



WINDOW SAMPLE LOG

Site: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS				Project No. 25-267.02	Borehole: WS9
Client: Bugler Homes Limited			Start: 07/11/2025	End: 07/11/2025	Sheet: 1 of 1
Method/Plant Used: Archway Dart (DO)		Co-ordinates: NT		Ground Level: NT	

Description of Strata	Legend	Depth (m bgl) (thickness)	Well Cnstr.	Samples/Tests			SPT Results						Notes
				Depth	No	Type	75mm	75mm	75mm	75mm	75mm	N' Value	
Soft dark grey brown silty sandy gravelly CLAY. Roots to 0.3m. (TOPSOIL)		(0.3) 0.3											
Firm to stiff orange brown silty very sandy gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint. (GLACIOFLUVIAL DEPOSITS)		(0.2) 0.5											
Stiff becoming very stiff brown and grey mottled occasionally silty very sandy gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint and white fine sub-rounded of chalk. Gravel partings 1.0-2.0m. (GLACIOFLUVIAL DEPOSITS)		(1.5) 2.0		1.0	1	SPT/D	5	5	5	5	6	8	24
				2.0	2	SPT/D	12	12	13	15	16	6	50 for 245mm

Casing record			Chiselling records			Water level observations (depths in metres below gl)					
Date	Diameter (mm)	Depth (m)	Time	From (m)	To (m)	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks
07/11/2025	100	1.00				07/11/2025	-	-	-	Dry	
Remarks Roots present to 0.3m. No groundwater encountered in borehole. No visual or olfactory evidence of contamination. Gas and groundwater monitoring well installed to 2.0m bgl.									By		
									Logged	OC	
									Checked	OB	Scale 01:25

SPT: Standard Penetration Test, HP: Hand Penetrometer, B: Bulk Sample, D: Disturbed Sample



WINDOW SAMPLE LOG

Site: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS				Project No. 25-267.02	Borehole: WS10
Client: Bugler Homes Limited			Start: 07/11/2025	End: 07/11/2025	Sheet: 1 of 1
Method/Plant Used: Archway Dart (DO)		Co-ordinates: NT		Ground Level: NT	

Description of Strata	Legend	Depth (m bgl) (thickness)	Well Cnstr.	Samples/Tests			SPT Results						Notes
				Depth	No	Type	75mm	75mm	75mm	75mm	75mm	N Value	
Soft dark grey brown silty sandy gravelly CLAY. Roots to 0.3m. (TOPSOIL)		(0.3) 0.3		0.2	1	ES							
Firm orange brown silty very sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to angular of flint and fine sub-rounded of chalk. (GLACIOFLUVIAL DEPOSITS)		(0.4) 0.7											
Stiff becoming very stiff brown and grey mottled occasionally silty very sandy gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint and white fine sub-rounded of chalk. (GLACIOFLUVIAL DEPOSITS)		(0.3) 1.0		1.0	2	SPT/LC	7	8	9	11	11	42	
Very stiff brown and grey mottled occasionally silty very sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of flint and white fine sub-rounded of chalk. (GLACIOFLUVIAL DEPOSITS)		(1.8) 1.8		1.8		SPT	14	11	16	17	17	50	
													for 200mm

Casing record			Chiselling records			Water level observations (depths in metres below gl)					
Date	Diameter (mm)	Depth (m)	Time	From (m)	To (m)	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks
07/11/2025	100	1.00				07/11/2025	-	-	-	Dry	
Remarks									By		
Roots present to 0.3m. No groundwater encountered in borehole. No visual or olfactory evidence of contamination. Borehole backfilled with arisings.									Logged	OC	
SPT: Standard Penetration Test, HP: Hand Penetrometer, B: Bulk Sample, D: Disturbed Sample									Checked	OB	Scale 01:25



Description of Strata	Legend	Depth (m bgl) <i>(thickness)</i>	Well Cnstr.	Samples/Tests			SPT Results						N' Value	Notes
				Depth	No	Type	75mm	75mm	75mm	75mm	75mm	75mm		
Soft dark grey brown silty sandy gravelly CLAY. Roots to 0.3m. (TOPSOIL)		<i>(0.3)</i> 0.3		1.0	1	SPT/D	5	5	6	5	6	7	24	
Firm to stiff orange brown silty very sandy gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint. (GLACIOFLUVIAL DEPOSITS)		<i>(0.9)</i> 1.2												
Stiff brown and grey mottled occasionally silty sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of flint and white fine sub-rounded of chalk. (GLACIOFLUVIAL DEPOSITS)		<i>(0.4)</i> 1.6												
Stiff becoming very stiff light orange brown and grey mottled occasionally silty very sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of flint and white fine sub-rounded of chalk. (GLACIOFLUVIAL DEPOSITS)		<i>(1.4)</i> 3.0		2.0	2	SPT/D	4	6	6	6	6	6	24	
				3.0	3	SPT/D	8	10	11	12	14	13	50	for 285mm

Casing record			Chiselling records			Water level observations (depths in metres below gl)						
Date	Diameter (mm)	Depth (m)	Time	From (m)	To (m)	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks	
07/11/2025	100	1.00				07/11/2025	-	-	-	Dry		
Remarks									By			
Roots present to 0.3m. No groundwater encountered in borehole. No visual or olfactory evidence of contamination. Gas and groundwater monitoring well installed to 3.0m bgl. SPT: Standard Penetration Test. HP: Hand Penetrometer. B: Bulk Sample. D: Disturbed Sample									Logged	OC		Scale 01:25
									Checked	OB		



Description of Strata	Legend	Depth (m bgl) <i>(thickness)</i>	Well Cnstr.	Samples/Tests			SPT Results						N' Value	Notes
				Depth	No	Type	75mm	75mm	75mm	75mm	75mm	75mm		
Soft dark grey brown silty sandy gravelly CLAY. Roots to 0.3m. (TOPSOIL)		(0.3) 0.3		1.0		SPT	4	6	7	8	10	12	37	
Firm to stiff becoming very stiff orange brown silty very sandy very gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint. Gravel partings to 1.0m. (GLACIOFLUVIAL DEPOSITS)		(1.2) 												

Casing record			Chiselling records			Water level observations (depths in metres below gl)					
Date	Diameter (mm)	Depth (m)	Time	From (m)	To (m)	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks
07/11/2025	100	1.00				07/11/2025	1.80	-	-	2.10	
Remarks									By		
Roots present to 0.3m. Groundwater encountered at 1.8m, standing at 2.1m at end of borehole. No visual or olfactory evidence of contamination. Borehole backfilled with arisings.									Logged	OC	
									Checked	OB	
SPT: Standard Penetration Test. HP: Hand Penetrometer. B: Bulk Sample. D: Disturbed Sample											

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Casing record			Chiselling records			Water level observations (depths in metres below gl)					
Date	Diameter (mm)	Depth (m)	Time	From (m)	To (m)	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks
07/11/2025	100	1.00				07/11/2025	1.60	-	-	1.60	Remarks Roots present to 0.3m. Groundwater encountered at 1.6m, standing at 1.6m at end of borehole. No visual or olfactory evidence of contamination. Borehole backfilled with arisings. SPT: Standard Penetration Test, HP: Hand Penetrometer, B: Bulk Sample, D: Disturbed Sample
									By		
								Logged	OC		
								Checked	OB	Scale 01:25	



WINDOW SAMPLE LOG

Site: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS				Project No. 25-267.02	Borehole: WS14
Client: Bugler Homes Limited			Start: 07/11/2025	End: 07/11/2025	Sheet: 1 of 1
Method/Plant Used: Archway Dart (DO)		Co-ordinates: NT		Ground Level: NT	

Description of Strata	Legend	Depth (m bgl) (thickness)	Well Cnstr.	Samples/Tests			SPT Results						Notes
				Depth	No	Type	75mm	75mm	75mm	75mm	75mm	N' Value	
Soft dark grey brown silty sandy gravelly CLAY. Roots to 0.3m. (TOPSOIL)		(0.3)		1.0		SPT	7	7	7	6	5	5	23
Firm to stiff orange brown silty very sandy very gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint. Gravel partings. (GLACIOFLUVIAL DEPOSITS)		0.3 (1.1)											
		1.4											
Stiff becoming very stiff brown and grey mottled occasionally silty very sandy gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint and white fine sub-rounded of chalk. Gravel partings. (GLACIOFLUVIAL DEPOSITS)		(1.1)		2.0		SPT	7	8	9	11	11	13	44
		2.5											
Stiff orange brown and grey mottled occasionally silty very sandy gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint and white fine sub-rounded of chalk. Gravel partings. (GLACIOFLUVIAL DEPOSITS)		(1.5)		3.0		SPT	5	6	6	7	7	8	28
		4.0											

Casing record			Chiselling records			Water level observations (depths in metres below gl)					
Date	Diameter (mm)	Depth (m)	Time	From (m)	To (m)	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks
07/11/2025	100	1.00				07/11/2025	1.80	-	-	-	
						06/11/2025	3.50	-	-	2.70	
Remarks									By		
Roots present to 0.3m. Groundwater encountered at 1.8m and 3.5m, standing at 2.7m at end of borehole. No visual or olfactory evidence of contamination. Gas and groundwater monitoring well installed to 4.0m bgl.									Logged	OC	
									Checked	OB	Scale 01:25
SPT: Standard Penetration Test, HP: Hand Penetrometer, B: Bulk Sample, D: Disturbed Sample											



WINDOW SAMPLE LOG

Site: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS				Project No. 25-267.02		Borehole: WS15					
Client: Bugler Homes Limited				Start: 07/11/2025		End: 07/11/2025		Sheet: 1 of 1			
Method/Plant Used: Archway Dart (DO)				Co-ordinates: NT				Ground Level: NT			

Description of Strata	Legend	Depth (m bgl) (thickness)	Well Cnstr.	Samples/Tests			SPT Results							Notes
				Depth	No	Type	75mm	75mm	75mm	75mm	75mm	75mm	N Value	
Soft dark grey brown silty sandy gravelly CLAY. Roots to 0.3m. (TOPSOIL)		(0.3)												
Firm to stiff becoming stiff orange brown silty very sandy gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint. Gravel partings. (GLACIOFLUVIAL DEPOSITS)		(1.2)		1.0		SPT	8	8	7	6	6	7	26	
Stiff brown and grey mottled occasionally silty very sandy gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint and white fine sub-rounded of chalk. Gravel partings. (GLACIOFLUVIAL DEPOSITS)		(0.5)		2.0		SPT	2	2	2	3	5	5	15	
Firm to stiff becoming stiff brown and grey mottled occasionally silty very sandy gravelly CLAY. Gravel is fine to medium sub-rounded to sub-angular of flint and white fine sub-rounded of chalk. Gravel partings to 2.0m. (LOWESTOFT FORMATION)		(1.5)		3.0		SPT	3	4	4	4	6	7	21	
Very stiff dark grey silty sandy gravelly CLAY. Gravel is white fine sub-rounded of chalk. (LOWESTOFT FORMATION)		(0.5)		4.0		SPT	9	9	11	12	14	13	50 for 295mm	

Casing record			Chiselling records			Water level observations (depths in metres below gl)					
Date	Diameter (mm)	Depth (m)	Time	From (m)	To (m)	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks
07/11/2025	100	1.00				07/11/2025	1.20	-	-	1.90	
Remarks									By		
Roots present to 0.3m. Groundwater encountered at 1.2m, standing at 1.9m at end of borehole. No visual or olfactory evidence of contamination. Borehole backfilled with arisings.									Logged	OC	
SPT: Standard Penetration Test, HP: Hand Penetrometer, B: Bulk Sample, D: Disturbed Sample									Checked	OB	Scale 01:25



WS1 arisings



WS2 arisings



WS3 arisings



WS4 arisings



WS5 arisings



WS6 arisings

Exploratory Hole Photos

Project Number	25-267.02	Project Title	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Taken by	OC	Date	06/11/2025 - 07/11/2025
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WS7 arisings



WS8 arisings



WS9 arisings



WS10 arisings



WS11 arisings



WS12 arisings



WS13 arisings

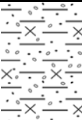
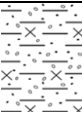


WS14 arisings



WS15 arisings



Description of Strata	Legend	Depth (m bgl) <i>(thickness)</i>	Well Cnstr.	Samples/Tests									Laboratory Test Details
				Depth	No	Type							
Dark grey brown silty sandy CLAY. Roots to 0.3m. (TOPSOIL)		<i>(0.3)</i> 0.3											
Orange brown silty very sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of flint. (LOWESTOFT FORMATION)		<i>(0.6)</i> 0.9											
Light brown very silty very sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of flint and chalk. (LOWESTOFT FORMATION)		<i>(0.5)</i> 1.4											

Remarks		By	
Roots present to 0.3m. No groundwater encountered in trial pit. No visual or olfactory evidence of contamination. Trial pit backfilled with arisings.	Logged	AC	
	Checked	OB	Scale 01:25



TRIAL PIT LOG

Project: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS				Project No. 25-267.02	Trial Pit: TP2
Client: Bugler Homes Limited			Start: 06/11/2025	End: 06/11/2025	Sheet: 1 of 1
Method/Plant Used: 2.5T Excavator	Co-ordinates: NT			Ground Level: NT	

Description of Strata	Legend	Depth (m bgl) (thickness)	Well Constr.	Samples/Tests								Laboratory Test Details
				Depth	No	Type						
Dark grey brown silty sandy CLAY. Roots to 0.3m. (TOPSOIL)		(0.3) 0.3		1.4	1	D						
Orange brown silty sandy gravelly CLAY. gravel is fine to coarse sub-rounded to sub-angular of flint and chalk. (LOWESTOFT FORMATION)		(0.3) 0.6										
Light brown very silty very sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of flint and chalk. (LOWESTOFT FORMATION)		(0.4) 1.0										
Light brown very silty very clayey gravelly SAND. Gravel is fine to coarse sub-rounded to sub-angular of flint and chalk. (Possibly GLACIOFLUVIAL DEPOSITS)		(0.2) 1.2										
Light brown very silty very sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of flint and chalk. (Possibly GLACIOFLUVIAL DEPOSITS)		(0.2) 1.4										

Dimensions (m)			Water level observations (depths in metres below gl)						
Length	Width	Depth	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks	
3.30	0.35	1.40	06/11/2025	-	-	-	Dry		
Remarks Roots present to 0.3m. No groundwater encountered in trial pit. No visual or olfactory evidence of contamination. Trial pit backfilled with arisings.						By			
						Logged	AC		
						Checked	OB	Scale 01:25	



TRIAL PIT LOG

Project: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS							Project No. 25-267.02		Trial Pit: SP1				
Client: Bugler Homes Limited					Start: 06/11/2025		End: 07/11/2025		Sheet: 1 of 1				
Method/Plant Used: 2.5T Excavator			Co-ordinates: NT				Ground Level: NT						
Description of Strata	Legend	Depth (m bgl) (thickness)	Well Cnstr.	Samples/Tests									Laboratory Test Details
				Depth	No	Type							
Dark grey brown silty sandy CLAY. Roots to 0.3m. (TOPSOIL)		(0.3) 0.3											
Orange brown silty sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of flint. (LOWESTOFT FORMATION)		(0.5) 0.8											
Orange brown very silty sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of flint. (LOWESTOFT FORMATION)		(0.2) 1.0											
Orange brown and brown silty gravelly very clayey SAND. Gravel is fine to coarse sub-rounded to sub-angular of flint. (Possibly GLACIOFLUVIAL DEPOSITS)		(0.3) 1.3											
Orange brown very silty sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of flint. (Possibly GLACIOFLUVIAL DEPOSITS)		(0.2) 1.5											

Dimensions (m)			Water level observations (depths in metres below gl)						
Length	Width	Depth	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks	
2.80	0.35	1.50	06/11/2025	-	-	-	Dry		
Remarks Roots present to 0.3m. No groundwater encountered in trial pit. No visual or olfactory evidence of contamination. Trial pit backfilled with arisings.						By			
						Logged	AC		
						Checked	OB	Scale 01:25	



TRIAL PIT LOG

Project: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS						Project No. 25-267.02		Trial Pit: SP2					
Client: Bugler Homes Limited						Start: 06/11/2025		End: 07/11/2025		Sheet: 1 of 1			
Method/Plant Used: 2.5T Excavator			Co-ordinates: NT				Ground Level: NT						
Description of Strata	Legend	Depth (m bgl) (thickness)	Well Cnstr.	Samples/Tests									Laboratory Test Details
				Depth	No	Type							
Dark grey brown silty sandy CLAY. Roots to 0.3m. (TOPSOIL)		(0.3)											
Orange brown and dark brown very silty very sandy gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of chalk. (GLACIOFLUVIAL DEPOSITS)		(0.3)											
Orange light brown very silty very sandy very gravelly CLAY. Gravel is fine to coarse sub-rounded to sub-angular of chalk. (GLACIOFLUVIAL DEPOSITS)		(0.4)											
		1.0											

