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9th July 2025
21362c03

Ms. N. Oates & Ms. S. Smith
5 Meeting Lane
Potton
Sandy
Bedfordshire
SG19 2XU

Dear Nicole and Susan

REMEDIAL VERIFICATION LETTER REPORT – JUNE 2025 LAND ADJACENT TO 35 ASHWELL STREET, ASHWELL

Overview

WDE Consulting (WDE) is pleased to present Ms. N. Oates & Ms. S. Smith (the *client*) with the results from the Remedial Verification completed at Land Adjacent to 35 Ashwell Street, Ashwell (Figure 1 and Figure 2) in June 2025. It is understood that the proposed development comprises the construction of two detached 4-bedroom dwellings with associated garages and access under planning ref. 21/02650/FP issued by North Hertfordshire District Council (Figure 2).

The works described in this report are subject to WDE's Standard Terms of Business. This report was finalised in July 2025 and should be read in light of any subsequent changes in legislation, statutory requirements, statutory guidance, non-statutory guidance, relevant research and industry practices. Photographs, field logs, geotechnical figures and laboratory testing are presented in the attached appendices.

WDE Consulting has duly taken account of the recommendations contained within the relevant guidance documents^{1,2,3} and legislation during the preparation of this report.

Information Sources

The following reports have been previously prepared which should be referred to for a full understanding of the site.

- WDE 2025 Geo-Site Report⁴

¹ Environment Agency. 2020. Land Contamination Risk Management (LCRM)

² British Standards 2011. Investigation of Potentially Contaminated Sites-Codes of Practice. BS10175:2011

³ British Standards. 2015. Code of Practice for Site Investigations. BS5930

⁴ WDE Consulting. 2025. Geo-Site Report-Ashwell Street, Ashwell-IssA. 21362R1



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Context

During WDE's site walkover on 13th May 2025⁴, a ~1m³ pile of asbestos containing material (ACM) in the form of asbestos/cement sheeting was identified on the northern boundary near the previous garage building (Photo 1). The ACM was removed by Allan Dyson Asbestos Services to a hazardous waste facility, with a copy of the waste transfer note presented in Appendix C.

Additional verification of the soils following removal of the ACM was requested to confirm that there was no residual contamination.

Scope of Work

A summary of the completed items is presented in Table 1

Table 1 – Summary of Completed Items

Item	Description	Start Date	Completion Date
1	Soil verification sampling visit	24/06/2025	24/06/2025
2	Analytical testing	25/06/2025	08/07/2025
3	Reporting of results	24/06/2025	09/07/2025

Record of Field Samples

A record of the field samples taken is presented in Table 2, with the sample locations presented on Figure 3. Photographs taken during the site visit are presented in Appendix A.

Sample Reference	Sample Depth (m bgl)	Sample Type	Comments
VS1	0.10	Loamy sand	No visible ACM observed
VS2	0.20	Loamy sand	
VS3	0.15	Loamy sand	

Soil Chemical Assessment

The soil chemical data is presented in Appendix B, the key findings of which include:

- There have been no exceedances of the adopted verification criteria for residential land use with home grown produce, with 3 out of 3 samples compliant.

Recommendations

Verification testing from in-situ materials at surface following the removal of the ACM confirms that the materials are suitable for use within residential private garden areas.

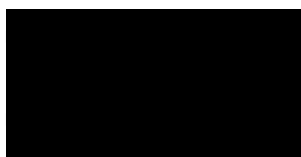


**MS. N. OATES & MS. S. SMITH
REMEDIAL VERIFICATION
ASHWELL STREET, ASHWELL**

Please do not hesitate to contact us should you require any additional information.

Yours sincerely

WDE CONSULTING LIMITED



**Cameron Burchell
Consultant**



**Jason Fitzgerald
Principal Consultant**

Attached:

