

PHASE 2 ENVIRONMENTAL INVESTIGATION
of a site at
ASHWELL ROAD, BYGRAVE, BALDOCK,
HERTFORDSHIRE
for
RICHARD YOUNG



**Contaminated
Land
Solutions**

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1 EXECUTIVE SUMMARY

The phase 1 report indicates potential for contamination to be present from the historic sewage works on-site.

The proposed site usage is residential with soft landscaping.

Ten soil samples were taken across the site from the made ground and tested for a standard suite of determinands, a further ten were taken and tested for soil organic matter (SOM).

Elevated levels of benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenzo(a,h)anthracene have been recorded within samples taken from boreholes positioned across the site. At these levels there is a potential risk to on-site and off-site receptors and appropriate remediation is required.

Areas where the development is proposed to comprise of buildings and impermeable hardstanding do not pose a significant risk to on-site and off-site receptors therefore made ground can remain in these areas. The ground beneath proposed soft landscaped area should be stripped in order to allow a barrier to be placed between any remaining contamination and on-site receptors in the form of clean soil.

In areas of soft landscaping and permeable hardstanding within impacted areas:

Either made ground should be removed down to a depth of natural ground and replaced by clean fill or soil.

Or made ground could be removed down to 600mm below proposed finished level in private gardens and 300mm in permeable areas, and additional testing (including leachate testing) undertaken to determine if remaining made ground may remain on site or should be removed.

It is recommended that a remediation strategy and verification plan is prepared.

It is recommended that this report is referenced in the site Health and Safety Plan and that normal good hygiene practice is observed during the works and subsequent building and grounds maintenance.

If any potentially contaminated spoil is to be removed from site, the Waste Acceptance

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Criteria (WAC) testing should be agreed with the facility to which the spoil is being transported.

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

The purpose of this report is to investigate the potential sources of contamination identified in the phase 1 desktop study. In the light of the investigation results to update the site-specific conceptual model and risk assessment and where source-pathway-receptor linkages are identified advise on potential remedial options.

This report should be read in conjunction with the Desk Study Report, ref. J26037, dated February 2026 by Geotechnical & Environmental Associates Limited (GEA) Limited and the Scope of Works, ref. 3236-P2Scope-1, dated March 2026 by GO Contaminated Land Solutions Ltd.

3 INVESTIGATION STRATEGY

The phase 1 environmental desktop report shows a low to moderate risk of contamination from the former sewage treatment plant on site. The phase 1 noted the following matters: No underground pipes or tanks were noted, however, there is potential for contamination within the made ground including asbestos, heavy metals, organic chemicals, banded aromatic and aliphatic hydrocarbons, and speciated poly-aromatic hydrocarbons (PAHs). Additionally, there may have been buried sludge which could be a potential source of ground gas.

The principles of the strategy are to:

- Identify the nature and extent of any contamination in the made ground across the site.
- Take additional soil samples to test for organic matter and confirm the presence or otherwise of putrescible or organic material within the made ground to determine whether additional investigation into the potential for ground gas is recommended.

Targeted sampling has been used in the southern section of the site to target the former sewage works. In the proposed soft landscaping areas non-targeted sampling has been used where contamination location is unknown.

Location Reference	Rationale for Location	Depth (mbgl)	Sampling, Testing & Monitoring
BH1-BH10	Surface samples were located to cover the site	Between 0.05 and 0.40	Samples from near surface within the made ground. Tested for metals, hydrocarbons, pH, PAHs, BTEX & asbestos
BH11 - BH20	Boreholes were located towards the south to target the location of the former sewage works	Between 0.05 and 0.45	Samples from near surface within the made ground. Tested for SOM (Soil Organic Matter) only

4 SITE DESCRIPTION

The site is roughly triangular in shape measuring approximately 60 m north to south and 40 m west to east, occupying an area of approximately 0.14 Ha.

The site is currently vacant.

When the Phase 1 Desk Study was completed, it was occupied by a tree nursery, with several polytunnels in the south and open air storage area for young tree plantings across the centre and north. A small concrete access road connects the south of the site to Ashwell Road.

The site is predominantly unvegetated, excluding the young trees being stored on site, with only areas of grass along the boundaries and a semi mature tree at the entrance.

There is a very gentle slope from the east down towards the west.

5 SITE WORKS

5.1 Programme

The site works were undertaken on 31 March 2026.

5.2 Soil Sampling

A total of 20 boreholes were hand augered to depths of between 0.30 and 0.80 metres

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below ground level. Ten samples were tested for asbestos, heavy metals, sulphates, pH, BTEX, banded hydrocarbons, and speciated PAHs. Ten samples were tested for soil organic matter only.

The pits were taken through the made ground to identify the natural stratum level.

6 GROUND CONDITIONS

6.1 Geological Survey

Reference to the geological survey of Great Britain indicates that the site is directly underlain by the Glaciofluvial Deposits over the Lowestoft Formation Diamicton, over the New Pit Chalk Formation.

The Glaciofluvial Deposits are described by the BGS lexicon as mostly coarse-grained sediments (i.e. sand and gravel) with some finer-grained layers (i.e. clay and silt), sand and gravel, locally with lenses of silt, clay or organic material. The Lowestoft Formation is an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays.

The New Pit Chalk Formation is described as blocky, white firm to moderately hard chalk with numerous marls or paired marl seams. It forms part of the former classification of Middle Chalk and as such, includes relatively few flint seams but numerous marl bands, and is expected to be underlain by the Holywell Nodular Chalk.