Dimensions (m)			Water level observations (depths in metres below gl)					
Length	Width	Depth	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks
1.00	0.35	1.00	06/11/2025	-	-	-	Dry	
Remarks Roots present to 0.3m. No groundwater encountered in trial pit. No visual or olfactory evidence of contamination. Trial pit backfilled with arisings.						By		
						Logged	AC	
						Checked	OB	Scale 01:25



Dimensions (m)			Water level observations (depths in metres below gl)					
Length	Width	Depth	Date	Water strike	Water level (after 20mins)	Flow	Standing level	Remarks
1.10	0.35	1.00	06/11/2025	-	-	-	Dry	
						By		
					Logged	AC		
					Checked	OB	Scale 01:25	

Exploratory Hole Photos

Project Number	25-267.02	Project Title	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Taken by	OC	Date	06/11/2025 - 07/11/2025
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TP1



TP2



SP1



TP1 arisings



TP2 arisings



SP1 arisings



SP2



SP3



SP2 arisings



SP3 arisings

Appendix

II Field Monitoring Results

MONITORING DATA SHEET

SITE Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS
PROJECT 25-267.02



VISIT NUMBER 1
DATE 24/11/2025

EQUIPMENT GFM435 + MiniRAE
TAKEN BY OC

Record of Stable Concentrations										Interpretation		
Location	Time	Flow (l/h)	CH4 (% v/v)	CO2 (% v/v)	O2 (% v/v)	Baro. Pres. (mB)	PID (ppm)	Water (m bgl)	Base Well (m bgl)	CH4 GSV (l/h)	CO2 GSV (l/h)	CS
Site	14:01		0.0	0.0	20.4	984	0.0			n/a	n/a	n/a
WS1	14:02	0.0	0.0	0.2	20.1	984	0.0	0.00	2.99	0	0	CS-1
WS3	14:10	0.0	0.0	0.6	19.7	982	0.0	1.05	3.85	0	0	CS-1
WS9	14:22	0.0	0.0	0.5	19.8	981	0.0	1.29	1.95	0	0	CS-1
WS11	14:30	0.0	0.0	2.0	18.1	981	0.0	1.70	3.07	0	0	CS-1
WS14	14:30	0.0	0.0	2.9	17.4	981	0.0	0.00	3.80	0	0	CS-1

Weather Observations						Pressure Observations				Notes	
State of Ground	Cloud Cover	Wind	Rain	Air Temperature °C		Source	Pressure Records		Trend		
						Metoffice	Location	Hitchin	Falling		
Dry	Clear	Calm	None	Before	6	GFM435	Time	06:00	Steady	Worst case conditions? (<1000mB and Falling)	
Moist	Sunny	Light	Slight			Pressure	00:00	Rising			
Wet	Slight	Moderate	Moderate	After	6						
Snow	Cloudy	Strong	Heavy								
Frozen	Overcast										
	Fog/Mist										

MONITORING DATA SHEET

SITE Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS
PROJECT 25-267.02



VISIT NUMBER 2
DATE 17/12/2025

EQUIPMENT GFM435 + MiniRAE
TAKEN BY OC

Record of Stable Concentrations										Interpretation		
Location	Time	Flow (l/h)	CH4 (% v/v)	CO2 (% v/v)	O2 (% v/v)	Baro. Pres. (mB)	PID (ppm)	Water (m bgl)	Base Well (m bgl)	CH4 GSV (l/h)	CO2 GSV (l/h)	CS
Site	12:03		0.0	0.0	20.4	1012	0.0			n/a	n/a	n/a
WS1	12:13	0.0	0.0	0.1	20.1	1012	0.0	0.00	2.99	0	0	CS-1
WS3	12:24	0.0	0.0	0.4	19.8	1012	0.0	0.97	3.85	0	0	CS-1
WS9	12:29	0.0	0.0	0.6	19.6	1012	0.0	0.75	1.95	0	0	CS-1
WS11	12:36	0.0	0.0	1.5	18.2	1012	0.0	1.14	3.07	0	0	CS-1
WS14	12:45	0.0	0.0	1.4	18.1	1012	0.0	0.05	3.80	0	0	CS-1

Weather Observations						Pressure Observations				Notes	
State of Ground	Cloud Cover	Wind	Rain	Air Temperature °C		Source	Pressure Records		Trend		
						Metoffice	Location	Hitchin	Falling		
Dry	Clear	Calm	None	Before	9	GFM435	Time	06:00	Steady	Worst case conditions? (<1000mB and Falling)	
Moist	Sunny	Light	Slight				Pressure	1016	Rising		
Wet	Slight	Moderate	Moderate	After	9						
Snow	Cloudy	Strong	Heavy								
Frozen	Overcast										
	Fog/Mist										

MONITORING DATA SHEET

SITE Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS
PROJECT 25-267.02



VISIT NUMBER 3
DATE 22/01/2026

EQUIPMENT GFM435 + MiniRAE
TAKEN BY OC

Record of Stable Concentrations										Interpretation		
Location	Time	Flow (l/h)	CH4 (% v/v)	CO2 (% v/v)	O2 (% v/v)	Baro. Pres. (mB)	PID (ppm)	Water (m bgl)	Base Well (m bgl)	CH4 GSV (l/h)	CO2 GSV (l/h)	CS
Site	11:34		0.0	0.0	20.4	982	0.0			n/a	n/a	n/a
WS1	11:45	0.0	0.0	0.3	19.9	982	0.0	0.00	2.99	0	0	CS-1
WS3	11:52	0.0	0.0	0.5	19.7	982	0.0	0.56	3.85	0	0	CS-1
WS9	12:03	0.0	0.0	0.8	19.1	982	0.0	0.61	1.95	0	0	CS-1
WS11	12:15	0.0	0.0	1.1	18.5	982	0.0	1.04	3.07	0	0	CS-1
WS14	12:21	0.0	0.0	1.6	18.2	982	0.0	0.02	3.80	0	0	CS-1

Weather Observations						Pressure Observations				Notes	
State of Ground	Cloud Cover	Wind	Rain	Air Temperature °C		Source	Pressure Records		Trend		
						Metoffice	Location	Hitchin	Falling		
Dry	Clear	Calm	None	Before	8	GFM435	Time	06:00	Steady	Worst case conditions? (<1000mB and Falling)	
Moist	Sunny	Light	Slight				Pressure	987	Rising		
Wet	Slight	Moderate	Moderate	After	8						Yes
Snow	Cloudy	Strong	Heavy								
Frozen	Overcast										
	Fog/Mist										

Appendix

III Soil Contamination Results and Assessment Criteria



Final Report

Report No.: 25-36085-1

Initial Date of Issue: 24-Nov-2025

Re-Issue Details:

Client *Aviron Associates Ltd*

Client Address: *Badgemore House
Badgemore Park
Gravel Hill
Reading
Henley on Thames
RG9 4NR*

Contact(s): *David Norman
James Burkitt
Orlando Blackwell*

Project *25-267.02-box 3 Land at Pound Farm,
Bedford Road, Ickleford*

Quotation No.: **Date Received:** 10-Nov-2025

Order No.: 25-267.02 **Date Instructed:** 10-Nov-2025

No. of Samples: 3

Turnaround (Wkdays): 10 **Results Due:** 21-Nov-2025

Date Approved: 24-Nov-2025

Approved By:

Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: 25-267.02-box 3 Land at Pound Farm, Bedford Road, Ickleford

Client: Aviron Associates Ltd		Chemtest Job No.:				25-36085	25-36085	25-36085
Quotation No.:		Chemtest Sample ID.:				2051303	2051304	2051305
		<i>Client Reference:</i>				WS3	WS10	WS13
		<i>Sample Type:</i>				SOIL	SOIL	SOIL
		<i>Top Depth (m):</i>				0.5	0.2	0.1
		<i>Date Sampled:</i>				06-Nov-2025	06-Nov-2025	06-Nov-2025
		<i>Asbestos Lab:</i>				DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD			
ACM Type		N	2192		N/A	-	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Moisture		N	2030	%	0.020	13	14	14
Soil Colour		N	2030		N/A	Brown	Brown	Brown
Other Material		N	2030		N/A	Stones and Roots	Stones, Roots and Wood	Stones and Roots
Soil Texture		N	2030		N/A	Loam	Loam	Loam
pH at 20C		M	2010		4.0	7.7	7.7	7.7
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40	1.0	1.3	1.2
Sulphate (2:1 Water Soluble) as SO4		M	2120	g/l	0.010	0.015	0.014	0.014
Total Sulphur		U	2175	%	0.010	0.025	0.028	0.025
Cyanide (Total)		M	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Sulphate (Total)		U	2430	%	0.010	0.054	0.069	0.074
Arsenic		M	2455	mg/kg	0.5	15	19	21
Barium		M	2455	mg/kg	0.5	70	88	97
Cadmium		M	2455	mg/kg	0.10	0.24	0.28	0.32
Chromium		M	2455	mg/kg	0.5	27	34	37
Copper		M	2455	mg/kg	0.50	15	18	20
Mercury		M	2455	mg/kg	0.05	0.07	0.09	0.10
Nickel		M	2455	mg/kg	0.50	28	32	35
Lead		M	2455	mg/kg	0.50	24	31	34
Selenium		M	2455	mg/kg	0.25	0.66	0.78	0.84
Zinc		M	2455	mg/kg	0.50	59	72	78
Aliphatic VPH >C5-C6	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C6-C7	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C7-C8	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C6-C8 (Sum)	HS_2D_AL	N	2780	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aliphatic VPH >C8-C10	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Total Aliphatic VPH >C5-C10	HS_2D_AL	U	2780	mg/kg	0.25	< 0.25	< 0.25	< 0.25
Aliphatic EPH >C10-C12 MC	EH_2D_AL_#1	M	2690	mg/kg	2.00	2.7	2.1	2.5
Aliphatic EPH >C12-C16 MC	EH_2D_AL_#1	M	2690	mg/kg	1.00	< 1.0	< 1.0	< 1.0
Aliphatic EPH >C16-C21 MC	EH_2D_AL_#1	M	2690	mg/kg	2.00	2.4	< 2.0	< 2.0
Aliphatic EPH >C21-C35 MC	EH_2D_AL_#1	M	2690	mg/kg	3.00	11	11	11
Aliphatic EPH >C35-C40 MC	EH_2D_AL_#1	N	2690	mg/kg	10.00	< 10	< 10	< 10
Total Aliphatic EPH >C10-C35 MC	EH_2D_AL_#1	M	2690	mg/kg	5.00	16	14	14
Total Aliphatic EPH >C10-C40 MC	EH_2D_AL_#1	N	2690	mg/kg	10.00	22	19	20
Aromatic VPH >C5-C7	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05

Results - Soil

Project: 25-267.02-box 3 Land at Pound Farm, Bedford Road, Ickleford

Client: Aviron Associates Ltd		Chemtest Job No.:				25-36085	25-36085	25-36085
Quotation No.:		Chemtest Sample ID.:				2051303	2051304	2051305
		Client Reference:				WS3	WS10	WS13
		Sample Type:				SOIL	SOIL	SOIL
		Top Depth (m):				0.5	0.2	0.1
		Date Sampled:				06-Nov-2025	06-Nov-2025	06-Nov-2025
		Asbestos Lab:				DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD			
Aromatic VPH >C7-C8	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aromatic VPH >C8-C10	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Total Aromatic VPH >C5-C10	HS_2D_AR	U	2780	mg/kg	0.25	< 0.25	< 0.25	< 0.25
Aromatic EPH >C10-C12 MC	EH_2D_AR_#1	U	2690	mg/kg	1.00	4.1	4.1	4.1
Aromatic EPH >C12-C16 MC	EH_2D_AR_#1	U	2690	mg/kg	1.00	< 1.0	< 1.0	< 1.0
Aromatic EPH >C16-C21 MC	EH_2D_AR_#1	U	2690	mg/kg	2.00	3.8	< 2.0	< 2.0
Aromatic EPH >C21-C35 MC	EH_2D_AR_#1	U	2690	mg/kg	2.00	8.5	7.2	8.6
Aromatic EPH >C35-C40 MC	EH_2D_AR_#1	N	2690	mg/kg	1.00	6.4	6.8	6.8
Total Aromatic EPH >C10-C35 MC	EH_2D_AR_#1	U	2690	mg/kg	5.00	16	12	14
Total Aromatic EPH >C10-C40 MC	EH_2D_AR_#1	N	2690	mg/kg	10.00	23	19	20
Total VPH >C5-C10	HS_2D_Total	U	2780	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Total EPH >C10-C35 MC	EH_2D_Total_#1	U	2690	mg/kg	10.00	33	26	28
Total EPH >C10-C40 MC	EH_2D_Total_#1	N	2690	mg/kg	10.00	45.04	38.02	40.09
Organic Matter		M	2625	%	0.40	2.1	2.1	2.4
Naphthalene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Acenaphthene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Fluorene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Phenanthrene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Anthracene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Fluoranthene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Pyrene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[a]anthracene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Chrysene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[b]fluoranthene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[k]fluoranthene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[a]pyrene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-c,d)Pyrene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Dibenz(a,h)Anthracene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[g,h,i]perylene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Total Of 16 PAH's		M	2700	mg/kg	2.0	< 2.0	< 2.0	< 2.0
Benzene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
Toluene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
Ethylbenzene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
m & p-Xylene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
o-Xylene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
Methyl Tert-Butyl Ether		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
Total Phenols		M	2920	mg/kg	0.10	< 0.10	< 0.10	< 0.10

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2010	pH Value of Soils	pH at 20°C	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 <30°C.	
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES	
2175	Total Sulphur in Soils	Total Sulphur	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
2192	Asbestos Quantification in Soils Sediments Ballast & Aggregate Crushed Concrete & Demolition Rubble	Asbestos	Polarised light microscopy / Gravimetry	
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.	
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
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	
2700	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-FID	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-FID (GC-FID detection is non-selective and can be subject to interference from co-eluting compounds)	
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.	
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	
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.	

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

Text example All items indicated in italic font represent customer-supplied information that may not be independently verified by the laboratory

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

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 EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ 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.

Where analysis is performed on a dried and crushed sample, it has been prepared by crushing all of the sample. If material has been removed prior to crushing, or by request of the client, this will be stated on the report.

NEW_ASB Eurofins Chemtest Limited, 11 Depot Road, Newmarket, CB8 0AL

DURHAM Eurofins Chemtest Limited, Unit A North Wing, Prospect Business Park, Crookhall Lane, Consett, Co Durham, DH8 7PW

Sample Deviation Codes

As a result of any of the below deviations applying, the test results may be unreliable

- 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 - The required amount of sample for analysis was not received
- H - Appropriate cooling measures were not taken for sample transportation

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.

