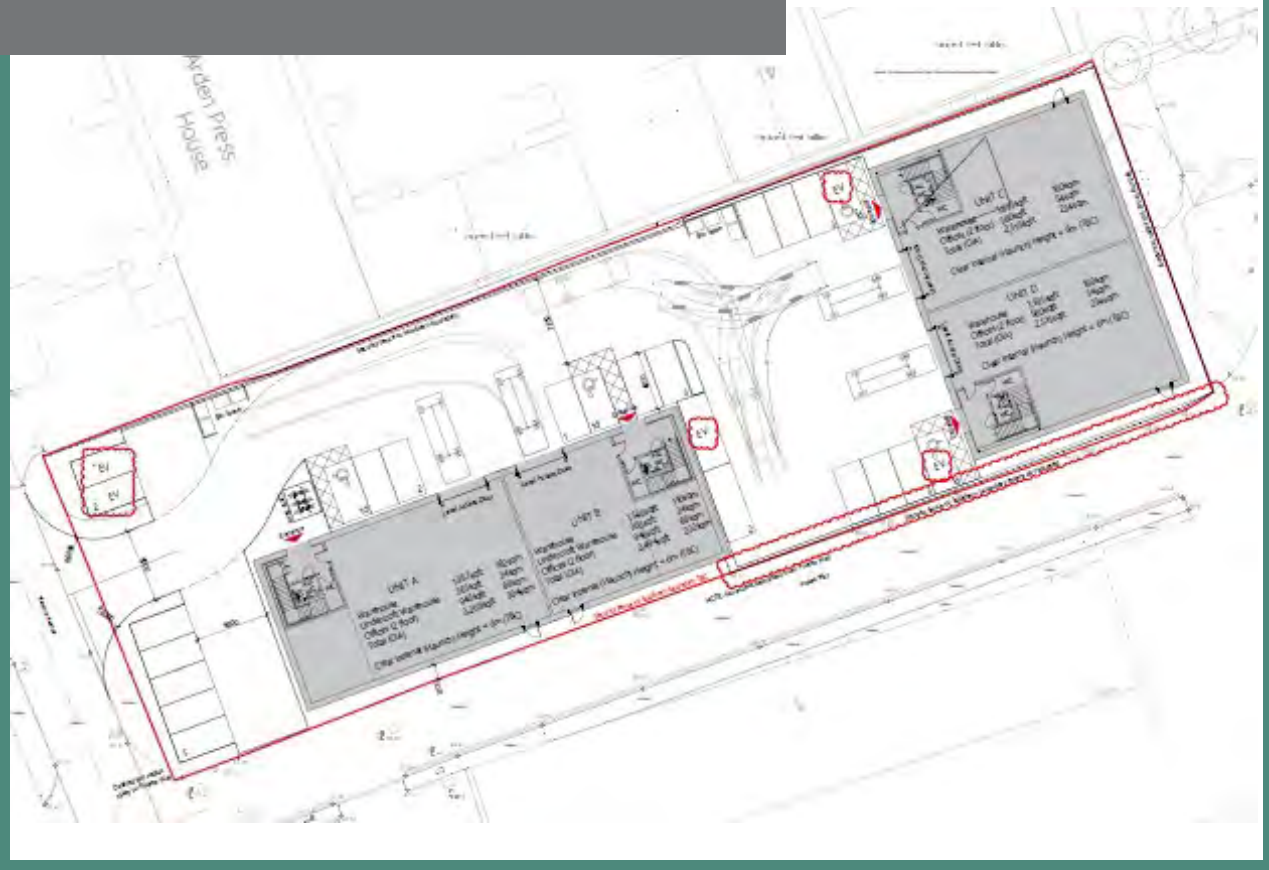


Transport, Environment & Design

Pixmore Avenue, Letchworth Garden City Remediation Strategy

November 2025



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Revision Schedule

Revision	Author	Description	Date
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1. Introduction

1.1 Commission

- 1.1.1 Horizon Consulting Engineers Ltd was commissioned by Wedgwood Groundworks Ltd (Wedgewood or the Client) to prepare a Remediation Strategy Report for Land at Pixmore Avenue, Letchworth Garden City, Hertfordshire, SG6 1LJ. The Ordnance Survey National Grid Reference for the approximate centre of the Site is 522600E, 232870N.
- 1.1.2 This Remediation Strategy Report summarises the results of previous intrusive ground investigation works undertaken at the Site, presents interpretation of geoenvironmental findings plus recommendations for remediation works to be undertaken.

1.2 Background

- 1.2.1 The Site for the purposes of this report comprises a roughly rectangular parcel of land located in the town of Letchworth Garden City. It is proposed to be redevelop the Site for commercial/industrial purposes; drawings from the Planning Permission are included in **Appendix A**.
- 1.2.2 Several phases of ground investigation have been undertaken at the Site; these are consolidated in GEA's March 2025 report¹ which is based on data generally obtained in 2000 plus refers to earlier phases of investigation in 2003 and 2016. GEA's report was originally issued in 2020 and updated in 2025 when proposals for the Site changed to a commercial / industrial land use as opposed to an assisted living apartment.
- 1.2.3 Chemical testing of soils identified elevated concentrations of contaminants, in particular
- 1.2.4 This remediation strategy, developed with reference to guidance published by the Environment Agency², has been prepared to address the Relevant Contaminant Linkages (RCLs) associated with the identified contamination. It is intended that this report be submitted to North Hertfordshire District Council to allow discharge of Condition 8 of the Planning Permission (Ref: 25/00279/FP).

1.3 Aims and Objectives

- 1.3.1 This remediation strategy looks to develop a scope of works that is scientifically defensible, sustainable and cost-effective whilst meeting Regulator requirements. In view of the above, the purposes of this report are as follows:
- (i) characterise the Site including summarising existing conditions at the Site based on publicly available data and previous reports;
 - (ii) evaluate potential remediation options, taking into account Client requirements plus management and physical constraints associated with the Site;
 - (iii) detail the proposed works (i.e., remedial actions) intended to address the identified RCLs including verification requirements; and
 - (iv) set out the verification plan (i.e., information required to be collated and reported to demonstrate that remediation was implemented successfully).

