

GROUND INVESTIGATION REPORT



FOR LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE

Report No. 5499

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Report on	Ground Investigation	
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- 5 ENVIROCHECK REPORT

GROUND INVESTIGATION REPORT FOR LAND OFF
COATE ROAD, DEVIZES, WILTSHIRE SN10 2DQ
PREPARED FOR ROBERT HITCHINS LIMITED

1 INTRODUCTION

- 1.1** The above site is being considered for development. A ground investigation was requested to ascertain the ground conditions for appropriate foundation and ground floor slab design along with soakaway drainage feasibility. A preliminary quantitative contamination risk assessment with regard to potential impacts to human health and/or controlled waters has also been undertaken.
- 1.2** The geotechnical investigation has been carried out in general accordance with Eurocode 7 'Geotechnical Design', in particular BS EN 1997-1:2004 and 1997-2:2007 and BS EN ISO 14688-1:2002 and 14688-2:2004. The proposed development is considered to fall into the Geotechnical Category 2 classification, thus routine field and laboratory testing methods have been adopted. Reference has also been made to BS5930:2015 Code of Practice for Ground Investigations, and National House Building Council (NHBC) Standards Chapter 4.2 – 'Building Near Trees'.
- 1.3** The Geo-environmental assessment comprising Phase 1 desk study followed by Phase 2 testing and quantitative contamination risk assessment has been carried out in accordance with BS10175:2011 "Code of Practice for the Investigation of Potentially Contaminated Sites" and Environment Agency (EA) document LCRM "Land Contamination Risk Management" (2020).
- 1.4** This report has been prepared in accordance with quotation reference Q25092, dated 26th March 2025 with written instruction confirmed on 27th March 2025 by Robert Hitchins Limited, to whom reliance on this report is presently restricted.

2 SITE LOCATION AND DESCRIPTION

- 2.1** Centred on National Grid Reference 402116, 162105 the roughly rectangular 10ha site is located some 1.29km north east of Devizes town centre as shown on drawing 5499/1.
- 2.2** A walkover survey was undertaken on 11th April 2025 and a selection of representative photos is presented in Appendix 1, with their positions and orientations shown on existing site layout drawing 5499/2. This identified the site to comprise two agricultural fields and an intervening hedgerow lined lane/footpath that fronts onto Coate Road along its entire northern boundary and along Windsor Drive along its western boundary. The smaller northwestern field contains two single-storey farm buildings both with concrete floor, stone walls and corrugated roof (possible asbestos containing concrete). Buildings are now vacant and contain refuse left by kids. The larger field also contains a single farm building in its northwestern corner however this is now nothing more than a rusty steel frame hidden within the hedgerow. Beyond the site boundaries is a residential housing estate to the west, a development site to the north, whilst to the south is agricultural land and to the east is a girl guide hut. There are no trees located within the site, however a significant number of trees are present along field boundaries, as shown on existing site layout drawing 5498/2. Trees are provisionally thought to include oak, pussy willow, hawthorn and blackthorn.
- 2.3** Topographic mapping data derived from the Google Earth mapping suite indicates a site elevation of 132-141m above Ordnance Datum (AOD) with a general fall to the north in line with the immediate surrounding area.

3 DESK STUDY RESEARCHES

Recorded Geology

- 3.1** The geology of the site is shown on the 1:10,000 scale solid and drift version of British Geological Survey (BGS) SU 06 SW and online. This indicates it to be predominantly underlain by bedrock of the Upper Greensand Formation (UGS) together with the West Melbury Marly Chalk Formation (WMCK) below the extreme south. The UGS typically comprises fine grained, shelly and glauconitic, silty sand and sandstone, whilst the WMCK typically comprises buff, grey and off-white, soft, marly chalk and hard grey

limestone arranged in couplets. Mapping records the smaller of the two fields to be overlain by a superficial covering of Head (often encountered as a mixture of clay, silt, sand and/or gravel). There are no areas of mapped made ground or geological faulting shown either inside or within likely influencing distance of the site.