6.2 Hydrogeology & Hydrology

The Glaciofluvial Deposits are classified as a Secondary 'A' Aquifer, defined as comprising permeable layers that can support local water supplies, and may form an important source of base flow to rivers, whereas the Lowestoft Formation is classified as a Secondary Undifferentiated Aquifer. This is defined as where it is not possible to apply either a Secondary A or B designation because of the variable characteristics of the rock type. These have only a minor value.

The New Pit Chalk Formation is classified as a Principal Aquifer, defined as providing significant quantities of drinking water, and water for business needs. They may also support rivers, lakes and wetlands.

The nearest surface water feature is noted 441 m to the south. It is unclear from the maps what this refers to, but is likely to comprise drainage ditches along Ashwell Road. Several ponds are shown on the map approximately 500 m to the southeast.

There are two water abstractions noted within 500 m, these being located 376 m and 381 m to the south, both being noted as having the same operator. They are both noted as well and borehole sources for agricultural and domestic use respectively. The site is within a Zone 3, total catchment area, of a Source Protection Zone, relating to the chalk.

The site is noted as having limited potential for groundwater flooding to occur, but is not noted as being at risk from surface water flooding or flooding from rivers or sea.

The site is covered by the footprint of the existing tree nursery, such that infiltration will be predominantly directly into the ground. The proposed development will slightly increase the amount of hardstanding and therefore the amount of runoff. Due to the sites remoteness, drainage into a sewer system may not be possible and soakaway drainage may be required, although would require suitably granular deposits or deeper soakaways. The superficial soils may not provide sufficient drainage, and the Environment Agency would need to be consulted on deep bore soakaways extending into the chalk given its location within a Source Protection Zone.

6.3 Fieldwork Summary

The ground conditions encountered are summarised in the following table. Full records are contained in appendix D.

Depth from (mbgl)	Depth to (mbgl)	Description
0.00	0.05/0.10	Topsoil
0.00/0.10	0.20/0.50	MADE GROUND
0.20/0.50	0.30/0.80	Gravelly CLAY

7 PROPOSED DEVELOPMENT

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

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.

8 CONTAMINATION SAMPLING and TESTING

8.1 Laboratory Testing

All samples were placed immediately in cool boxes with ice packs and collected by courier for transport to the laboratory.

The chemical testing was carried out in accordance with standard industry methods in a UKAS approved laboratory which is also currently accredited in accordance with MCERTS for the majority of its testing. Further information regarding this accreditation is available on request together with a full list of test methods if required.

Ten samples were tested for a range of commonly occurring contaminants and indicators of contamination including those given by the Contaminated Land Exposure Assessment (CLEA). These include, heavy metals, aromatic and aliphatic hydrocarbons, in accordance with Environment Agency guidelines, and speciated PolyAromatic Hydrocarbon (PAH) only.

Ten samples were analysed for the presence of asbestos.

Twenty samples in total were submitted and tested for soil organic matter.

8.2 Test Results

All the results have been compared to the Atkins ATRISKsoil SSVs for residential use with plant uptake, for 1% or 6% as appropriate, where available. These guideline values have been derived using the updated CLEA v1.071 model, previously published Category 4 Screening Levels (C4SLs) by DEFRA and information in the Environment Agency guidance SR2. Where ATRISKsoil SSVs have not been derived, the Category 4 Screening Levels have been used, and for determinands which do not have either of the above, the LQM/CIEH Suitable 4 Use Levels (S4ULs) assessment criteria have been used.

TEST RESULTS ABOVE SCREENING VALUES				
Determinand	Reference	Depth	Value (mg/kg)	Screening value (mg/kg)
Benzo(a)anthracene	BH1	0.10 - 0.35	22.0	13
Benzo(b)fluoranthene	BH1	0.10 - 0.35	24.7	3.7
Benzo(b)fluoranthene	BH9	0.10 - 0.30	7.01	3.7
Benzo(a)pyrene	BH1	0.10 - 0.35	27.9	4.95
Benzo(a)pyrene	BH9	0.10 - 0.30	7.16	4.95
Dibenzo(a,h)anthracene	BH1	0.10 - 0.35	3.76	0.3
Dibenzo(a,h)anthracene	BH9	0.10 - 0.30	0.997	0.3

Ten samples were screened in the laboratory for the presence of asbestos fibres. No asbestos was identified in any of the samples.

9 DISCUSSION

In this investigation samples were tested for a range of commonly occurring contaminants and indicators of contamination including those given by the Contaminated Land Exposure Assessment (CLEA).

The only contaminants identified to exceed the environmental screening level were benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenzo(a,h)anthracene (PolyAromatic Hydrocarbons).

No olfactory evidence of contamination was identified during sampling. No visual evidence of contamination was noted.

Ten samples were screened in the laboratory for the presence of asbestos fibres. No asbestos was identified in any of the samples.

The PolyAromatic Hydrocarbon exceedances identified pose a risk to on-site and off-site receptors and appropriate remediation is required. Areas where the development is proposed to comprise of buildings and impermeable hardstanding do not pose a significant risk to on-site and off-site receptors therefore made ground can remain in these areas. The ground beneath proposed soft landscaped area should be stripped in

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order to allow a barrier to be placed between any remaining contamination and on-site receptors in the form of clean soil.