¹ Geo-Environmental Services Ltd (31 March 2025) Ground Appraisal Report. Pixmore Avenue, Letchworth, Hertfordshire. Ref: GE18750/GARv2/MAR25

² <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm/lcrm-stage-3-remediation-and-verification> [Accessed 16 October 2025]

1.4 Data Sources

- 1.4.1 Horizon has been provided with information by the Client for use in the preparation of this report in addition to reports and plans obtained from North Hertfordshire District Council's Planning Portal:
- Geo-Environmental Services Limited (31 March 2025) Ground Appraisal Report¹.
 - Smith Jenkins Limited (January 2025) Planning Statement³.
 - Smith Jenkins Limited (January 2025) EHO Comments Note⁴.
 - Site walkover photographs (Wedgewood, October 2025).

1.5 Methodology

- 1.5.1 The approach, scope and methodology of this Remediation Strategy have been developed and conducted in general accordance with Client requirements and UK guidance and standards including documents published by the Environment Agency, DEFRA, British Standards Institute (BSI), Construction Industry Research and Information Association (CIRIA) and Contaminated Land: Applications in Real Environments (CL: AIRE).
- 1.5.2 In the event that significant residual uncertainties are identified, these are presented at the end of the report, along with recommendations to investigate these where appropriate.

1.6 Competent Person

- 1.6.1 UK Government guidance on Land Contamination Risk Management advises that a remediation strategy should be developed by a competent person with training, knowledge and experience in remediation. This report has been prepared by Alex Large of Horizon Consulting Engineers who meets this requirement. Alex is a Specialist in Land Condition (SiLC) and Suitably Qualified Person (SQP) under the National Quality Mark Scheme for Land Contamination Management.

³ Smith Jenkins Limited (January 2025) Planning Statement. Erection of New Commercial Buildings (Flexible B2 and B8) with Access, Parking, Landscaping and Associated Works. Land at Pixmore Avenue, Letchworth Garden City, Hertfordshire. Ref: 556
⁴ Smith Jenkins Limited (31 March 2025) Land at Corner of Protea Way and Pixmore Avenue, Letchworth – Environmental Health Response. Ref: 556

2. Existing Conditions

- 2.1.1 Data on the existing conditions at the Site has been summarised based on the GEA March 2025 report¹ and the Planning Statement³ plus inspection of publicly available information. A Site walkover survey was not part of Horizon's remit. Reference should be made to GEA's report¹ for full details of the Site setting.

2.2 Location

- 2.2.1 The approximately 0.26 Ha Site is broadly rectangular in shape, located at the corner of Protea Way within Letchworth Garden City. A Site Location Plan, reproduced from the Planning Application, is included in **Appendix A**.

2.3 Site Description

- 2.3.1 At the time of GEA's May 2000 investigation works the Site comprised a vacant plot of scrub type land which was overgrown with vegetation. A mound of material described as building rubble was located in the central-eastern portion of the Site, with foundations of an old building located in the centre of the western boundary. A pile of solid tarmacadam was observed in the south-west corner of the Site, with some fly tipping in the southern and eastern portions of the Site.
- 2.3.2 More recent photographs taken by Wedgewood in October 2025 are included in **Appendix B**. The Site appears more overgrown since the time of the investigation, however no significant changes are noted.

2.4 Site History

- 2.4.1 Historical mapping showing the Site and surrounding area is appended to GEA's 2025 report. The Site was shown to be open space up to and including the 1901 mapping. By 1922 the Site had been developed for industrial use (photographic material works). The building on site was extended in circa 1938 but was no longer evident on mapping from circa 2016.

2.5 Geology

- 2.5.1 The ground conditions encountered beneath the Site comprised a layer of Made Ground over stiff clays of the Lowestoft Formation. The White Chalk Subgroup (Holywell Nodular Chalk Formation and New Pit Chalk Formation) is present at depth.
- 2.5.2 A generalised summary is provided in **Table 2-1** below.

Top (m bgl)	Base (m bgl)	Geology	Location
0.0	0.4 – 1.10	MADE GROUND: Dark brown to black SAND with varying proportions of brick fragments, tarmacadam, concrete rubble, plastic, black staining, black charred material and rootlets; black charred material; crushed concrete, brick, clay.	All
0.40 – 1.10	3.9 – 8.70	LOWESTOFT FORMATION: Stiff to very stiff brown, orangish brown and bluish grey mottled CLAY with varying proportions of sand, gravel (chalk, flint and some sandstone), orange staining and reddish orange staining, rootlets and rotting rootlets; Firm slightly fissured brown/grey/green CLAY with varying proportions of rock chalk.	All
8.7	20.45	WHITE CHALK SUBGROUP: Recovered as white structureless highly weathered CHALK with flints.	BH01
Horizon Note: A plan showing exploratory hole locations, reproduced from GES's report ¹ , is included as Appendix C .			

Table 2-1: Summary of Ground Conditions [Table Reproduced from GEA Report]

2.6 Hydrogeology

- 2.6.1 The clays of the Lowestoft Formation are classified as a Secondary Aquifer (Undifferentiated). Secondary (Undifferentiated) aquifers have variable permeability and storage properties resulting in minor resource value. The underlying Chalk is classified as a Principal Aquifer.
- 2.6.2 The Site is located in an outer groundwater source protection zone, as classified by the Environment Agency. This is considered to apply to the Chalk as opposed to the overlying Lowestoft Formation.
- 2.6.3 Three licensed groundwater abstractions were identified within a 1 km radius of the Site; these boreholes are all used for public water supply purposes located circa 711 m east of the Site.
- 2.6.4 Groundwater has been recorded during the previous phase of investigation in boreholes targeting shallow deposits however it is not continuous and is considered to represent localised perched water.

