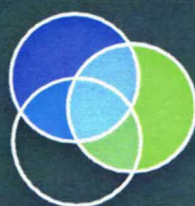


Yes
YOUR ENVIRONMENTAL
SOLUTIONS



DISCUSS - INVESTIGATE - DELIVER

CLIENT: CAMILLA SWIDERSKA

PROJECT: BEE PARK BARN, HAMETETHY, CORNWALL

REPORT TITLE: SITE INVESTIGATION REPORT –
WATER SUPPLY PIPEWORK

REPORT REF: YES 2070

REPORT DATE: 29th AUGUST 2023

WRITTEN BY:



ANDREA WOODCOCK HND BSc ACSM AIEMA

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YES

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Appendix A:	Site Investigation Photographs
Appendix B:	Trial Pit Logs
Appendix C:	Chemical Results

SUMMARY

Your Environmental Solutions Ltd (YES) has been commissioned by Camilla Swiderska to undertake a water supply pipe risk assessment at a site known as Bee Park Barn, Hamatethy in Cornwall. The risk assessment has been undertaken in line with the proposed use of the water supply for human consumption.

The soils along the route of the water supply pipeline were found to comprise natural topsoil consisting of silty clay; beneath which was natural subsoil composed of silty, slightly gravelly clay with occasional subrounded cobbles. Visual evidence of contamination was not identified during the site investigation.

A soil sample was taken from a trial pit at the proposed depth (0.9m below ground level) and route of the water supply pipeline. The sample was tested for hydrocarbon and pesticide contamination in line with the findings of the desk study report.

The results of the soil analyses were compared to the South West Water supply pipework thresholds. For all potential contaminants, the results were less than the supply pipework thresholds. It is therefore considered that standard plastic pipework will be suitable for the proposed water supply at the site, with no further action or assessment required.



1.0 INTRODUCTION

1.1 Background

Your Environmental Solutions Ltd (YES) has been commissioned by Camilla Swiderska to undertake a water supply pipe risk assessment at a site known as Bee Park Barn, Hametethy in Cornwall. The risk assessment has been undertaken in line with the proposed use of the water supply for human consumption.

1.2 Objectives

The objectives of the site investigation report are as follows:

Summarise the site setting and desk study findings, if applicable.

Detail the on site investigation(s) undertaken.

Present the ground conditions encountered.

Discuss the significance of the chemical analyses and produce a quantitative contamination risk assessment.

Discuss a remediation strategy (if appropriate) and recommendations for any further works.

1.3 Sources of Information

The following sources of information have been used:

Contamination Desk Study.

Site Investigation Photographs (Appendix A).

Trial Pit Logs (Appendix B).

Chemical Results (Appendix C).

1.4 Development Proposals/End Use

It is proposed to convert the existing barn into a dwelling.

2.0 SUMMARY OF THE DESK STUDY FINDINGS

The site is located at coordinates: 210430 79350, postcode: PL30 4PG.

The site comprises an agricultural barn, yard and part of a field.

Throughout recorded history the site has remained unchanged. The surrounding area of the site has remained undeveloped throughout the mapping period observed.

The site is not recorded to be overlain by superficial deposits, with alluvial deposits recorded to the northeast. The site is recorded to be underlain by the Bodmin Intrusion. These are silica-rich, magmatic intrusions of granite into the host rock.

Mineralised structures (lodes) are not recorded beneath or within the surrounding area of the site. Topsoil arsenic concentrations in the area of the site are recorded to range between 23mg/kg and 42mg/kg.

The site is located in an area where greater than 30% of homes have elevated radon concentrations within indoor air.

The site is recorded to be underlain by a secondary aquifer (A). The only surface water feature within 250m of the site is a river at approximately 210m distance to the northeast. The site is not recorded to be within a water source protection zone.

Due to the previous agricultural use of the site, a potential for hydrocarbons and/or pesticides to be present in the near surface/localised soils was identified. In order to determine whether any future risk to water supply pipework is present, it was considered prudent to either sample any existing water supply, if present, or carry out localised soil sampling. No other potential contamination risks to human health was identified.

The risk to flora, fauna and ecosystems was considered to be low with no further action required.

The risk to controlled waters was considered to be low with no further action required.

A DS-1 grade of concrete will be suitable for any proposed foundations at the site.

The site is in a radon affected area and natural superficial deposits containing organic, gas generating material may be present within 250m of the site. As such radon protection measures should be installed in all buildings to mitigate the risks to indoor air.