In areas of soft landscaping and permeable hardstanding within impacted areas:

Either made ground should be removed down to a depth of natural ground and replaced by clean fill or soil.

Or made ground could be removed down to 600mm below proposed finished level in private gardens and 300 mm in permeable areas, and additional testing (including leachate testing) undertaken to determine if remaining made ground may remain on site or should be removed.

No evidence of sewage sludge was noted during the site investigation. The highest level of SOM was 7.95% in BH12 with an average value across the site of 4.39%. The maximum depth of made ground encountered was 0.5m below ground level with an average across the site of 0.3675m below ground level. Given the depth of made ground across the site and the level of SOM it is not considered that there is a significant potential for ground gas generation.

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*.

10 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.

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Source - substances or potential contaminants which may cause harm

Pathway - a linkage or route between a source and receptor

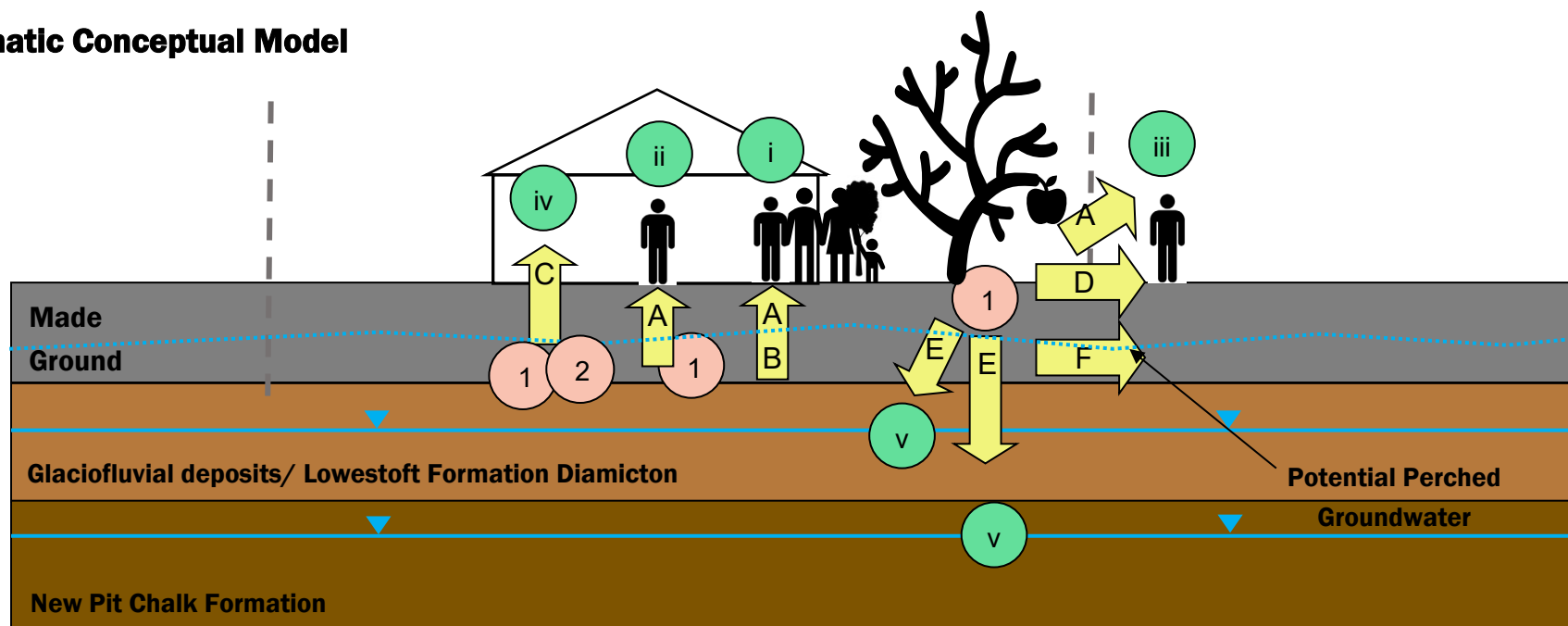
Receptor - humans, plant life, groundwater etc., which could be harmed by a contaminant

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											COMMENTS ON DISCOUNTED 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 - methane	
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	

11 REVISED RISK ASSESSMENT

The level of information provided by the phase 1 desktop study report together with the other information within this 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.

12 SITE WORKS and UNEXPECTED CONDITIONS

The sample locations were positioned to cover the site. However, there are areas where investigations were not carried out, and it should be considered possible that other areas may potentially be contaminated. Construction operatives should remain vigilant for any unexpected contamination encountered during development (eg discoloured soil or odours or buried waste). Any unexpected conditions should be investigated by a suitably qualified person and their recommendations implemented.

It is recommended that construction operatives use appropriate PPE, normal good hygiene measures, and appropriate dust control measures if necessary. The risks to construction operatives identified, should be addressed under a Construction (Design and Management) (CDM) Plan. The CDM Regulations place legal duties on those involved in construction work. All construction projects require a plan to ensure that health and safety issues are properly considered during a project's development so that the risk of harm to workers is reduced.

13 CONCLUSIONS

In this investigation elevated levels of benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, and dibenzo(a,h)anthracene have been recorded within samples taken from boreholes positioned across the site. At these levels there is a potential risk to on-site and off-site receptors and appropriate remediation is required.