Report Information

Water Sample Category Key for Accreditation

DW - Drinking Water (Non-Regulatory)
GW - Ground Water
LE - Land Leachate
NA - Not Applicable
PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

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 - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

Asbestos Tests LOD = LOQ

Limit of Detection = Limit of Quantification for asbestos results only

If you require extended retention of samples, please email your requirements to:
cs@etuki.eurofins.com



Final Report

Report No.: 25-36086-1

Initial Date of Issue: 24-Nov-2025

Re-Issue Details:

Client *Aviron Associates Ltd*

Client Address: *Badgemore House
Badgemore Park
Gravel Hill
Reading
Henley on Thames
RG9 4NR*

Contact(s): *David Norman
James Burkitt
Orlando Blackwell*

Project *25-267.02-box 2 Land at Pound Farm,
Bedford Road, Ickleford*

Quotation No.: **Date Received:** 10-Nov-2025

Order No.: 25-267.02 **Date Instructed:** 10-Nov-2025

No. of Samples: 3

Turnaround (Wkdays): 10 **Results Due:** 21-Nov-2025

Date Approved: 24-Nov-2025

Approved By:

Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: 25-267.02-box 2 Land at Pound Farm, Bedford Road, Ickleford

Client: Aviron Associates Ltd		Chemtest Job No.:				25-36086	25-36086	25-36086
Quotation No.:		Chemtest Sample ID.:				2051306	2051307	2051308
		<i>Client Reference:</i>				SP2	SP3	SP3
		<i>Sample Type:</i>				SOIL	SOIL	SOIL
		<i>Top Depth (m):</i>				0.1	0.2	0.5
		<i>Date Sampled:</i>				06-Nov-2025	06-Nov-2025	06-Nov-2025
		<i>Asbestos Lab:</i>				DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD			
ACM Type		N	2192		N/A	-	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Moisture		N	2030	%	0.020	13	14	14
Soil Colour		N	2030		N/A	Brown	Brown	Brown
Other Material		N	2030		N/A	Stones and Roots	Stones, Roots and brick	Stones, Roots and Wood
Soil Texture		N	2030		N/A	Loam	Loam	Loam
pH at 20C		M	2010		4.0	8.2	7.5	7.3
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40	1.3	1.1	1.1
Sulphate (2:1 Water Soluble) as SO4		M	2120	g/l	0.010	0.014	0.012	0.015
Total Sulphur		U	2175	%	0.010	0.032	0.027	0.028
Cyanide (Total)		M	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Sulphate (Total)		U	2430	%	0.010	0.066	0.050	0.069
Arsenic		M	2455	mg/kg	0.5	13	14	23
Barium		M	2455	mg/kg	0.5	77	64	89
Cadmium		M	2455	mg/kg	0.10	0.26	0.20	0.36
Chromium		M	2455	mg/kg	0.5	26	23	40
Copper		M	2455	mg/kg	0.50	15	13	19
Mercury		M	2455	mg/kg	0.05	0.06	0.08	0.10
Nickel		M	2455	mg/kg	0.50	26	26	39
Lead		M	2455	mg/kg	0.50	25	23	36
Selenium		M	2455	mg/kg	0.25	0.63	0.47	0.82
Zinc		M	2455	mg/kg	0.50	55	55	81
Aliphatic VPH >C5-C6	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C6-C7	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C7-C8	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C6-C8 (Sum)	HS_2D_AL	N	2780	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aliphatic VPH >C8-C10	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Total Aliphatic VPH >C5-C10	HS_2D_AL	U	2780	mg/kg	0.25	< 0.25	< 0.25	< 0.25
Aliphatic EPH >C10-C12 MC	EH_2D_AL_#1	M	2690	mg/kg	2.00	2.5	2.9	3.1
Aliphatic EPH >C12-C16 MC	EH_2D_AL_#1	M	2690	mg/kg	1.00	< 1.0	4.9	3.7
Aliphatic EPH >C16-C21 MC	EH_2D_AL_#1	M	2690	mg/kg	2.00	< 2.0	5.4	4.5
Aliphatic EPH >C21-C35 MC	EH_2D_AL_#1	M	2690	mg/kg	3.00	11	18	16
Aliphatic EPH >C35-C40 MC	EH_2D_AL_#1	N	2690	mg/kg	10.00	< 10	< 10	< 10
Total Aliphatic EPH >C10-C35 MC	EH_2D_AL_#1	M	2690	mg/kg	5.00	14	31	27
Total Aliphatic EPH >C10-C40 MC	EH_2D_AL_#1	N	2690	mg/kg	10.00	19	36	31
Aromatic VPH >C5-C7	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05

Results - Soil

Project: 25-267.02-box 2 Land at Pound Farm, Bedford Road, Ickleford

Client: Aviron Associates Ltd		Chemtest Job No.:				25-36086	25-36086	25-36086
Quotation No.:		Chemtest Sample ID.:				2051306	2051307	2051308
		Client Reference:				SP2	SP3	SP3
		Sample Type:				SOIL	SOIL	SOIL
		Top Depth (m):				0.1	0.2	0.5
		Date Sampled:				06-Nov-2025	06-Nov-2025	06-Nov-2025
		Asbestos Lab:				DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD			
Aromatic VPH >C7-C8	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Aromatic VPH >C8-C10	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Total Aromatic VPH >C5-C10	HS_2D_AR	U	2780	mg/kg	0.25	< 0.25	< 0.25	< 0.25
Aromatic EPH >C10-C12 MC	EH_2D_AR_#1	U	2690	mg/kg	1.00	4.1	4.0	4.2
Aromatic EPH >C12-C16 MC	EH_2D_AR_#1	U	2690	mg/kg	1.00	< 1.0	< 1.0	< 1.0
Aromatic EPH >C16-C21 MC	EH_2D_AR_#1	U	2690	mg/kg	2.00	< 2.0	< 2.0	< 2.0
Aromatic EPH >C21-C35 MC	EH_2D_AR_#1	U	2690	mg/kg	2.00	7.3	6.9	7.2
Aromatic EPH >C35-C40 MC	EH_2D_AR_#1	N	2690	mg/kg	1.00	5.9	5.5	6.1
Total Aromatic EPH >C10-C35 MC	EH_2D_AR_#1	U	2690	mg/kg	5.00	12	11	13
Total Aromatic EPH >C10-C40 MC	EH_2D_AR_#1	N	2690	mg/kg	10.00	18	17	19
Total VPH >C5-C10	HS_2D_Total	U	2780	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Total EPH >C10-C35 MC	EH_2D_Total_#1	U	2690	mg/kg	10.00	26	43	39
Total EPH >C10-C40 MC	EH_2D_Total_#1	N	2690	mg/kg	10.00	36.46	53.21	50.02
Organic Matter		M	2625	%	0.40	2.1	2.2	3.1
Naphthalene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Acenaphthene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Fluorene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Phenanthrene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Anthracene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Fluoranthene		M	2700	mg/kg	0.10	< 0.10	< 0.10	0.22
Pyrene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[a]anthracene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Chrysene		M	2700	mg/kg	0.10	< 0.10	< 0.10	0.11
Benzo[b]fluoranthene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[k]fluoranthene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[a]pyrene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-c,d)Pyrene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Dibenz(a,h)Anthracene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[g,h,i]perylene		M	2700	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Total Of 16 PAH's		M	2700	mg/kg	2.0	< 2.0	< 2.0	< 2.0
Benzene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
Toluene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
Ethylbenzene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
m & p-Xylene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
o-Xylene		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
Methyl Tert-Butyl Ether		M	2760	µg/kg	1.0	< 1.0	< 1.0	< 1.0
Total Phenols		M	2920	mg/kg	0.10	< 0.10	< 0.10	< 0.10

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2010	pH Value of Soils	pH at 20°C	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 <30°C.	
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES	
2175	Total Sulphur in Soils	Total Sulphur	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
2192	Asbestos Quantification in Soils Sediments Ballast & Aggregate Crushed Concrete & Demolition Rubble	Asbestos	Polarised light microscopy / Gravimetry	
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.	
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
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	
2700	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-FID	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenzo[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Dichloromethane extraction / GC-FID (GC-FID detection is non-selective and can be subject to interference from co-eluting compounds)	
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.	
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	
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.	

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

Text example All items indicated in italic font represent customer-supplied information that may not be independently verified by the laboratory

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

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 EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ 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.

Where analysis is performed on a dried and crushed sample, it has been prepared by crushing all of the sample. If material has been removed prior to crushing, or by request of the client, this will be stated on the report.

NEW_ASB Eurofins Chemtest Limited, 11 Depot Road, Newmarket, CB8 0AL

DURHAM Eurofins Chemtest Limited, Unit A North Wing, Prospect Business Park, Crookhall Lane, Consett, Co Durham, DH8 7PW

Sample Deviation Codes

As a result of any of the below deviations applying, the test results may be unreliable

- 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 - The required amount of sample for analysis was not received
- H - Appropriate cooling measures were not taken for sample transportation

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.

Report Information

Water Sample Category Key for Accreditation

DW - Drinking Water (Non-Regulatory)
GW - Ground Water
LE - Land Leachate
NA - Not Applicable
PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

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 - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

Asbestos Tests LOD = LOQ

Limit of Detection = Limit of Quantification for asbestos results only

If you require extended retention of samples, please email your requirements to:
cs@etuki.eurofins.com



Final Report

Report No.: 25-36091-1

Initial Date of Issue: 24-Nov-2025

Re-Issue Details:

Client *Aviron Associates Ltd*

Client Address: *Badgemore House
Badgemore Park
Gravel Hill
Reading
Henley on Thames
RG9 4NR*

Contact(s): *David Norman
James Burkitt
Orlando Blackwell*

Project *25-267.02-box 1 Land at Pound Farm,
Bedford Road, Ickleford*

Quotation No.: **Date Received:** 10-Nov-2025

Order No.: 25-267.02 **Date Instructed:** 10-Nov-2025

No. of Samples: 7

Turnaround (Wkdays): 10 **Results Due:** 21-Nov-2025

Date Approved: 24-Nov-2025

Approved By:

Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: 25-267.02-box 1 Land at Pound Farm, Bedford Road, Ickleford

Client: Aviron Associates Ltd		Chemtest Job No.:				25-36091	25-36091	25-36091	25-36091	25-36091	25-36091
Quotation No.:		Chemtest Sample ID.:				2051326	2051327	2051329	2051330	2051331	2051332
		Client Reference:				TP1	TP2	SP3	WS2	WS5	WS10
		Sample Type:				SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):				0.1	0.2	1.0	1.5	2.0	1.0
		Date Sampled:				06-Nov-2025	06-Nov-2025	06-Nov-2025	06-Nov-2025	06-Nov-2025	06-Nov-2025
		Asbestos Lab:				DURHAM	DURHAM				
Determinand	HWOL Code	Accred.	SOP	Units	LOD						
ACM Type		N	2192		N/A	-	-				
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected				
Moisture		N	2030	%	0.020	13	14	13	14	14	7.5
Soil Colour		N	2030		N/A	Brown	Brown	Brown	Brown	Brown	Brown
Other Material		N	2030		N/A	Stones and Roots	Stones and Roots	grass	grass	None	Stones and chalk
Soil Texture		N	2030		N/A	Loam	Loam	Clay	Clay	Clay	Sand
pH at 20C		M	2010		4.0	7.7	7.9	8.7	8.2	8.2	8.4
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40	1.1	1.3				
Sulphate (2:1 Water Soluble) as SO4		M	2120	g/l	0.010	0.017	0.016	0.023	0.019	0.022	0.015
Total Sulphur		U	2175	%	0.010	0.027	0.029	0.022	0.016	0.016	0.019
Cyanide (Total)		M	2300	mg/kg	0.50	< 0.50	< 0.50				
Sulphate (Total)		U	2430	%	0.010	0.064	0.037	< 0.010	0.014	< 0.010	< 0.010
Arsenic		M	2455	mg/kg	0.5	18	9.3				
Barium		M	2455	mg/kg	0.5	75	50				
Cadmium		M	2455	mg/kg	0.10	0.23	0.13				
Chromium		M	2455	mg/kg	0.5	32	17				
Copper		M	2455	mg/kg	0.50	14	7.7				
Mercury		M	2455	mg/kg	0.05	0.06	< 0.05				
Nickel		M	2455	mg/kg	0.50	31	17				
Lead		M	2455	mg/kg	0.50	23	13				
Selenium		M	2455	mg/kg	0.25	0.77	0.35				
Zinc		M	2455	mg/kg	0.50	64	37				
Aliphatic VPH >C5-C6	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05				
Aliphatic VPH >C6-C7	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05				
Aliphatic VPH >C7-C8	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05				
Aliphatic VPH >C6-C8 (Sum)	HS_2D_AL	N	2780	mg/kg	0.10	< 0.10	< 0.10				
Aliphatic VPH >C8-C10	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05	< 0.05				
Total Aliphatic VPH >C5-C10	HS_2D_AL	U	2780	mg/kg	0.25	< 0.25	< 0.25				
Aliphatic EPH >C10-C12 MC	EH_2D_AL_#1	M	2690	mg/kg	2.00	< 2.0	2.4				
Aliphatic EPH >C12-C16 MC	EH_2D_AL_#1	M	2690	mg/kg	1.00	< 1.0	2.3				
Aliphatic EPH >C16-C21 MC	EH_2D_AL_#1	M	2690	mg/kg	2.00	< 2.0	2.9				
Aliphatic EPH >C21-C35 MC	EH_2D_AL_#1	M	2690	mg/kg	3.00	11	16				
Aliphatic EPH >C35-C40 MC	EH_2D_AL_#1	N	2690	mg/kg	10.00	< 10	< 10				
Total Aliphatic EPH >C10-C35 MC	EH_2D_AL_#1	M	2690	mg/kg	5.00	12	23				
Total Aliphatic EPH >C10-C40 MC	EH_2D_AL_#1	N	2690	mg/kg	10.00	19	30				
Aromatic VPH >C5-C7	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05				

Results - Soil

Project: 25-267.02-box 1 Land at Pound Farm, Bedford Road, Ickleford

Client: Aviron Associates Ltd		Chemtest Job No.:		25-36091	25-36091	25-36091	25-36091	25-36091	25-36091
Quotation No.:		Chemtest Sample ID.:		2051326	2051327	2051329	2051330	2051331	2051332
		<i>Client Reference:</i>		TP1	TP2	SP3	WS2	WS5	WS10
		<i>Sample Type:</i>		SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		<i>Top Depth (m):</i>		0.1	0.2	1.0	1.5	2.0	1.0
		<i>Date Sampled:</i>		06-Nov-2025	06-Nov-2025	06-Nov-2025	06-Nov-2025	06-Nov-2025	06-Nov-2025
		<i>Asbestos Lab:</i>		DURHAM	DURHAM				
Determinand	HWOL Code	Accred.	SOP	Units	LOD				
Aromatic VPH >C7-C8	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05		
Aromatic VPH >C8-C10	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05	< 0.05		
Total Aromatic VPH >C5-C10	HS_2D_AR	U	2780	mg/kg	0.25	< 0.25	< 0.25		
Aromatic EPH >C10-C12 MC	EH_2D_AR_#1	U	2690	mg/kg	1.00	3.0	4.3		
Aromatic EPH >C12-C16 MC	EH_2D_AR_#1	U	2690	mg/kg	1.00	< 1.0	< 1.0		
Aromatic EPH >C16-C21 MC	EH_2D_AR_#1	U	2690	mg/kg	2.00	< 2.0	< 2.0		
Aromatic EPH >C21-C35 MC	EH_2D_AR_#1	U	2690	mg/kg	2.00	6.2	5.1		
Aromatic EPH >C35-C40 MC	EH_2D_AR_#1	N	2690	mg/kg	1.00	5.2	5.2		
Total Aromatic EPH >C10-C35 MC	EH_2D_AR_#1	U	2690	mg/kg	5.00	9.6	11		
Total Aromatic EPH >C10-C40 MC	EH_2D_AR_#1	N	2690	mg/kg	10.00	15	16		
Total VPH >C5-C10	HS_2D_Total	U	2780	mg/kg	0.50	< 0.50	< 0.50		
Total EPH >C10-C35 MC	EH_2D_Total_#1	U	2690	mg/kg	10.00	21	34		
Total EPH >C10-C40 MC	EH_2D_Total_#1	N	2690	mg/kg	10.00	33.40	46.03		
Organic Matter		M	2625	%	0.40	2.2	2.8		
Naphthalene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Acenaphthylene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Acenaphthene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Fluorene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Phenanthrene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Anthracene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Fluoranthene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Pyrene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Benzo[a]anthracene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Chrysene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Benzo[b]fluoranthene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Benzo[k]fluoranthene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Benzo[a]pyrene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Indeno(1,2,3-c,d)Pyrene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Dibenz(a,h)Anthracene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Benzo[g,h,i]perylene		M	2700	mg/kg	0.10	< 0.10	< 0.10		
Total Of 16 PAH's		M	2700	mg/kg	2.0	< 2.0	< 2.0		
Benzene		M	2760	µg/kg	1.0	< 1.0	< 1.0		
Toluene		M	2760	µg/kg	1.0	< 1.0	< 1.0		
Ethylbenzene		M	2760	µg/kg	1.0	< 1.0	< 1.0		
m & p-Xylene		M	2760	µg/kg	1.0	< 1.0	< 1.0		
o-Xylene		M	2760	µg/kg	1.0	< 1.0	< 1.0		
Methyl Tert-Butyl Ether		M	2760	µg/kg	1.0	< 1.0	< 1.0		
Total Phenols		M	2920	mg/kg	0.10	< 0.10	< 0.10		

Results - Single Stage WAC

Project: 25-267.02-box 1 Land at Pound Farm, Bedford Road, Ickleford

Chemtest Job No: 25-36091 Chemtest Sample ID: 2051328 Sample Ref: Sample ID: Client Reference: COMP1 Top Depth(m): 0.1 Bottom Depth(m): 0.3 Sampling Date: 06-Nov-2025						Landfill Waste Acceptance Criteria Limits		
						Inert Waste Landfill	Stable, Non-reactive hazardous waste in non-hazardous Landfill	Hazardous Waste Landfill
Determinand	SOP	HWOL Code	Accred.	Units				
Total Organic Carbon	2625		M	%	1.7	3	5	6
Loss On Ignition	2610		M	%	5.4	--	--	10
Total BTEX	2760		M	mg/kg	< 0.010	6	--	--
Total PCBs (7 Congeners)	2815		M	mg/kg	< 0.05	1	--	--
WAC Total C10-C40	2690	EH 2D AL #1	N	mg/kg	23	500	--	--
Total (Of 17) PAH's	2700		N	mg/kg	< 2.0	100	--	--
pH at 20C	2010		M		7.8	--	>6	--
Acid Neutralisation Capacity	2015		N	mol/kg	< 0.0020	--	To evaluate	To evaluate
Eluate Analysis				10:1 Eluate mg/l	10:1 Eluate mg/kg	Limit values for compliance leaching test using BS EN 12457 at L/S 10 l/kg		
Arsenic	1455		U	0.0010	0.010	0.5	2	25
Barium	1455		U	< 0.005	< 0.050	20	100	300
Cadmium	1455		U	< 0.00011	< 0.0011	0.04	1	5
Chromium	1455		U	0.0009	0.0086	0.5	10	70
Copper	1455		U	0.0041	0.042	2	50	100
Mercury	1455		U	< 0.00005	< 0.00050	0.01	0.2	2
Molybdenum	1455		U	0.0004	0.0040	0.5	10	30
Nickel	1455		U	0.0011	0.011	0.4	10	40
Lead	1455		U	0.0011	0.011	0.5	10	50
Antimony	1455		U	< 0.0005	< 0.0050	0.06	0.7	5
Selenium	1455		U	0.0007	0.0069	0.1	0.5	7
Zinc	1455		U	0.003	0.035	4	50	200
Chloride	1220		U	< 1.0	< 10	800	15000	25000
Fluoride	1220		U	0.30	3.0	10	150	500
Sulphate	1220		U	< 1.0	< 10	1000	20000	50000
Total Dissolved Solids	1020		N	2.1	21	4000	60000	100000
Phenol Index	1920		U	< 0.030	< 0.30	1	-	-
Dissolved Organic Carbon	1610		U	4.8	< 50	500	800	1000

Solid Information	
Dry mass of test portion/kg	0.090
Moisture (%)	8.1
WAC Sample Weight	2007

Waste Acceptance Criteria

Landfill WAC analysis (specifically leaching test results) must not be used for hazardous waste classification purposes. This analysis is only applicable for hazardous waste landfill acceptance and does not give any indication as to whether a waste may be hazardous or non-hazardous.

