

REMEDIATION STRATEGY & VERIFICATION PLAN
of a site at
ASHWELL ROAD, BYGRAVE, BALDOCK,
HERTFORDSHIRE
for
RICHARD YOUNG



**Contaminated
Land
Solutions**

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Project No 3236
Report ref: 3236-P3E-1
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Revision:

Document Control		
Revision	Issue date	Reason for Revision
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Prepared by	Natalie Schreiber, BSc Hons (Environmental Science), AMIEnvSc. Contaminated Land Consultant	
Reviewed by	Peter George Eur.Ing. BEng, DipEM, CEng, MICE, MIEnvSc, MCMI, FRSPH Director	
Approved for issue by	Peter George Eur.Ing. BEng, DipEM, CEng, MICE, MIEnvSc, MCMI, FRSPH Director	
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A		
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1 EXECUTIVE SUMMARY

Previously the site has been used for commercial purposes as a nursery, before which it was used as a sewage treatment works.

A phase 1 Desk Study Report, ref. J26037, dated February 2026 has been prepared by Geotechnical & Environmental Associates Limited (GEA) Limited.

Phase 2 intrusive investigations and contamination tests have been undertaken by GO Contaminated Land Solutions Ltd.

The proposed site usage is residential, with private gardens.

Based on information from the previous reports the remedial actions required comprise:

- Removal from site of made ground as shown on the remediation plan in appendix B.
- An appropriate capping layer including fill and topsoil should be placed between any residual contamination and finished ground levels.
- A protecta-line barrier water supply pipe should be installed, unless advised otherwise by the water supplier.

Prior to the removal of any spoil, the WAC testing requirements should be agreed with the facility to which the spoil is being transported, and if any additional testing is required, this should be completed. It is critical that the WAC results are representative of the material to be disposed of and therefore care must be taken to ensure that different materials are not mixed. Guidance can be obtained from Environment Agency document Waste Sampling and Testing for Disposal to Landfill.

Records will need to be retained and collated and a verification report prepared on completion of the remediation works.

It is considered that provided the recommendations of this report are implemented that the risk to sensitive receptors will be reduced to an acceptable level for the proposed development.

Risk Summary

Very Low	Low	Moderate / Low	Moderate	High
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		Receptors					
		Site Users	Ground Workers	Neighbours	Proposed Building	Aquifer	Watercourse
Sources	Past & current site use as sewage treatment works and nursery						
	Naturally occurring contaminants						

2 BRIEF

Mr Richard Young requested GO Contaminated Land Solutions to develop a remediation strategy for a site at Ashwell Road, Bygrave, Baldock.

This report should be read in conjunction with the following reports:

- Phase 1 Desk Study Report, ref. J26037, dated February 2026 by Geotechnical & Environmental Associates Limited (GEA) Limited;
- Scope of Works, ref. 3236-P2Scope-1, dated March 2026 by GO Contaminated Land Solutions Ltd;
- Phase 2 Environmental Investigation Report, ref. 3236-P2E-1, dated April 2026, by GO Contaminated Land Solutions Ltd.

3 PRINCIPLES OF REMEDIATION

The principles of the strategy are to:

- Remove made ground from impacted soft landscaped and permeable areas where contamination has been identified to a depth of 600 mm or to natural stratum.
- Replace removed made ground with clean fill or soil
- Install appropriate water supply pipe.

4 PREVIOUS CONTAMINATION TESTING

The Phase 2 Environmental Investigation identified exceedances in benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenzo(a,h)anthracene in two locations.

No asbestos was identified within the soil samples.

5 PROPOSED DEVELOPMENT

Plan details for the proposed redevelopment of the site are shown on the drawing contained in appendix A.

The drawing shows a single storey house including parking facilities, EV charging station, and private gardens. Access to the property is gained via a dedicated entrance from Ashwell Road.

6 REVISED CONCEPTUAL MODEL

The legislative framework for the regulation of contaminated land is embodied in Part IIA of the Environmental Protection Act 1990, implemented in the Contaminated Land (England) Regulations 2000. This legislation allows for the identification and remediation of land where contamination is causing unacceptable risks to human health or the wider environment. The approach adopted by UK contaminated land policy is that of “suitability for use” which implies that the land should be suitable for its current use and made suitable for any proposed future use.

In this revised contamination assessment the site has been modelled using the Source-Pathway-Receptor approach to produce a site specific conceptual model.

Source - substances or potential contaminants which may cause harm

Pathway - a linkage or route between a source and receptor

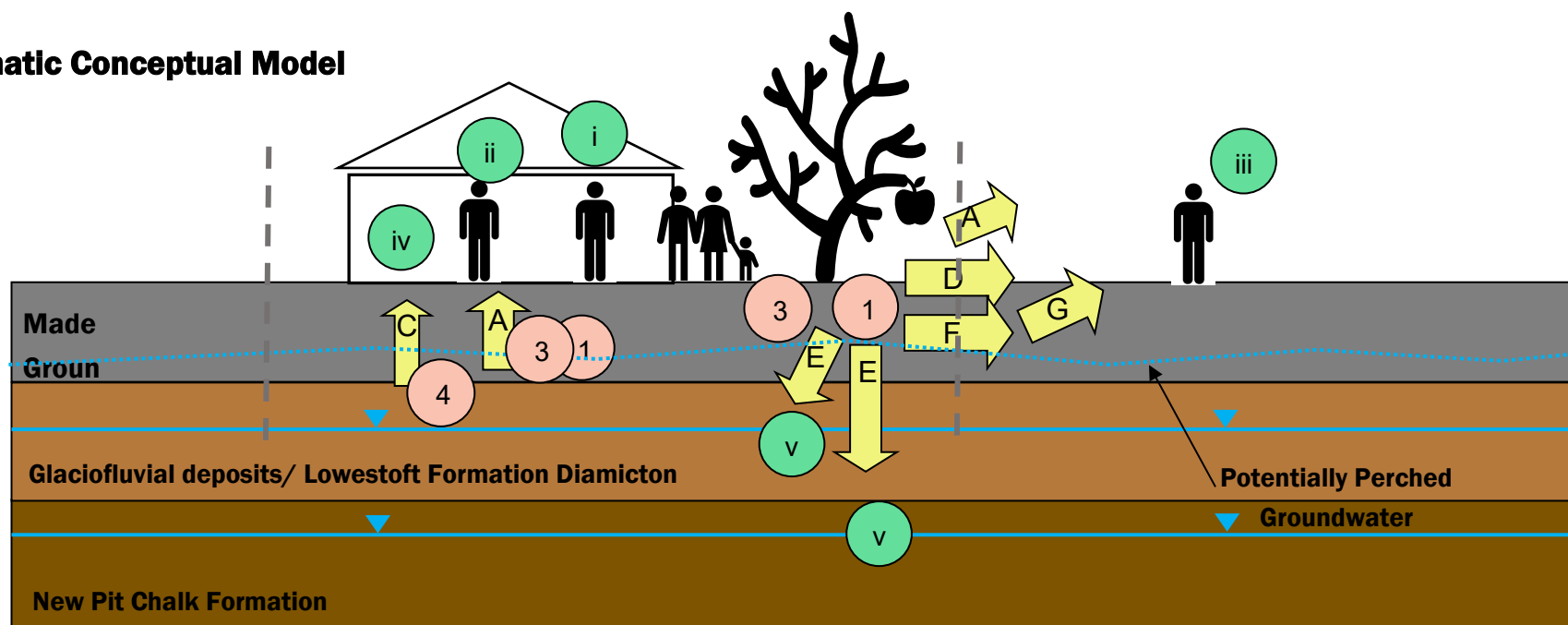
Receptor - humans, plant life, groundwater etc., which could be harmed by a contaminant

Geological records indicate that the site is underlain by an aquifer in the superficial stratum and therefore there is a potential for contaminants to be transported both to and from site in the groundwater.

From the information available at present a revised conceptual model has been considered.

		Potential pathways												
		Inhalation of contaminated vapour	Inhalation of contaminated dust	Direct Soil Ingestion	Direct dermal contact	Inhalation of asbestos	Drinking contaminated water supply	Direct contact of soil with building materials	Surface water run-off	Surface water percolation to groundwater	Migration via groundwater	Build-up of ground gas	Comments on discounted pathways	
Receptors	Site Users	N	Y	Y	Y	N	Y					N		No significant organic material detected
	Ground Workers	N	Y	Y	Y	N						N		
	Neighbours	N	Y			N			Y		Y	N		
	Proposed Building							Y				N		
	Watercourse								N		N		No major watercourse identified nearby.	
	Aquifer									Y				

Schematic Conceptual Model



Sources		Pathways		Receptors	
1	Past & current site use as sewage treatment works and nursery	A	Inhalation, ingestion, dermal contact	i	Site Users
2	Naturally occurring contaminants	B	Drinking contaminated water supply	ii	Ground Workers
		C	Direct contact of soil with building materials	iii	Neighbours
		D	Surface water run-off	iv	Proposed Building
		E	Surface water percolation to groundwater	v	Groundwater (Superficial Secondary A Aquifer, Bedrock Principal Aquifer)
		F	Migration via groundwater		

7 REVISED RISK ASSESSMENT

The level of information provided by the previous reports, together with the other information within the report is considered suitable to provide the data for a satisfactory risk assessment for the site. While there will always be uncertainties due to known or unknown gaps in information it is considered that sufficient information is available to reduce those uncertainties to within acceptable limits for the nature of the site under review.