- 3.2** This Practice has previously undertaken intrusive investigation at a site 10m to the north. Those works proved 1.0-2.0m of superficial Head over initially loose, grey, locally clayey/very clayey, silty, fine to medium sand with rare shell fragments. Becoming medium dense to very dense with increasing depth with refusal occurring on probable strong, light grey, medium to coarse grained sandstone of the UGS. There are no BGS archive borehole records either on or within useable distance of the site.

Hydrogeology and Hydrology

- 3.3** The MAGIC website confirms that both the UGS and the WMCK classify as 'Principal' aquifers meaning that they comprise permeable strata with a predominantly high intergranular and/or fracture permeability likely to provide a high level of water storage. Such strata are potentially capable of supporting water supply and/or river base flow on a strategic scale. There are no EA-authorized groundwater abstraction points within potential influencing distance site (the nearest being some 838m to the northwest) and it does not lie within a groundwater Source Protection Zone (SPZ). The site surface comprises almost entirely of agricultural land so rainwater infiltration can be expected to be high, dependent on the natural permeability and prevailing weather conditions.
- 3.4** Based upon the above information the site is considered to be within an area of high sensitivity in terms of groundwater resources.
- 3.5** The site itself contains no ponds or watercourses and there are no obvious ponds or watercourses within potential influencing distance. The nearest surface water feature is the Kennet and Avon Canal circa 40m to the north at its closest point, although this feature is considered to be a 'closed system' and is therefore unlikely to be in hydraulic connectivity with any external perched or groundwater tables that may be present. The EA does not consider the site to be at risk of flooding from either rivers or seas. There are no surface water abstraction points within 1km.
- 3.6** Based upon the above information the site is considered to be within an area of low sensitivity in terms of controlled surface waters.

Site History

3.7 The history of the site has been deduced by inspection of historical Ordnance Survey maps dating back to 1886 (Appendix 5) together with historical aerial imagery provided as part of the online Google Earth mapping service, and a selection of relevant extracts is presented as drawing 5499/3. Any on and/or off-site points of interest that may affect or be affected by the proposed development have been summarised within Table 1 below.

TABLE 1: SUMMARY OF SITE HISTORY

Date (Source Map Scale)	On-Site	Off-Site	Potential Contaminants that may affect Site	Likelihood of Site Impact
1886 - 1901 (1:10,560 and 1:2,500)	Comprises two agricultural fields, plus intervening Gypsy Patch Lane and hedgerow. Southern corner of western field contains a well and a small farm building	N – Coate Road beyond which is an agricultural field and canal W/S/NE – agricultural fields E – Row of small buildings labelled “Clay Hole”. No evidence of any clay pit excavation though	None	Very Low / Negligible
1923 (1:10,560 and 1:2,500)	Farm buildings constructed in NW corner of larger field adjacent to Gypsy Patch Lane Larger field split in to four field parcels Farm buildings on northern boundary in eastern field parcel	No significant change	Toxic and phytotoxic metals	Very Low / Negligible
1950-1961 (1:10,560 & Historic Aerial mapping)	Farm buildings constructed at northern end of smaller field	270m W – Sand pit	As above plus pesticides	Very Low
1970-76 (1:10,000 & 1:2,500)	Farm buildings in NW corner of larger field redeveloped with single large barn New farm buildings constructed at southern end of smaller field. Well no longer shown Farm buildings on northern boundary in eastern field parcel no longer shown	E – Clay Hole buildings redeveloped with Coate Grove House 270m W – Sand pit shown as disused and partly infilled with a pond	As above	Very Low
1982 (1:10,000 & 1:2,500)	No significant change	270m W – Sand pit and pond no longer shown, area now recorded as a builders yard	As above	Very Low
1990	All but two of the farm buildings at northern end of	NE – farm buildings no longer shown	As above	Very Low

Date (Source Map Scale)	On-Site	Off-Site	Potential Contaminants that may affect Site	Likelihood of Site Impact
(1:2,500 + 1:10,000)	smaller field no longer shown Farm buildings at southern end of smaller field no longer shown Larger field combined back from four land parcels into one field			
1992-1995 (1:2,500 + 1:10,000)	No significant change	No significant change	As above	Very Low
1995 – present day (1:10,000 + Google Earth Aerial imagery)	No significant change	No significant change	As above	Very Low

- 3.8** Please note that Ordnance Survey plans only represent periodic snapshots in time, and do not provide a continuous record of previous site usage, there is therefore a risk that the site may contain buried remnant foundations of former buildings or waste products associated with unrecorded previous site usage, which may not be evident from the site walkover inspection and desk study researches.