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
1020	Electrical Conductivity and Total Dissolved Solids (TDS) in Waters	Electrical Conductivity at 25°C and Total Dissolved Solids (TDS) in Waters	Conductivity Meter	
1220	Anions, Alkalinity & Ammonium in Waters	Fluoride; Chloride; Nitrite; Nitrate; Total; Oxidisable Nitrogen (TON); Sulfate; Phosphate; Alkalinity; Ammonium	Automated colorimetric analysis using 'Aquakem 600' Discrete Analyser.	RE PW PL LE DW GW
1455	Metals in Waters by ICP-MS	Metals, including: Antimony; Arsenic; Barium; Beryllium; Boron; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Tin; Vanadium; Zinc	Filtration of samples followed by direct determination by inductively coupled plasma mass spectrometry (ICP-MS).	RE PW PL SW DW GW
1610	Total/Dissolved Organic Carbon in Waters	Organic Carbon	TOC Analyser using Catalytic Oxidation	PL SW GW
1920	Phenols in Waters by HPLC	Phenolic compounds including: Phenol, Cresols, Xylenols, Trimethylphenols Note: Chlorophenols are excluded.	Determination by High Performance Liquid Chromatography (HPLC) using electrochemical detection.	PL GW
2010	pH Value of Soils	pH at 20°C	pH Meter	
2015	Acid Neutralisation Capacity	Acid Reserve	Titration	
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 <30°C.	
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES	
2175	Total Sulphur in Soils	Total Sulphur	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
2192	Asbestos Quantification in Soils Sediments Ballast & Aggregate Crushed Concrete & Demolition Rubble	Asbestos	Polarised light microscopy / Gravimetry	
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.	
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2610	Loss on Ignition	loss on ignition (LOI)	Determination of the proportion by mass that is lost from a soil by ignition at 550°C.	
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
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	
2700	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-FID	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenzo[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Dichloromethane extraction / GC-FID (GC-FID detection is non-selective and can be subject to interference from co-eluting compounds)	
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.	
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	

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2815	Polychlorinated Biphenyls (PCB) ICES7Congeners in Soils by GC-MS	ICES7 PCB congeners	Acetone/Hexane extraction / GC-MS. Reported PCB 101 results may contain contributions from PCB 90 due to inseparable chromatography.	
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.	
640	Characterisation of Waste (Leaching C10)	Waste material including soil, sludges and granular waste	ComplianceTest for Leaching of Granular Waste Material and Sludge	
650	Characterisation of Waste (Leaching C2,C8,C10,WAC)	Waste material including soil, sludges and granular waste	ComplianceTest for Leaching of Granular Waste Material and Sludge	

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

Text example All items indicated in italic font represent customer-supplied information that may not be independently verified by the laboratory

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

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 EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ 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.

Where analysis is performed on a dried and crushed sample, it has been prepared by crushing all of the sample. If material has been removed prior to crushing, or by request of the client, this will be stated on the report.

NEW_ASB Eurofins Chemtest Limited, 11 Depot Road, Newmarket, CB8 0AL

DURHAM Eurofins Chemtest Limited, Unit A North Wing, Prospect Business Park, Crookhall Lane, Consett, Co Durham, DH8 7PW

Sample Deviation Codes

As a result of any of the below deviations applying, the test results may be unreliable

- 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 - The required amount of sample for analysis was not received
- H - Appropriate cooling measures were not taken for sample transportation

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.

Report Information

Water Sample Category Key for Accreditation

DW - Drinking Water (Non-Regulatory)
GW - Ground Water
LE - Land Leachate
NA - Not Applicable
PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

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 - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

Asbestos Tests LOD = LOQ

Limit of Detection = Limit of Quantification for asbestos results only

If you require extended retention of samples, please email your requirements to:
cs@etuki.eurofins.com



**Residential with Homegrown Produce
Soil Screening Values
Private Gardens**

Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria	Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria
METALS, SEMI-METALS, INORGANICS + PAH					Pyrene	620	1,200	2,000	LQM S4UL
Arsenic	37	37	37	C4SL/LQM S4UL	Phenols	280	550	1,100	LQM S4UL
Boron	290	290	290	LQM S4UL	TOTAL PETROLEUM HYDROCARBONS				
Cadmium	11	11	11	LQM S4UL	Benzene	0.087	0.17	0.37	LQM S4UL
Chromium III	910	910	910	LQM S4UL	Toluene	130	290	660	LQM S4UL
Chromium IV	6	6	6	LQM S4UL	Ethylbenzene	47	110	260	LQM S4UL
Copper	2,400	2,400	2,400	LQM S4UL	o-xylene	60	140	330	LQM S4UL
Mercury	1.2	1.2	1.2	LQM S4UL	m-xylene	59	140	320	LQM S4UL
Nickel	180	180	180	LQM S4UL	p-xylene	56	130	310	LQM S4UL
Lead	200	200	200	LQM S4UL	Aliphatic EC 5-6	42	78	160	LQM S4UL
Selenium	250	250	250	LQM S4UL	Aliphatic EC >6-8	100	230	530	LQM S4UL
Zinc	3,700	3,700	3,700	LQM S4UL	Aliphatic EC >8-10	27	65	150	LQM S4UL
Free Cyanide	34	34	34	ATRISK	Aliphatic EC >10-12	130	330	760	LQM S4UL
Acenaphthene	210	510	1100	LQM S4UL	Aliphatic EC >12-16	1,100	2,400	4,300	LQM S4UL
Acenaphthylene	170	420	920	LQM S4UL	Aliphatic EC >16-35	65,000	92,000	110,000	LQM S4UL
Anthracene	2,400	5,400	11,000	LQM S4UL	Aliphatic EC >35-44	65,000	92,000	110,000	LQM S4UL
Benzo(a)anthracene	7.2	11	13	LQM S4UL	Aromatic EC 5-7 (benzene)	70	140	300	LQM S4UL
Benzo(a)pyrene	2.2	2.7	3	LQM S4UL	Aromatic EC >7-8 (toluene)	130	290	660	LQM S4UL
Benzo(b)fluoranthene	2.6	3.3	3.7	LQM S4UL	Aromatic EC >8-10	34	83	190	LQM S4UL
Benzo(ghi)perylene	320	340	350	LQM S4UL	Aromatic EC >10-12	74	180	380	LQM S4UL
Benzo(k)fluoranthene	77	93	100	LQM S4UL	Aromatic EC >12-16	140	330	660	LQM S4UL
Chrysene	15	22	27	LQM S4UL	Aromatic EC >16-21	260	540	930	LQM S4UL
Dibenz(ah)anthracene	0.24	0.28	0.3	LQM S4UL	Aromatic EC >21-35	1,100	1,500	1,700	LQM S4UL
Fluoranthene	280	560	890	LQM S4UL	Aromatic EC >35-44	1,100	1,500	1,700	LQM S4UL
Fluorene	170	400	860	LQM S4UL	Aromatic EC >44-70	1,600	1,800	1,900	LQM S4UL
Indeno(123-cd)pyrene	27	36	41	LQM S4UL	ASBESTOS				
Naphthalene	2.3	5.6	13	LQM S4UL	None Detectable				Aviron Adopted Value
Phenanthrene	95	220	440	LQM S4UL					

Appendix

IV Soil Geotechnical Results



Laboratory Report



Contract Number: 82493

Client Ref: **25-267.02**

Client PO: **25-267.02**

Date Received: **14-11-2025**

Date Completed: **27-11-2025**

Report Date: **27-11-2025**

Client: **Aviron Associates LTD**

This report has been checked and approved by:

Contract Title: **Pound Farm, Bedford Rd, Ickleford, SG5 3RS**

For the attention of: **Orlando**

Shaun Jones
Laboratory manager

Description	Qty
Determination of water content BS EN ISO 17892-1:2014 - * UKAS	17
1 point Liquid & Plastic Limit.. BS EN ISO 17892-12 - * UKAS	17
Particle Size Distribution BS EN ISO 17892-4 : 5.1 - * UKAS	1

Notes: Observations and Interpretations are outside the UKAS Accreditation

* - denotes test included in laboratory scope of accreditation

- denotes test carried out by approved contractor

@ - denotes non accredited tests

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This test report/certificate shall not be reproduced except in full, without the approval of GEO Site & Testing Services Ltd. Any opinions or interpretations stated - within this report/certificate are excluded from the laboratories UKAS accreditation.

Approved Signatories:

Brendan Evans (Business Support Co-ordinator) - Darren Bourne (Quality Senior Technician) - Jason Jenkins (Business Development Manager)

Luke Williams (Senior Laboratory Technician) - Paul Evans (Director) - Richard John (Quality/Technical Manager)

Shaun Jones (Laboratory manager) - Shaun Thomas (Site Manager) - Wayne Honey (HR & HSE Manager)



WATER CONTENT, LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX
BS 1377-2:2022 Clause 5.3
BS EN ISO 17892-12:2018+A2:2022 1 Point Liquid Limit
BS EN ISO 17892-1:2014+A1:2022 Determination of Water Content

Contract Number	82493	
Project Name	Pound Farm, Bedford Rd, Ickleford, SG5 3RS	
Date Tested	25/11/2025	
	DESCRIPTIONS	

Sample/Hole Reference	Sample Number	Sample Type	Depth (m)			Descriptions
TP2	2	D	1.40	-	1.40	Brown fine to medium gravelly silty CLAY
WS2	3	D	1.00	-	1.00	Brown fine to medium gravelly silty CLAY
WS2	4	D	2.00	-	2.00	Brown fine gravelly silty CLAY
WS2	5	D	3.00	-	3.00	Brown fine gravelly silty CLAY
WS5	6	D	1.00	-	1.00	Brown fine to medium gravelly silty CLAY
WS5	7	D	2.00	-	2.00	Brown fine to medium gravelly silty CLAY
WS5	8	D	3.00	-	3.00	Brown fine to medium gravelly silty CLAY
WS6	9	D	1.00	-	1.00	Brown fine to medium gravelly silty CLAY
WS8	10	D	1.00	-	1.00	Brown fine to medium gravelly silty CLAY
WS8	11	D	2.00	-	2.00	Brown fine to medium gravelly silty CLAY
WS9	12	D	1.00	-	1.00	Brown fine to coarse gravelly silty CLAY
WS9	13	D	2.00	-	2.00	Brown fine to coarse gravelly silty CLAY
WS11	14	D	1.00	-	1.00	Brown fine to medium gravelly silty CLAY
WS11	15	D	2.00	-	2.00	Brown fine to medium gravelly silty CLAY
WS11	16	D	3.00	-	3.00	Brown fine to medium gravelly silty CLAY
WS12	17	D	1.50	-	1.50	Brown fine to medium gravelly silty CLAY
WS12	18	D	3.00	-	3.00	Brown fine to medium gravelly silty CLAY
				-		
				-		
				-		
				-		
				-		
				-		
				-		

Operator
Aaron Hodge

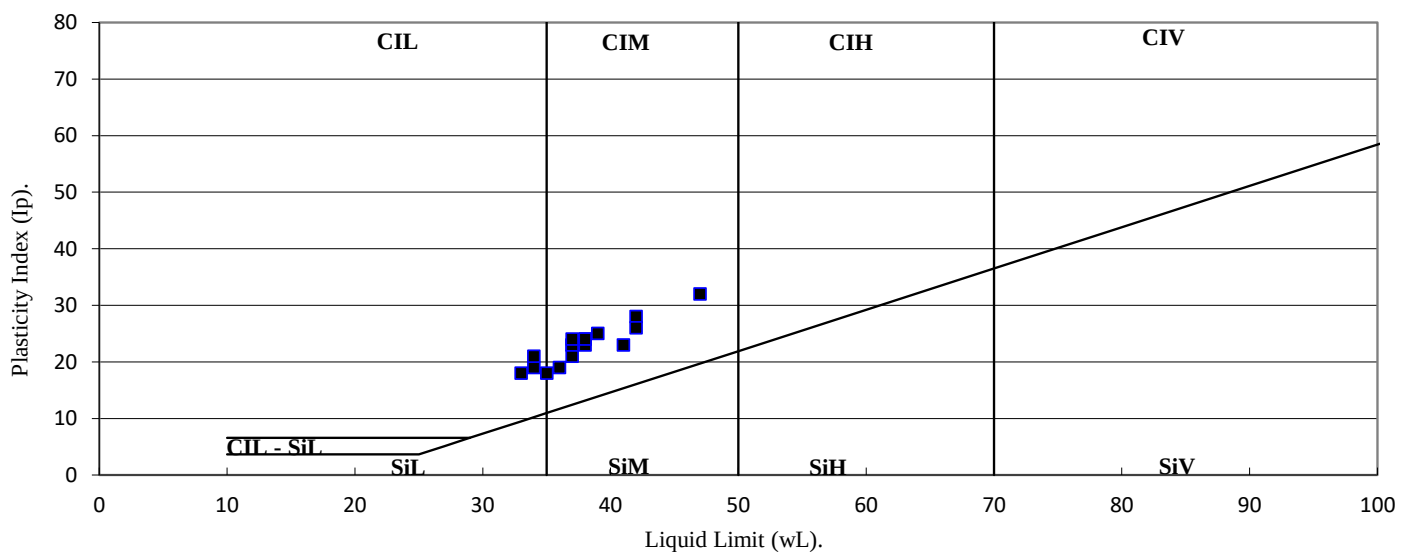
WATER CONTENT, LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX
BS 1377-2:2022 Clause 5.3
BS EN ISO 17892-12:2018+A2:2022 1 Point Liquid Limit
BS EN ISO 17892-1:2014+A1:2022 Determination of Water Content

Contract Number	82493	
Project Name	Pound Farm, Bedford Rd, Ickleford, SG5 3RS	
Date Tested	25/11/2025	
Test Comments	80g/30° Fall cone used	

Sample/Hole Reference	Sample Number	Sample Type	Depth (m)			Water Content %	Liquid Limit %	Plastic Limit %	Plasticity index %	Passing 0.425mm %	Factor Applied	Remarks
TP2	2	D	1.40	-	1.40	11.8	37	14	23	81	0.971	CI Intermediate Plasticity
WS2	3	D	1.00	-	1.00	12.7	34	15	19	83	1.012	CL Low Plasticity
WS2	4	D	2.00	-	2.00	21.5	38	14	24	97	1.022	CI Intermediate Plasticity
WS2	5	D	3.00	-	3.00	17.8	42	14	28	62	1.027	CI Intermediate Plasticity
WS5	6	D	1.00	-	1.00	12.2	37	16	21	83	1.020	CI Intermediate Plasticity
WS5	7	D	2.00	-	2.00	15.0	41	18	23	88	1.020	CI Intermediate Plasticity
WS5	8	D	3.00	-	3.00	15.6	35	17	18	89	1.024	CL/I Low/Inter. Plasticity
WS6	9	D	1.00	-	1.00	13.6	38	15	23	92	1.031	CI Intermediate Plasticity
WS8	10	D	1.00	-	1.00	12.3	38	14	24	81	1.024	CI Intermediate Plasticity
WS8	11	D	2.00	-	2.00	11.7	33	15	18	73	1.015	CL Low Plasticity
WS9	12	D	1.00	-	1.00	10.7	37	14	23	70	1.031	CI Intermediate Plasticity
WS9	13	D	2.00	-	2.00	8.9	37	13	24	62	1.016	CI Intermediate Plasticity
WS11	14	D	1.00	-	1.00	12.0	39	14	25	78	1.010	CI Intermediate Plasticity
WS11	15	D	2.00	-	2.00	9.7	34	13	21	79	1.008	CL Low Plasticity
WS11	16	D	3.00	-	3.00	17.2	47	15	32	87	1.024	CI Intermediate Plasticity
WS12	17	D	1.50	-	1.50	12.7	42	16	26	80	1.024	CI Intermediate Plasticity
WS12	18	D	3.00	-	3.00	15.0	36	17	19	87	1.024	CI Intermediate Plasticity
				-								
				-								
				-								
				-								
				-								
				-								
				-								

SYMBOLS : NP = Non Plastic

PLASTICITY CHART
BS EN ISO 14688-2:2018 Clause 4.4



*For sample descriptions please see sample descriptions sheet

Operator
Aaron Hodge

PARTICLE SIZE DISTRIBUTION
BS 1377-2:2022 Clause 10 &
BS EN ISO 17892-4:2016
Wet Sieve, Clause 5.2

Contract Number

82493

Borehole/Pit No.