An asbestos survey of existing structures and infrastructure (as defined under Section 5(a) of the Control of Asbestos Regulations 2012) was beyond the brief of this report. The risk assessment has been undertaken on the basis that should asbestos be identified within buildings or infrastructure, these materials will be removed appropriately by licensed contractors and asbestos materials disposed of in accordance with legal requirements prior to demolition or other works in order to avoid contaminating soils at the site.

Only contaminants identified to exceed the environmental screening level have been included in the Risk Assessment.

Sources	Potential Pollutant	Receptor	Pathway	Hazard Severity	Likelihood of occurrence	Risk/ Significance	Comment & control measures
Past & current site use as sewage treatment works and nursery	Determinands exceeding screening levels: benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenzo(a,h)anthracene	Site Users	Dermal contact	Medium	Likely	Moderate risk	Remediation required
			Soil Ingestion and Home Produce Consumption	Medium	Low likelihood	Moderate/Low risk	
			Inhalation of contaminated dust	Medium	Likely	Moderate risk	
			Drinking of water from supply impacted by contaminated soil	Medium	Low likelihood	Moderate/Low risk	A barrier water supply pipe may be required by water supply company. It is recommended that this report is provided to the water supplier with a request for the testing, if any, that they require.

Sources	Potential Pollutant	Receptor	Pathway	Hazard Severity	Likelihood of occurrence	Risk/ Significance	Comment & control measures
Past & current site use as sewage treatment works and nursery	Determinands exceeding screening levels: benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenzo(a,h)anthracene	Ground Workers	Dermal contact	Medium	Likely	Moderate risk	Information to be contained in site Health & Safety Plan and File. Use of appropriate PPE and normal good hygiene measures. Appropriate dust control measures during construction.
			Soil Ingestion	Medium	Likely	Moderate risk	
			Inhalation of contaminated dust	Medium	Likely	Moderate risk	
Past & current site use as sewage treatment works and nursery	Determinands exceeding screening levels: benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenzo(a,h)anthracene	Neighbours	Inhalation of contaminated dust (during construction)	Medium	Likely	Moderate risk	Dust control measures during construction.
			Inhalation of contaminated dust (after construction)	Medium	Low likelihood	Moderate/Low risk	Remediation required
			Surface water run-off	Medium	Low likelihood	Moderate/Low risk	

Sources	Potential Pollutant	Receptor	Pathway	Hazard Severity	Likelihood of occurrence	Risk/ Significance	Comment & control measures
Past & current site use as sewage treatment works and nursery	Determinands exceeding screening levels: benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenzo(a,h)anthracene	Aquifer	Vertical percolation to groundwater via Foundations	Medium	Likely	Moderate risk	Foundations should be designed in such a way that they do not create a pathway for surface water percolation.
			Vertical percolation to groundwater via soft landscaped and permeable areas	Medium	Likely	Moderate risk	Removal of made ground to natural strata OR leachate testing of remaining made ground
			Percolation to groundwater via SuDS	Medium	Likely	Moderate risk	SuDS should be designed in such a way that water is either discharged to the public sewer or into a stratum below any potentially contaminated ground.

Sources	Potential Pollutant	Receptor	Pathway	Hazard Severity	Likelihood of occurrence	Risk/ Significance	Comment & control measures
Naturally occurring contaminants	Sulphates pH	Proposed Building	Direct contact of soil with building materials	Medium	Likely	Moderate Risk	As the protection of concrete is normally resolved in the building design process, the designer of the foundations should determine the requirement to undertake any investigation.

Any visual or olfactory evidence of contamination noted during works should be investigated by a suitably qualified person and their recommendations implemented.

8 SITE WORKS

8.1 Excavation Arisings

Spoil removed from the site should be taken to an appropriate land fill facility.

If any potentially contaminated spoil is to be removed from site, the Waste Acceptance Criteria (WAC) testing should be agreed with the facility to which the spoil is being transported. It is critical that the WAC results are representative of the material to be disposed of and therefore care must be taken to ensure that different materials are not mixed. Guidance can be obtained from Environment Agency document *Waste Sampling and Testing for Disposal to Landfill*.

8.2 Soft Landscaping

In terms of human health for residents provision of a simple cover system comprising a layer of clean topsoil in soft landscaped areas should be sufficient to provide a reduction of the hazard to human health and to provide a suitable medium for plant growth.

For private gardens within the impacted areas, made ground should be removed down to 600 mm below proposed finished level or to a depth of natural ground and replaced by clean fill or soil.

The maximum depth of made ground encountered during the phase 2 investigation was 0.5m. Where the depth of made ground is less than the depth as specified above it is not necessary to remove the underlying stratum.

Where the depth of made ground is greater than the depth specified above, either this should also be removed down to natural strata or leachate testing should be undertaken to determine if it may remain on site.

Clean soil free from invasive plants and complying with the relevant criteria, refer to appendix E, shall be used to replace excavated material and bring the soft landscaping up to finished level. Assessment levels used should be for residential with plant uptake.

Care should be taken when importing soils and aggregates as asbestos is a common contaminant, even in certified materials.

8.3 External Permeable Hardstanding

Where the depth of made ground is greater than 300mm with either this should also be removed down to natural strata or leachate testing should be undertaken to determine if it may remain on site.

8.4 External Impermeable Hardstanding

The pavement construct shall be a minimum of 300mm in order to provide a suitably robust barrier between any remaining potentially contaminated made ground and site users. Underlying made ground can remain on the site.

8.5 Surface Water Management

SuDS will be designed in such a way that water is either discharged to the public sewer or into a stratum below any potentially contaminated ground.

8.6 Water Supply

Appropriate water supply pipe should be installed in accordance with the requirements of the water supplier. Unless confirmation is received from the water supplier that a standard pipe is suitable protecta-line barrier pipe should be used.

8.7 Watching Brief

A watching brief is to be maintained by a suitably experience person during ground works with instructions to advise GO Contaminated Land Solutions Ltd should any made ground appear to vary significantly from the soil sampled and tested.

If any potential contamination is identified works must be stopped and GO Contaminated Land Solutions Ltd advised. Works must not recommence until further investigation has been completed and if required a revised remediation strategy has been produced to remediate the impacted area.

9 VERIFICATION PLAN

On completion of remediation a verification report must be prepared and submitted to the local authority for approval. The report must include the information detailed below.

To demonstrate that the made ground within the impacted soft landscape area has been removed to a depth of 600mm or to natural strata, photographs will be taken of the proposed soft landscaped areas following removal of made ground. Examples of how to take photographs showing depth and locations are contained in appendix I. A plan showing the locations of the photographs will be prepared.

Records are to be made of leachate testing on any made ground remaining beneath soft landscaping and other permeable areas.

Test certification for any proposed fill, demonstrating compliance with the requirements of section 8.2, is to be obtained prior to importation, the list of determinands is provided in appendix E. Documentation such as purchase records to confirm the volume of imported material is also to be provided.

After placing of the topsoil verification samples will be taken and tested. The clean fill for gardens and landscaped areas should comply with the requirements set out in appendix E. Verification samples will be taken in accordance with the plan in appendix C.

Verification pits will be excavated at each sampling location to a minimum depth of 600 mm to confirm the thickness of the capping layer.

Documentation to be provided to demonstrate that the correct grade of water supply pipe has been installed.

Full details must be provided of any unforeseen contamination encountered and the remedial actions taken and communications with the local authority.

An indicative plan of the proposed sample locations and verification pits is contained in appendix C. The actual locations will be determined during the verification visit.

10 DUTY OF CARE DOCUMENTATION

A full record of “Duty of Care” documentation must be retained and a copy provided to

3236-P3E-1: Ashwell Road, Bygrave, Baldock
Richard Young

GO Contaminated Land Solutions. This will include Waste Transfer Notes (WTN) and for hazardous waste, a Consignment Note, also tickets from the landfill confirming receipt at their facility.

Documentation must be provided to demonstrate compliance of imported fill with the criteria in appendix E.

The above documentation must be provided for inclusion in the Verification Report.

11 CONCLUSIONS

11.1 The site was most recently used as a plant nursery and is currently vacant. Due to the sites past usage as sewage treatment works, there is a potential for contamination to be present.

11.2 Provision of a barrier of clean soil in the impacted soft landscaped areas will ensure the risk to site residents and potential off site receptors will be reduced to an acceptable level for the proposed residential end use.