2.7 Hydrology & Flooding

- 2.7.1 The Planning Statement³ states that the Site is “*within Flood Zone 1 on the Environment Agency's 'Flood Map for Planning Risk' which confirms that the land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding. The site is identified as having a very low to low risk of surface water flooding on the Environment Agency's maps.*”
- 2.7.2 The nearest surface water feature (Pix Brook) is located approximately 430 m west of the Site.
- 2.7.3 There are no licensed surface water abstractions within a 250 km radius of the Site.

2.8 Sensitive Land Uses

- 2.8.1 Two sensitive land uses were identified within a 1 km radius of the Site, namely:
- Norton Common Local Nature Reserve (633 m north-west); and
 - Area of Adopted Green Belt (718 m east).

2.9 Natural Soil Chemistry

- 2.9.1 Horizon has inspected background soil chemistry data presented in the Envirocheck report (Appendix A of GEA's report¹). In summary, elevated concentrations of naturally occurring contaminants (metals) are not expected beneath the Site.

2.9.2 The Lowestoft Formation underlying the Site is noted as having the potential to have elevated sulphate concentrations⁵.

2.9.3 The Site is in a lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level).

2.10 Regulatory Correspondence

2.10.1 The Environmental Health Officer was consulted during the Planning Process subsequent to which conditions related to contaminated land were included on the Planning Permission.

2.11 Environmental Permit Register

2.11.1 A review of the Environment Agency Public Register did not identify any registered exemptions or permits at the Site.

⁵ BRE (2005) Concrete in Aggressive Ground. SD1.

3. Contamination Assessment

3.1 General Rationale

3.1.1 The contaminant linkage concept relies on the identification of a potential contaminant (source) in, on or under the land at a concentration likely to have the potential to cause harm and also the likely presence of a receptor, which may suffer harm, and a pathway by which the receptor may be exposed to the contaminant. Where all three may be present, a RCL can be identified. Identified RCLs, in culmination, are used to develop a conceptual model (CM).

3.1.2 Consistent with DEFRA guidance⁶:

- “A “contaminant” is a substance which is in, on or under the land and which has the potential to cause significant harm to a relevant receptor, or to cause significant pollution of controlled waters;
- A “receptor” is something that could be adversely affected by a contaminant, for example a person, an organism, an ecosystem, property, or controlled waters; and
- A “pathway” is a route by which a receptor is or might be affected by a contaminant.”

3.1.3 In order to focus the assessment **Table 3-1** looks to identify receptors with the potential to be adversely affected by exposure to contamination based on the Site setting and proposed redevelopment:

Receptor	On-Site	Off-Site	Rationale
Humans	Yes	Yes	The Site is being redeveloped for commercial/industrial purposes. Human receptors, principally on-Site workers, will be the principal on-Site receptor. The nearest residential properties are located approximately 60 m to the south-west of the Site. Given the Site is to be predominantly covered with hardstanding, thereby eliminating the potential for contaminant migration by windblown dust or soil, the principal risks to off-Site receptors are considered to be associated with dissolved phase contaminants or vapour phase contaminants migrating in the subsurface.
Ecological systems	No	No	There are no environmentally sensitive sites of a type listed in Table 1 of DEFRA guidance ⁶ within a 1 km radius of the Site.
Property (e.g., crops/livestock)	No	No	The Site is to be redeveloped for commercial / industrial land-use. Agricultural land uses are not present in the vicinity of the Site.
Property (e.g., buildings/services)	Yes	Yes	New services will be introduced beneath the Site as part of the proposed development. Off-site services are present in adjacent roads.
Property (domestically grown produce)	No	Yes	The Site is not to be utilised for growing of domestic produce, however there is the potential for growing domestic produce in nearby residential properties.
Controlled waters (groundwater)	Yes	Yes	The overlying Lowestoft Clay is classified as a Secondary (Undifferentiated) aquifer. However the underlying Chalk is classified a Principal Aquifer and is of high resource value.
Controlled waters (surface water)	No	No	No surface water features are present on-Site or the immediate vicinity of the Site.

Table 3-1: Rationale for Including Potential Receptors in Risk Assessment

⁶ DEFRA (2012) Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance

3.2 Risks to Human Health (Soil Contamination)

- 3.2.1 Elevated concentrations of polycyclic aromatic hydrocarbons (PAHs) and asbestos were recorded in Made Ground soils by GEA during both the 2016 and 2025 phases of investigation. In addition, GEA reported silver concentrations above Normal Background Concentrations.
- 3.2.2 Concentrations of PAH constituents were detected in 1No. sample from the 2016 investigation and 2No. samples (boreholes WS01 and WS04) from the 2020 investigation. A plan showing the 2020 exploratory hole locations is reproduced in **Appendix C**. The principal risk from PAHs on a commercial / industrial setting is via ingestion of contaminated soil and dust, with dermal contact representing a secondary exposure pathway. The inhalation of vapour pathway is generally very low to negligible for most PAH constituents apart from naphthalene (which was not detected at elevated concentrations in the investigation works undertaken).
- 3.2.3 Asbestos in the form of chrysotile was detected in 2No. samples from the 2016 investigation and 1No sample from the 2025 investigation. Quantification of the positive detection from 2025 reported a concentration below the laboratory reporting limit (<0.001%); asbestos quantification was not undertaken on the samples in 2016.
- 3.2.4 Asbestos is only considered to be a risk to human health if there is the potential for fibres to become airborne and inhaled. This principal underlies the management of asbestos containing materials in buildings and also the sustainable management of elevated concentrations of asbestos fibres in soils.
- 3.2.5 As shown in **Appendix A**, the Site is to be predominantly capped with hardstanding as part of the proposed redevelopment. This will limit the potential for asbestos fibres to become airborne, plus the potential for dermal contact / ingestion of contaminated soils, thereby mitigating any long-term risks to human health.

3.3 Risks to Human Health (Ground Gas)

- 3.3.1 Site specific measurements of ground gas were not recorded as part of the 2020 ground investigation; 2No. rounds of monitoring were undertaken in 2016. The 2016 monitoring did not record gas flows within the boreholes and methane was below the instrument detection limit. Low concentrations of carbon dioxide were reported.
- 3.3.2 On the basis a source of ground gas was not identified during the investigation and given the cohesive nature of the soils underlying the Site the risk associated with ground gas is considered to be low.