Areas where the development is proposed to comprise of buildings and impermeable hardstanding do not pose a significant risk to on-site and off-site receptors therefore made ground can remain in these areas. The ground beneath proposed soft landscaped area should be stripped in order to allow a barrier to be placed between any remaining contamination and on-site receptors in the form of clean soil.

In areas of soft landscaping and permeable hardstanding within impacted areas:

Either made ground should be removed down to a depth of natural ground and replaced by clean fill or soil.

Or made ground could be removed down to 600mm below proposed finished level in private gardens and 300mm in permeable areas, and additional testing (including leachate testing) undertaken to determine if remaining made ground may remain on

site or should be removed.

It is recommended that a remediation strategy and verification plan is prepared.

It is recommended that this report is referenced in the site Health and Safety Plan and that normal good hygiene practice is observed during the works and subsequent building and grounds maintenance.

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.

The sample locations were positioned to provide a general spread across the site. However, there are areas where investigations were not carried out, and due to the presence of contamination identified, it should be considered possible that other areas may potentially be contaminated. Construction operatives should remain vigilant of any unexpected contamination encountered during development (eg discoloured soil or odours or buried waste).

It is also possible that asbestos may be present in other areas of the site and therefore construction operatives should also ensure that appropriate PPE and good hygiene measures are used, and dust control measures during construction where necessary. Any debris from earlier demolition found during site strip is to be inspected for asbestos by a suitably experienced contractor.

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.

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.

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.

14 REFERENCES

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The recommendations made and the opinions expressed in this report are based on the borehole records, examination of samples and the results of site and laboratory tests.

The report is issued on the condition that GO Contaminated Land Solutions Ltd will under no circumstances be liable for any loss arising directly or indirectly from ground conditions between the boreholes or trial pits which have not been shown by the boreholes, trial pits or other tests carried out during the investigation.

In addition, GO Contaminated Land Solutions Ltd will not be liable for any loss whatsoever arising directly or indirectly from any opinion given on the possible configuration of strata either between the borehole positions or below the maximum depth of the investigation. Such opinions, where given, are for guidance only.

Groundwater levels may also vary with time from those reported during our site investigation due to factors such as tidal conditions, heavy pumping from nearby wells or seasonal changes.

All soil samples will be kept for a period of 28 days after the date of the laboratory report for this project unless otherwise notified to GO Contaminated Land Solutions Ltd in writing. Should samples be required to be stored for longer than 28 days then a storage charge will be levied.