11.3 A water supply pipe should be installed in accordance with the requirements of the water supplier. Unless confirmation is received from the water supplier that a standard pipe is suitable protecta-line barrier pipe should be used.

11.4 If any potentially contaminated material is to be removed from site, the Waste Acceptance Criteria (WAC) testing should be agreed with the facility to which the spoil is being transported.

11.5 It is recommended that appropriate dust control measures are implemented during construction. To assist in establishing what would be appropriate reference should be made to the Institute of Air Quality Management report entitled: *Guidance on the assessment of dust from demolition and construction*, version 1.1.

11.6 If any unexpected contamination is encountered during development (eg discoloured soil or odours or buried waste), then all works should be stopped and be investigated by a suitably qualified person and their recommendations implemented. The council should be notified and any additional remediation requirements agreed in writing before any works recommence.

11.7 Therefore if the strategy recommended herein is adopted the risk to site users and
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Richard Young

potential off-site receptors will be reduced to an acceptable level for the proposed residential end use.

11.8 Records will need to be retained and collated and a verification report prepared on completion of the remedial works.

11.9 There is a potential risk to the sub-structure of the new buildings should any alkaline ground conditions, or elevated sulphate levels be present. The designer of the foundations should undertake appropriate geotechnical investigation and take into account the ground conditions.

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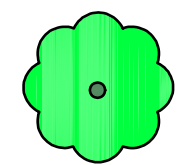
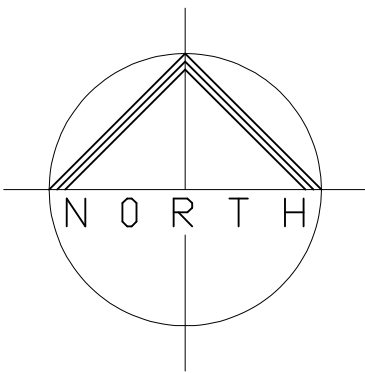


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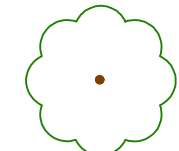
Appendix A – Site Location Plan and Proposed Plans



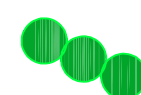
GEA



new trees mixture of beech, silver birch, rowan & maple trees
(Fagus Sylvatica , Betula Pendula, Sorbus Aucuparia & Acer Griseum)
3 - 4M high, 10L container grown in positions shown



Existing trees



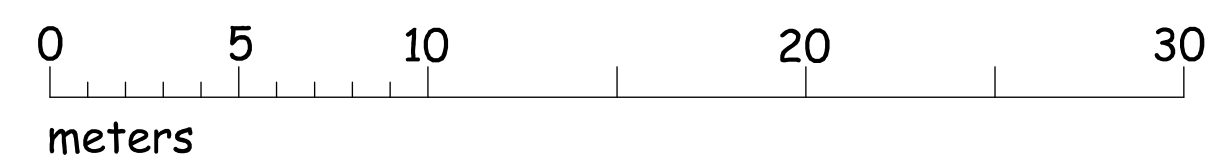
new mixed native species hedge- hawthorn (Crataegus monogyna)
hazel (Corylus avellana), field maple (Acer campestre), dog rose
(Rosa canina)



mixed shrub & flower beds

- provide hedgehog holes in fence gravel boards
- provide electric vehicle charge point to dwelling
- provide swift nesting boxes & bat roosting boxes in gable walls of roofs
- provide bee boxes in gardens.
- works carried out at completion of development by the developer prior to occupation & thereafter maintained by the occupier
- dwelling fitted with Air Source Heat Pump, Photovoltaic panels & Wind Turbine
- dwelling to have water efficiency MAX 110L per person per day

SITE PLAN 1:200



Masterplug Smart EV Home Charger,
Type 2 Socket, 7.4kW, EVCM3SS7B.
Mode 3 Smart Charger | Masterplug

Tesup Magnum horizontal 10kw wind turbine,

No.	Date	Revision	Initial

Project

LAND AT ASHWELL ROAD,
BYGRAVE, HERTS
SG7 5EB

Client

RICHARD YOUNG

Drawing

PROPOSED SITE PLAN

Scale 1:200 @ A1 Drawn C.R

Checked Date June 25

Drawing No.

YOU/25/02A

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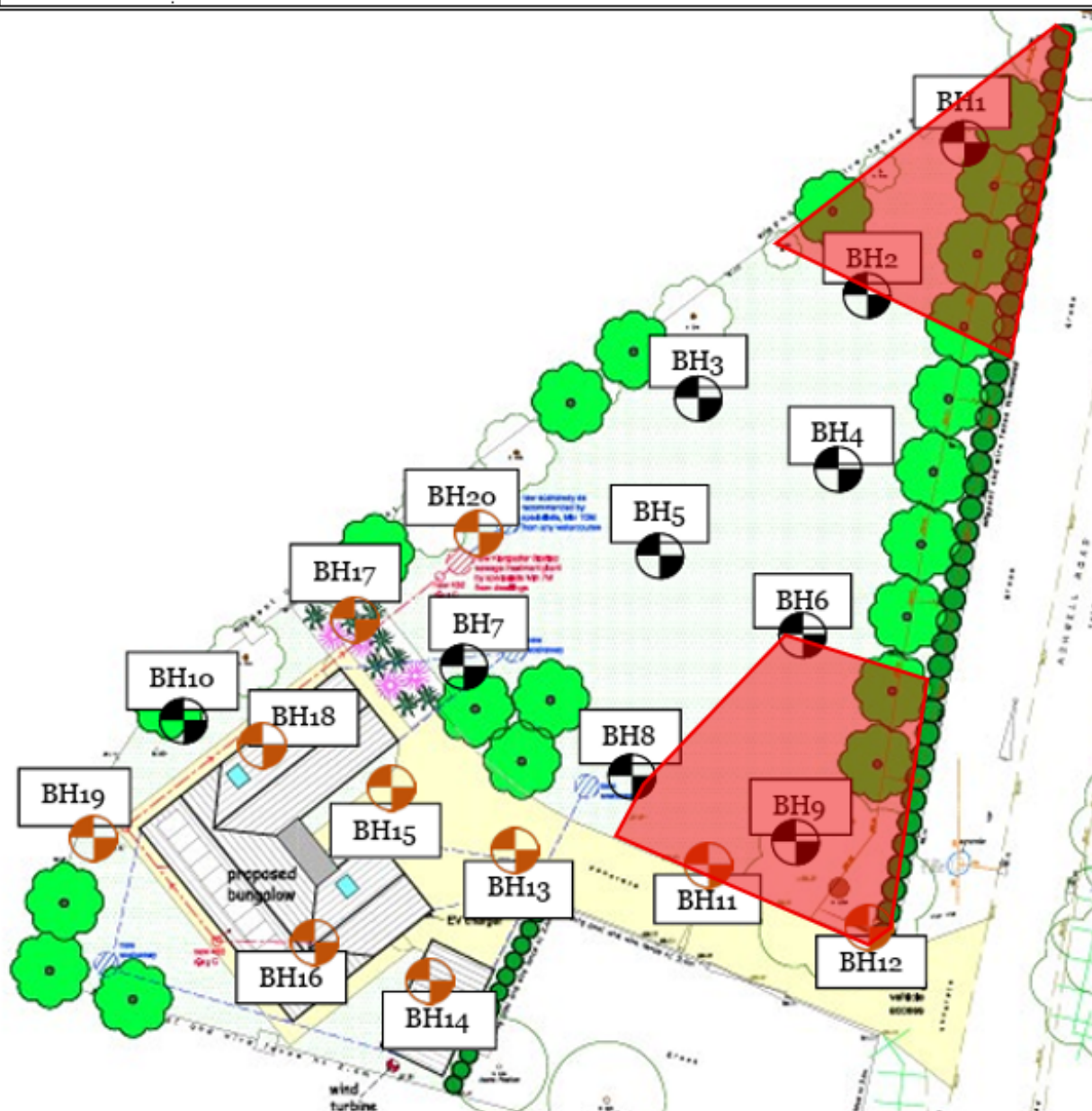
Appendix B – Proposed Remediation Plan



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Project	Ashwell Road, Bygrave, Baldock				
Project No	3236	Reference:	SK01	Date:	21/04/2026 NTS
Title	Proposed Remediation Layout				





Appendix C – Indicative Verification Sampling Plan



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www.gosolve.co.uk

Project	Ashwell Road, Bygrave, Baldock				
Project No	3236	Reference:	SK02	Date:	05/05/2026 NTS
Title	Proposed Verification Layout				





Appendix D – Previous Contamination Testing

ANALYTICAL TEST REPORT

Report Number 26-03954, issue number 1

Contract name: Ashwell Road, Bygrave, Baldock, Hertfordshire

Client reference: 3236

Clients name: GO Contaminated Land Solutions Ltd

Clients address: GO Contaminated Land Solutions Ltd
4 De Frene Road
Sydenham
London
SE26 4AB