3.4 Risks to Controlled Waters (Groundwater)

- 3.4.1 Given the cohesive nature and thickness of the Lowestoft Formation, the risk of leaching of mobile contaminants downwards to the underlying Principal Aquifer is considered to be low.
- 3.4.2 Should piling be proposed at the Site there is the potential for creation of a preferential pathway in which case the risk would need to be re-evaluated.

3.5 Risks to Buildings & Structures (Water Supply Pipes)

- 3.5.1 A potential risk to water supply pipes was identified in GEA's report¹ based on elevated concentrations of mineral oil in Made Ground samples.

- 3.5.2 A sulphate design class of DS-2/AC-1s was recommended by GEA taking into account worst case data obtained a previous phases of investigation.

3.6 Risks to Vegetation & Plants

- 3.6.1 Phytotoxic contaminants, such as copper, nickel and zinc along with the presence of anthropogenic material such as brick and concrete can negatively impact plant growth. Elevated concentrations of copper were identified in 2No. Made Ground soil samples (exploratory hole WS02 at 0.2 m and WS05 at 0.2 m) during the 2020 investigation.

4. Remedial Objectives & Approach

4.1 Remedial Objectives

4.1.1 The development of a remediation strategy requires careful integration between the objective (i.e., the overall goal), the approach (i.e., the manner in which the objective is to be achieved) and the selected technologies (i.e., the specific components of the approach).

4.1.2 A remediation strategy is required for the Site that meets the National Planning Policy Framework (NPPF) requirements⁷ whilst also being reasonable, cost-effective, protective of Site users and off-site receptors and sustainable. The principal objectives are considered to be as follows:

- Remediation of potentially significant RCLs; and
- Preparation of the Site to enable the proposed new land-use.

4.2 Potentially Significant RCLs

4.2.1 Based on Horizon's review of the CSM, the following RCLs were identified which require further assessment and/or remedial works:

No.	Source	Hazard	Pathway	Receptor
RCL1	Contaminants in Made Ground Soils (PAHs, Asbestos Fibres)	Degradation of water quality	Migration (leaching) through vadose zone.	Controlled waters (Chalk Principal Aquifer)
RCL2		Health effects	Direct contact, ingestion and inhalation.	Humans (on-Site)
RCL3	Contaminants in Made Ground Soils (All)	Degradation of water quality	Migration via preferential pathway (e.g. associated with pile construction).	Controlled waters (Chalk Principal Aquifer)
RCL4	Contaminants in Made Ground Soils (Copper)	Phytotoxic Contaminants	Direct contact	Vegetation & Plants
RCL5	Hydrocarbon Contamination (Made Ground Soils)	Degradation of Water Supply Pipes	Direct contact.	Water supply pipes
RCL6	Naturally Occurring Contaminants	Concrete attack	Direct contact.	Building foundations.

Table 4-1: Potentially Significant RCLs

4.3 Risks to Construction Workers

4.3.1 Risks to construction workers (e.g., associated with undertaking remediation and/or construction works at the Site) have not been considered as part of the remediation strategy. Whilst construction workers may be exposed to contamination through direct contact, ingestion and inhalation pathways, any potential risks are to be managed and mitigated through the activity specific health and safety plan, risk assessment and associated methods of work.

⁷ Ministry of Housing, Communities & Local Government (December 2024) National Planning Policy Framework

4.4 Remediation Approach

- 4.4.1 The UK contaminated land regime and associated guidance documents set out a risk-based framework of the assessment and remediation of contaminated sites. A source-pathway-receptor linkage is required to exist in order for a risk to be present. This means that there has to be a contaminant present, a receptor that could be harmed by this contaminant, and a pathway linking the two.
- 4.4.2 According to these principles, mitigation of the identified RCLs may either look to address the source (e.g., removal or treatment), break the linkage between the source and the receptor or protect the receptor (i.e., through control of future development).
- 4.4.3 The choice between each of the above is dependent on a number of factors including technical feasibility, wider environmental impact & sustainability, acceptability by regulators, acceptability by other stakeholders and financial cost.
- 4.4.4 In the context of the remedial objective the remedial technologies considered for the redevelopment have focussed on addressing the source and breaking the linkage between the source and receptor.

4.5 Constraints

- 4.5.1 Constraints that should be considered when evaluating remediation options include meeting the requirements of the Regulators, the nature and extent of any contamination present, the proposed use of the Site plus timescales. Key observations in relation to the Site are noted below:
- **Area.** Given the size of the Site (approximately 0.26 Ha), the footprint required to implement remediation works is not likely to act as a significant constraint.
 - **Setting.** The Site is located in a predominantly urban setting, however land used for agricultural purposes is located to the south-east and the River Parrett is located immediately to the north.
 - **Topography.** The Site is relatively flat and low lying with ground elevations circa 86.0 m AOD. Site levels are not proposed to change significantly as part of the redevelopment
 - **Future Use.** The Site is being redeveloped as per the approved planning application (see **Appendix A**). The majority of the Site is to be capped with hardstanding (e.g., buildings, access roads, car parking) with small areas of landscaping.
 - **Timescale.** It is assumed that time is an important factor. There is a desire to complete the remediation works on-Site as part of the construction activities (i.e., the programme does not allow for an extended period of remediation works to take place).
 - **Below Ground Infrastructure.** Building foundations associated with the historical structures may be present at the Site.
 - **Statutory Constraints.** Permits / licenses associated with any on-Site remedial works may be required.
 - **Ground Conditions.** The majority of impacts were associated with shallow Made Ground.
 - **Available Plant & Technology.** The Client has plant (e.g., excavators) and internal capability to undertake traditional earthwork-related remediation activities. More specialist technologies (e.g., in-situ treatment) would require a specialist contractor to be appointed.