In accordance with the mining report, the site appears to be at low risk from past mining activity with no recommendations for further investigations made.

3.0 ON SITE INVESTIGATIONS

3.1 Intrusive Site Investigations

A site investigation was undertaken on 17th August 2023. The site investigation comprised the excavation of a single trial pit (TP) undertaken along the route and depth of the proposed water supply.

The site investigation layout is shown on Figure 3.

3.2 Ground Conditions Encountered

The descriptions given below are based on visual observations made during site investigation.

3.2.1 *Topsoil*

Topsoil was encountered from surface to a depth of 0.4m below ground level (bgl). Topsoil consisted of brown silty clay.

3.2.2 *Subsoil/Bedrock*

Subsoil was encountered from beneath the topsoil to a maximum recorded depth of 1.0m bgl. Subsoil consisted of light brown silty, slightly gravelly clay with occasional subrounded cobbles.

Rock head was not encountered during the site investigation.

3.2.3 *Made Ground*

Made ground was not encountered during the site investigation.

3.2.4 *Alluvial Deposits*

Alluvial deposits were not encountered during the site investigation.



3.2.5 Groundwater

Groundwater was not encountered during the site investigation.

3.2.6 Visual Signs of Fuel and/or Odours

There were no signs of any fuels, oil stains or odours identified during the site investigation.

3.3 Contamination Sampling and Laboratory Analysis

3.3.1 Sampling

A soil sample for contamination analyses was taken from the trial pit at 0.9m below ground level from the trial pit.

The sample was collected in an amber glass jar, stored and transported in cool boxes to Eurofins Chemtest, a fully accredited laboratory.

3.3.2 Laboratory Analysis

All laboratory results are enclosed within Appendix C.

The following chemical analyses were carried out on the soil sample at the laboratory:

- 1 no. pH.
- 1 no. Speciated total petroleum hydrocarbons.
- 4 no. Benzo(a)pyrene.
- 1 no. Pesticides.

4.0 SIGNIFICANCE AND INTERPRETATION OF CHEMICAL RESULTS

The risk to water supply pipework has been undertaken in accordance with the document: Risk Assessment for Water Pipes in Land Potentially Affected by Contamination (South West Water, 2016). The document outlines threshold concentrations for soil contaminants with the potential to impact water supply pipework.

This contamination risk assessment has been carried out using documents and tools available at the date of this report. New guidance may be issued in the future which may supersede these.



4.1 Soil Contamination and Risks to Water Supply Pipework

The following table outlines the results of the chemical analyses in line with the South West Water supply pipework thresholds.

Table 5.1: South West Water Supply Pipework Thresholds Compared with Site Concentrations			
Contaminant	Maximum Concentrations (µg/l)*	Polyethylene Thresholds (µg/l)*	Metal / Barrier Pipe Thresholds
EC5-EC10 Hydrocarbons: Aliphatic & Aromatic	<LOD*	2,000	n/a
EC10-EC16 Hydrocarbons: Aliphatic & Aromatic	9,900	10,000	n/a
EC16-EC40 Hydrocarbons: Aliphatic & Aromatic	41,300	500,000	n/a
Benzo(a)pyrene	<LOD	n/a	n/a
Total Pesticides	<LOD	n/a	n/a
<LOD* = Laboratory Limit of Detection For calculated maximum concentrations where some of the results are <LOD, these results have been rounded to half the limit			

As may be noted from Table 5.1, for all potential contaminants, the maximum soil concentrations are less than the polyethylene pipework thresholds, indicating this to be a suitable pipework material for the proposed water supply.



5.0 QUANTITATIVE CONTAMINATION RISK ASSESSMENT

The following table is a revised contamination risk assessment following the quantitative analyses of the laboratory results.

Table 5.1: Quantitative Contamination Risk Assessment				
Sources	Receptors and Pathways	Categorisation of Risk		
		Probability	Consequence	Risk
<p>Hydrocarbons: Farming Activities</p>	<p>Water Supply Pipework: Direct contact with soils</p>	Unlikely	Medium	Low
<p>Pesticides: Farming Activities</p>	<p>Water Supply Pipework: Direct contact with soils</p>	Unlikely	Medium	Low

6.0 CONCLUSIONS AND RECOMMENDATIONS

The soils along the route of the water supply pipeline were found to comprise natural topsoil consisting of silty clay; beneath which was natural subsoil composed of silty, slightly gravelly clay with occasional subrounded cobbles. Visual evidence of contamination was not identified during the site investigation.