Samples received: 02/04/2026

Analysis started: 03/04/2026

Analysis completed: 05/05/2026

Report issued: 05/05/2026

Key

U UKAS accredited test

M MCERTS & UKAS accredited test

(B) Analysis performed at Southampton Site

I/S Insufficient sample to carry out test

U/S Sample not suitable for testing

NAD No Asbestos Detected

Full key available on Information page



Approved by: Georgia Hunter
Senior Reporting Administrator

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.
% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
98940	BH1	0.10 - 0.35	Brown Sandy Clay with Gravel and Vegetation.	-	-	15.5
98941	BH2	0.05 - 0.25	Brown Sandy Clay with Gravel and Vegetation.	-	-	18.2
98942	BH3	0.15 - 0.40	Brown Sandy Loam with Gravel.	-	-	17.2
98943	BH4	0.10 - 0.35	Brown Loam with Gravel.	-	-	18.0
98944	BH5	0.10 - 0.30	Brown Loam with Gravel.	-	-	23.1
98945	BH6	0.05 - 0.25	Brown Loam with Gravel.	-	-	23.2
98946	BH7	0.10 - 0.30	Brown Loam with Gravel.	-	-	24.6
98947	BH8	0.10 - 0.30	Brown Loam with Gravel.	-	-	18.4
98948	BH9	0.10 - 0.30	Brown Sandy Clay with Gravel.	-	-	15.6
98949	BH10	0.20 - 0.40	Brown Sandy Clay with Gravel.	-	-	15.4
98950	BH11	0.10 - 0.30	-	-	-	-
98951	BH12	0.25 - 0.45	-	-	-	-
98952	BH13	0.10 - 0.30	-	-	-	-
98953	BH14	0.05 - 0.30	-	-	-	-
98954	BH15	0.05 - 0.25	-	-	-	-
98955	BH16	0.05 - 0.25	-	-	-	-
98956	BH17	0.15 - 0.30	-	-	-	-
98957	BH18	0.10 - 0.30	-	-	-	-
98958	BH19	0.10 - 0.30	-	-	-	-
98959	BH20	0.05 - 0.25	-	-	-	-

SOILS

Lab Number					98940	98941	98942	98943	98944
Client Reference					1	1	1	1	1
Sample ID					BH1	BH2	BH3	BH4	BH5
Depth (m)					0.10 - 0.35	0.05 - 0.25	0.15 - 0.40	0.10 - 0.35	0.10 - 0.30
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Asbestos									
Asbestos Identification	SUBCO N	SU	0	-	NAD	NAD	NAD	NAD	NAD
Soil sample preparation parameters									
Stones Content	CE001	N	0.1	%	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Metals									
Arsenic	CE264	M	2.3	mg/kg	15.4	14.1	14.4	10.9	9.9
Cadmium	CE264	M	1.1	mg/kg	< 1.1	< 1.1	< 1.1	< 1.1	< 1.1
Chromium	CE264	U	1.3	mg/kg	27.2	24.2	24.6	24.4	25.6
Copper	CE264	M	1.2	mg/kg	25.4	20.0	19.1	17.6	19.5
Lead	CE264	U	2.4	mg/kg	59.2	29.1	31.9	115	37.6
Mercury	CE264	M	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6
Nickel	CE264	M	1.6	mg/kg	22.9	20.7	20.8	17.1	18.8
Selenium	CE264	M	3	mg/kg	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	2.4	mg/kg	112	78.1	71.6	66.2	93.3
Colourimetric									
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040	< 0.040	< 0.040
Total Monohydric Phenols	CE078	N	0.5	mg/kg	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Free Cyanide	CE077	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Combustion									
Moisture Content	CE001	N	0.1	%	15.5	18.2	17.2	18.0	23.1
Soil Organic Matter	CE192	N	0.1	%	5.90	4.93	3.17	3.57	5.91
TPH Ali/Aro									
Aliphatic >C5 - C6 (HS_2D_AL)	in house	SN	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic >C6 - C8 (HS_2D_AL)	in house	SN	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic >C8 - C10 (HS_2D_AL)	in house	SN	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Total Aliphatic VPH >C5-C10 (HS_2D_AL)	VHL051 0_SZ	SU	0.25	mg/kg	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00
Aliphatic >C10 - C12 (EH_2D_AL_#1)	in house	SM	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic >C12 - C16 (EH_2D_AL_#1)	in house	SM	1.2	mg/kg	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Aliphatic >C16 - C21 (EH_2D_AL_#1)	in house	SM	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic >C21 - C35 (EH_2D_AL_#1)	in house	SM	3.4	mg/kg	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4

SOILS

Lab Number					98940	98941	98942	98943	98944
Client Reference					1	1	1	1	1
Sample ID					BH1	BH2	BH3	BH4	BH5
Depth (m)					0.10 - 0.35	0.05 - 0.25	0.15 - 0.40	0.10 - 0.35	0.10 - 0.30
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Total Aliphatic EPH >C10-C35 (EH_2D_AL_#1)	EHL103_5_SZ	SM	5	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic >C5 - C7 (HS_2D_AR)	in house	SN	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C7 - C8 (HS_2D_AR)	in house	SN	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C8 - C10 (HS_2D_AR)	in house	SN	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Total Aromatic VPH >C5-C10 (HS_2D_AR)	VHR051_0_SZ	SU	0.25	mg/kg	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00
Aromatic >C10 - C12 (EH_2D_AR_#1)	in house	SM	0.9	mg/kg	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9
Aromatic >C12 - C16 (EH_2D_AR_#1)	in house	SM	0.5	mg/kg	3.4	< 0.5	< 0.5	< 0.5	< 0.5
Aromatic >C16 - C21 (EH_2D_AR_#1)	in house	SM	0.6	mg/kg	54.0	< 0.6	< 0.6	< 0.6	< 0.6
Aromatic >C21 - C35 (EH_2D_AR_#1)	in house	SM	1.4	mg/kg	120	< 1.4	< 1.4	< 1.4	< 1.4
Total Aromatic EPH >C10-C35 (EH_2D_AR_#1)	EHR103_5_SZ	SU	5	mg/kg	170	< 10.00	< 10.00	< 10.00	< 10.00
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	0.255	< 0.016	0.058	< 0.016	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	0.190	< 0.015	< 0.015	< 0.015	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	0.787	< 0.013	0.029	< 0.013	< 0.013
Fluorene	CE087	U	0.013	mg/kg	0.509	< 0.013	0.029	< 0.013	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	12.0	0.086	0.407	0.091	0.134
Anthracene	CE087	U	0.017	mg/kg	4.68	0.032	0.126	0.027	0.046
Fluoranthene	CE087	M	0.017	mg/kg	45.5	0.269	0.801	0.288	0.306
Pyrene	CE087	M	0.016	mg/kg	40.1	0.250	0.679	0.246	0.268
Benzo(a)anthracene	CE087	U	0.012	mg/kg	22.0	0.142	0.412	0.152	0.180
Chrysene	CE087	M	0.028	mg/kg	17.6	0.114	0.349	0.131	0.158
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	24.7	0.216	0.475	0.195	0.227
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	10.0	0.084	0.232	0.083	0.088
Benzo(a)pyrene	CE087	U	0.019	mg/kg	27.9	0.208	0.456	0.181	0.206
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	21.2	0.195	0.394	0.181	0.194
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	3.76	< 0.017	0.084	0.029	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	16.8	0.165	0.308	0.141	0.137
Total PAH(16)	CE087	N	0.28	mg/kg	248	1.76	4.84	1.75	1.94
BTEX									
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001

SOILS

Lab Number					98940	98941	98942	98943	98944
Client Reference					1	1	1	1	1
Sample ID					BH1	BH2	BH3	BH4	BH5
Depth (m)					0.10 - 0.35	0.05 - 0.25	0.15 - 0.40	0.10 - 0.35	0.10 - 0.30
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Wet Chem									
pH	CE004	M	0.1	pH units	7.9	8.2	8.0	8.1	8.0