4.6 Options Appraisal

- 4.6.1 Although UK Government Guidance on Land Contamination Risk Management⁸ recommends a three-step approach to (i) identify feasible remediation options; (ii) do a detailed evaluation of options; and (iii) select the final remediation option this is not considered warranted in this instance. The nature of the development (e.g., covering the majority of the Site with hardstanding) will mitigate the majority of the potential risks complemented with minor additional works to address sources / breaking linkages between sources and the receptor. Future end-user protection is not considered applicable at the Site.

⁸ <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm/lcrm-stage-2-options-appraisal> [Accessed 16 October 2025]

5. Remediation Strategy

5.1 Remedial Measures Proposed

5.1.1 Based on the approved redevelopment of the Site for commercial / industrial purposes the following remedial measures are proposed (additional details are presented in the following Sections):

- Installation of hardstanding and/or capping layer to mitigate risks to human health from direct contact, ingestion and (with regards to asbestos fibres) inhalation pathways;
- Installation of barrier water supply pipe (if pipes laid in existing Made Ground); and
- Use of appropriate class concrete to mitigate against sulphate attack.

5.1.2 The approach set out above is considered to be a reasonable and sustainable approach. Agreement should be sought in advance from the Regulators as to the proposed remediation strategy and scope of verification works.

5.2 Soft Landscaping Areas

5.2.1 Only minimal areas of soft landscaping are currently proposed (see proposed development plans in **Appendix A**). In areas of soft landscaping a capping layer comprising the following should be included:

- 150 mm of uncontaminated topsoil overlying 300 mm of uncontaminated subsoil; and
- either a granular capillary break layer (100 mm hardcore) and/or a suitable geotextile membrane.

5.3 Concrete

5.3.1 An appropriate design sulphate class for buried concrete should be selected based on the recommendations in BRE SD1⁵. The available data reviewed by GEA (data from 2016 not available to Horizon) indicates that a minimum concrete design class of DS2-AC1s should be utilised.

5.4 Foundation Works Risk Assessment

5.4.1 An appropriate design sulphate class for buried concrete should be selected based on the recommendations in BRE SD1⁵. The available data reviewed by GEA (data from 2016 not available to Horizon) indicates that a minimum concrete design class of DS2-AC1s should be utilised.

5.5 Material Management

5.5.1 The re-use of excavated soils and/or foundation arisings on-Site is being tracked and managed via a Materials Management Plan (MMP) developed with reference to the CL:AIRE Development Industry Code of Practice (DOWCOP)⁹.

5.5.2 Any waste disposed off-Site must be carried by a suitably licensed haulier to a permitted waste facility. Copies of all waste transfer notes to be retained for inclusion in the verification report.

⁹ CL:AIRE (2011) The Definition of Waste: Development Industry Code of Practice.

5.6 Health, Safety & Environmental Management

- 5.6.1 Although asbestos fibres were only detected in three soil sample, given the nature and age of the Made Ground there may be additional ACM present with the potential for respirable asbestos fibres to become airborne during any activities where the ACM is disturbed. The protection of workers from exposure to asbestos from work activities is regulated by the Control of Asbestos Regulations¹⁰. Measures should be taken to minimise risks to both construction workers and off-site receptors. The works being undertaken are considered to be non-licensable.
- 5.6.2 The Principal Contractor's health and safety plan and method statement should identify the risks from asbestos and control measures to be implemented. Effective dust suppression measures should be available at all times (e.g., ability to damp down exposed surfaces) and implemented on an as required basis until such time as groundworks are completed. In addition, all vehicles leaving the Site should be inspected and if required pass through a wheel wash or jet wash to prevent material being tracked off-Site.
- 5.6.3 From a personal safety perspective, all groundworkers should be aware of the unexpected finds protocol with appropriate PPE including disposable hand protection, disposable overalls and respiratory protection available in the event on of an unexpected find. Groundworkers should have undertaken asbestos awareness training in the event that any potential ACM is uncovered in unexpected areas.
- 5.6.4 During remediation works potential health, safety and environmental risks to construction workers, users of neighbouring residential properties and off-site environmental receptors are considered to be low to medium. Plant, chemicals and materials should be stored, managed and used in accordance with Environment Agency guidelines and best practice to mitigate against any potential risks. This includes, but is not limited to:
- Storage of chemicals in designated locations with specific measures to prevent leakage and release of their contents;
 - On-site provisions to contain a serious spill or leak through the use of booms, bunding and absorbent material;
 - Water spraying exposed soils, sheeting of outdoor skips and sheeting of waste vehicles, amongst others to mitigate air borne dust; and
 - Washing down and cleaning equipment in a designated area.
- 5.6.5 In addition, construction workers should use appropriate personal protective equipment during works.

5.7 Unexpected Finds

- 5.7.1 Based on the history of the Site unexpected finds may be encountered during remediation and construction works. Should any unknown materials be encountered on the basis of visual or olfactory observations the following process should be implemented:
- Work should cease in that area and the Site manager and Client be informed directly. If necessary, upon instruction from the Site manager and agreement from a suitably qualified geoenvironmental engineer, the area may be cordoned off or works undertaken to make the area temporarily safe (e.g., re-covering any exposed materials identified in soil during excavation works).

¹⁰ HSE (2012). Control of Asbestos Regulations.

- A suitably qualified geoenvironmental engineer should inspect the area to identify the chemical / condition that has been observed. Additional site and/or laboratory testing may be undertaken in order to inform a risk assessment and associated remedial strategy / waste classification.
- Agreement should be sorted in advance from the regulators as to any changes to the remedial strategy and scope of verification works.