Figures

Appendix A: Photographs

Appendix B: Chemical Test Results

Appendix C: Waste Transfer Note



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ASHWELL STREET, ASHWELL**

FIGURES

Client

Nicole Oates and Susan Smith

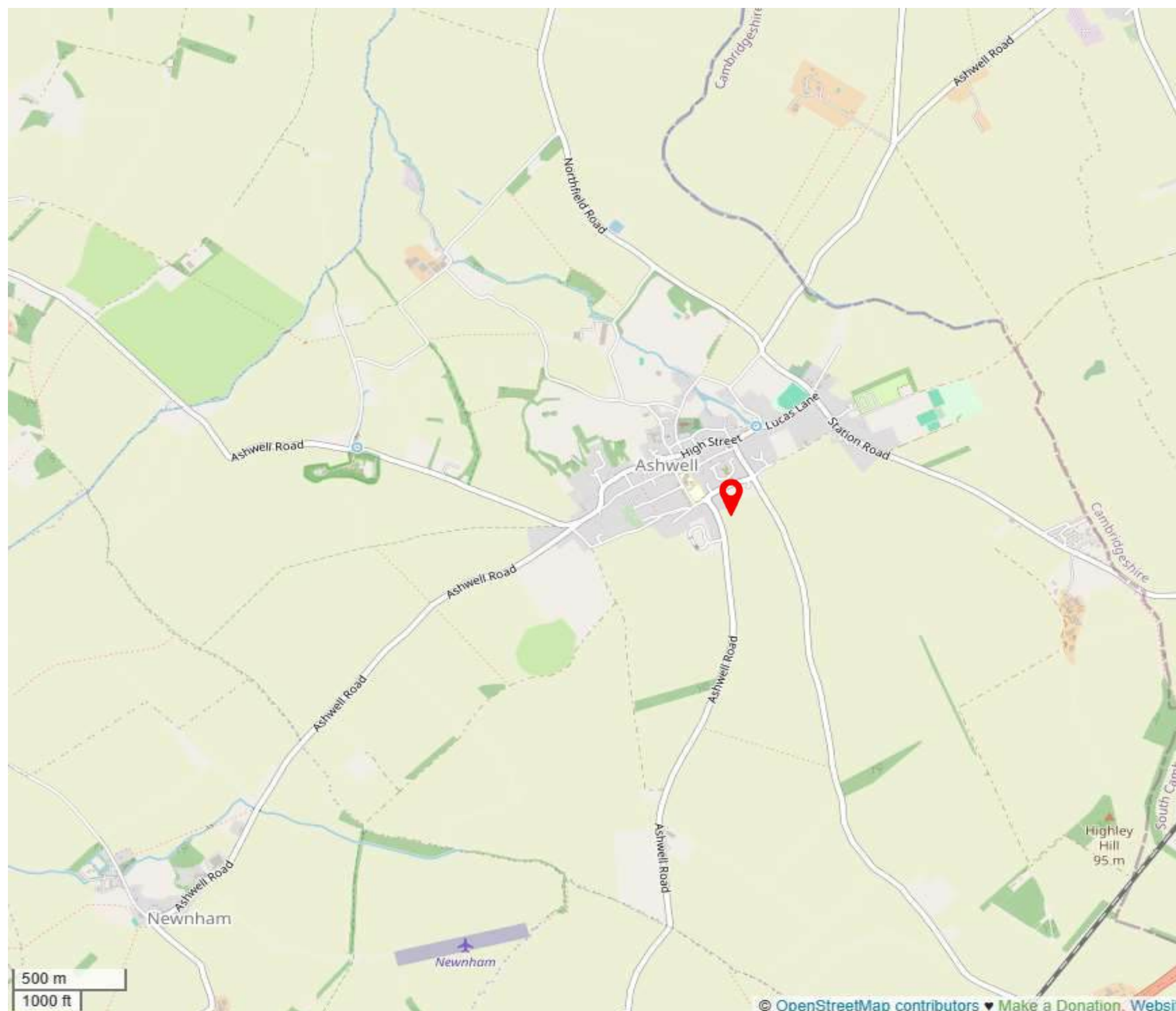
Project

**21362 - Land Adjacent to 35 Ashwell
Street, Ashwell**

Title

FIGURE 1: SITE LOCATION PLAN

© OpenStreetMap contributors



LEGEND

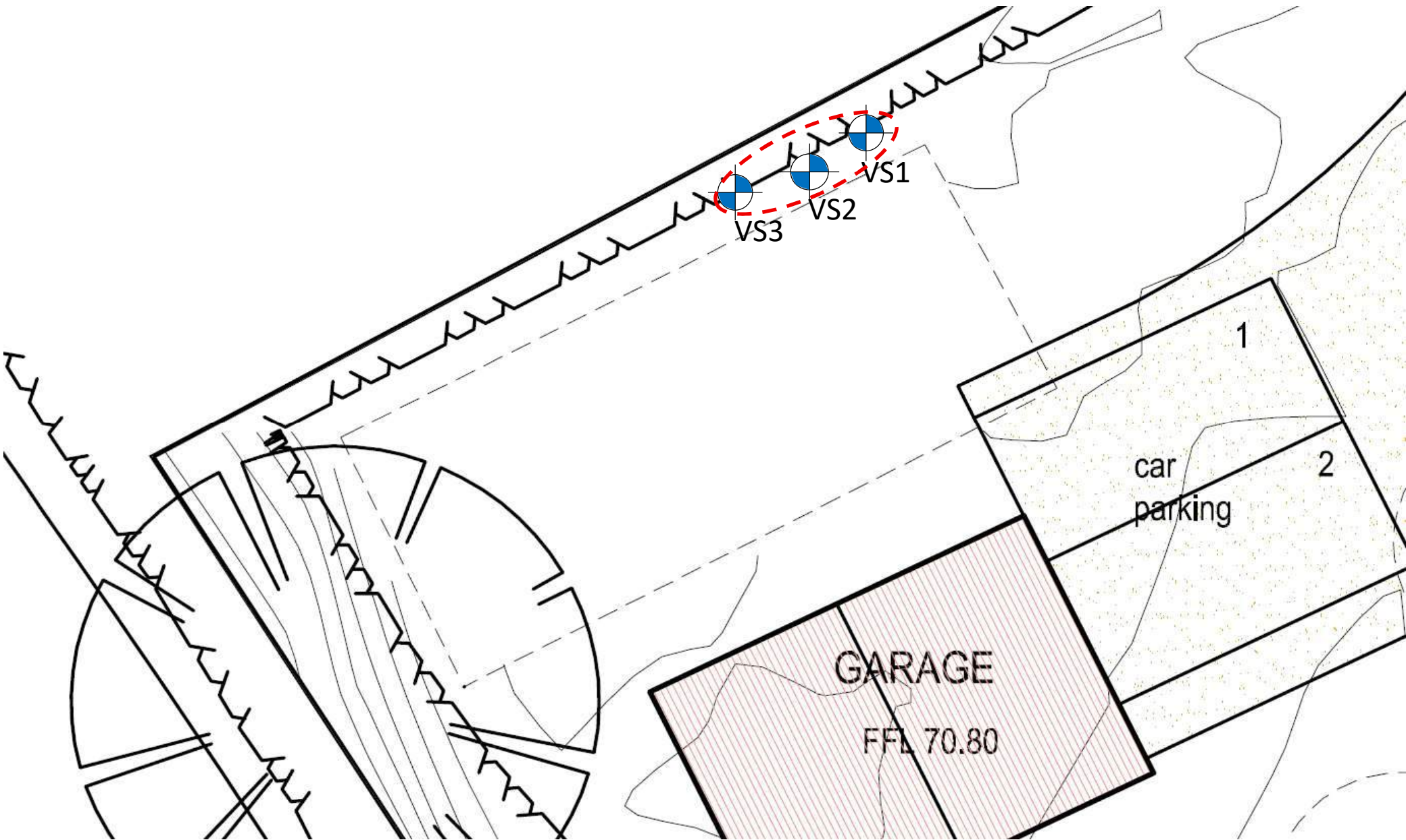
- Verification Sample
- Previous ACM Area

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21362 - Land Adjacent to 35 Ashwell Street, Ashwell