SOILS

Lab Number					98945	98946	98947	98948	98949
Client Reference					1	1	1	1	1
Sample ID					BH6	BH7	BH8	BH9	BH10
Depth (m)					0.05 - 0.25	0.10 - 0.30	0.10 - 0.30	0.10 - 0.30	0.20 - 0.40
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Asbestos									
Asbestos Identification	SUBCO N	SU	0	-	NAD	NAD	NAD	NAD	NAD
Soil sample preparation parameters									
Stones Content	CE001	N	0.1	%	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Metals									
Arsenic	CE264	M	2.3	mg/kg	10.5	6.9	9.7	10.8	12.1
Cadmium	CE264	M	1.1	mg/kg	< 1.1	< 1.1	< 1.1	< 1.1	< 1.1
Chromium	CE264	U	1.3	mg/kg	27.4	18.5	24.4	25.1	28.8
Copper	CE264	M	1.2	mg/kg	16.4	12.5	18.3	15.2	16.8
Lead	CE264	U	2.4	mg/kg	25.1	16.2	20.8	20.9	26.7
Mercury	CE264	M	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6
Nickel	CE264	M	1.6	mg/kg	18.1	12.6	17.8	15.4	19.5
Selenium	CE264	M	3	mg/kg	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	2.4	mg/kg	72.3	57.2	75.6	67.1	77.8
Colourimetric									
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040	< 0.040	< 0.040
Total Monohydric Phenols	CE078	N	0.5	mg/kg	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Free Cyanide	CE077	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Combustion									
Moisture Content	CE001	N	0.1	%	23.2	24.6	18.4	15.6	15.4
Soil Organic Matter	CE192	N	0.1	%	4.78	6.57	4.95	4.79	3.19
TPH Ali/Aro									
Aliphatic >C5 - C6 (HS_2D_AL)	in house	SN	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic >C6 - C8 (HS_2D_AL)	in house	SN	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic >C8 - C10 (HS_2D_AL)	in house	SN	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Total Aliphatic VPH >C5-C10 (HS_2D_AL)	VHL051 0_SZ	SU	0.25	mg/kg	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00
Aliphatic >C10 - C12 (EH_2D_AL_#1)	in house	SM	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic >C12 - C16 (EH_2D_AL_#1)	in house	SM	1.2	mg/kg	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Aliphatic >C16 - C21 (EH_2D_AL_#1)	in house	SM	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic >C21 - C35 (EH_2D_AL_#1)	in house	SM	3.4	mg/kg	< 3.4	< 3.4	< 3.4	37.0	< 3.4

SOILS

Lab Number					98945	98946	98947	98948	98949
Client Reference					1	1	1	1	1
Sample ID					BH6	BH7	BH8	BH9	BH10
Depth (m)					0.05 - 0.25	0.10 - 0.30	0.10 - 0.30	0.10 - 0.30	0.20 - 0.40
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Total Aliphatic EPH >C10-C35 (EH_2D_AL_#1)	EHL103_5_SZ	SM	5	mg/kg	< 10.00	< 10.00	< 10.00	37.0	< 10.00
Aromatic >C5 - C7 (HS_2D_AR)	in house	SN	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C7 - C8 (HS_2D_AR)	in house	SN	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C8 - C10 (HS_2D_AR)	in house	SN	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Total Aromatic VPH >C5-C10 (HS_2D_AR)	VHR051_0_SZ	SU	0.25	mg/kg	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00
Aromatic >C10 - C12 (EH_2D_AR_#1)	in house	SM	0.9	mg/kg	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9
Aromatic >C12 - C16 (EH_2D_AR_#1)	in house	SM	0.5	mg/kg	< 0.5	< 0.5	< 0.5	1.3	< 0.5
Aromatic >C16 - C21 (EH_2D_AR_#1)	in house	SM	0.6	mg/kg	< 0.6	< 0.6	< 0.6	15.0	< 0.6
Aromatic >C21 - C35 (EH_2D_AR_#1)	in house	SM	1.4	mg/kg	< 1.4	< 1.4	< 1.4	110	< 1.4
Total Aromatic EPH >C10-C35 (EH_2D_AR_#1)	EHR103_5_SZ	SU	5	mg/kg	< 10.00	< 10.00	< 10.00	130	< 10.00
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	< 0.016	< 0.016	< 0.016	0.255	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	< 0.015	0.182	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013	< 0.013	0.019	0.771	< 0.013
Fluorene	CE087	U	0.013	mg/kg	< 0.013	< 0.013	< 0.013	0.487	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	0.051	0.106	0.195	4.96	0.051
Anthracene	CE087	U	0.017	mg/kg	0.019	0.038	0.071	1.94	0.022
Fluoranthene	CE087	M	0.017	mg/kg	0.195	0.463	0.451	10.8	0.149
Pyrene	CE087	M	0.016	mg/kg	0.177	0.429	0.397	9.38	0.122
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.117	0.282	0.238	5.05	0.091
Chrysene	CE087	M	0.028	mg/kg	0.098	0.252	0.196	3.97	0.072
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.198	0.419	0.307	7.01	0.121
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	0.088	0.182	0.110	2.58	0.049
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.193	0.390	0.303	7.16	0.105
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.177	0.365	0.273	5.89	0.105
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	0.035	0.056	0.038	0.997	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.145	0.298	0.207	4.69	0.080
Total PAH(16)	CE087	N	0.28	mg/kg	1.49	3.28	2.81	66.2	0.966
BTEX									
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001

SOILS

Lab Number					98945	98946	98947	98948	98949
Client Reference					1	1	1	1	1
Sample ID					BH6	BH7	BH8	BH9	BH10
Depth (m)					0.05 - 0.25	0.10 - 0.30	0.10 - 0.30	0.10 - 0.30	0.20 - 0.40
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Wet Chem									
pH	CE004	M	0.1	pH units	8.2	8.1	8.1	8.1	8.0

SOILS

Lab Number					98950	98951	98952	98953	98954
Client Reference					1	1	1	1	1
Sample ID					BH11	BH12	BH13	BH14	BH15
Depth (m)					0.10 - 0.30	0.25 - 0.45	0.10 - 0.30	0.05 - 0.30	0.05 - 0.25
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Asbestos									
Asbestos Identification	SUBCO N	SU	0	-	n/t	n/t	n/t	n/t	n/t
Soil sample preparation parameters									
Stones Content	CE001	N	0.1	%	n/t	n/t	n/t	n/t	n/t
Metals									
Arsenic	CE264	M	2.3	mg/kg	n/t	n/t	n/t	n/t	n/t
Cadmium	CE264	M	1.1	mg/kg	n/t	n/t	n/t	n/t	n/t
Chromium	CE264	U	1.3	mg/kg	n/t	n/t	n/t	n/t	n/t
Copper	CE264	M	1.2	mg/kg	n/t	n/t	n/t	n/t	n/t
Lead	CE264	U	2.4	mg/kg	n/t	n/t	n/t	n/t	n/t
Mercury	CE264	M	0.6	mg/kg	n/t	n/t	n/t	n/t	n/t
Nickel	CE264	M	1.6	mg/kg	n/t	n/t	n/t	n/t	n/t
Selenium	CE264	M	3	mg/kg	n/t	n/t	n/t	n/t	n/t
Zinc	CE264	M	2.4	mg/kg	n/t	n/t	n/t	n/t	n/t
Colourimetric									
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	n/t	n/t	n/t	n/t	n/t
Total Monohydric Phenols	CE078	N	0.5	mg/kg	n/t	n/t	n/t	n/t	n/t
Free Cyanide	CE077	N	1	mg/kg	n/t	n/t	n/t	n/t	n/t
Combustion									
Moisture Content	CE001	N	0.1	%	n/t	n/t	n/t	n/t	n/t
Soil Organic Matter	CE192	N	0.1	%	5.66	7.95	2.38	2.60	2.64
TPH Ali/Aro									
Aliphatic >C5 - C6 (HS_2D_AL)	in house	SN	0.05	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C6 - C8 (HS_2D_AL)	in house	SN	0.1	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C8 - C10 (HS_2D_AL)	in house	SN	0.05	mg/kg	n/t	n/t	n/t	n/t	n/t
Total Aliphatic VPH >C5-C10 (HS_2D_AL)	VHL051 0_SZ	SU	0.25	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C10 - C12 (EH_2D_AL_#1)	in house	SM	1.5	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C12 - C16 (EH_2D_AL_#1)	in house	SM	1.2	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C16 - C21 (EH_2D_AL_#1)	in house	SM	1.5	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C21 - C35 (EH_2D_AL_#1)	in house	SM	3.4	mg/kg	n/t	n/t	n/t	n/t	n/t