A soil sample was taken from a trial pit at the proposed depth (0.9m below ground level) and route of the water supply pipeline. The sample was tested for hydrocarbon and pesticide contamination in line with the findings of the desk study report.

The results of the soil analyses were compared to the South West Water supply pipework thresholds. For all potential contaminants, the results were less than the supply pipework thresholds. It is therefore considered that standard plastic pipework will be suitable for the proposed water supply at the site, with no further action or assessment required.

7.0 LIMITATIONS

The work undertaken to provide the basis of this report includes a study of the readily available documented information from a variety of sources. The information reviewed should not be considered exhaustive and has been accepted in good faith by Your Environmental Solutions (“YES”) as providing a true indication of the site conditions. However, no liability can be accepted for the detailed accuracy or otherwise of any of the reports or documents prepared by others for the Client or for third parties, or for any associated errors or omissions.

The exploratory holes carried out during the fieldwork, which investigate only a small volume of the ground in relation to the size of the site, can only provide a general indication of site conditions. The comments made and recommendations given in this report are based on the ground conditions apparent at the site of the exploratory holes. There may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.

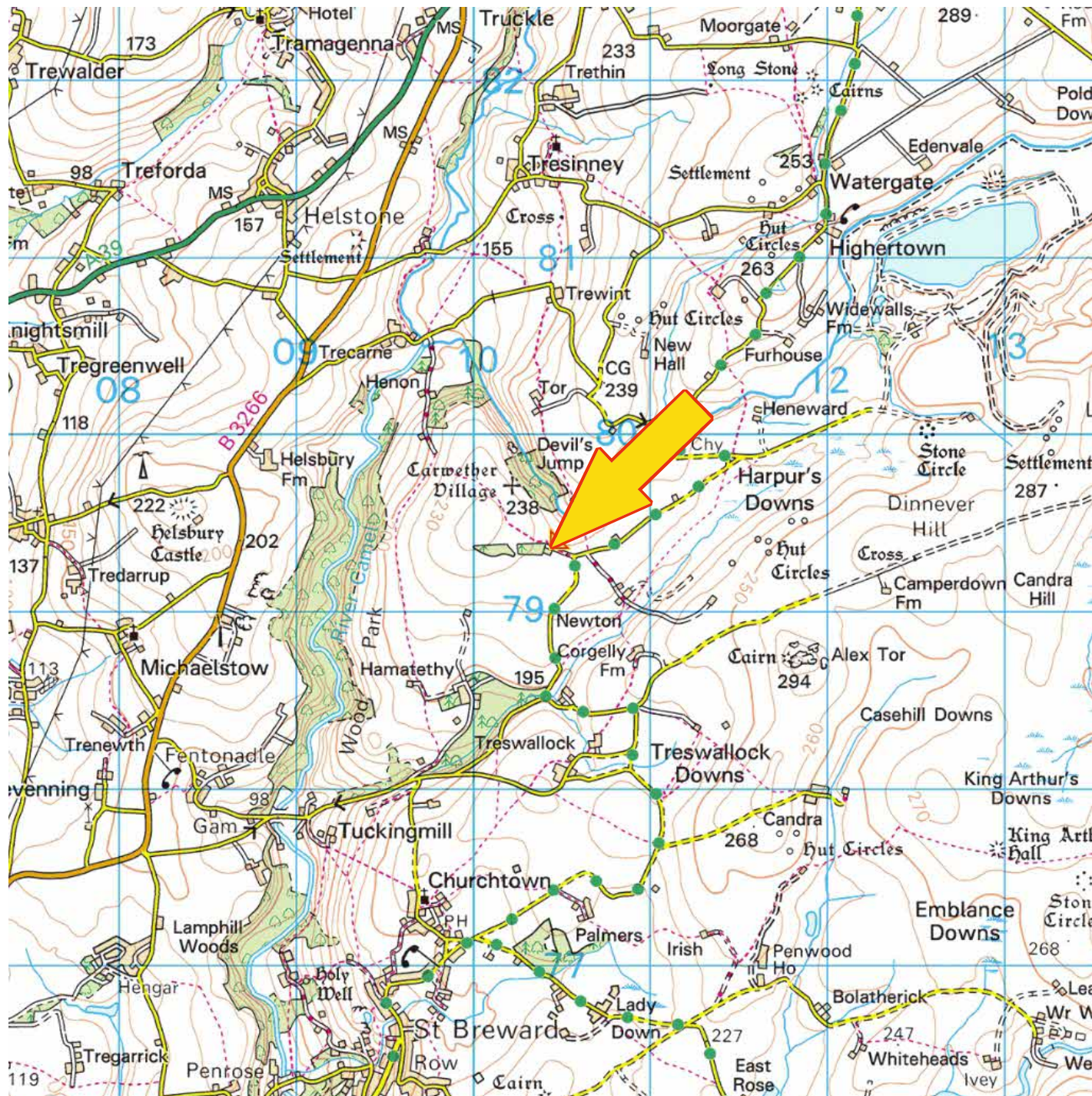
The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that groundwater levels will vary owing to seasonal or other effects.