Landfill Gas and Radon Gas

- 3.9** Consistent with the site history researches the EA landfill register shows no record of either active or historical landfills within potential influencing distance of the site. The nearest appears to be “Horton Road” historical landfill some 806m to the north-east.
- 3.10** Site history researches have indicated a small sand pit (and pond) some 270m to the west. The sand pit/pond was redeveloped with a builders yard by c1982 and by 1995 was redeveloped again with residential properties. Obviously the thickness and composition of any infill is unknown so we therefore have to assume that such infill comprised domestic waste. Despite this, given the anticipated age of such deposits (minimum 30 years) the EA would consider that a sufficient length of time has passed that the infill would by now no longer present a significant risk of generating methanogenic gases. Based on the foregoing, given the age and distance the risk of landfill type gases laterally migrating to ‘and posing a risk to’ any development within the current site of interest is considered negligible.

- 3.11** In terms of radon gas, Envirocheck and UK Health Security Agency records indicate <1% of existing homes in this area to be at or above the Action level, thus radon protection is unnecessary however it would be advisable to confirm this with the relevant Building Control Officer.

Unexploded Ordnance Risk

- 3.12** An online review of regional unexploded bomb data on the Zetica website indicates this area of Wiltshire to constitute a low risk (less than fifteen bombs per thousand acres), for which a more detailed unexploded ordnance (UXO) assessment is considered unnecessary.

Surrounding Land Use

- 3.13** The site sensitivity report (presented as Appendix 5) includes a full search of EA and Local Authority records relating to historical, existing and future proposals for land use, groundwater records in terms of extraction and discharge consents and pollution incidents, listings of premises registered for the use of hazardous substances industrial land uses and those regarded as sensitive areas. A considerable volume of information is therefore contained within the report and whilst reference should be made to that document, for ease of reference the salient features are summarised below, and unless stated otherwise are based upon a 250m 'influence' radius.

- There are no local authority-listed IPPC/IPC sites
- There are no 'contaminated land register' entries/notices
- There are no premises listed under the 'Control of Major Accident Hazards' or 'Notification of Installations handling Hazardous Substances' regulations
- There are no 'explosive sites' or premises registered for the use/storage of radioactive substances
- There are no active trade directory entries
- There are no operational fuel stations
- The North Wessex Downs 'Area of Outstanding Natural Beauty' is located 43m to the East

4 **PROPOSED DEVELOPMENT**

- 4.1 The above site south of Coate Road in Devizes is being considered for development, although a definitive development proposal is yet to be established / provided. The proposed final ground levels are currently not definitively known but are not believed to be substantially changing from existing.

5 **PRELIMINARY RISK ASSESSMENT AND CONCEPTUAL SITE MODEL**

- 5.1 The site and its immediate surroundings have been assessed in terms of current and historical land use and the environmental, geological and hydrogeological setting; the methodology of which is described in Appendix 3. In view of the proposed residential development, for risk assessment purposes the **critical receptor** would be a female child (age class 1-6) and our assessment has been progressed on this basis.
- 5.2 Review of historical mapping suggests that since the earliest available mapping of 1886 the site has been primarily undeveloped agricultural land with limited development (agricultural buildings only).
- 5.3 In view of the foregoing the potential sources and the **principal contaminants of concern** are presented in Table 2 below.

TABLE 2: POTENTIAL SOURCES AND PRINCIPAL CONTAMINANTS OF CONCERN

Potential Sources		Principal Contaminants of Concern
ON-SITE	Topsoil	Pesticides
	Topsoil / unrecorded made ground in proximity to agricultural buildings	Toxic and phytotoxic metals Asbestos fibres Polyaromatic Hydrocarbons (PAH)
OFF-SITE	None	None

- 5.4** The above information is converted into the preliminary Conceptual Site Model shown in Figure 1 below, and the **potential pollutant linkages** involving future residents, proposed services and local environmental receptors are discussed in Table 3, with appropriate risk levels.