Title
FIGURE 2: Verification Sample Plan

Drawing supplied by client



APPENDIX A: SITE PHOTOS

Photo 1: Location of ACM pile before removal



Photo 2: Location of ACM area after removal



Photo 3: Location of verification samples VS1-VS3





**MS. N. OATES & MS. S. SMITH
REMEDIAL VERIFICATION
ASHWELL STREET, ASHWELL**

APPENDIX B: CHEMICAL TEST RESULTS



Chemtest WDE Standard QRA Suite

							Sample Ref	BH1	BH2	BH3	
							Type	SOIL	SOIL	SOIL	
							Depth	0.3	0.5	0.1	
							Date	13/05/2025	13/05/2025	13/05/2025	
	No. of Samples	Unit	Target Concentration	Source	Min	Max	No. That Exceed	ACM Lab			
			Residential with hgp								
Moisture Content	3	%	-						11	13	13
Asbestos	3	N/A	DL	WDE				Not-detected	Not-detected	Not-detected	
Asbestos Quantification	0	%	0.001	DL	0	BDL	0				
pH	3	pH Units	-	-	7.5	7.5	0		7.5	7.5	7.5
Total Cyanide	3	mg/kg	50	DIV	1	1	0		1	<1.0	<1.0
Sulphate Total	3	%	-	-	0.222	0.298	0		0.298	0.222	0.236
Sulphate as SO ₄	3	g/l	-	-	820	1800	0		1800	820	960
Sulphide	3	mg/kg	-	-	1.2	1.6	0		<1.0	1.2	1.6
Total Organic Carbon (TOC)	3	%	-	-	2.3	4.9	0		4.9	2.3	3.2
Total Phenols (monohydric)	3	mg/kg	280	LQM	0	BDL	0		<1.0	<1.0	<1.0
Naphthalene	3	mg/kg	2.3	LQM	0	BDL	0		<0.05	<0.05	<0.05
Acenaphthylene	3	mg/kg	170	LQM	0	BDL	0		<0.05	<0.05	<0.05
Acenaphthene	3	mg/kg	210	LQM	0	BDL	0		<0.05	<0.05	<0.05
Fluorene	3	mg/kg	170	LQM	0	BDL	0		<0.05	<0.05	<0.05
Phenanthrene	3	mg/kg	95	LQM	0.21	0.27	0		0.21	0.27	0.25
Anthracene	3	mg/kg	2400	LQM	0.05	0.08	0		<0.05	0.05	0.08
Fluoranthene	3	mg/kg	280	LQM	0.62	0.8	0		0.62	0.79	0.8
Pyrene	3	mg/kg	620	LQM	0.59	0.76	0		0.59	0.74	0.76
Benzo(a)anthracene	3	mg/kg	7.2	LQM	0.32	0.41	0		0.32	0.36	0.41
Chrysene	3	mg/kg	15	LQM	0.36	0.48	0		0.36	0.43	0.48
Benzo(b)fluoranthene	3	mg/kg	2.6	LQM	0.49	0.65	0		0.49	0.6	0.65
Benzo(k)fluoranthene	3	mg/kg	77	LQM	0.16	0.28	0		0.16	0.22	0.28
Benzo(a)pyrene	3	mg/kg	2.2	LQM	0.37	0.61	0		0.37	0.47	0.61
Indeno(1,2,3-cd)pyrene	3	mg/kg	27	LQM	0.23	0.33	0		0.23	0.26	0.33
Dibenz(a,h)anthracene	3	mg/kg	0.24	LQM	0.08	0.08	0		<0.05	<0.05	0.08
Benzo(ghi)perylene	3	mg/kg	320	LQM	0.28	0.42	0		0.28	0.34	0.42
Total EPA-16 PAHs	3	mg/kg	-	-	3.65	5.28	0		3.65	4.52	5.28
Arsenic (dissolved)	3	mg/kg	37	LQM	4.7	5.9	0		4.7	5.5	5.9