It should be noted that the environment and contaminated land guidance and legislation are constantly under review, with authoritative guidance documents subject to change. The conclusions presented herein are based on guidance and legislation available at the time of issuing this report, and no liability can be accepted for the retrospective effects of any changes or amendments to such guidance and/or legislation.

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FIGURES



Drawing Notes:

Legend:

Client:

Camilla Swiderska

Figure 1:

Site Location Plan

Bee Park Barn, Hamatethy,
St Breward Cornwall

Project Ref: YES 2070a Drawing Ref: YES 2070a

Drawn By: AM Date: 17/03/23

Checked By: AW Date: 17/03/23

Grid Ref: 210430, 79350 Not To Scale

yes
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Fore Street, Barrigger,
Camborne, Cornwall TR14 0QR
M. 07766 850351
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W. www.urenvironmentalsolutions.com



Drawing Notes:

Legend:

- █ Site Boundary
- █ Ownership Boundary

Client:

Camilla Swiderska

Figure 2:

Site Boundary Plan

Bee Park Barn, Hamatethy,
St Breward Cornwall

Project Ref: YES 2070a	Drawing Ref: YES 2070a
Drawn By: AM	Date: 17/03/23
Checked By: AW	Date: 17/03/23
Grid Ref: 210430, 79350	Not To Scale

yes
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W. www.urenvironmentalsolutions.com





Drawing Notes:

Legend:

 Site Boundary

 Trial Pit

Client:

Camilla Swiderska

Figure 3:

Site Investigation Plan
 Bee Park Barn, Hamatethy,
 St Breward Cornwall

Project Ref: YES 2070a	Drawing Ref: YES 2070a
Drawn By: AM	Date: 22/08/23
Checked By: AW	Date: 22/08/23
Grid Ref: 210430, 79350	Not To Scale



yes
YOUR ENVIRONMENTAL
SOLUTIONS LTD



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APPENDIX A

SITE INVESTIGATION PHOTOGRAPHS

SITE INVESTIGATION PHOTOGRAPHS



PHOTOGRAPH 1: View of the trial pit's location immediately adjacent to the south-eastern gable end of the building



PHOTOGRAPH 2: View of the trial pit's location immediately adjacent to the southern-eastern gable end of the building



PHOTOGRAPH 3: View of the trial pit



PHOTOGRAPH 4: View of the trial pit's location



PHOTOGRAPH 5: View of the excavated arisings



PHOTOGRAPH 6: View of the trial pit

APPENDIX B

TRIAL PIT LOGS



Job Number: YES 2070b	Trial Pit Number: TP1
Project: Bee Park Barn, Hamatethy	
Client: Camilla Swiderska	
Logged By: AW	Checked By: AM

Method of Excavation: Mechanical	Equipment Used: Excavator	Excavation Date: 17/08/2023
----------------------------------	---------------------------	-----------------------------

Depth m	Insitu Testing		Samples			Strata		
	Depth	Test Type - Results	Type	No.	Depth	Description of Strata	Thickness	Legend
0.0								
0.2						Brown silty CLAY (TOPSOIL)	0.40	
0.4								
0.6								
0.8			Soil	1	0.90	Light brown silty slightly gravelly CLAY with occasional subrounded cobbles	0.60	
1.0						End of Trial Pit		
1.2								
1.4								
1.6								
1.8								
2.0								
2.2								
2.4								
2.6								
2.8								
3.0								

Remarks:

APPENDIX C

CHEMICAL RESULTS



Final Report

Report No.: 23-27759-1

Initial Date of Issue: 28-Aug-2023

Re-Issue Details:

Client Your Environmental Solutions (YES)

Client Address: Woodcocks Roost, Fore Street
Barripper
Camborne
Cornwall
TR14 0QR