SP3

Project Name

Pound Farm, Bedford Rd, Ickleford, SG5 3RS

Sample No.

1

Sample Description

Brown silty/clayey fine to coarse gravelly fine to coarse SAND (with twigs,wood)

Depth Top

1.00

Depth Base

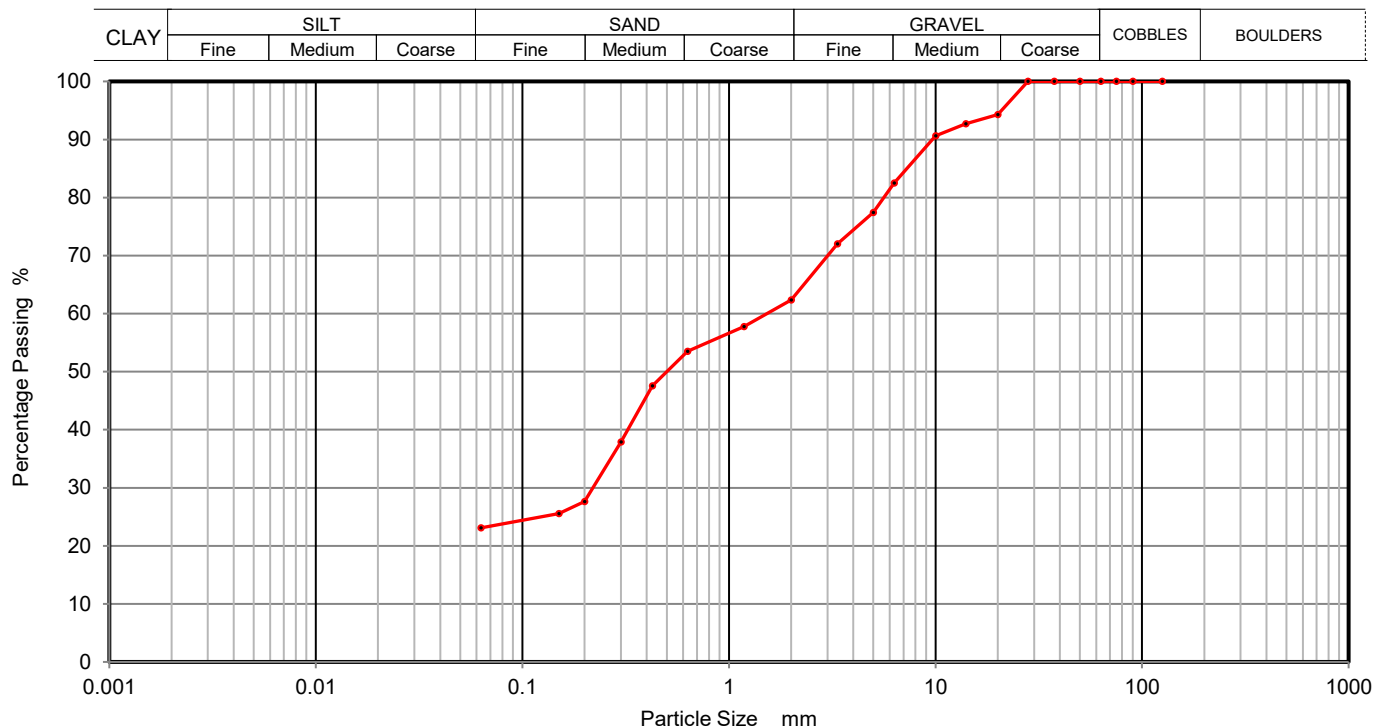
1.00

Date Tested

25/11/2025

Sample Type

D



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	94		
14	93		
10	91		
6.3	82		
5	77		
3.35	72		
2	62		
1.18	58		
0.63	54		
0.425	48		
0.30	38		
0.20	28		
0.15	26		
0.063	23		

Sample Proportions	% dry mass
Cobbles	0
Gravel	38
Sand	39
Silt and Clay	23

Grading Analysis	
Uniformity Coefficient	N/A

Remarks

Preparation and testing in accordance with BS17892 unless noted below

Operator

Jordan Williams



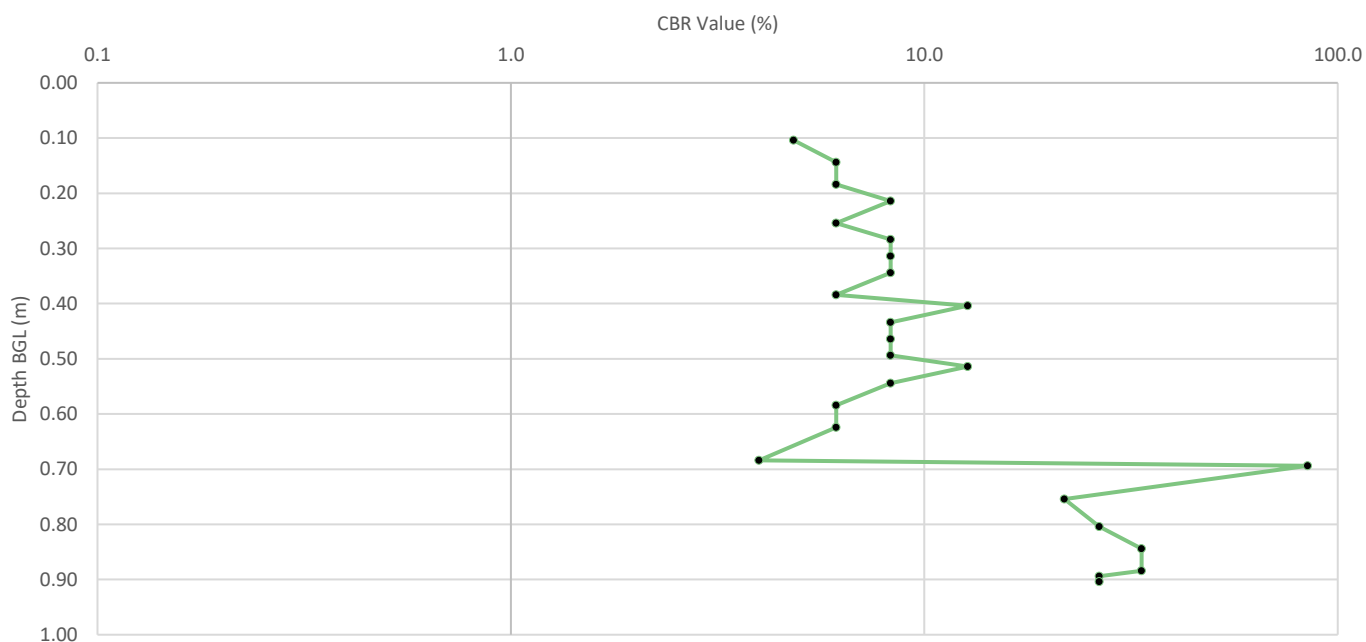
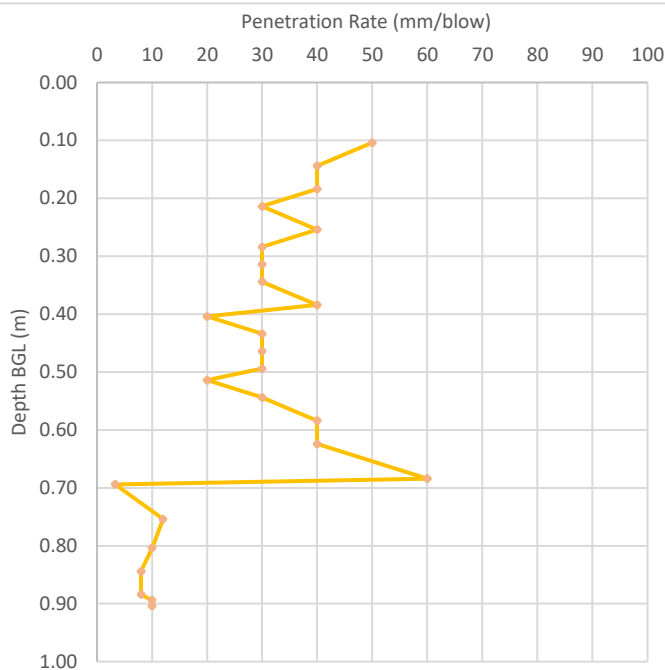
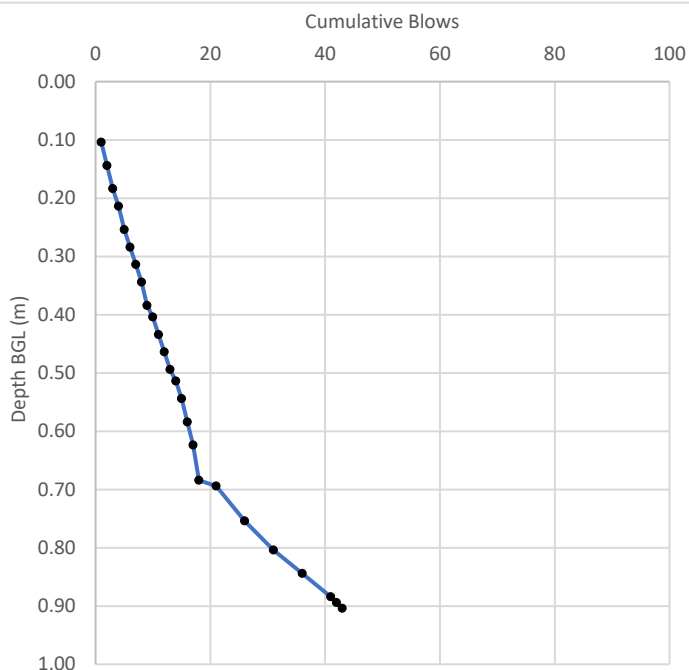
Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No: 25-267.02	DCP Location: DCP1
Client:	Bugler Homes Limited	Operator: OC	Date: 03/11/2025
Surface Conditions & Observations: Dry		Zero Error (mm): 16	Approx AOD (m):

[illegible]



Dynamic Cone Penetrometer

Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No:	25-267.02	DCP Location:	DCP1
Client:	Bugler Homes Limited	Operator:	OC	Date:	03/11/2025
Surface Conditions & Observations:	Dry	Zero Error (mm):	16	Approx AOD (m):	





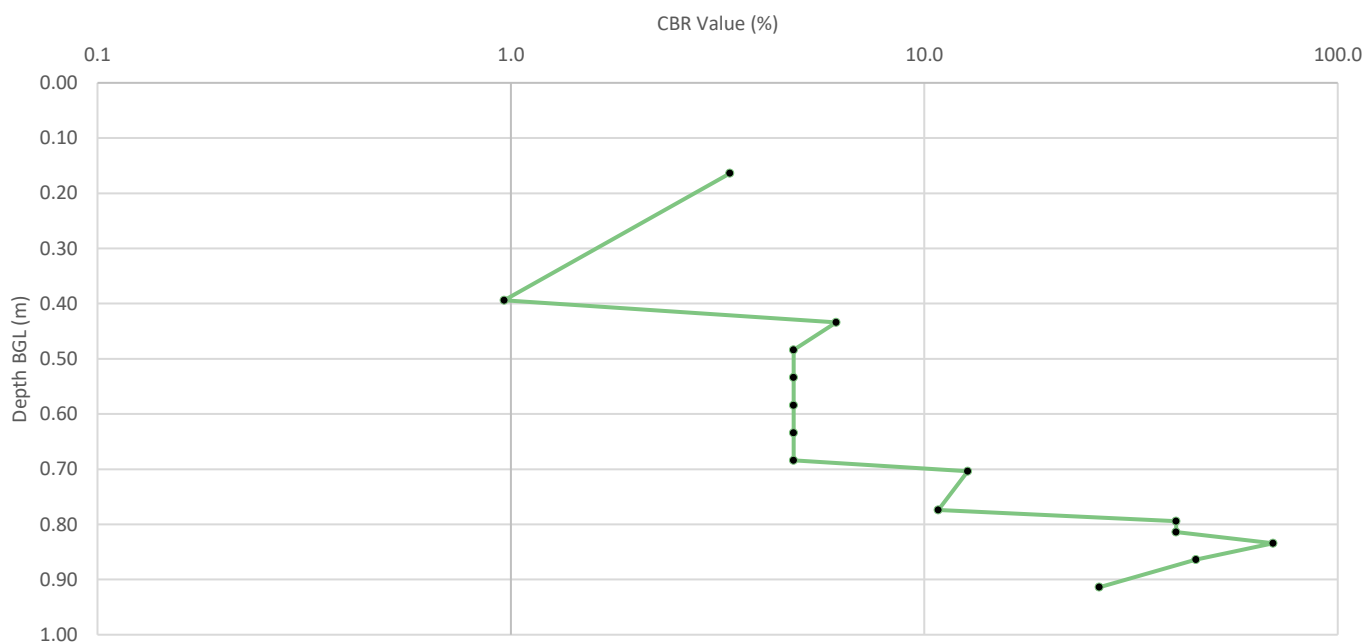
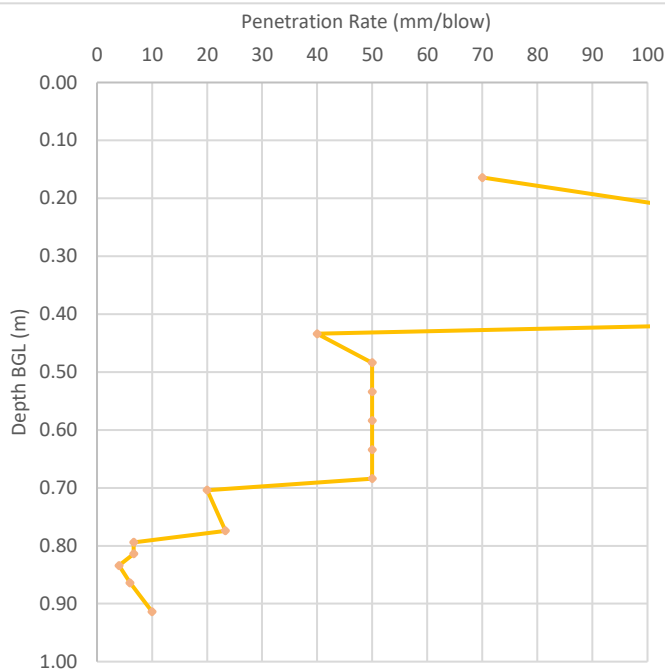
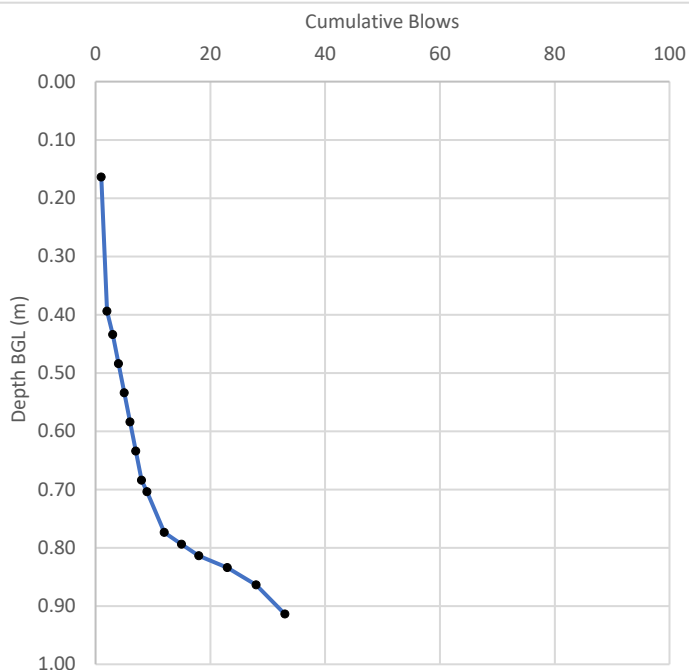
Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No: 25-267.02	DCP Location: DCP2
Client:	Bugler Homes Limited	Operator: OC	Date: 03/11/2025
Surface Conditions & Observations: Dry		Zero Error (mm): 16	Approx AOD (m):

[illegible]



Dynamic Cone Penetrometer

Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No:	25-267.02	DCP Location:	DCP2
Client:	Bugler Homes Limited	Operator:	OC	Date:	03/11/2025
Surface Conditions & Observations:	Dry	Zero Error (mm):	16	Approx AOD (m):	