Beryllium	3	mg/kg	1.7	LQM	0.34	0.49	0		0.34	0.46	0.49
Boron (dissolved)	3	mg/kg	290	LQM	3.1	5.7	0		5.7	3.1	3.5
Cadmium (dissolved)	3	mg/kg	11	LQM	0.3	0.3	0		0.3	0.3	0.3
Chromium (dissolved)	3	mg/kg	910	LQM	12	14	0		12	14	13
Copper (dissolved)	3	mg/kg	2400	LQM	22	26	0		22	22	26
Lead (dissolved)	3	mg/kg	210	C4SL	63	120	0		120	90	63
Mercury (dissolved)	3	mg/kg	40	LQM	0	BDL	0		<0.3	<0.3	<0.3
Nickel (dissolved)	3	mg/kg	180	LQM	9.4	11	0		9.4	9.9	11
Selenium (dissolved)	3	mg/kg	250	LQM	1.1	1.2	0		1.1	1.2	<1.0
Vanadium	3	mg/kg	410	LQM	11	14	0		11	13	14
Zinc (dissolved)	3	mg/kg	3700	LQM	130	160	0		160	130	140
Benzene	3	mg/kg	0.087	LQM	0	BDL	0		< 5.0	< 5.0	< 5.0
Toluene	3	mg/kg	130	LQM	0	BDL	0		< 5.0	< 5.0	< 5.0
Ethylbenzene	3	mg/kg	47	LQM	0	BDL	0		< 5.0	< 5.0	< 5.0
Xylenes (o)	3	mg/kg	60	LQM	0	BDL	0		< 5.0	< 5.0	< 5.0
Xylenes (m p)	3	mg/kg	56	LQM	0	BDL	0		< 8.0	< 8.0	< 8.0
MTBE (Methyl Tertiary Butyl Ether)	3	mg/kg	49	CLAIRE	0	BDL	0		< 5.0	< 5.0	< 5.0
Total Petroleum Hydrocarbons	0	mg/kg	-	-	0	BDL	0				
TPH-CWG - Aliphatic >C5 - C6	3	mg/kg	42	LQM	0	BDL	0		< 0.010	< 0.010	< 0.010
TPH-CWG - Aliphatic >C6 - C8	3	mg/kg	100	LQM	0	BDL	0		< 0.010	< 0.010	< 0.010
TPH-CWG - Aliphatic >C8 - C10	3	mg/kg	27	LQM	0	BDL	0		< 0.010	< 0.010	< 0.010
TPH-CWG - Aliphatic >C10 - C12	3	mg/kg	130	LQM	0	BDL	0		< 1.0	< 1.0	< 1.0
TPH-CWG - Aliphatic >C12 - C16	3	mg/kg	1100	LQM	0	BDL	0		< 2.0	< 2.0	< 2.0
TPH-CWG - Aliphatic >C16 - C21	3	mg/kg	65000	LQM	0	BDL	0		< 8.0	< 8.0	< 8.0
TPH-CWG - Aliphatic >C21 - C35	3	mg/kg	65000	LQM	0	BDL	0		< 8.0	< 8.0	< 8.0
TPH-CWG - Aliphatic >C35 - C44	3	mg/kg	65000	LQM	0	BDL	0		< 8.4	< 8.4	< 8.4
Total Aliphatic Hydrocarbons	3	mg/kg	-	-	0	BDL	0		< 10	< 10	< 10
TPH-CWG - Aromatic >C5 - C7	3	mg/kg	70	LQM	0	BDL	0		< 0.010	< 0.010	< 0.010
TPH-CWG - Aromatic >C7 - C8	3	mg/kg	130	LQM	0	BDL	0		< 0.010	< 0.010	< 0.010
TPH-CWG - Aromatic >C8 - C10	3	mg/kg	34	LQM	0	BDL	0		< 0.020	< 0.020	< 0.020
TPH-CWG - Aromatic >C10 - C12	3	mg/kg	74	LQM	0	BDL	0		< 1.0	< 1.0	< 1.0
TPH-CWG - Aromatic >C12 - C16	3	mg/kg	140	LQM	0	BDL	0		< 2.0	< 2.0	< 2.0
TPH-CWG - Aromatic >C16 - C21	3	mg/kg	260	LQM	0	BDL	0		< 10	< 10	< 10
TPH-CWG - Aromatic >C21 - C35	3	mg/kg	1100	LQM	19	19	0		<10	<10	19
TPH-CWG - Aromatic >C35 - C44	3	mg/kg	1100	LQM	0	BDL	0		<8.4	<8.4	<8.4