Contact(s): Andrea Woodcock
Anne Mihalop

Project 2070 Hamatethy

Quotation No.: Q22-26990

Date Received: 18-Aug-2023

Order No.: 2070

Date Instructed: 18-Aug-2023

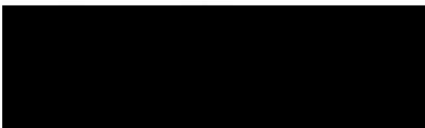
No. of Samples: 1

Turnaround (Wkdays): 5

Results Due: 24-Aug-2023

Date Approved: 28-Aug-2023

Approved By:



Details: Stuart Henderson, Technical
Manager

Results - Soil

Project: 2070 Hamatethy

Client: Your Environmental Solutions (YES)	Chemtest Job No.:		23-27759		
Quotation No.: Q22-26990	Chemtest Sample ID.:		1690229		
	Sample Location:		TP1		
	Sample Type:		SOIL		
	Top Depth (m):		0.9		
	Date Sampled:		17-Aug-2023		
Determinand	Accred.	SOP	Units	LOD	
Moisture	N	2030	%	0.020	17
pH	U	2010		4.0	6.9
Aliphatic VPH >C5-C6	U	2780	mg/kg	0.05	< 0.05
Aliphatic VPH >C6-C7	U	2780	mg/kg	0.05	< 0.05
Aliphatic VPH >C7-C8	U	2780	mg/kg	0.05	< 0.05
Aliphatic VPH >C6-C8 (Sum)	N	2780	mg/kg	0.10	< 0.10
Aliphatic VPH >C8-C10	U	2780	mg/kg	0.05	< 0.05
Total Aliphatic VPH >C5-C10	U	2780	mg/kg	0.25	< 0.25
Aliphatic EPH >C10-C12	U	2690	mg/kg	2.00	2.5
Aliphatic EPH >C12-C16	U	2690	mg/kg	1.00	6.4
Aliphatic EPH >C16-C21	U	2690	mg/kg	2.00	5.2
Aliphatic EPH >C21-C35	U	2690	mg/kg	3.00	11
Aliphatic EPH >C35-C40	N	2690	mg/kg	10.00	< 10
Total Aliphatic EPH >C10-C35	U	2690	mg/kg	5.00	26
Total Aliphatic EPH >C10-C40	N	2690	mg/kg	10.00	26
Aromatic VPH >C5-C7	U	2780	mg/kg	0.05	< 0.05
Aromatic VPH >C7-C8	U	2780	mg/kg	0.05	< 0.05
Aromatic VPH >C8-C10	U	2780	mg/kg	0.05	< 0.05
Total Aromatic VPH >C5-C10	U	2780	mg/kg	0.25	< 0.25
Aromatic EPH >C10-C12	U	2690	mg/kg	1.00	< 1.0
Aromatic EPH >C12-C16	U	2690	mg/kg	1.00	< 1.0
Aromatic EPH >C16-C21	U	2690	mg/kg	2.00	3.5
Aromatic EPH >C21-C35	U	2690	mg/kg	2.00	15
Aromatic EPH >C35-C40	N	2690	mg/kg	1.00	1.6
Total Aromatic EPH >C10-C35	U	2690	mg/kg	5.00	18
Total Aromatic EPH >C10-C40	N	2690	mg/kg	10.00	20
Total VPH >C5-C10	U	2780	mg/kg	0.50	< 0.50
Total EPH >C10-C35	U	2690	mg/kg	10.00	44
Total EPH >C10-C40	N	2690	mg/kg	10.00	45
Benzo[a]pyrene	U	2800	mg/kg	0.10	< 0.10
Demeton-O	N	2820	mg/kg	0.20	< 0.20
Phorate	N	2820	mg/kg	0.20	< 0.20
Demeton-S	N	2820	mg/kg	0.20	< 0.20
Disulfoton	N	2820	mg/kg	0.20	< 0.20
Fenthion	N	2820	mg/kg	0.20	< 0.20
Trichloronate	N	2820	mg/kg	0.20	< 0.20
Prothiofos	N	2820	mg/kg	0.20	< 0.20
Fensulphothion	N	2820	mg/kg	0.20	< 0.20
Sulprofos	N	2820	mg/kg	0.20	< 0.20