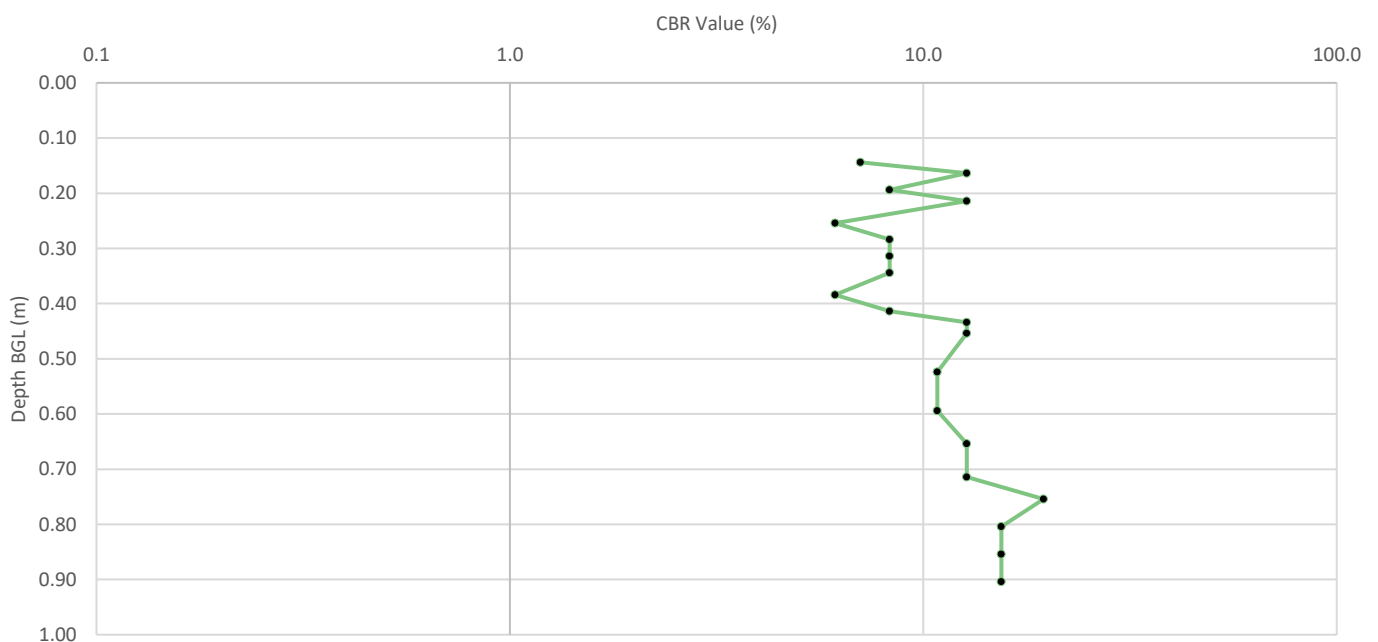
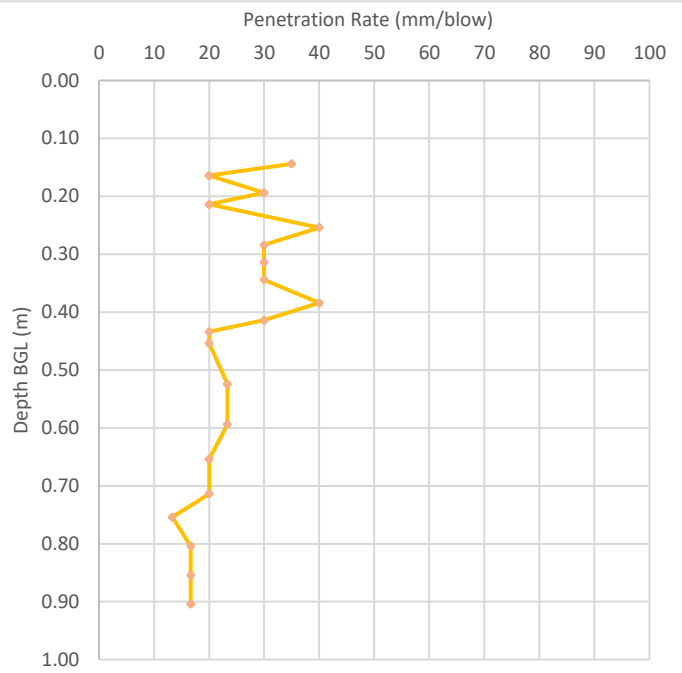
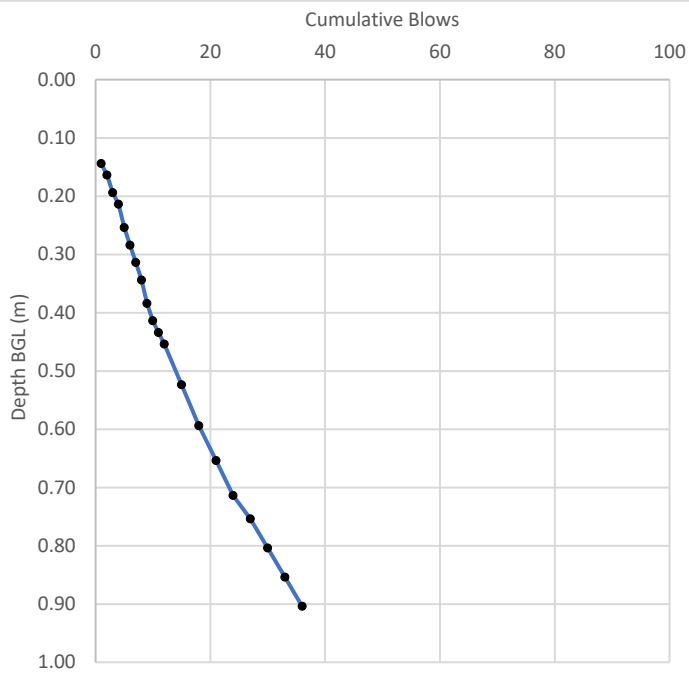
Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No: 25-267.02	DCP Location: DCP3
Client:	Bugler Homes Limited	Operator: OC	Date: 03/11/2025
Surface Conditions & Observations: Dry		Zero Error (mm): 16	Approx AOD (m):

[illegible]



Dynamic Cone Penetrometer

Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No:	25-267.02	DCP Location:	DCP3
Client:	Bugler Homes Limited	Operator:	OC	Date:	03/11/2025
Surface Conditions & Observations:	Dry	Zero Error (mm):	16	Approx AOD (m):	





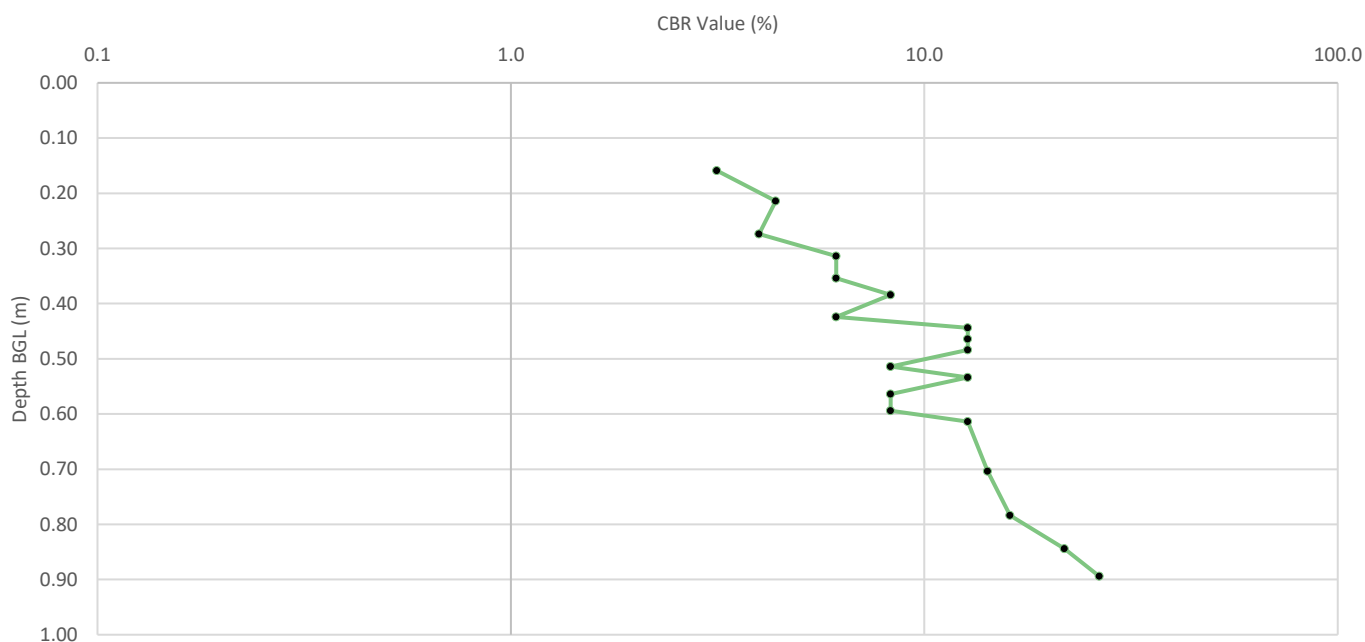
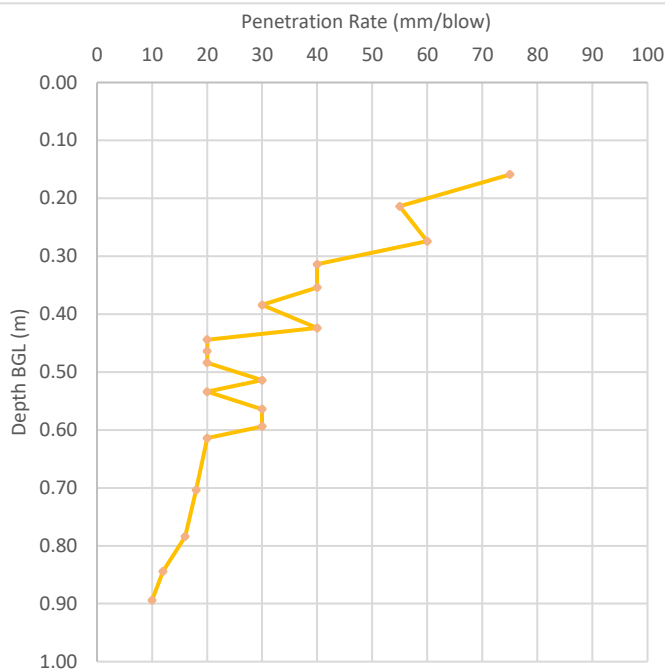
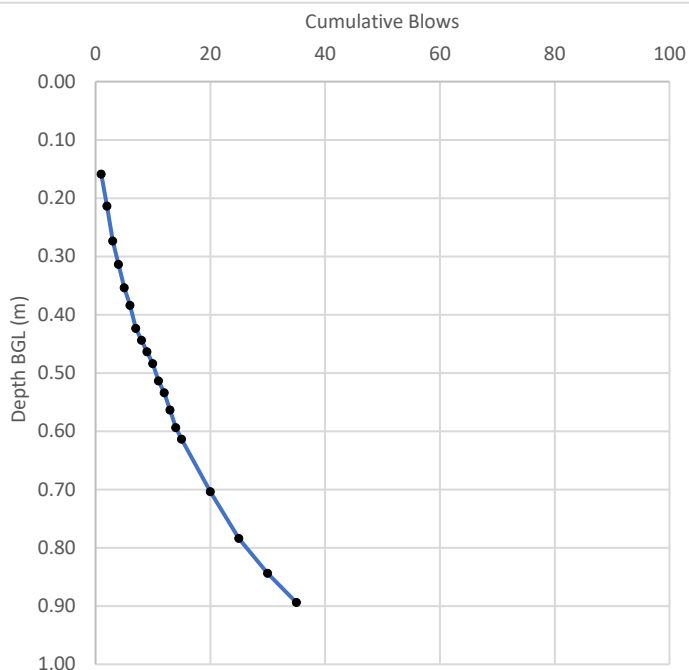
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Client:	Bugler Homes Limited	Operator: OC	Date: 03/11/2025
Surface Conditions & Observations: Dry		Zero Error (mm): 16	Approx AOD (m):

[illegible]



Dynamic Cone Penetrometer

Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No:	25-267.02	DCP Location:	DCP4
Client:	Bugler Homes Limited	Operator:	OC	Date:	03/11/2025
Surface Conditions & Observations:	Dry	Zero Error (mm):	16	Approx AOD (m):	





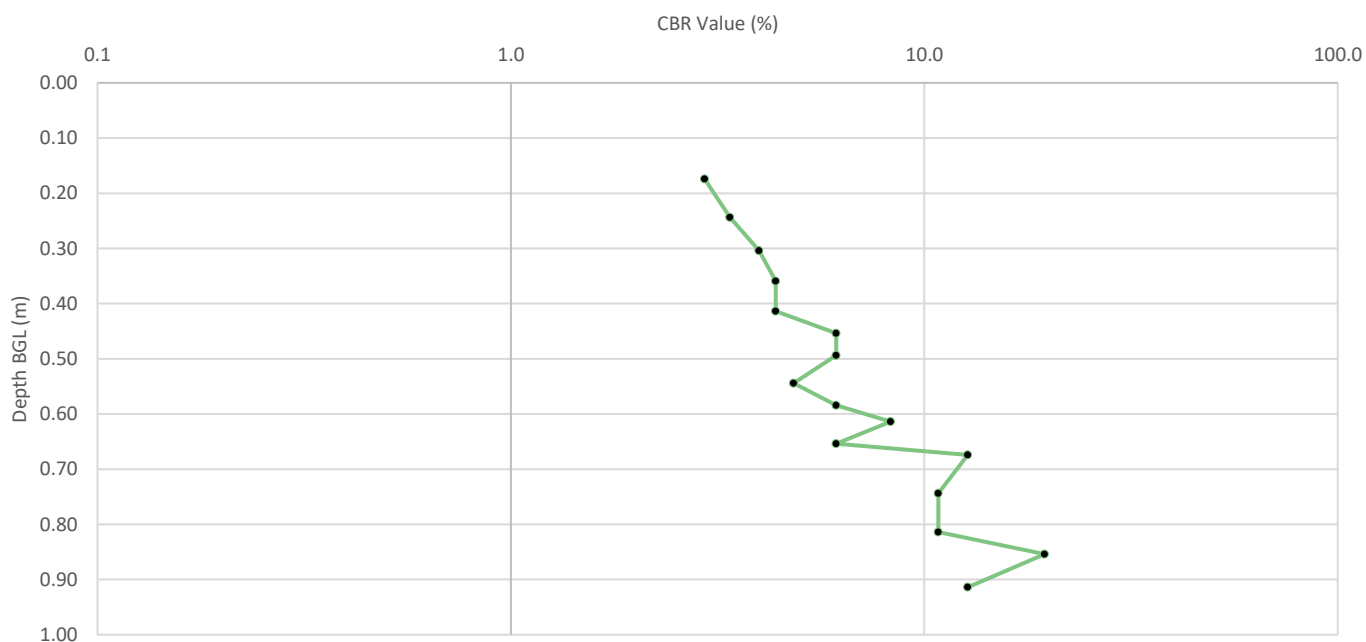
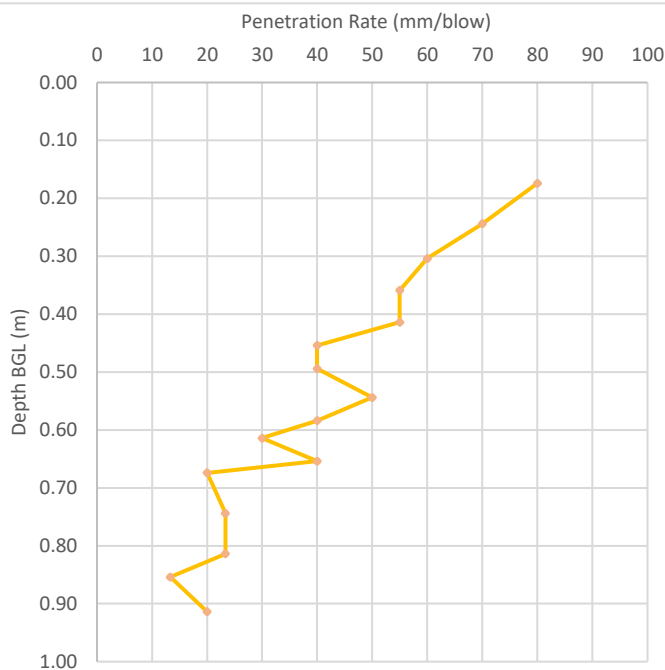
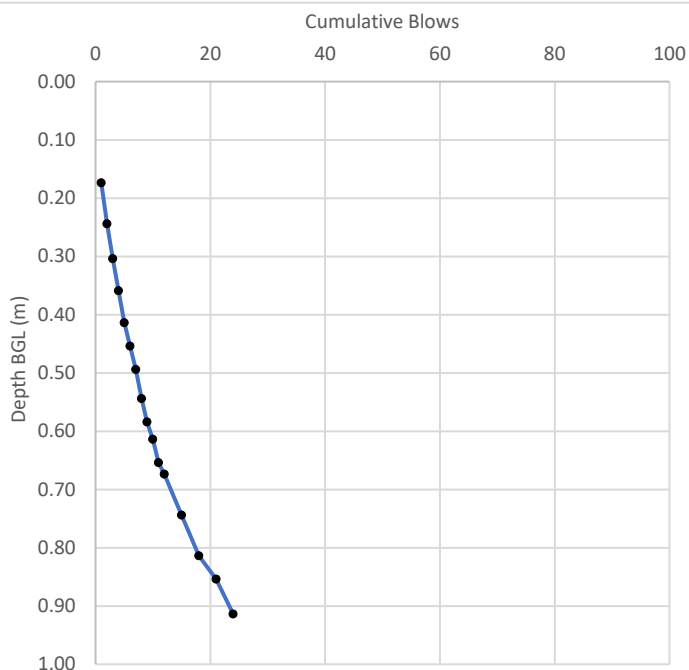
Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No: 25-267.02	DCP Location: DCP5
Client:	Bugler Homes Limited	Operator: OC	Date: 03/11/2025
Surface Conditions & Observations: Dry		Zero Error (mm): 16	Approx AOD (m):