FIGURE 1: PRELIMINARY CONCEPTUAL SITE MODEL (NTS)

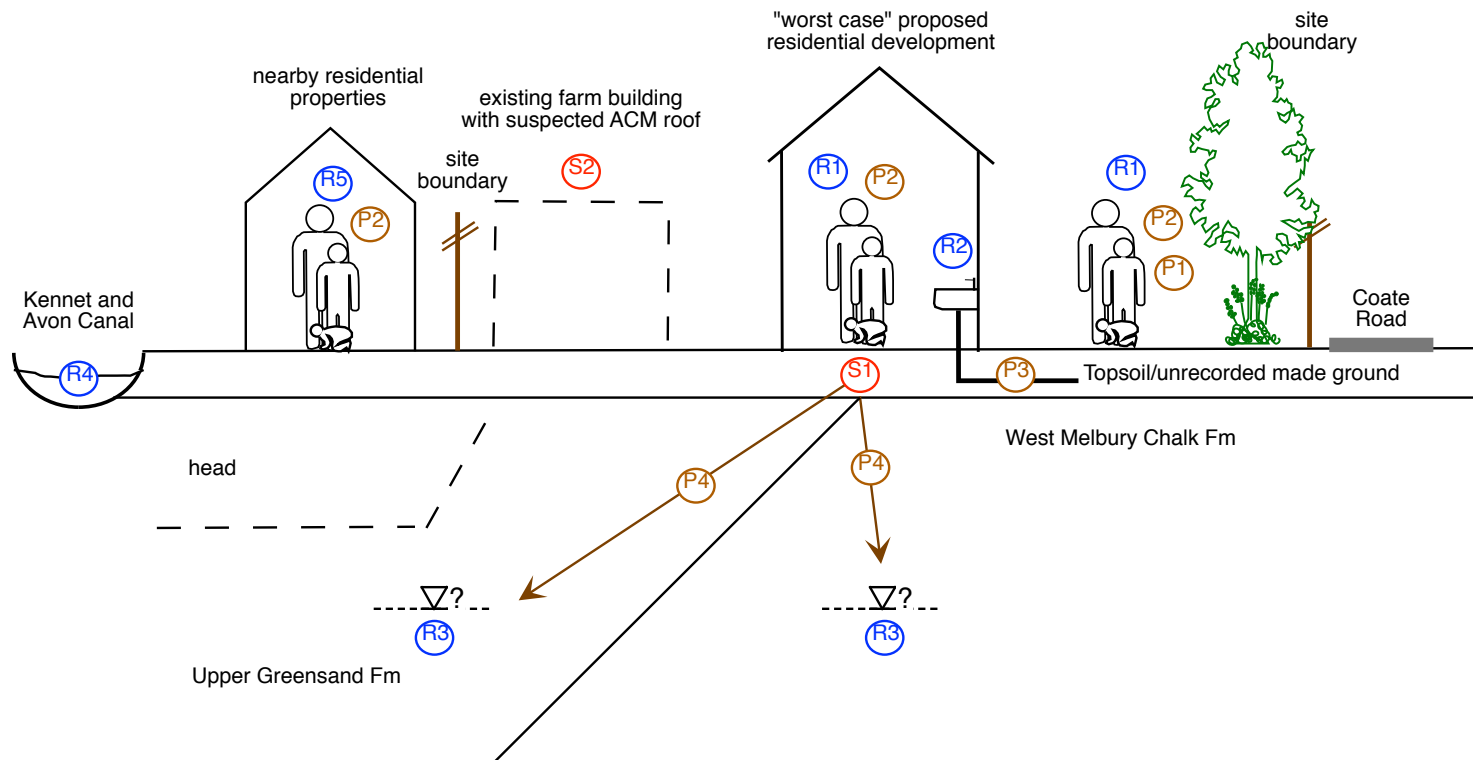


TABLE 3: SUMMARY OF PRELIMINARY POTENTIAL POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Preliminary Risk Assessment
		R1	R2	R3	R4	R5		
ON-SITE								
S1	P1	X					Topsoil/unrecorded made ground potentially elevated in toxic and phytotoxic metals, PAH and/or pesticides Greatest risk within areas of proposed private gardens and/or soft landscaping	Low
	P2	X				X		
	P3		X					
	P4			X	X			
	P5							
	P6							
S2	P1						Existing farm building with corrugated concrete roof panels suspected to contain Asbestos fibres	Moderate
	P2	X				X		
	P3							
	P4							
	P5							
	P6							
OFF-SITE								
NONE								
SOURCES	S1	Topsoil/unrecorded made ground						
	S2	Suspected ACM roof panels on existing farm building						
PATHWAYS	P1	Direct dermal contact or ingestion of soil attached to vegetables						
	P2	Inhalation of dust and vapours						
	P3	Permeation into new water supply pipework						
	P4	Vertical leaching of leachable contaminants in unsaturated zone and lateral migration in saturated zone						
	P5	Landfill gas migration through unsaturated zone and accumulation within confined spaces						
	P6	Radon gas migration through unsaturated zone and accumulation within confined spaces						
RECEPTORS	R1	Future site users (critical residential receptor is female child of age class 1-6)						
	R2	Potable water supply						
	R3	Groundwater (bedrock of Upper Greensand Formation and West Melbury Marly Chalk Formation classify as “Principal” aquifers)						
	R4	Surface waters (Nearest significant surface water feature ‘Kennet and Avon Canal’ 40m N)						
	R5	Adjacent site users (residential)						

- 5.5** The findings of the Phase 1 desk study suggest a generally low risk that the site may contain contaminants at elevations sufficient to pose a risk to human health or environmental receptors. A routine 'due diligence' ground investigation has been undertaken, during which samples of soil have been taken and subject to testing covering the identified potential contaminants of concern. All contamination test results have been incorporated into an appropriate quantitative risk assessment to determine risk levels to the obvious receptors in the form of future site users and groundwater quality, as well as those less obvious such as the proposed buildings and infrastructure, such that any necessary remedial measures can be identified and recommended to ensure that the developed site will be "fit for purpose".