Results - Soil

Project: 2070 Hamatethy

Client: Your Environmental Solutions (YES)	Chemtest Job No.:		23-27759		
Quotation No.: Q22-26990	Chemtest Sample ID.:		1690229		
	Sample Location:		TP1		
	Sample Type:		SOIL		
	Top Depth (m):		0.9		
	Date Sampled:		17-Aug-2023		
Determinand	Accred.	SOP	Units	LOD	
Azinphos-Methyl	N	2820	mg/kg	0.20	< 0.20
Coumaphos	N	2820	mg/kg	0.20	< 0.20
Atraton	N	2830	mg/kg	0.20	< 0.20
Prometon	N	2830	mg/kg	0.20	< 0.20
Simazine	N	2830	mg/kg	0.20	< 0.20
Atrazine	N	2830	mg/kg	0.20	< 0.20
Propazine	N	2830	mg/kg	0.20	< 0.20
Terbutylazine	N	2830	mg/kg	0.20	< 0.20
Secbumeton	N	2830	mg/kg	0.20	< 0.20
Simetryn	N	2830	mg/kg	0.20	< 0.20
Ametryn	N	2830	mg/kg	0.20	< 0.20
Prometryn	N	2830	mg/kg	0.20	< 0.20
Terbutryn	N	2830	mg/kg	0.20	< 0.20
Alpha-HCH	N	2840	mg/kg	0.20	< 0.20
Gamma-HCH (Lindane)	N	2840	mg/kg	0.20	< 0.20
Beta-HCH	N	2840	mg/kg	0.20	< 0.20
Delta-HCH	N	2840	mg/kg	0.20	< 0.20
Heptachlor	N	2840	mg/kg	0.20	< 0.20
Aldrin	N	2840	mg/kg	0.20	< 0.20
Heptachlor Epoxide	N	2840	mg/kg	0.20	< 0.20
Gamma-Chlordane	N	2840	mg/kg	0.20	< 0.20
Alpha-Chlordane	N	2840	mg/kg	0.20	< 0.20
Endosulfan I	N	2840	mg/kg	0.20	< 0.20
4,4-DDE	N	2840	mg/kg	0.20	< 0.20
Dieldrin	N	2840	mg/kg	0.20	< 0.20
Endrin	N	2840	mg/kg	0.20	< 0.20
4,4-DDD	N	2840	mg/kg	0.20	< 0.20
Endosulfan II	N	2840	mg/kg	0.20	< 0.20
Endrin Aldehyde	N	2840	mg/kg	0.20	< 0.20
4,4-DDT	N	2840	mg/kg	0.20	< 0.20
Endosulfan Sulphate	N	2840	mg/kg	0.20	< 0.20
Methoxychlor	N	2840	mg/kg	0.20	< 0.20
Endrin Ketone	N	2840	mg/kg	0.20	< 0.20

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2690	EPH A/A Split	Aliphatics: >C10–C12, >C12–C16, >C16–C21, >C21– C35, >C35– C40 Aromatics: >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C40	Acetone/Heptane extraction / GCxGC FID detection
2780	VPH A/A Split	Aliphatics: >C5–C6, >C6–C7,>C7–C8,>C8–C10 Aromatics: >C5–C7,>C7–C8,>C8–C10	Water extraction / Headspace GCxGC FID detection
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene*; Acenaphthylene; Anthracene*; Benzo[a]Anthracene*; Benzo[a]Pyrene*; Benzo[b]Fluoranthene*; Benzo[ghi]Perylene*; Benzo[k]Fluoranthene; Chrysene*; Dibenz[ah]Anthracene; Fluoranthene*; Fluorene*; Indeno[123cd]Pyrene*; Naphthalene*; Phenanthrene*; Pyrene*	Dichloromethane extraction / GC-MS
2820	Organophosphorus (O-P) Pesticides in Soils by GC-MS	Organophosphorus pesticide representative suite including Parathion, Malathion etc, plus client specific determinands	Dichloromethane extraction / GC-MS
2830	Organonitrogen (O-N) Pesticides in Soils by GC-MS	Organonitrogen pesticide representative suite including Triazines etc, plus client specific determinands	Dichloromethane extraction / GC-MS
2840	Organochlorine (O-Cl) Pesticides in Soils by GC-MS	Organochlorine pesticide representative suite including DDT and its metabolites, 'drins' and HCH etc, plus client specific determinands	Dichloromethane extraction / GC-MS

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Comments or interpretations are beyond the scope of UKAS accreditation

The results relate only to the items tested

Uncertainty of measurement for the determinands tested are available upon request

None of the results in this report have been recovery corrected

All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis

All Asbestos testing is performed at the indicated laboratory

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

Sample Deviation Codes

A - Date of sampling not supplied

B - Sample age exceeds stability time (sampling to extraction)

C - Sample not received in appropriate containers

D - Broken Container

E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt

All water samples will be retained for 14 days from the date of receipt

Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:

customerservices@chemtest.com

YES

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