SOILS

Lab Number					98950	98951	98952	98953	98954
Client Reference					1	1	1	1	1
Sample ID					BH11	BH12	BH13	BH14	BH15
Depth (m)					0.10 - 0.30	0.25 - 0.45	0.10 - 0.30	0.05 - 0.30	0.05 - 0.25
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Total Aliphatic EPH >C10-C35 (EH_2D_AL_#1)	EHL103_5_SZ	SM	5	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C5 - C7 (HS_2D_AR)	in house	SN	0.01	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C7 - C8 (HS_2D_AR)	in house	SN	0.01	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C8 - C10 (HS_2D_AR)	in house	SN	0.01	mg/kg	n/t	n/t	n/t	n/t	n/t
Total Aromatic VPH >C5-C10 (HS_2D_AR)	VHR051_0_SZ	SU	0.25	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C10 - C12 (EH_2D_AR_#1)	in house	SM	0.9	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C12 - C16 (EH_2D_AR_#1)	in house	SM	0.5	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C16 - C21 (EH_2D_AR_#1)	in house	SM	0.6	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C21 - C35 (EH_2D_AR_#1)	in house	SM	1.4	mg/kg	n/t	n/t	n/t	n/t	n/t
Total Aromatic EPH >C10-C35 (EH_2D_AR_#1)	EHR103_5_SZ	SU	5	mg/kg	n/t	n/t	n/t	n/t	n/t
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	n/t	n/t	n/t	n/t	n/t
Acenaphthylene	CE087	M	0.015	mg/kg	n/t	n/t	n/t	n/t	n/t
Acenaphthene	CE087	M	0.013	mg/kg	n/t	n/t	n/t	n/t	n/t
Fluorene	CE087	U	0.013	mg/kg	n/t	n/t	n/t	n/t	n/t
Phenanthrene	CE087	M	0.014	mg/kg	n/t	n/t	n/t	n/t	n/t
Anthracene	CE087	U	0.017	mg/kg	n/t	n/t	n/t	n/t	n/t
Fluoranthene	CE087	M	0.017	mg/kg	n/t	n/t	n/t	n/t	n/t
Pyrene	CE087	M	0.016	mg/kg	n/t	n/t	n/t	n/t	n/t
Benzo(a)anthracene	CE087	U	0.012	mg/kg	n/t	n/t	n/t	n/t	n/t
Chrysene	CE087	M	0.028	mg/kg	n/t	n/t	n/t	n/t	n/t
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	n/t	n/t	n/t	n/t	n/t
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	n/t	n/t	n/t	n/t	n/t
Benzo(a)pyrene	CE087	U	0.019	mg/kg	n/t	n/t	n/t	n/t	n/t
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	n/t	n/t	n/t	n/t	n/t
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	n/t	n/t	n/t	n/t	n/t
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	n/t	n/t	n/t	n/t	n/t
Total PAH(16)	CE087	N	0.28	mg/kg	n/t	n/t	n/t	n/t	n/t
BTEX									
Benzene	CE267	U	0.001	mg/kg	n/t	n/t	n/t	n/t	n/t

SOILS

Lab Number					98950	98951	98952	98953	98954
Client Reference					1	1	1	1	1
Sample ID					BH11	BH12	BH13	BH14	BH15
Depth (m)					0.10 - 0.30	0.25 - 0.45	0.10 - 0.30	0.05 - 0.30	0.05 - 0.25
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Toluene	CE267	U	0.001	mg/kg	n/t	n/t	n/t	n/t	n/t
Ethylbenzene	CE267	U	0.001	mg/kg	n/t	n/t	n/t	n/t	n/t
MTBE	CE267	N	0.002	mg/kg	n/t	n/t	n/t	n/t	n/t
m,p-Xylene	CE267	U	0.002	mg/kg	n/t	n/t	n/t	n/t	n/t
oXylenes	CE267	U	0.002	mg/kg	n/t	n/t	n/t	n/t	n/t
Wet Chem									
pH	CE004	M	0.1	pH units	n/t	n/t	n/t	n/t	n/t

SOILS

Lab Number					98955	98956	98957	98958	98959
Client Reference					1	1	1	1	1
Sample ID					BH16	BH17	BH18	BH19	BH20
Depth (m)					0.05 - 0.25	0.15 - 0.30	0.10 - 0.30	0.10 - 0.30	0.05 - 0.25
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Asbestos									
Asbestos Identification	SUBCO N	SU	0	-	n/t	n/t	n/t	n/t	n/t
Soil sample preparation parameters									
Stones Content	CE001	N	0.1	%	n/t	n/t	n/t	n/t	n/t
Metals									
Arsenic	CE264	M	2.3	mg/kg	n/t	n/t	n/t	n/t	n/t
Cadmium	CE264	M	1.1	mg/kg	n/t	n/t	n/t	n/t	n/t
Chromium	CE264	U	1.3	mg/kg	n/t	n/t	n/t	n/t	n/t
Copper	CE264	M	1.2	mg/kg	n/t	n/t	n/t	n/t	n/t
Lead	CE264	U	2.4	mg/kg	n/t	n/t	n/t	n/t	n/t
Mercury	CE264	M	0.6	mg/kg	n/t	n/t	n/t	n/t	n/t
Nickel	CE264	M	1.6	mg/kg	n/t	n/t	n/t	n/t	n/t
Selenium	CE264	M	3	mg/kg	n/t	n/t	n/t	n/t	n/t
Zinc	CE264	M	2.4	mg/kg	n/t	n/t	n/t	n/t	n/t
Colourimetric									
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	n/t	n/t	n/t	n/t	n/t
Total Monohydric Phenols	CE078	N	0.5	mg/kg	n/t	n/t	n/t	n/t	n/t
Free Cyanide	CE077	N	1	mg/kg	n/t	n/t	n/t	n/t	n/t
Combustion									
Moisture Content	CE001	N	0.1	%	n/t	n/t	n/t	n/t	n/t
Soil Organic Matter	CE192	N	0.1	%	2.59	3.28	6.05	3.31	3.64
TPH Ali/Aro									
Aliphatic >C5 - C6 (HS_2D_AL)	in house	SN	0.05	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C6 - C8 (HS_2D_AL)	in house	SN	0.1	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C8 - C10 (HS_2D_AL)	in house	SN	0.05	mg/kg	n/t	n/t	n/t	n/t	n/t
Total Aliphatic VPH >C5-C10 (HS_2D_AL)	VHL051 0_SZ	SU	0.25	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C10 - C12 (EH_2D_AL_#1)	in house	SM	1.5	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C12 - C16 (EH_2D_AL_#1)	in house	SM	1.2	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C16 - C21 (EH_2D_AL_#1)	in house	SM	1.5	mg/kg	n/t	n/t	n/t	n/t	n/t
Aliphatic >C21 - C35 (EH_2D_AL_#1)	in house	SM	3.4	mg/kg	n/t	n/t	n/t	n/t	n/t

SOILS

Lab Number					98955	98956	98957	98958	98959
Client Reference					1	1	1	1	1
Sample ID					BH16	BH17	BH18	BH19	BH20
Depth (m)					0.05 - 0.25	0.15 - 0.30	0.10 - 0.30	0.10 - 0.30	0.05 - 0.25
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Total Aliphatic EPH >C10-C35 (EH_2D_AL_#1)	EHL103_5_SZ	SM	5	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C5 - C7 (HS_2D_AR)	in house	SN	0.01	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C7 - C8 (HS_2D_AR)	in house	SN	0.01	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C8 - C10 (HS_2D_AR)	in house	SN	0.01	mg/kg	n/t	n/t	n/t	n/t	n/t
Total Aromatic VPH >C5-C10 (HS_2D_AR)	VHR051_0_SZ	SU	0.25	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C10 - C12 (EH_2D_AR_#1)	in house	SM	0.9	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C12 - C16 (EH_2D_AR_#1)	in house	SM	0.5	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C16 - C21 (EH_2D_AR_#1)	in house	SM	0.6	mg/kg	n/t	n/t	n/t	n/t	n/t
Aromatic >C21 - C35 (EH_2D_AR_#1)	in house	SM	1.4	mg/kg	n/t	n/t	n/t	n/t	n/t
Total Aromatic EPH >C10-C35 (EH_2D_AR_#1)	EHR103_5_SZ	SU	5	mg/kg	n/t	n/t	n/t	n/t	n/t
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	n/t	n/t	n/t	n/t	n/t
Acenaphthylene	CE087	M	0.015	mg/kg	n/t	n/t	n/t	n/t	n/t
Acenaphthene	CE087	M	0.013	mg/kg	n/t	n/t	n/t	n/t	n/t
Fluorene	CE087	U	0.013	mg/kg	n/t	n/t	n/t	n/t	n/t
Phenanthrene	CE087	M	0.014	mg/kg	n/t	n/t	n/t	n/t	n/t
Anthracene	CE087	U	0.017	mg/kg	n/t	n/t	n/t	n/t	n/t
Fluoranthene	CE087	M	0.017	mg/kg	n/t	n/t	n/t	n/t	n/t
Pyrene	CE087	M	0.016	mg/kg	n/t	n/t	n/t	n/t	n/t
Benzo(a)anthracene	CE087	U	0.012	mg/kg	n/t	n/t	n/t	n/t	n/t
Chrysene	CE087	M	0.028	mg/kg	n/t	n/t	n/t	n/t	n/t
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	n/t	n/t	n/t	n/t	n/t
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	n/t	n/t	n/t	n/t	n/t
Benzo(a)pyrene	CE087	U	0.019	mg/kg	n/t	n/t	n/t	n/t	n/t
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	n/t	n/t	n/t	n/t	n/t
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	n/t	n/t	n/t	n/t	n/t
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	n/t	n/t	n/t	n/t	n/t
Total PAH(16)	CE087	N	0.28	mg/kg	n/t	n/t	n/t	n/t	n/t
BTEX									
Benzene	CE267	U	0.001	mg/kg	n/t	n/t	n/t	n/t	n/t

SOILS

Lab Number					98955	98956	98957	98958	98959
Client Reference					1	1	1	1	1
Sample ID					BH16	BH17	BH18	BH19	BH20
Depth (m)					0.05 - 0.25	0.15 - 0.30	0.10 - 0.30	0.10 - 0.30	0.05 - 0.25
Sampling Date					31/03/2026	31/03/2026	31/03/2026	31/03/2026	31/03/2026
Test	Method	Accred	LoD	Units					
Toluene	CE267	U	0.001	mg/kg	n/t	n/t	n/t	n/t	n/t
Ethylbenzene	CE267	U	0.001	mg/kg	n/t	n/t	n/t	n/t	n/t
MTBE	CE267	N	0.002	mg/kg	n/t	n/t	n/t	n/t	n/t
m,p-Xylene	CE267	U	0.002	mg/kg	n/t	n/t	n/t	n/t	n/t
oXylenes	CE267	U	0.002	mg/kg	n/t	n/t	n/t	n/t	n/t
Wet Chem									
pH	CE004	M	0.1	pH units	n/t	n/t	n/t	n/t	n/t

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE004	pH of Soil	Potentiometric	As submitted sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE267	BTEX in Soils	Analysis by HSGCFID	As submitted sample
CE263	ChromiumVI by Discrete Analyser in Soil	Gallery	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE078	Phenols in Soil	Continuous Flow Analyser	As submitted sample
CE077	Cyanides in Soils	Continuous Flow Analyser	As submitted sample

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.