6 GROUND INVESTIGATION REPORT

Site Works

- 6.1** The Phase 2 intrusive investigation took place on the 26th June and the 3rd July 2025 by way of trial pitting and borehole drilling. The number and location of all exploratory holes were selected by this Practice and these locations indicated on drawing 5499/2. N.B. *It was originally intended to drill additional boreholes within the larger field but due to the presence of growing crops it has not been possible to gain access to the required drilling positions.* A CAT electrical service scanner was deployed at surface prior to all intrusive works and as an added precaution all boreholes were preceded by manually excavated inspection pits. No services (recorded or unrecorded) were physically encountered during the intrusive works.
- 6.2** Two windowless sampling (small diameter) boreholes (WS1-WS2) were drilled up to 3.0m depth using an Archway competitor dart drilling rig. In-situ standard penetration tests (SPT-C) were undertaken at 1.0m depth intervals in accordance with BS EN ISO 22476-3:2005 to assess the relative density of the material penetrated and these results are indicated on the respective logs in Appendix 2. All arisings were logged on site in accordance with Eurocode 7 (BS EN ISO 14688-1:2002 and 14688-2:2004) by a suitably qualified engineer from this Practice, and representative disturbed samples taken for geotechnical and contamination testing as appropriate.
- 6.3** Boreholes were supplemented by eight trial pits (TP1-TP8) mechanically excavated up to 2.155m depth using a 3ton 360° tracked excavator. As above, all arisings were logged on site in accordance with Eurocode 7 (BS EN ISO 14688-1:2002 and 14688-

2:2004) by a suitably qualified engineer from this Practice, and representative disturbed samples taken for geotechnical and contamination testing as appropriate. A detailed description of all strata encountered, depths and types of samples taken and any groundwater observations are included on the exploratory hole logs given in Appendix 2.