[illegible]



Dynamic Cone Penetrometer

Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No:	25-267.02	DCP Location:	DCP5
Client:	Bugler Homes Limited	Operator:	OC	Date:	03/11/2025
Surface Conditions & Observations:	Dry	Zero Error (mm):	16	Approx AOD (m):	





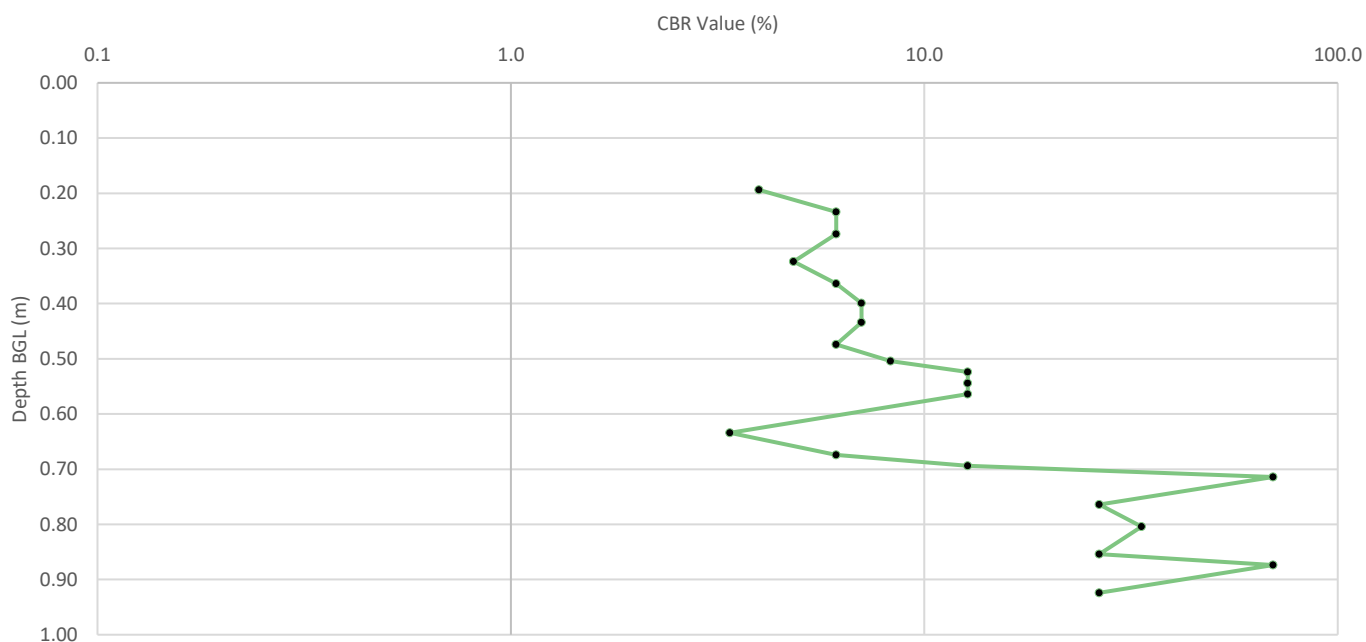
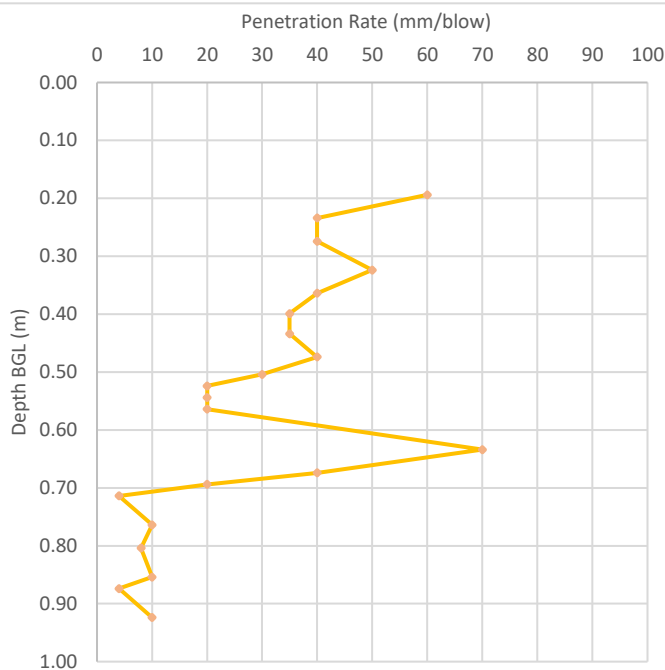
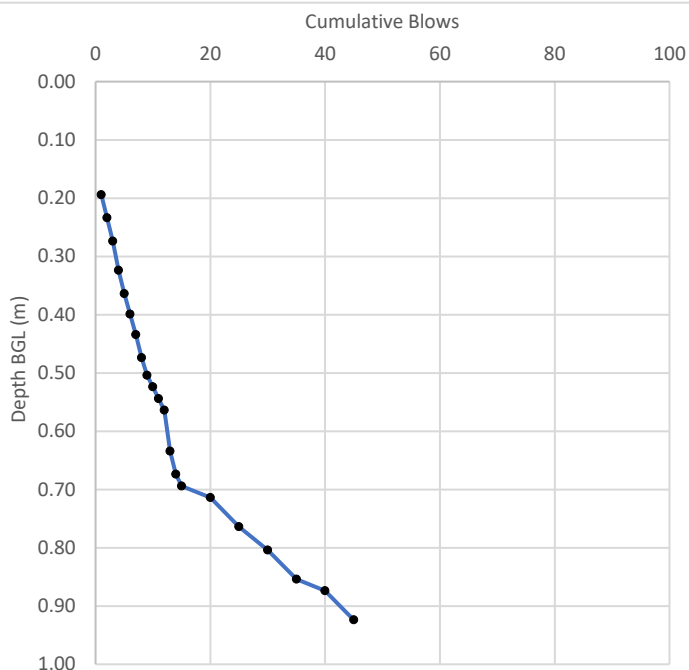
Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No: 25-267.02	DCP Location: DCP6
Client:	Bugler Homes Limited	Operator: OC	Date: 03/11/2025
Surface Conditions & Observations: Dry		Zero Error (mm): 16	Approx AOD (m):

[illegible]



Dynamic Cone Penetrometer

Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No:	25-267.02	DCP Location:	DCP6
Client:	Bugler Homes Limited	Operator:	OC	Date:	03/11/2025
Surface Conditions & Observations:	Dry	Zero Error (mm):	16	Approx AOD (m):	





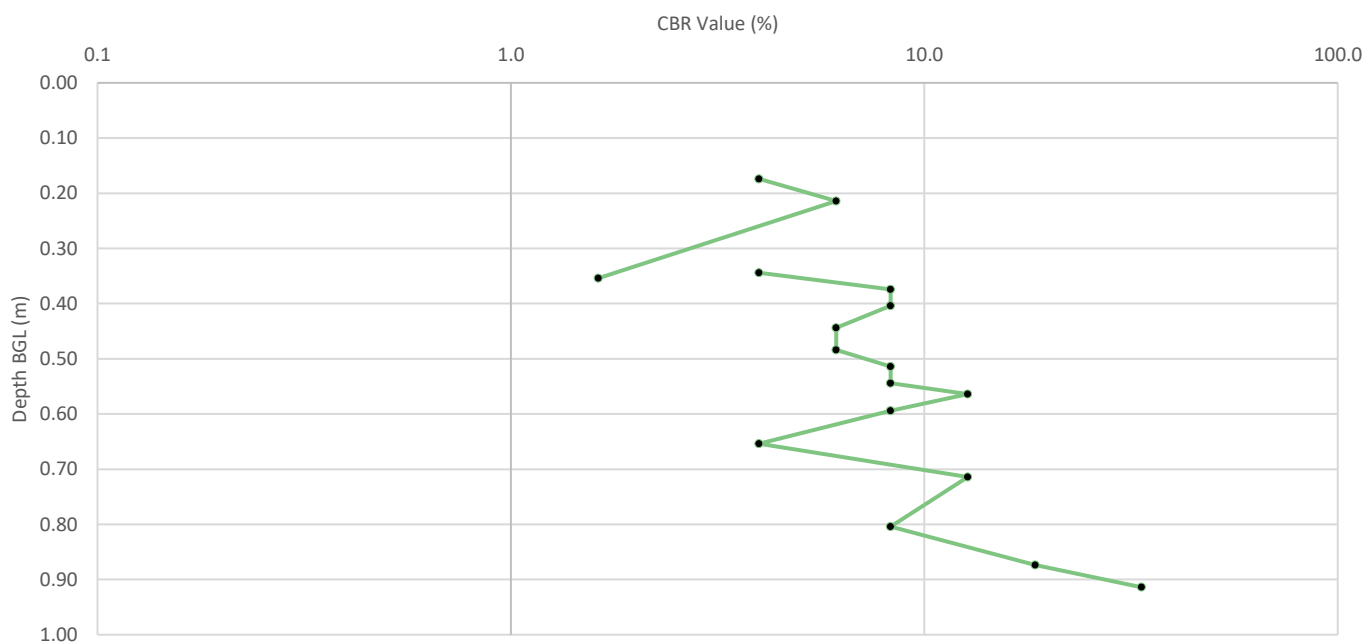
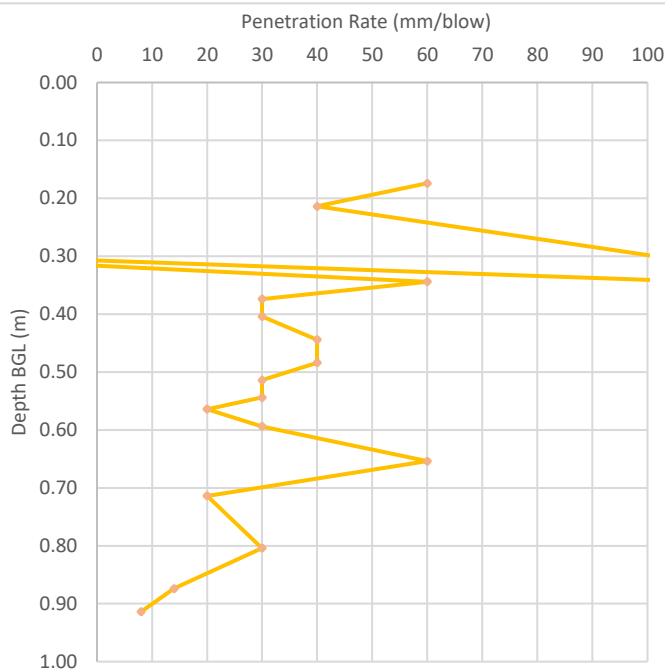
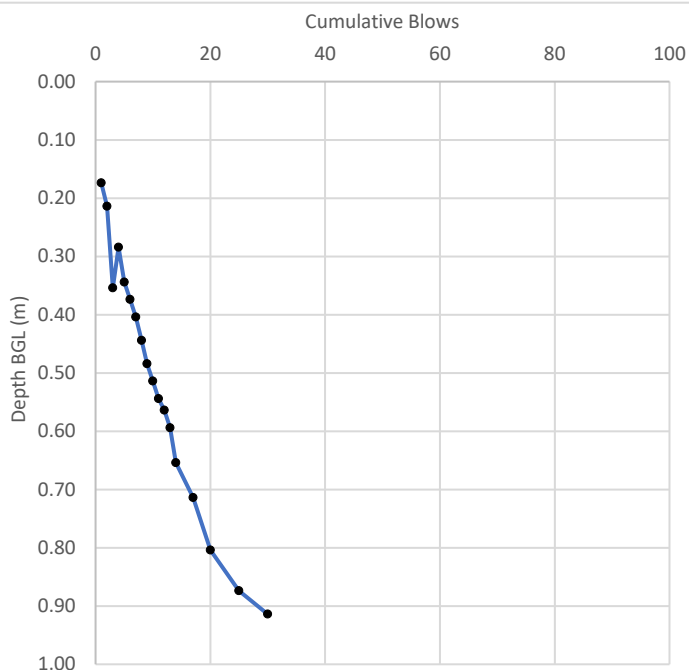
Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No:	25-267.02	DCP Location:	DCP7
Client:	Bugler Homes Limited	Operator:	OC	Date:	03/11/2025
Surface Conditions & Observations:		Zero Error (mm):	Approx AOD (m):		
Dry		16			

[illegible]



Dynamic Cone Penetrometer

Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No:	25-267.02	DCP Location:	DCP7
Client:	Bugler Homes Limited	Operator:	OC	Date:	03/11/2025
Surface Conditions & Observations:	Dry	Zero Error (mm):	16	Approx AOD (m):	