For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.

Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

- a Sampling date not provided
- b Sampling time not provided (waters only)
- c Sample not received in appropriate containers
- d Storage Temperature
- e Headspace present in sample container
- f Sample exceeded sampling to receipt
- g Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
98940	BH1	0.10 - 0.35	N	
98941	BH2	0.05 - 0.25	N	
98942	BH3	0.15 - 0.40	N	
98943	BH4	0.10 - 0.35	N	
98944	BH5	0.10 - 0.30	N	
98945	BH6	0.05 - 0.25	N	
98946	BH7	0.10 - 0.30	N	
98947	BH8	0.10 - 0.30	N	
98948	BH9	0.10 - 0.30	N	
98949	BH10	0.20 - 0.40	N	

REPORT INFORMATION

Report No.:26-03954, issue number 1

Key

U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

This report shall not be reproduced except in full, without prior written approval.

Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis (at 30°C)

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis (30°C). Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones and 'inert' material, where applicable.

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - 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	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
-	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site



Appendix E – Imported Material

Any imported material should be tested for the following parameters, and compared against the current environmental screening levels to ensure that the fill material meets the criteria for the proposed end use.

Care should be taken when importing soils and aggregates as asbestos is a common contaminant, even in certified materials.

Determinand	
Arsenic	
Cadmium	
Chromium	
Lead	
Mercury	
Nickel	
Copper	
Zinc	
Selenium	
Hexavalent Chromium	
pH Value	
Free Cyanide	
Naphthalene	
Acenaphthylene	
Acenaphthene	
Fluorene	
Phenanthrene	
Anthracene	
Fluoranthene	
Pyrene	
Benz(a)anthracene	
Chrysene	
Benzo(b)fluoranthene	
Benzo(k)fluoranthene	
Benzo(a)pyrene	
Indeno(123-cd)pyrene	
Dibenz(ah)anthracene	
Benzo(ghi)perylene	
TOTAL PAH	
Aromatic Hydrocarbons	>C ₅ -C ₇
	>C ₇ -C ₈
	>C ₈ -C ₁₀
	>C ₁₀ -C ₁₂
	>C ₁₂ -C ₁₆
	>C ₁₆ -C ₂₁
	>C ₂₁ -C ₃₅
Aliphatic Hydrocarbons	>C ₅ -C ₆
	>C ₆ -C ₈
	>C ₈ -C ₁₀
	>C ₁₀ -C ₁₂
	>C ₁₂ -C ₁₆
	>C ₁₆ -C ₃₅
TOTAL TPH	
Asbestos	

3236-P3E-1: Ashwell Road, Bygrave, Baldock
Richard Young



Appendix F – Watching Brief and Discovery Strategy

Watching Brief and Discovery Strategy

DISPLAY AND AWARENESS

The Discovery Strategy must be placed on the Health & Safety Notice Board and displayed in a prominent area where all site staff are able to consult the document at any time.

Any member of the workforce entering the site to undertake any excavation must be made aware of the potential to discover contamination and the discovery strategy.

HOW TO IDENTIFY POTENTIAL CONTAMINATED MATERIAL

- Looks oily and has an oily odour.
- Solvent type of odour.
- Man-made materials in fill such as paint cans, car parts, glass fragments.
- Contains fragments of white asbestos sheeting, coal or coke clinker.
- Sandbags or subsurface concrete structures.
- Unusual colour.
- Asbestos cement or lagging.

(This list is not exhaustive. If in any doubt, please contact GO Contaminated Land Solutions)

PROCEDURE

If unexpected evidence of contamination is found the following procedures shall be adhered, including:

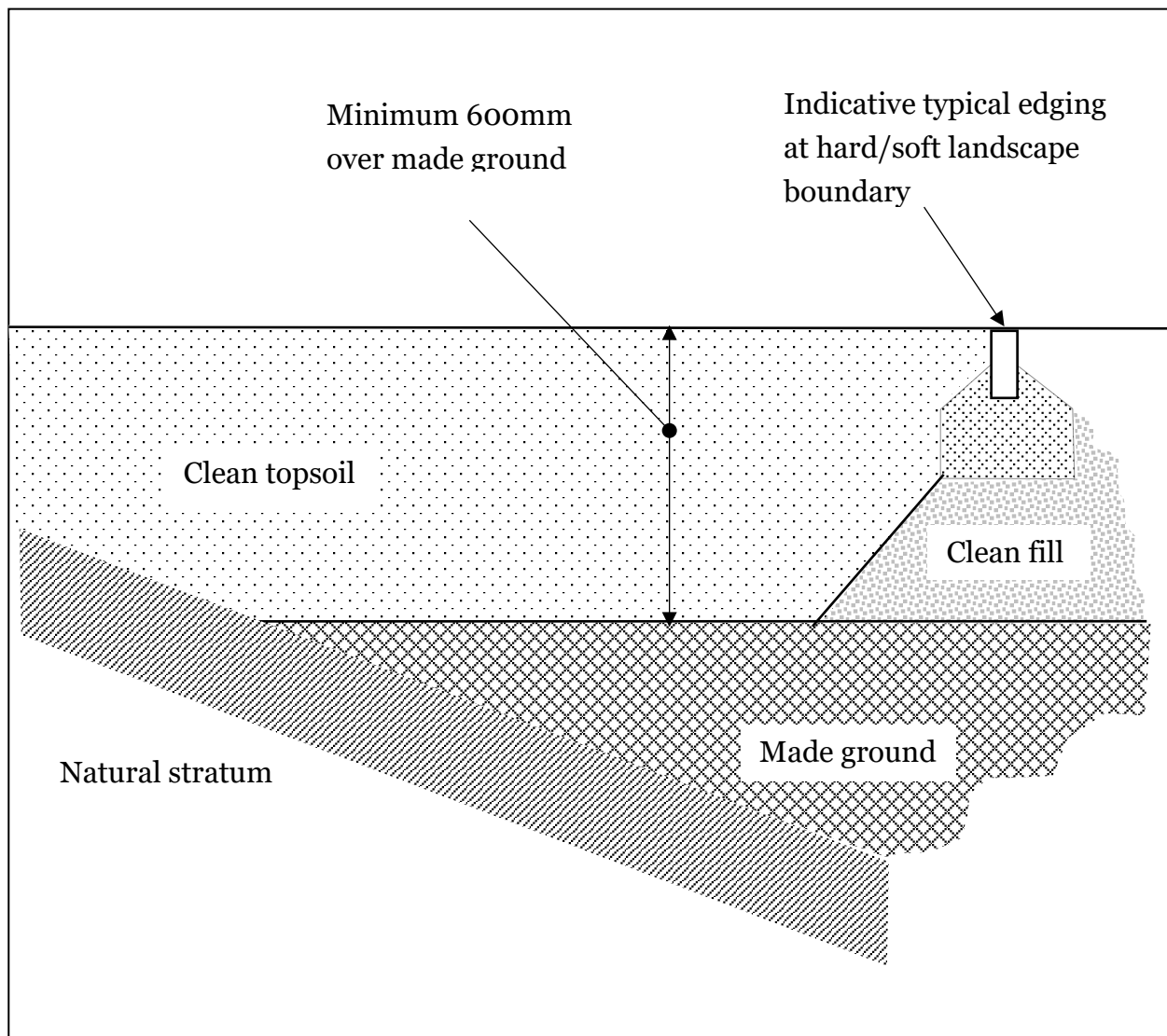
1. All site works at the position of the suspected contamination should stop.
2. Site Personnel to inform the Site Manager or Agent.
3. Visual and olfactory observations of the condition of the ground and the extent of contamination should be made and notification shall be given to GO Contaminated Land Solutions (GO CLS) Consultants as soon as practicable. GO CLS will then inform the Local Authority as soon as practicable. Should the contamination be likely to affect controlled waters the Environment Agency shall also be informed.
4. In the presence of a suitably qualified Environmental Consultant from GO CLS, investigation works shall commence to recover samples for testing and, using visual and olfactory observations of the condition of the ground, delineate the area over which contaminated materials are potentially present.