5.8 Verification Plan

5.8.1 A verification report is to be produced upon completion of the remedial works, providing an audit trail of the works implemented to support discharge of any contamination-related planning condition and to show that remedial works have met the design objectives. For this project the verification plan requires data including the following to be prepared / recorded / documented:

- As built plans showing areas of areas of soil excavation.
- Photographs showing all remediation works (e.g., extent of soil excavation, placement of hardstanding).
- Laboratory testing certificates including results of any validation soil sampling.
- Appropriate site plans showing movement of materials on-Site.
- Tracking system recording the quantity and nature of materials transferred off-Site including copies of waste transfer notes.
- Copies of all testing data on imported materials to demonstrate material suitability.
- Details of materials used on-Site (e.g., water supply pipes).
- Inspection records (e.g., capping layers, gas protection measures). Capping layer inspections to be undertaken with reference to Yorkshire and Lincolnshire Pollution Advisory Group Guidance¹¹.
- Records of visual inspections including photographs.

¹¹ Yorkshire and Lincolnshire Pollution Advisory Group (October 2016) Verification Requirements for Cover Systems. Technical Guidance for Developers, Landowners and Consultants. Version 3.3

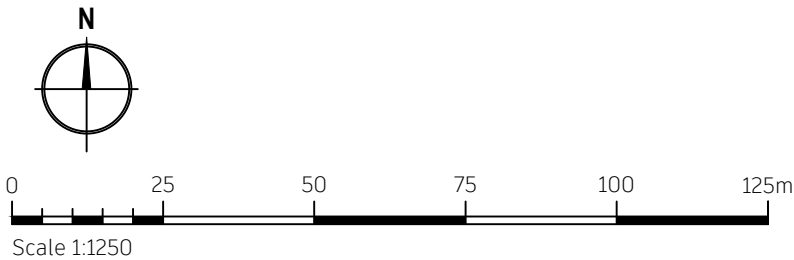
Appendix A

Proposed Development Plans

VACANT SITE, PIXMORE AVENUE, LETCHWORTH. SG6 1LH



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Ordnance Survey 0100031673



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08.11.24
Date/checked



WAYMAN
ARCHITECTS

Commercial units
ASHE Construction
Vacant Site, Pixmore Avenue, SG6 1LH.

Site Location Plan

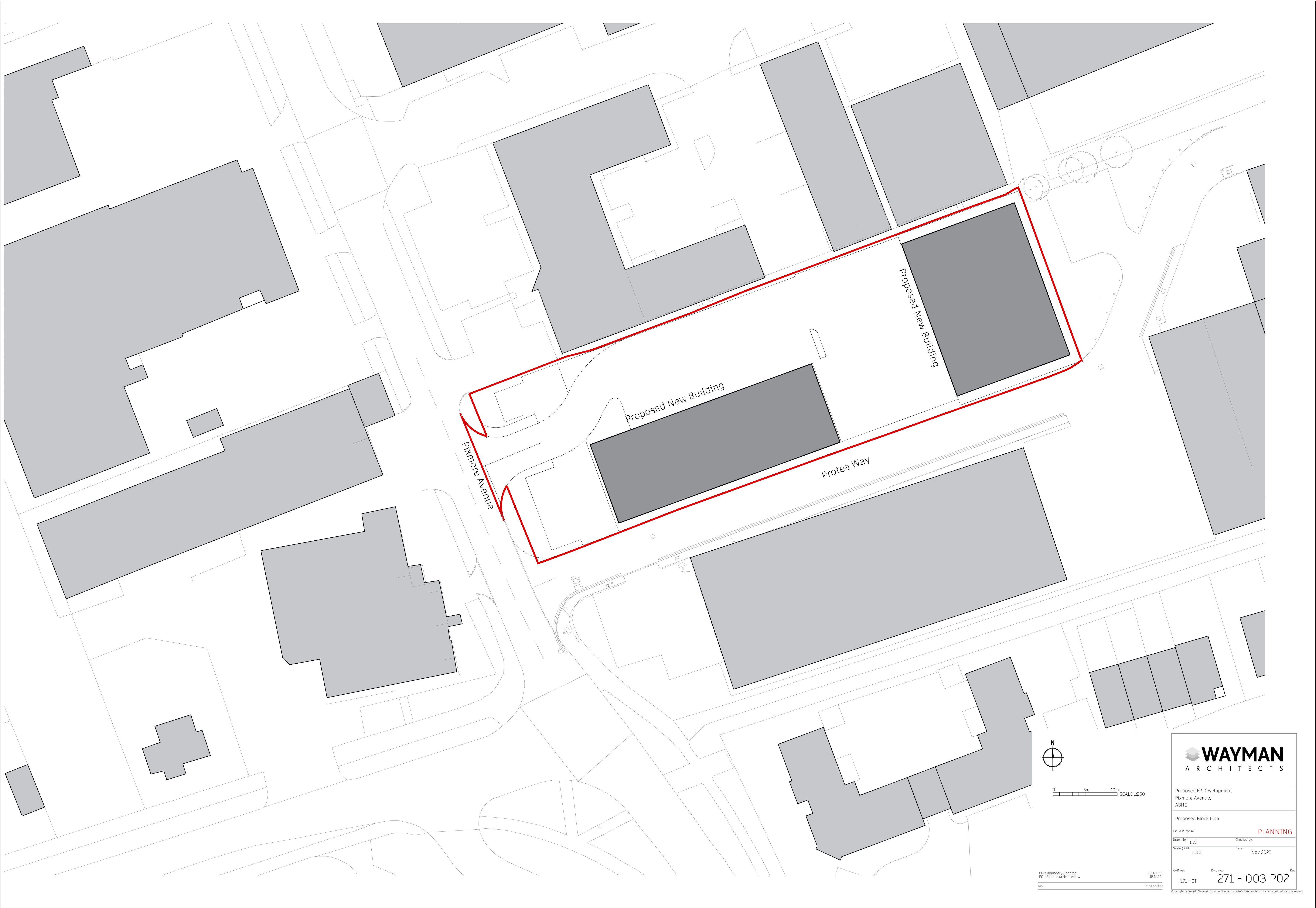
Issue Purpose: INFORMATION

Drawn by: CW Checked by:

Scale @ A4: 1:1250 Date: 2024

CAD ref: 271-001 Dwg no: 271 OS MAP01 Rev:

Copyright reserved. Dimensions to be checked on site/Discrepancies to be reported before proceeding.