Appendix A – Site Location Plan



GEA

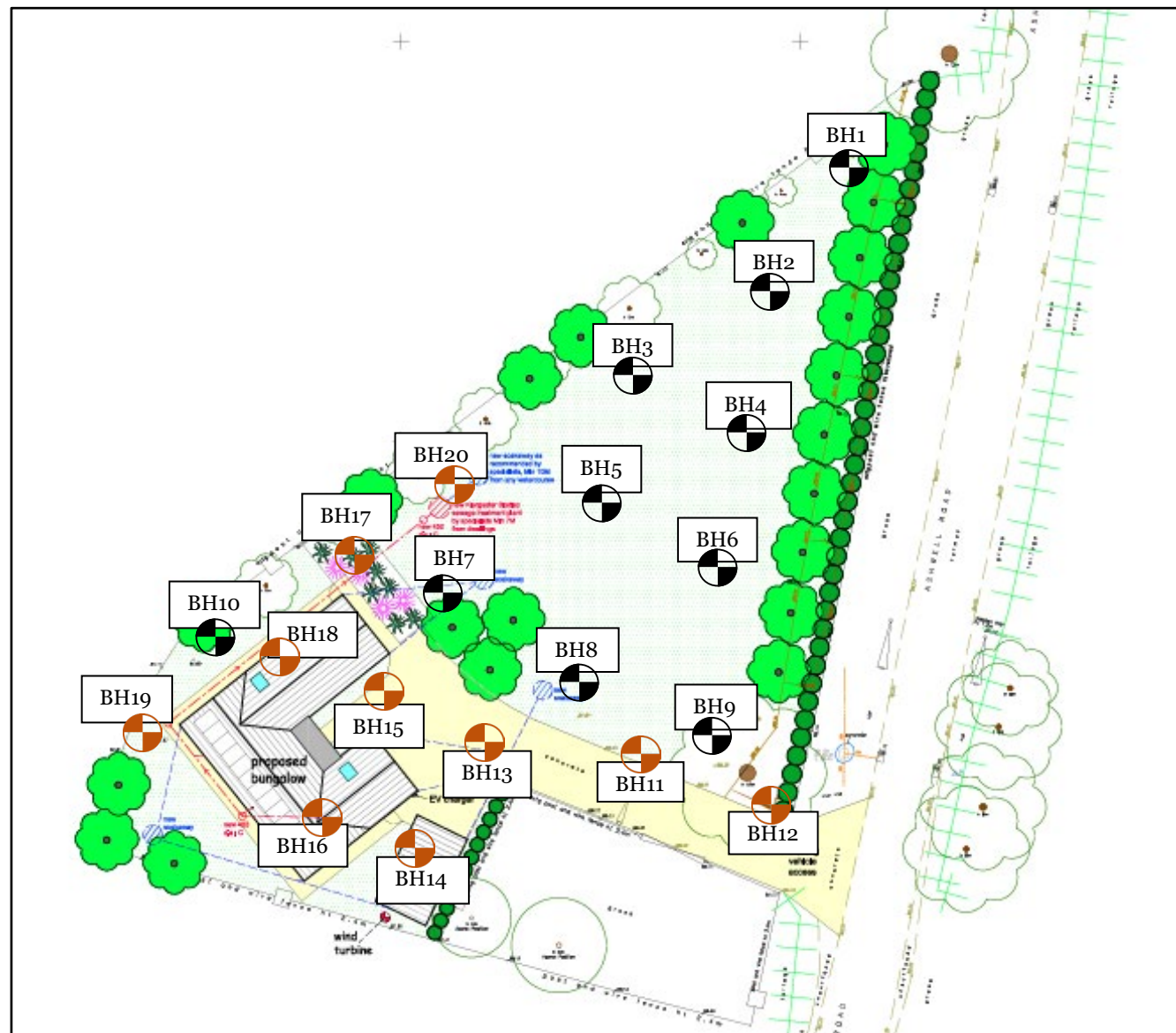


Appendix B – Site Works Plan

KEY:

Standard contamination
suite: Asbestos, heavy metals,
sulphates, PH, Soil Organic
Matter (SOM), banded
hydrocarbons and speciated
PAHs

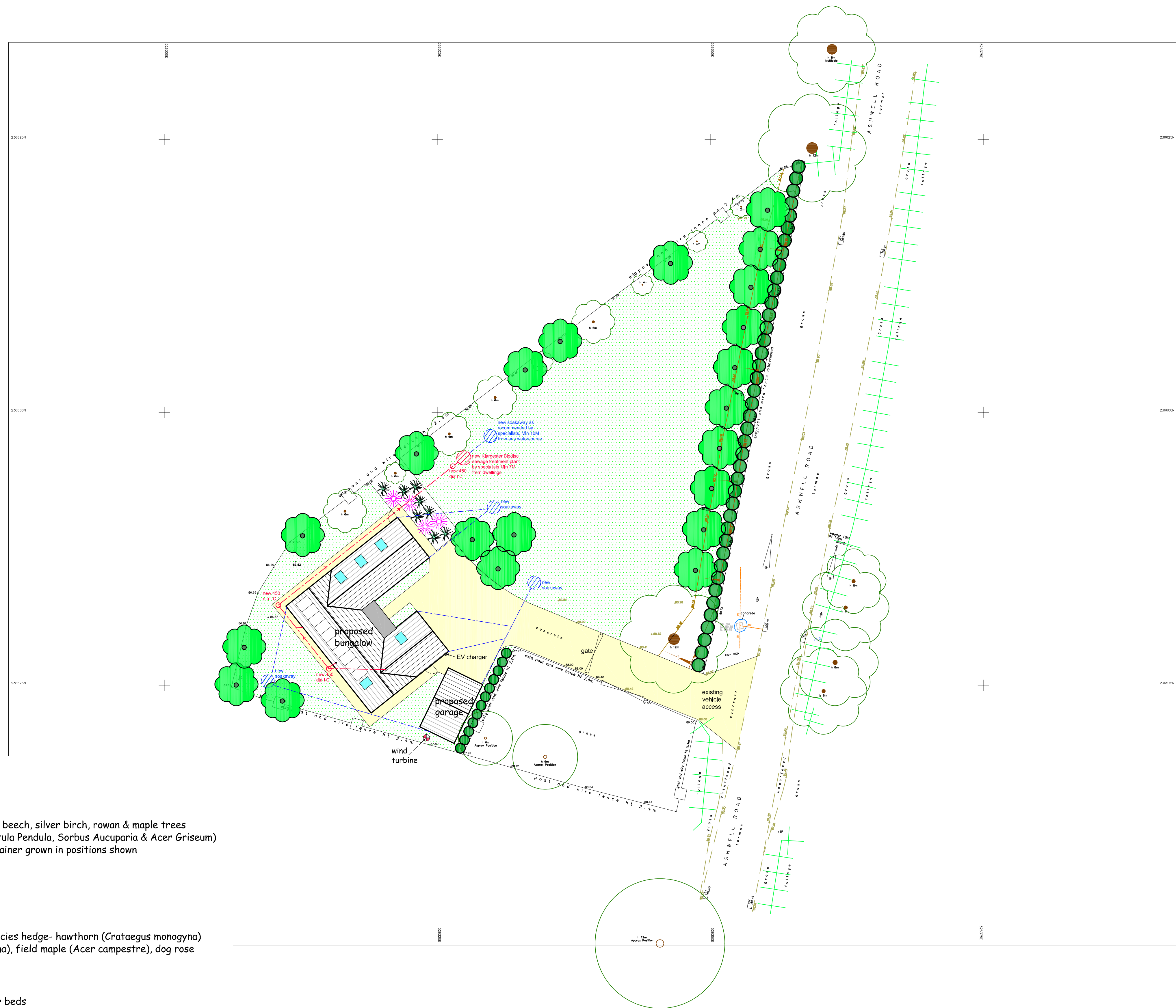
Soil Organic Matter
(SOM) only



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Appendix C – Proposed Site Plan



Tesup Magnum horizontal 10kw wind turbine,

No.	Date	Revision	Initial

LAND AT ASHWELL ROAD,
BYGRAVE, HERTS
SG7 5EB

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PROPOSED SITE PLAN

Scale	1:200 @ A1	Drawn	C.R
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Checked Date June 25