5. Should GO CLS deem it appropriate, the affected material may be excavated and placed in a stockpile on a suitable impermeable surface. This should be suitably quarantined with no addition to, or removal of, the stockpile while chemical analysis is being undertaken. Alternatively, the material should remain in situ until laboratory test results have been obtained.
6. A photographic record should also be made of relevant observations.
7. GO CLS will determine an appropriate testing suite based on visual and olfactory observations.
8. Test results will be compared against current assessment criteria suitable for the future use of the area of the site affected.
9. If after testing the ground is found to be contaminated, the Local Authority Environmental Team shall be informed. After consultation with the Local Authority and if necessary, the Environment Agency, materials should either be removed for disposal to a licensed waste management facility or remediated to agreed clean-up criteria.
10. If the potential for contamination is severe or may lead to pollution of either groundwater or water courses, the Environment Agency shall be informed immediately as a potential environmental incident (see EA website).



**Contaminated
Land
Solutions**

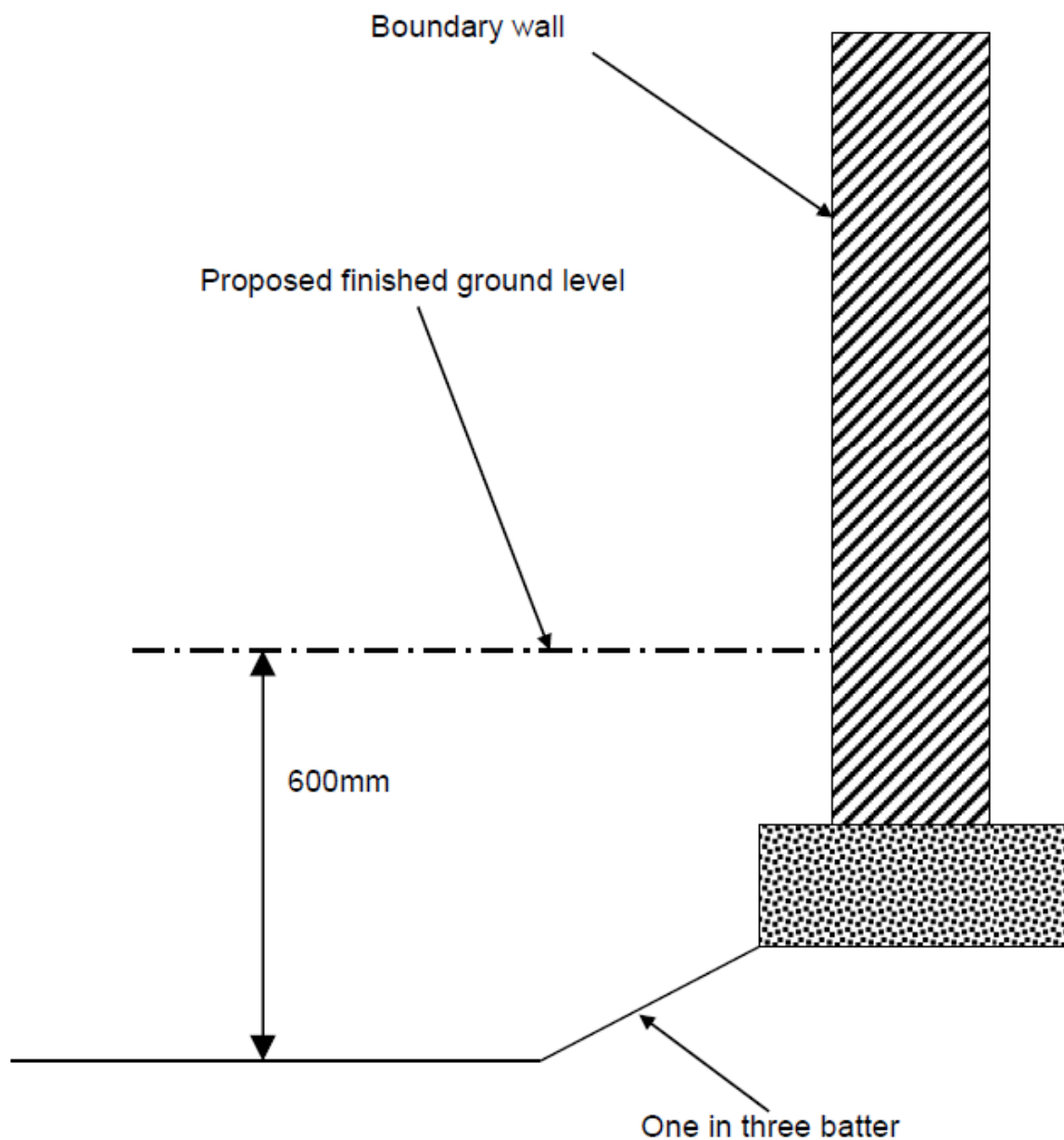
Appendix G – Indicative Capping Layer



Cross-section



Appendix H – Indicative Boundary Wall Remediation



Indicative Schematic

If the boundary wall is acting as a retaining wall or appears to be unsound or there are any concerns regarding stability advice should be obtained from a civil, structural or geotechnical engineer.



Appendix I – Example Record Photographs

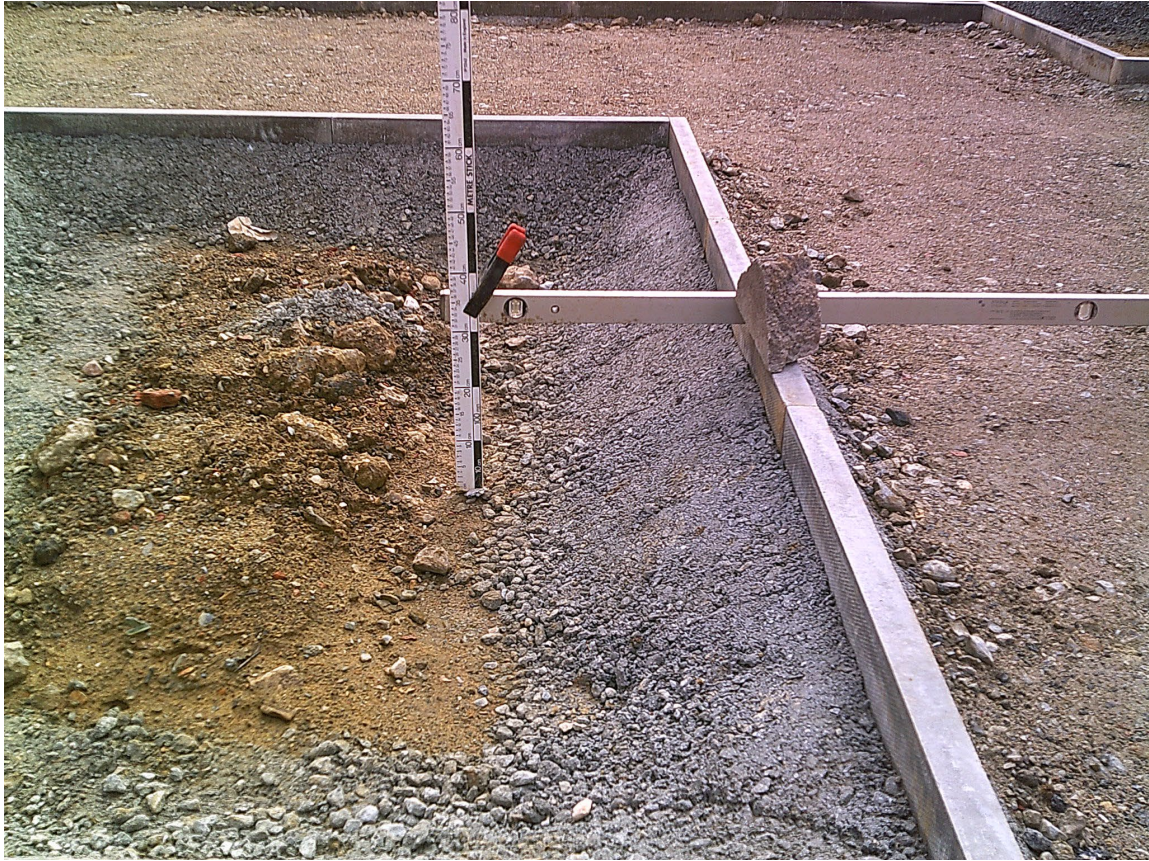
Example A: Close up, showing the depth clearly.



Example A: Showing the location of the close up



Example B: Close up, showing the depth clearly



Example B: Showing the location of the close up