WAYMAN
ARCHITECTS

Proposed B2 Development
Pixmore Avenue,
ASHE

Proposed Block Plan

Issue Purpose: **PLANNING**

Drawn by: CW

Checked by:

Scale @ A1:
1:250

Date:

Nov 2023

CAD ref:

Dwg no:

Rev:

271 - 01

271 - 003 P02

P02: Boundary updated
P01: First issue for review.

23.01.25
15.11.24

Rev: _____ Date/Checked: _____

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Works



WAYMAN
ARCHITECTS

Proposed B2 Development
Pixmore Avenue,
ASHE

Proposed Roof Plans

Issue Purpose: **PLANNIG**

Drawn by: CW

Checked by:

Scale @ A1:
1:200

Date:
Nov 2023

CAD ref:

Dwg no:

Rev:

271 - 01

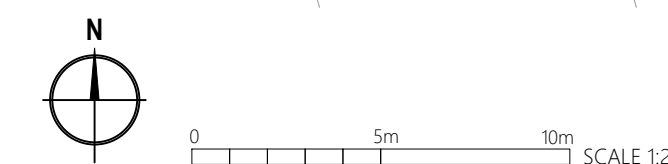
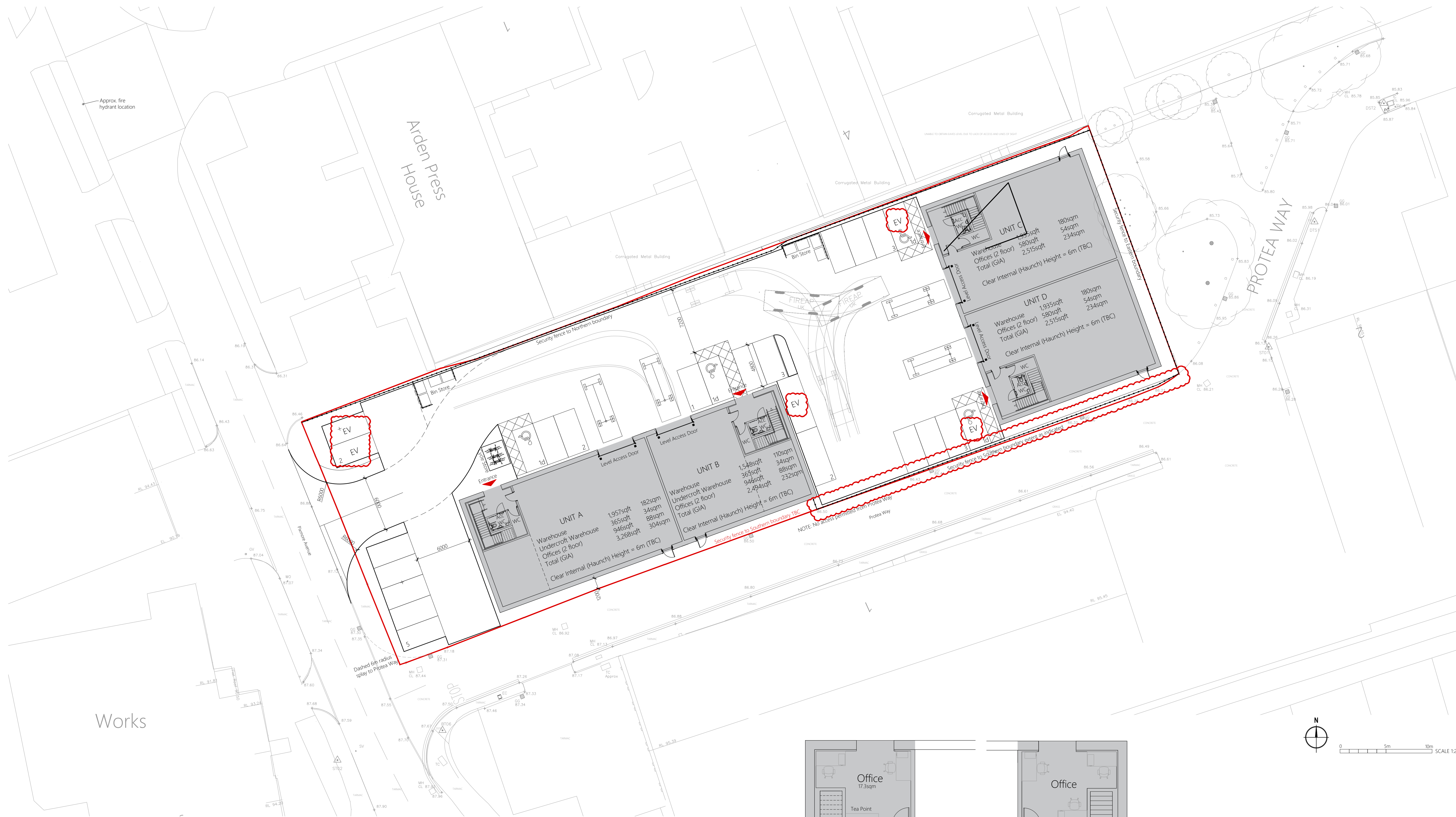
271 - 016 P03

P03: Solar arrays stated as indicative only.
P02: Building locations updated.
P01: First issue for review.