YOU/25/02A

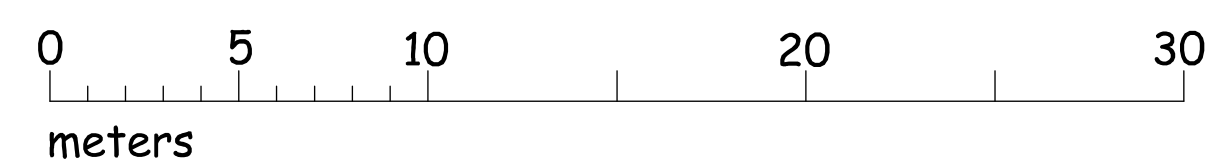
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-

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





Appendix D – Borehole Logs (BH1-BH20)



GO Contaminated Land Solutions
4 De Frene Rd
London, SE26 4AB

Tel.: 020 8291 1354
Email: askgo@gosolve.co.uk
Web: www.gosolve.co.uk

BOREHOLE/TRIAL PIT LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236	
Client	Richard Young				Survey date:	31 March 2026	
Log ID	BH1				Hole type:	BH	
Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
Type	depth (m)						
						Topsoil Slightly peaty silt	-0.05
							-0.10
							-0.15
							-0.20
	C	0.1-0.35				MADE GROUND Clayey silt Roots, stones, flints	-0.25
							-0.30
							-0.35
							-0.40
						Gravelly CLAY	-0.45
							-0.50
							-0.55
							-0.60
							-0.65
							-0.70
							-0.75
							-0.80
							-0.85
☒ Water strike							
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.							
Key: C - Contamination sample W - Water sample P - PID test							

3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young



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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236
Client	Richard Young				Survey date:	31 March 2026
Log ID	BH2		Hole type: BH			
Water Strikes	Samples	Level	Depth	Legend	Stratum Description and Observations	Depth (m)
	Type	depth (m)	(m OD)	(m)		
					Topsoil Clayey silt	-0.05
					MADE GROUND Clayey silt	-0.10
	C	0.05-0.25				-0.15
						-0.20
					Gravelly CLAY Flints	-0.25
						-0.30
						-0.35
						-0.40
						-0.45
						-0.50
						-0.55
						-0.60
						-0.65
						-0.70
						-0.75
						-0.80
						-0.85
☒ Water strike						
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.						
Key: C - Contamination sample W - Water sample P - PID test						

3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young

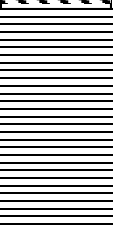


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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236	
Client	Richard Young				Survey date:	31 March 2026	
Log ID	BH3				Hole type:	BH	
Water Strikes	Samples Type depth (m)		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
						Topsoil	-0.05
						MADE GROUND Silty clay, becoming more clayey with depth Flints, clinker, gravel	-0.10 -0.15 -0.20 -0.25 -0.30 -0.35 -0.40 -0.45
	C	0.15-0.4				Gravelly CLAY	-0.50 -0.55 -0.60 -0.65 -0.70 -0.75 -0.80 -0.85
☒ Water strike							
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted. Key: C - Contamination sample W - Water sample P - PID test							

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BOREHOLE LOG

Project		Ashwell Road, Bygrave, Baldock			Project No.		3236	
Client		Richard Young			Survey date:		31 March 2026	
Log ID		BH4		Hole type:		BH		

Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
	Type	depth (m)					
						Topsoil	-0.05
						MADE GROUND Silty clay, becoming more clayey with depth Flints	-0.10
	C	0.1-0.35					-0.15
							-0.20
							-0.25
							-0.30
						Gravelly CLAY	-0.35
							-0.40
							-0.45
							-0.50
							-0.55
							-0.60
							-0.65
							-0.70
							-0.75
							-0.80
							-0.85
☒ Water strike							
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted. Key: C - Contamination sample W - Water sample P - PID test							

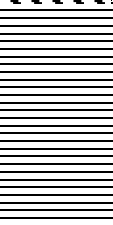
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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236	
Client	Richard Young				Survey date:	31 March 2026	
Log ID	BH5		Hole type: BH				
Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
Type	depth (m)						
						Topsoil	-0.05
						MADE GROUND Silty clay, becoming more clayey with depth Flints, brick, masonry, clinker, slate	-0.10 -0.15 -0.20 -0.25
	C	0.1-0.3				CLAY with some gravel pieces	-0.30 -0.35 -0.40 -0.45 -0.50 -0.55 -0.60 -0.65 -0.70 -0.75 -0.80 -0.85
☒ Water strike							
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.							
Key: C - Contamination sample W - Water sample P - PID test							

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BOREHOLE/TRIAL PIT LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236		
Client	Richard Young				Survey date:	31 March 2026		
Log ID	BH6				Hole type:	BH		
Water Strikes	Samples Type	depth (m)	Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)	
	C	0.05-0.25				MADE GROUND Silty clay with flints and gravel Roots in top 0.1	-0.05	
								-0.10
								-0.15
								-0.20
								-0.25
								-0.30
								-0.35
								-0.40
								-0.45
								-0.50
						Gravelly CLAY	-0.55	
				-0.60				
				-0.65				
				-0.70				
				-0.75				
				-0.80				
				-0.85				
☒ Water strike								
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted. Key: C - Contamination sample W - Water sample P - PID test								