Below GAC
Exceedence



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Analytical Report Number : 25-033632

Project / Site name:	Ashwell Street, Ashwell	Samples received on:	25/06/2025
Your job number:	21362	Samples instructed on/ Analysis started on:	25/06/2025
Your order number:	25-297	Analysis completed by:	08/07/2025
Report Issue Number:	1	Report issued on:	08/07/2025
Samples Analysed:	3 soil samples		

Signed:

Joanna Wawrzeczko
Senior Reporting Specialist
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

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Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 25-033632
 Project / Site name: Ashwell Street, Ashwell
 Your Order No: 25-297

Lab Sample Number	594260	594261	594262
Sample Reference	VS1	VS2	VS3
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	0.1	0.2	0.15
Date Sampled	24/06/2025	24/06/2025	24/06/2025
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	13	9.8	12
Total mass of sample received	kg	0.1	NONE	0.6	0.6	0.6

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DOC	DOC	DOC
Analysis completed	N/A	N/A	N/A	03/07/2025	03/07/2025	03/07/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.5	7.5	7.8
Total Cyanide	mg/kg	1	MCERTS	1	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.298	0.222	0.236
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	1800	820	960
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	876	410	480
Sulphide	mg/kg	1	MCERTS	< 1.0	1.2	1.6
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	4.9	2.3	3.2

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.09
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.21	0.27	0.25
Anthracene	mg/kg	0.05	MCERTS	< 0.05	0.05	0.08
Fluoranthene	mg/kg	0.05	MCERTS	0.62	0.79	0.8
Pyrene	mg/kg	0.05	MCERTS	0.59	0.74	0.76
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.32	0.36	0.41
Chrysene	mg/kg	0.05	MCERTS	0.36	0.43	0.48
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.49	0.6	0.65
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.16	0.22	0.28
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.37	0.47	0.61
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.23	0.26	0.33
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.08
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.28	0.34	0.42