31.10.24
17.10.24
11.10.24

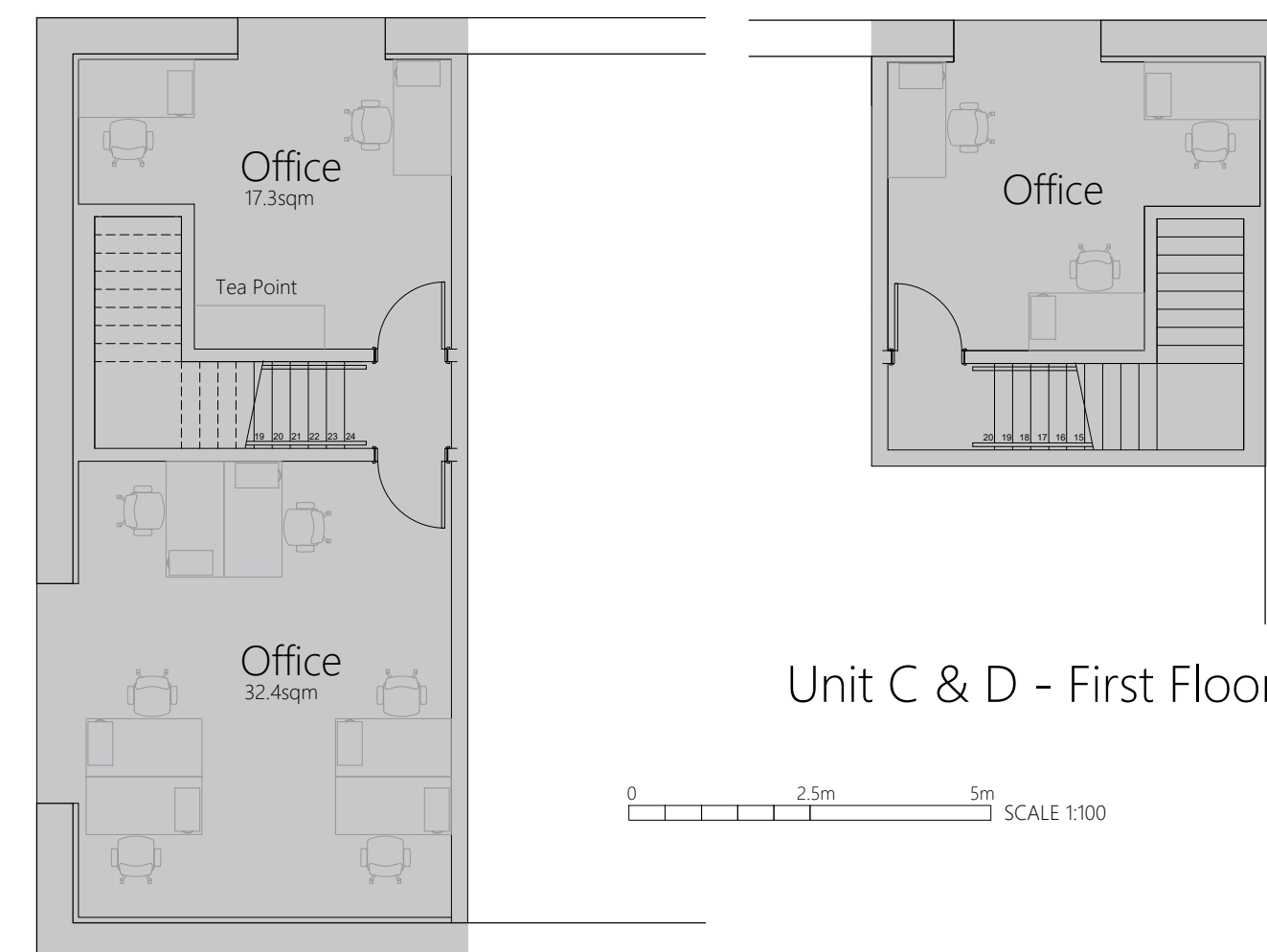
Rev: Date/Checked

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NOTES:

- Scheme based on B2 use class
- Vehicle tracking by others. Scheme based on large van access, circa 7m long.
- Legal boundary position TBC.
- PV panel requirements TBC.
- Electric vehicle charging points to be PAS 1899:2022 compliant. No. of elec charging points advised as 10% active by planning consultant.
- EV = Active Electric Vehicle charging bay
- Further detail required of specifics of right of way through site TBC.
- Extent of boundary conditions (external wall fire resistance requirements) to each elevation TBC.
- Lorry/van parking provision TBC.



Unit C & D - First Floor Layout

Unit A & B(mirrored) - First Floor Layout

Rev: EV bays & southern boundary fence added.
Rev: Trailing Bay added as requested.
P04: Amended following client & commercial agent comments.
P03: Amended following Commercial agents input.
P02: Amended following client comments.
P01: First issue for review.

Date/Checked

WAYMAN
ARCHITECTS

Proposed B2 Development
Pixmore Avenue,
ASHE

Feasibility Layout - OPTION 1

Issue Purpose: Feasibility

Drawn by: CS Checked by:

Scale @ A1: 1:200 & 1:100 Date: Nov 2023

CAD ref: 271 - 01 Dwg no: 271 - 001 P06

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Appendix B

Photosheet

Photo Sheet 01

Project Reference: HCE1473

Project Title: Pixmore Avenue, Letchworth Garden City



Photograph 01: View of Site, October 2025. Photograph Provided by Wedgewood Groundworks



Photograph 02: View of Site, October 2025. Photograph Provided by Wedgewood Groundworks

Photo Sheet 02

Project Reference: HCE1473

Project Title: Pixmore Avenue, Letchworth Garden City



Photograph 03: View of Site, October 2025. Photograph Provided by Wedgewood Groundworks



Photograph 04: View of Site, October 2025. Photograph Provided by Wedgewood Groundworks

Photo Sheet 03

Project Reference: HCE1473

Project Title: Pixmore Avenue, Letchworth Garden City



Photograph 05: View of Site, October 2025. Photograph Provided by Wedgewood Groundworks



Photograph 06: View of Site, October 2025. Photograph Provided by Wedgewood Groundworks

Photo Sheet 04

Project Reference: HCE1473

Project Title: Pixmore Avenue, Letchworth Garden City



Photograph 07: View of Site, October 2025. Photograph Provided by Wedgewood Groundworks



Photograph 08: View of Site, October 2025. Photograph Provided by Wedgewood Groundworks

Appendix C

Exploratory Hole Plan

[Reproduced from GEA Report]



Project:	Pixmore Avenue, Letchworth			Title	Exploratory Hole Location Plan	
Client:	Ashe Construction			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net	 Geo-Environmental	
Ref No:	GE18750	Revision:	0			
Drawn:	SA	Date:	30/06/2020			
Figure:	3	Scale:	NTS			

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