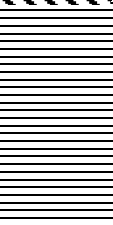
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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236	
Client	Richard Young				Survey date:	31 March 2026	
Log ID	BH7				Hole type:	BH	
Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
Type	depth (m)						
						Topsoil	-0.05
						MADE GROUND Silty clay with gravel and flints, some very small clinker fragments	-0.10
	C	0.1-0.3					-0.15
							-0.20
							-0.25
							-0.30
						Gravelly CLAY	-0.35
							-0.40
							-0.45
							-0.50
							-0.55
							-0.60
							-0.65
							-0.70
							-0.75
							-0.80
							-0.85
☒ Water strike							
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.							
Key: C - Contamination sample W - Water sample P - PID test							

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Richard Young

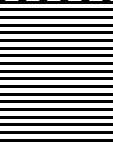


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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236	
Client	Richard Young				Survey date:	31 March 2026	
Log ID	BH8				Hole type:	BH	
Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
Type	depth (m)						
						Topsoil	-0.05
						MADE GROUND Silty clay with gravel, masonry, flints, some small clinker fragments	-0.10 -0.15 -0.20 -0.25 -0.30 -0.35
	C	0.1-0.3				Gravelly CLAY	-0.40 -0.45 -0.50 -0.55 -0.60 -0.65 -0.70 -0.75 -0.80 -0.85
☒ Water strike							
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted. Key: C - Contamination sample W - Water sample P - PID test							

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Richard Young

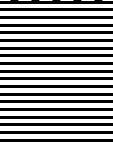


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BOREHOLE LOG

Project		Ashwell Road, Bygrave, Baldock			Project No.		3236	
Client		Richard Young			Survey date:		31 March 2026	
Log ID		BH9		Hole type:		BH		

Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)		
	Type	depth (m)							
	C	0.1-0.3				MADE GROUND Silty clay with flints, masonry pieces, clinker, stones	-0.05		
									-0.10
									-0.15
									-0.20
									-0.25
							-0.30		
							-0.35		
							Gravelly CLAY	-0.40	
								-0.45	
								-0.50	
								-0.55	
								-0.60	
							-0.65		
							-0.70		
							-0.75		
					-0.80				
					-0.85				

☒ Water strike

Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.
 Key: C - Contamination sample W - Water sample P - PID test

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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236
Client	Richard Young				Survey date:	31 March 2026
Log ID	BH10		Hole type: BH			

Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
	Type	depth (m)					
							-0.05
							-0.10
							-0.15
							-0.20
							-0.25
	C	0.2-0.4				MADE GROUND Silty clay becoming more clayey with depth Gravel and stones	-0.30
							-0.35
							-0.40
							-0.45
							-0.50
							-0.55
						Brown CLAY	-0.60
							-0.65
							-0.70
							-0.75
							-0.80
							-0.85

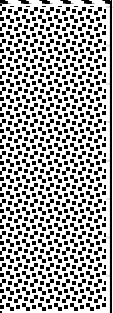
☒ Water strike

Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.

Key: C - Contamination sample W - Water sample P - PID test

3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young



Project		Ashwell Road, Bygrave, Baldock				Project No.		3236		
Client		Richard Young				Survey date:		31 March 2026		
Log ID		BH11			Hole type: BH					
Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations			Depth (m)	
	Type	depth (m)								
	C	0.1-0.3				Turf and topsoil			-0.05	
									MADE GROUND Slightly clayey silt Roots, pottery, flints	
						-0.15				
						-0.20				
						-0.25				
						-0.30				
						-0.35				
							Silt & pea gravel			-0.40
						-0.45				
						-0.50				
						-0.55				
							Brown CLAY			-0.60
						-0.65				
										-0.70
										-0.75
										-0.80
								-0.85		
▽ Water strike										
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.										
Key: C - Contamination sample W - Water sample P - PID test										

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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236	
Client	Richard Young				Survey date:	31 March 2026	
Log ID	BH12				Hole type:	BH	
Water Strikes	Samples Type	depth (m)	Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
						Turf and topsoil	-0.05
						MADE GROUND Clayey silt	-0.10
							-0.15
							-0.20
							-0.25
	C	0.25-0.45					-0.30
							-0.35
							-0.40
							-0.45
						Silty gravelly CLAY	-0.50
							-0.55
							-0.60
							-0.65
						Brown CLAY	-0.70
							-0.75
							-0.80
							-0.85
☒ Water strike							
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.							
Key: C - Contamination sample W - Water sample P - PID test							

3236-P2E-1: Ashwell Road, Bygrave, Baldock
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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236		
Client	Richard Young				Survey date:	31 March 2026		
Log ID	BH13				Hole type:	BH		
Water Strikes	Samples Type	depth (m)	Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)	
	C	0.1-0.3				MADE GROUND Gravelly clay, becoming more clayey with depth Flints, some small clinker fragments	-0.05	
								-0.10
								-0.15
								-0.20
								-0.25
								-0.30
								-0.35
								-0.40
								-0.45
								-0.50
								-0.55
								-0.60
								-0.65
								-0.70
								-0.75
				-0.80				
				-0.85				
☒ Water strike								
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted. Key: C - Contamination sample W - Water sample P - PID test								

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BOREHOLE LOG

Project		Ashwell Road, Bygrave, Baldock			Project No.		3236	
Client		Richard Young			Survey date:		31 March 2026	
Log ID		BH14		Hole type:		BH		

Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)			
	Type	depth (m)								
	C	0.05-0.3				MADE GROUND Gravelly clay, becoming more clayey with depth Flints, masonry, clinker fragments Ashy/ Burnt material at top	-0.05			
										-0.10
										-0.15
										-0.20
										-0.25
										-0.30
										-0.35
										-0.40
										-0.45
										-0.50
						Orangey CLAY	-0.55			
								-0.60		
								-0.65		
								-0.70		
								-0.75		
								-0.80		
								-0.85		

☒ **Water strike**

Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.
 Key: C - Contamination sample W - Water sample P - PID test

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Richard Young



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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236
Client	Richard Young				Survey date:	31 March 2026
Log ID	BH15		Hole type: BH			

Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
	Type	depth (m)					
						MADE GROUND Gravelly clay, becoming more clayey with depth Flints, masonry	-0.05
							-0.10
							-0.15
							-0.20
							-0.25
							-0.30
							-0.35
							-0.40
							-0.45
							-0.50
						Orangey CLAY	-0.55
							-0.60
							-0.65
							-0.70
							-0.75
							-0.80
							-0.85

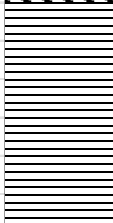
☒ Water strike

Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.

Key: C - Contamination sample W - Water sample P - PID test

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Richard Young



Project		Ashwell Road, Bygrave, Baldock				Project No.		3236		
Client		Richard Young				Survey date:		31 March 2026		
Log ID		BH16				Hole type: BH				
Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations			Depth (m)	
	Type	depth (m)								
	C	0.05-0.25				MADE GROUND Gravelly clay, becoming more clayey with depth Ashy/ Burnt material at top			-0.05	
									-0.10	
									-0.15	
									-0.20	
									-0.25	
									-0.30	
							Orangey CLAY			-0.35
					-0.40					
					-0.45					
					-0.50					
					-0.55					
					-0.60					
					-0.65					
					-0.70					
					-0.75					
					-0.80					
			-0.85							
▽ Water strike										
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.										
Key: C - Contamination sample W - Water sample P - PID test										

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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236	
Client	Richard Young				Survey date:	31 March 2026	
Log ID	BH17				Hole type:	BH	
Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
Type	depth (m)						
						MADE GROUND Very stony and gravelly clay, becoming more clayey with depth	-0.05
							-0.10
							-0.15
							-0.20
							-0.25
							-0.30
							-0.35
							-0.40
							-0.45
							-0.50
						Brown CLAY	-0.55
							-0.60
							-0.65
							-0.70
							-0.75
							-0.80
							-0.85
☒ Water strike							
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted. Key: C - Contamination sample W - Water sample P - PID test							

3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young



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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236	
Client	Richard Young				Survey date:	31 March 2026	
Log ID	BH18				Hole type:	BH	
Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
Type	depth (m)						
						MADE GROUND Gravelly clay, becoming more clayey with depth Flints, masonry	-0.05
							-0.10
							-0.15
							-0.20
							-0.25
							-0.30
							-0.35
							-0.40
							-0.45
							-0.50
						Orangey CLAY	-0.55
							-0.60
							-0.65
							-0.70
							-0.75
						-0.80	
						-0.85	
☒ Water strike							
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted. Key: C - Contamination sample W - Water sample P - PID test							

3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young



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BOREHOLE LOG

Project	Ashwell Road, Bygrave, Baldock				Project No.	3236		
Client	Richard Young				Survey date:	31 March 2026		
Log ID	BH19		Hole type: BH					
Water Strikes	Samples Type	depth (m)	Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)	
	C	0.1-0.3				MADE GROUND Silty clay, becoming more clayey with depth Gravel, clinker, flints	-0.05	
								-0.10
								-0.15
								-0.20
								-0.25
								-0.30
								-0.35
								-0.40
								-0.45
								-0.50
								-0.55
								-0.60
								-0.65
								-0.70
								-0.75
						-0.80		
						-0.85		
☒ Water strike								
Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted. Key: C - Contamination sample W - Water sample P - PID test								

3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young



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BOREHOLE LOG

Project		Ashwell Road, Bygrave, Baldock			Project No.		3236	
Client		Richard Young			Survey date:		31 March 2026	
Log ID		BH20		Hole type:		BH		

Water Strikes	Samples		Level (m OD)	Depth (m)	Legend	Stratum Description and Observations	Depth (m)
	Type	depth (m)					
						MADE GROUND Very stony and gravelly clay Masonry, flints, clinker fragments	-0.05
							-0.10
							-0.15
							-0.20
							-0.25
							-0.30
							-0.35
							-0.40
							-0.45
							-0.50
						Brown gravelly CLAY	-0.55
							-0.60
							-0.65
							-0.70
							-0.75
							-0.80
							-0.85

☒ **Water strike**

Remarks: Groundwater not noted during excavations. No visual or olfactory evidence of contamination noted.
 Key: C - Contamination sample W - Water sample P - PID test

3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young



Appendix E – Borehole Photographs

BH 1



3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young

BH 2



3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young

BH 3



3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young

BH 4



3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young

BH 5



3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young

BH 6



3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young

BH 7



3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young

BH 8



3236-P2E-1: Ashwell Road, Bygrave, Baldock
Richard Young