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.65	4.52	5.28
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Analytical Report Number: 25-033632
Project / Site name: Ashwell Street, Ashwell
Your Order No: 25-297

Lab Sample Number	594260	594261	594262
Sample Reference	VS1	VS2	VS3
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	0.1	0.2	0.15
Date Sampled	24/06/2025	24/06/2025	24/06/2025
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	4.7	5.5	5.9
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.34	0.46	0.49
Boron (water soluble)	mg/kg	0.2	MCERTS	5.7	3.1	3.5
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.3	0.3
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	12	14	13
Copper (aqua regia extractable)	mg/kg	1	MCERTS	22	22	26
Lead (aqua regia extractable)	mg/kg	1	MCERTS	120	90	63
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	9.4	9.9	11
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.1	1.2	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	11	13	14
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	160	130	140

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC44 _{EH_CU_1D_AL}	mg/kg	8.4	NONE	< 8.4	< 8.4	< 8.4
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC44 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	19
TPHCWG - Aromatic >EC35 - EC44 _{EH_CU_1D_AR}	mg/kg	8.4	NONE	< 8.4	< 8.4	< 8.4
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	19
TPHCWG - Aromatic >EC5 - EC44 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	19

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 25-033632

Project / Site name: Ashwell Street, Ashwell

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
594260	VS1	None Supplied	0.1	Brown loam and sand with gravel and vegetation
594261	VS2	None Supplied	0.2	Brown loam and sand with gravel and vegetation
594262	VS3	None Supplied	0.15	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-033632

Project / Site name: Ashwell Street, Ashwell

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO ₄ in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic	In-house method	L076B/L088-PL	D/W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS

Analytical Report Number : 25-033632

Project / Site name: Ashwell Street, Ashwell

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution



Sample Deviation Report



Analytical Report Number : 25-033632

Project / Site name: Ashwell Street, Ashwell

This deviation report indicates the sample and test deviations that apply to the samples submitted for analysis. Please note that the associated result(s) may be unreliable and should be interpreted with care.

Key: a - No sampling date b - Incorrect container/Insufficient material provided c - Holding time d - Headspace e - Temperature

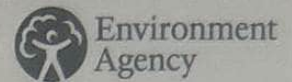
Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
VS1	N/A	S	594260	b	Asbestos identification in Soil	A001B	b
VS2	N/A	S	594261	b	Asbestos identification in Soil	A001B	b
VS3	N/A	S	594262	b	Asbestos identification in Soil	A001B	b



**MS. N. OATES & MS. S. SMITH
REMEDIAL VERIFICATION
ASHWELL STREET, ASHWELL**

APPENDIX C: WASTE TRANSFER NOTE

The Hazardous Waste Regulations 2005: Consignment Note



PART A Notification details

1 Consignment note code: **MSK623/MLL04**

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

**35 Ashwell St.
Ashwell
Rushock SG7 5QE**

3 The waste will be taken to (name, address and postcode):

**Davy Waste Management Ltd
Unit 14 Garrison
Essex SS8 0SA**

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

ALUM DYER Asbestos Services

PART B Description of the waste

If continuation sheet used, tick here ☐1 The process giving rise to the waste(s) was: **Collection** 2 SIC (2007) for the process giving rise to the waste: **46 39!**

3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified).

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			
Asbestos chrysotile	17 06 05 25 50	205	chrysotile	<10%	Solid	H37	

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
17 06 05 25 50	2550	Asbestos chrysotile	9	III	Double bagged

PART C Carrier's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are:

1

1 Carrier name: **M. Kember**

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

**MSK Environmental Services Ltd,
Sikensmy Way, S20 0ES**

2 Carrier registration no./reason for exemption:

CB DU 343 239

3 Vehicle registration no. (or mode of transport, if not road):

[Redacted]

Signature

Date **23/06/25** Time **HHMM**

PART D Consignor's certificate

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1 Consignor name: **M. Kember**

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

MSK Environmental Services Ltd

[Redacted]

Signature

Date **23/06/25** Time **HHMM**

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)

1 I received this waste at the address given in A3 on Date **DDMMYYYY**Time **HHMM**

2 Vehicle registration no. (or mode of transport if not road):

Name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number:

[Redacted]

authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

[Redacted]

Signature

Date **DDMMYYYY** Time **HHMM**