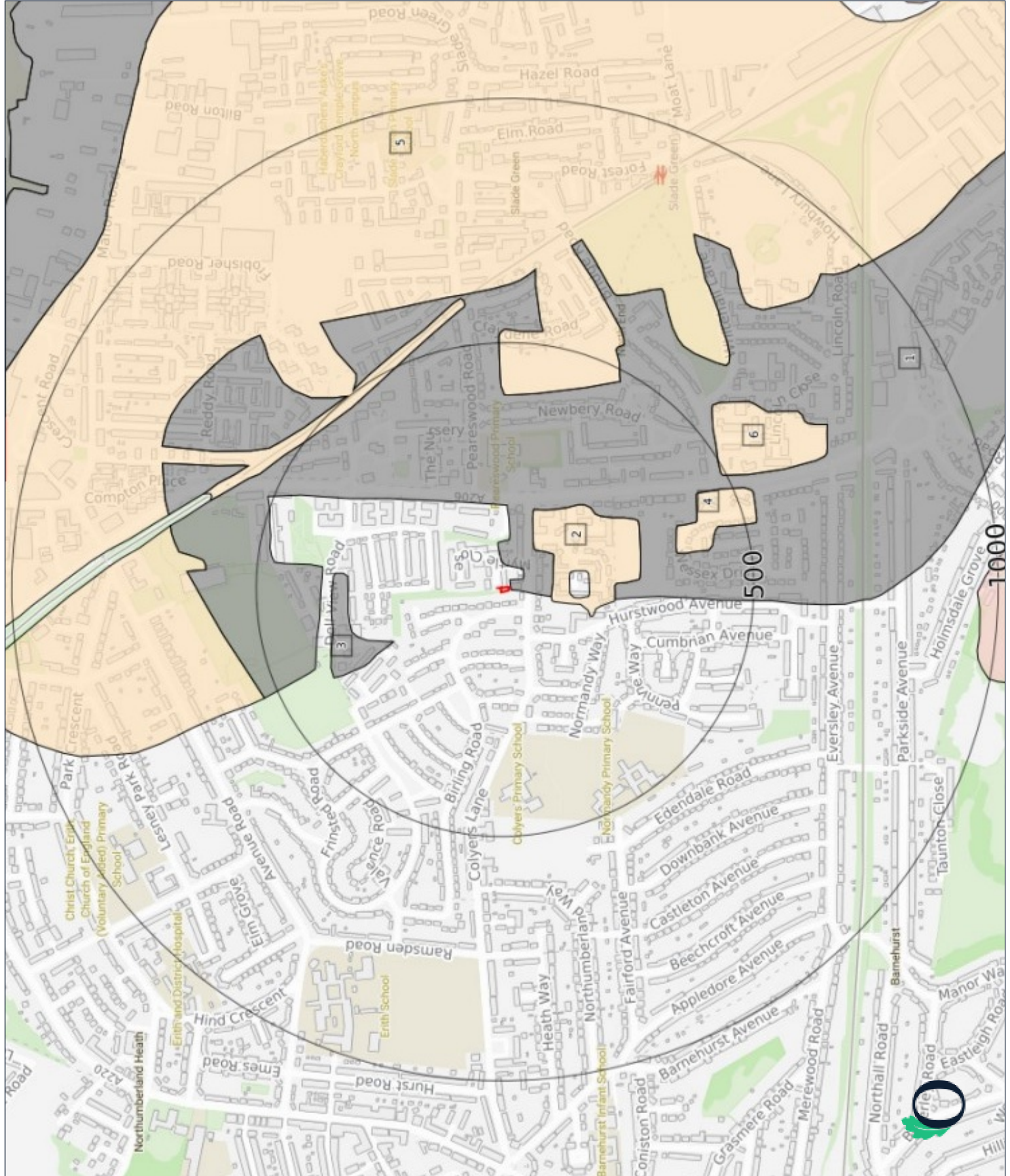


Figure 19

Appendix D - Geological Maps

Description	
BGS map showing superficial deposits on site	
Sources	
British Geological Society (2021)	
Key	
 Site boundary	
 Crayford Silt Member	
 Taplow Gravel Formation	
Name	Figure 20



Appendix D - Geological Maps

Description	
BGS map showing bedrock geology on site	
Sources	
British Geological Society (2021)	
Key	
Site boundary	
Thanet Sand Formation	
Seaford Chalk Formation	
Name	Figure 21