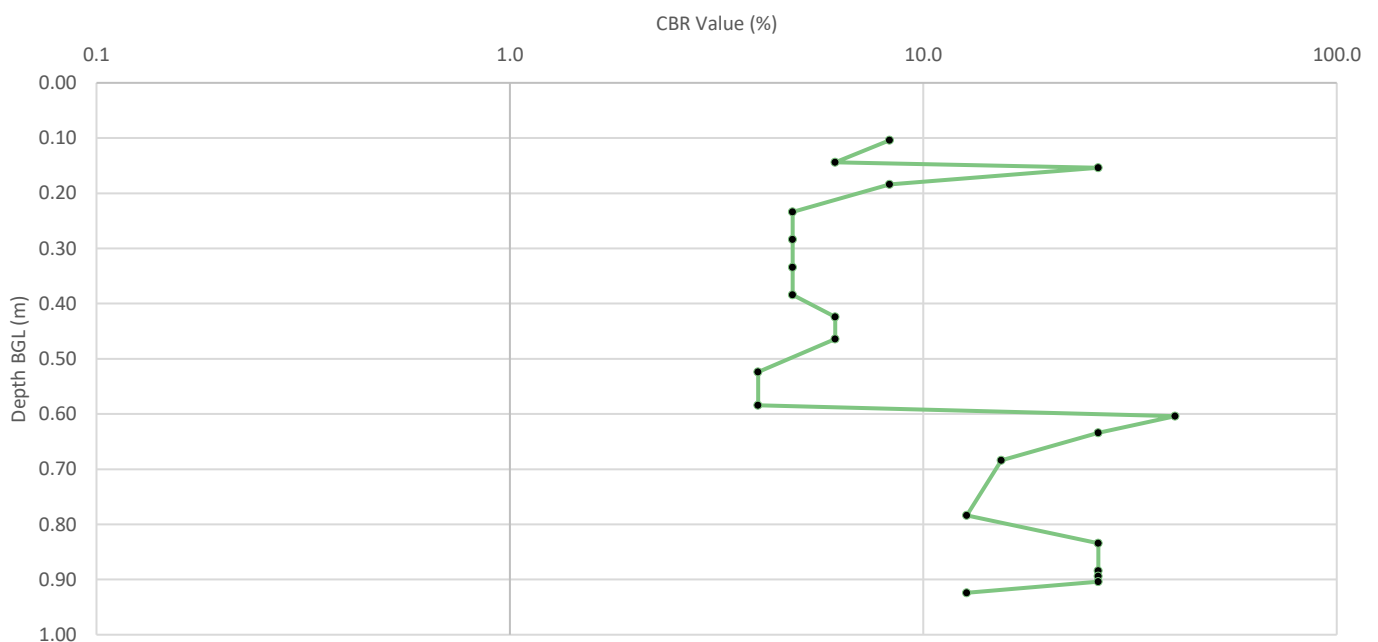
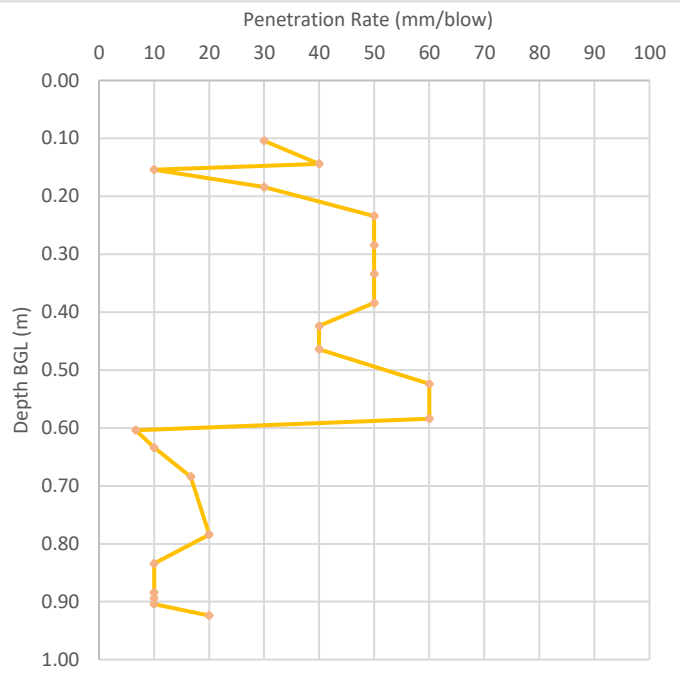
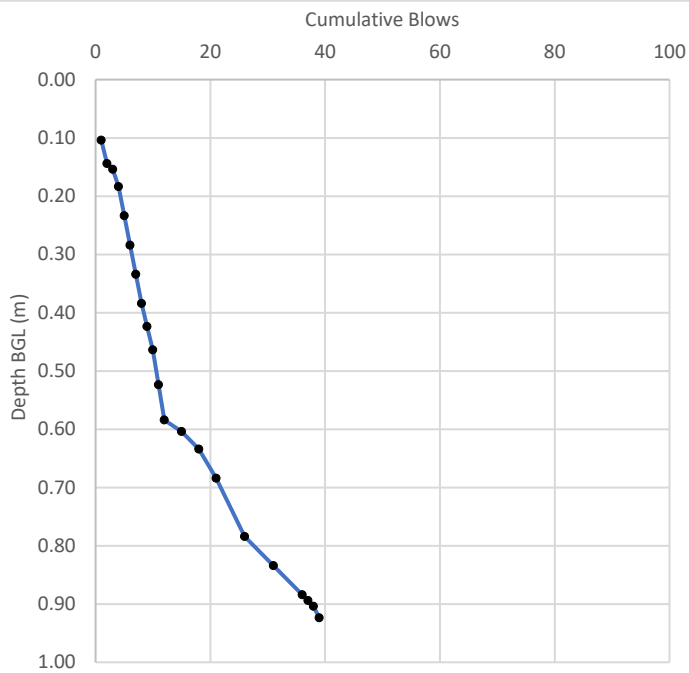
Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No: 25-267.02	DCP Location: DCP8
Client:	Bugler Homes Limited	Operator: OC	Date: 03/11/2025
Surface Conditions & Observations: Dry		Zero Error (mm): 16	Approx AOD (m):

[illegible]



Dynamic Cone Penetrometer

Project:	Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS	Project No:	25-267.02	DCP Location:	DCP8
Client:	Bugler Homes Limited	Operator:	OC	Date:	03/11/2025
Surface Conditions & Observations:	Dry	Zero Error (mm):	16	Approx AOD (m):	



Appendix

V Soil Infiltration Test Results

Soil Infiltration Test

25-267.02: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS



Test Pit SP1-1

Date: 06/11/2025

Readings Recorded By: OC

Pit Dimensions: 1.5m(l) x 0.35m(w) x 1.5m(d)
Start Water Level: 0.47m

Actual Storage Volume: 0.79 m³
Effective Depth: 1.03 m

Time (mins)	Depth BGL (m)
0	0.470
1	0.480
2	0.480
3	0.490
4	0.500
5	0.510
10	0.520
20	0.540
30	0.560
120	0.660
180	0.700
300	0.770
1294	1.060
1358	1.080
1498	1.120
1634	1.150
1751	1.180

$$\text{Soil infiltration rate, } f = \frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$$

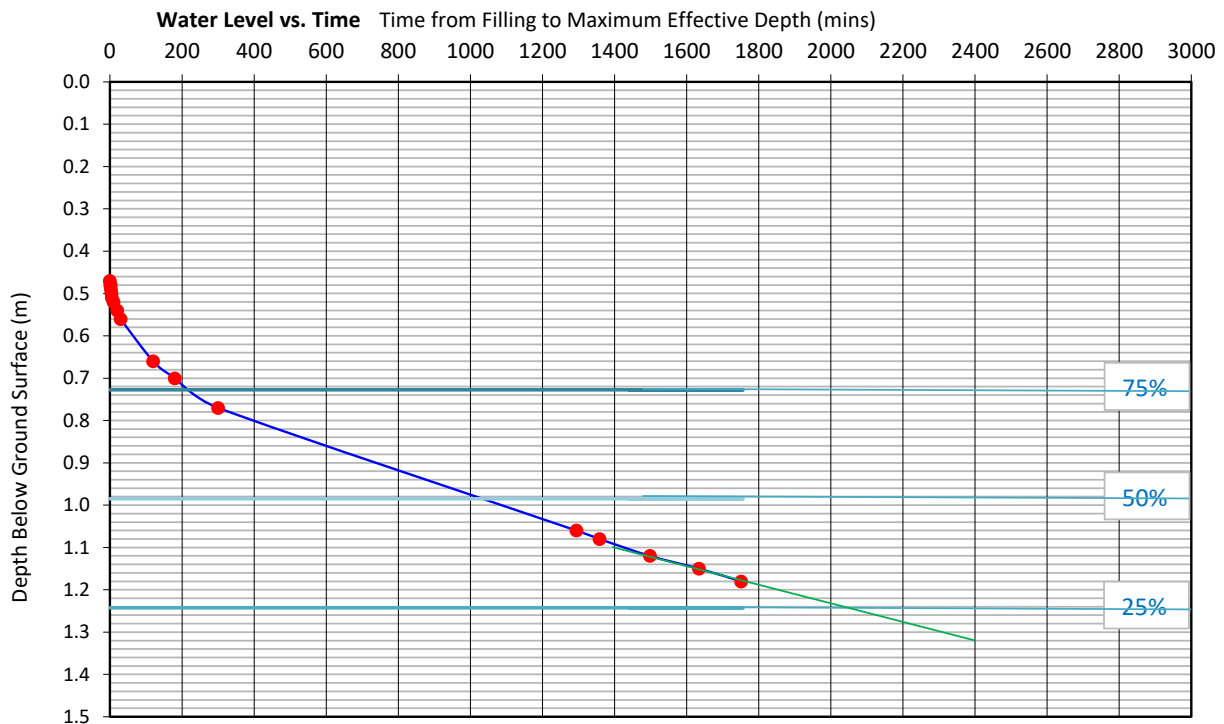
Effective Storage Volume, V : 1.5m x 0.35m x 1.03m
 V : 0.54075 m³

V_{p75-25} : 0.270 m³

Effective Internal Surface Area, a_{p50} : 1.545m² + 0.3605m² + 0.525m²
 a_{p50} : 2.431 m²

Time of water level fall, t_{p75-25} : 2050 - 210 mins
 t_{p75-25} : 1840 mins
 t_{p75-25} : 110400 secs

Soil infiltration rate, f : 0.270375/(2.4305 x 110400)
 f : 1.01E-06 ms⁻¹



Soil Infiltration Test

25-267.02: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3RS



Test Pit SP2-1

Date: 06/11/2025

Readings Recorded By: OC

Pit Dimensions: 1m(l) x 0.35m(w) x 1m(d)
Start Water Level: 0.44m

Actual Storage Volume: 0.35 m³
Effective Depth: 0.56 m

Time (mins)	Depth BGL (m)
0	0.440
1	0.450
2	0.460
3	0.470
4	0.480
5	0.490
10	0.520
20	0.540
30	0.560
120	0.640
180	0.670
1228	0.810
1315	0.820
1475	0.840
1689	0.860

$$\text{Soil infiltration rate, } f = \frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$$

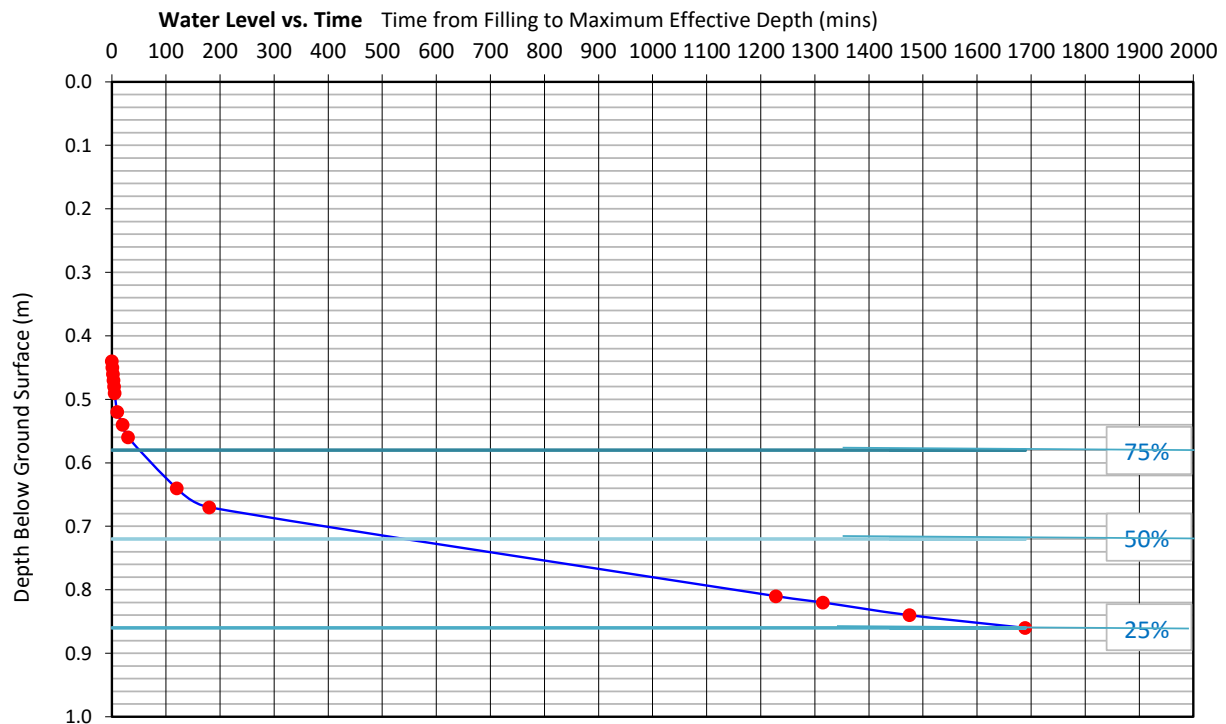
Effective Storage Volume, V : 1m x 0.35m x 0.56m
 V : 0.196 m³

V_{p75-25} : 0.098 m³

Effective Internal Surface Area, a_{p50} : 0.56m² + 0.196m² + 0.35m²
 a_{p50} : 1.106 m²

Time of water level fall, t_{p75-25} : 1689 - 50 mins
 t_{p75-25} : 1639 mins
 t_{p75-25} : 98340 secs

Soil infiltration rate, f : 0.098/(1.106 x 98340)
 f : 9.01E-07 ms⁻¹



Soil Infiltration Test

25-267.02: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3R



Test Pit SP3-1

Date: 06/11/2025

Readings Recorded By: OC

Pit Dimensions: 1.1m(l) x 0.35m(w) x 1m(d)
Start Water Level: 0.46m

Actual Storage Volume: 0.39 m³
Effective Depth: 0.54 m

Time (mins)	Depth BGL (m)
0	0.460
1	0.470
2	0.480
3	0.490
4	0.500
5	0.510
10	0.530
20	0.550
30	0.570
40	0.590
50	0.600
60	0.610
100	0.670
135	0.700
180	0.720
1215	0.980

$$\text{Soil infiltration rate, } f = \frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$$

Effective Storage Volume, V : 1.1m x 0.35m x 0.54m
 V : 0.2079 m³

V_{p75-25} : 0.104 m³

Effective Internal Surface Area, a_{p50} : 0.594m² + 0.189m² + 0.385m²
 a_{p50} : 1.168 m²

Time of water level fall, t_{p75-25} : 760 - 50 mins
 t_{p75-25} : 710 mins
 t_{p75-25} : 42600 secs

Soil infiltration rate, f : 0.10395/(1.168 x 42600)
 f : 2.09E-06 ms⁻¹



Soil Infiltration Test

25-267.02: Land at Pound Farm, Bedford Road, Ickleford, Hitchin, SG5 3R



Test Pit SP3-1

Date: 07/11/2025

Readings Recorded By: OC

Pit Dimensions: 1.1m(l) x 0.35m(w) x 1m(d)
Start Water Level: 0.4m

Actual Storage Volume: 0.39 m³
Effective Depth: 0.60 m

Time (mins)	Depth BGL (m)
0	0.400
1	0.405
2	0.410
3	0.420
4	0.430
5	0.440
10	0.460
20	0.480
30	0.500
60	0.540
120	0.590
180	0.630
240	0.660

$$\text{Soil infiltration rate, } f = \frac{V_{p75-25}}{a_{p50} \times t_{p75-25}}$$

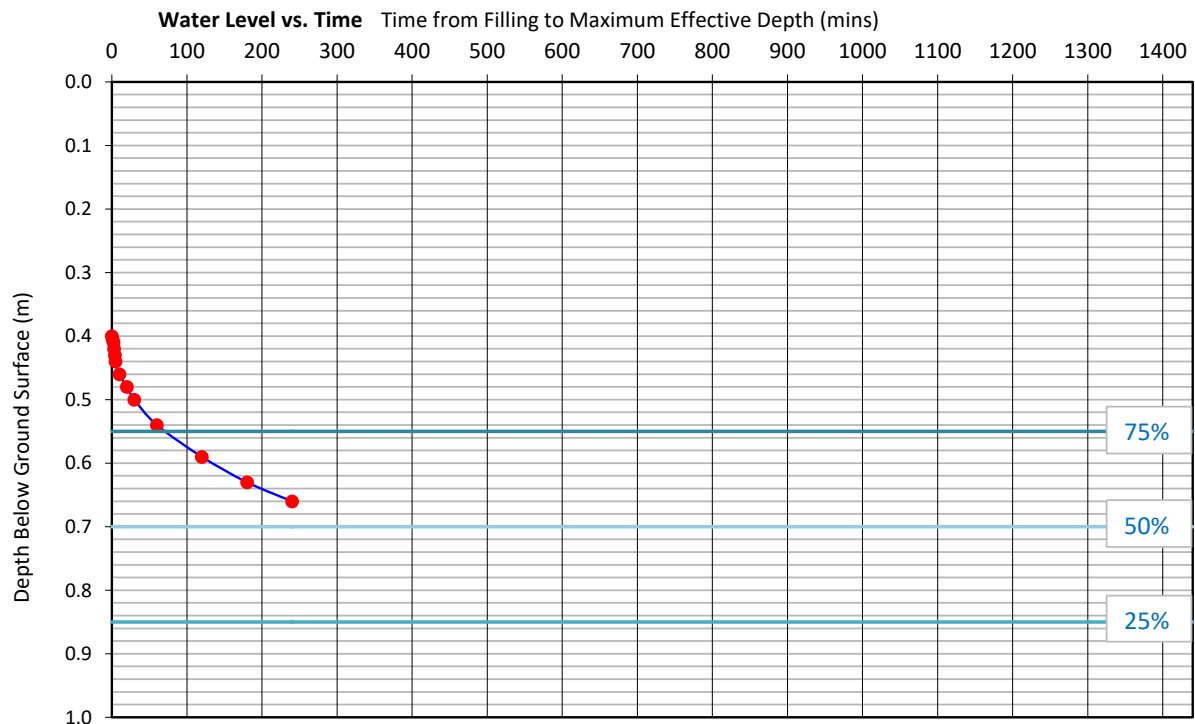
Effective Storage Volume, V : 1.1m x 0.35m x 0.6m
 V : 0.231 m³

V_{p75-25} : 0.116 m³

Effective Internal Surface Area, a_{p50} : 0.66m² + 0.21m² + 0.385m²
 a_{p50} : 1.255 m²

Time of water level fall, t_{p75-25} : - mins
 t_{p75-25} : 0 mins
 t_{p75-25} : 0 secs

Soil infiltration rate, f : 0.1155/(1.255 x 0)
 f : #DIV/0! ms⁻¹



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Our clients choose Aviron to plan, design and manage their Ground Investigations and Land Remediation Schemes assisting in land procurement to deliver engineering requirements, discharge planning and ensure their sites are suitable, developable and sustainable.

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