6.4 In-situ percolation testing was undertaken to establish the infiltration potential of the natural ground by way of 'full scale' BRE 365 percolation tests undertaken in all eight trial pits (TP1-TP8). Results are presented graphically on the logs in Appendix 2 and soakaway drainage feasibility is discussed in more detail in Section 6.15-6.16 of this report.

6.5 Upon completion of the works all exploratory holes were backfilled with arisings and compacted by hand (boreholes) or with the excavator bucket.

Laboratory Testing - Geotechnical

6.6 Routine geotechnical classification testing comprised moisture content and plasticity determinations, plus acidity and sulphate analysis to BRE Special Digest 1 requirements. Results are tabulated below.

TABLE 4: INDEX TEST RESULTS AND CLASSIFICATION

TP/WS No.	Depth (m)	Geology	Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Plasticity / USCS	Consistency Index	<425 μ m (%)	Modified Plasticity Index (%)	Volume Change Potential (NHBC)
TP1	1.0	Hd	17.4		NP				100		
WS1	0.50	Hd	10.9	31	15	16	CI-L	1.26	100	16	Low
WS1	1.50	UGS	21.7		NP				100		
WS1	2.50	UGS	23.1		NP				100		
WS1	3.00	UGS	25.3		NP				100		
WS2	1.00	Hd	22.7	48	19	29	CI-I	0.87	99	29	Medium
WS2	2.00	UGS	12.1		NP				100		

CI-L = Clay of Low Plasticity

CI-I = Clay of Intermediate Plasticity

NP = Non Plastic

Hd = Head / UGS = Upper Greensand Formation

TABLE 5: CHEMICAL TEST RESULTS AND CLASSIFICATION

BH/TP No.	Depth (m)	Geology	Total sulphate SO ₄ (%)	Total sulphur (%)	Total potential sulphate SO ₄ (%)	pH value in soil	Water soluble sulphate SO ₄ (mg/l)	Design Sulphate Class (DS)	Aggressive Chemical Concrete Class (ACEC)
WS1	0.5	Hd	0.034	0.015	0.045	6.5	11.5	DS-1	AC-1
WS1	1.5	UGS	0.018	0.006	0.018	8.1	16.9	DS-1	AC-1
WS1	2.5	UGS	0.014	<0.005	<0.015	6.7	10.7	DS-1	AC-1

Hd = Head / UGS = Upper Greensand Formation

Laboratory Testing - Contamination

- 6.7** The contamination sampling scheme was conducted in accordance with BS10175:2011 with sampling aimed to achieve overall site coverage. All test results have been incorporated into an appropriate risk assessment to determine risk levels to the receptors, such that any necessary remedial measures can be identified and recommended to ensure that the proposed development site is 'fit for use'.
- 6.8** Representative samples of topsoil and natural subsoil were taken from the upper 1.0m of extracted ground. Those soils to be scheduled for organic analysis were sealed within opaque amber glass jars to prevent loss of any volatiles during transit, whilst those for inorganic testing were placed in plastic tubs, all with chain of custody labelling. Soils were sent to UKAS accredited Construction Testing Solutions Ltd and i2 Analytical Ltd where (based upon the principal contaminants of concern in Table 2) analysis selectively comprised the following:
- Toxic and phytotoxic metals
 - pH
 - Asbestos Screen and ID
 - Speciated Poly Aromatic Hydrocarbons (PAH)
 - Soil organic matter content
 - Pesticide Screen
- 6.9** Risk to controlled waters was determined by leachate analysis on a representative sample of topsoil/Head (WS1/0-0.60m) and a sample of made ground (TP3/0.50m), both tested to determine leachable content of toxic and phytotoxic metals and speciated PAH.
- 6.10** The certified laboratory test results are presented as Appendix 4 and for convenience these have also been summarised to facilitate comparison against assessment criteria. All results and their implications upon the preliminary CSM are further discussed in Sections 8 and 9.

Discussion on Ground Conditions

6.11 Ground conditions appear to be commensurate with geological mapping and expectation. Beneath a thin surface mantle of topsoil virtually all exploratory holes encountered the weathered chalk bedrock of the recorded WMCK to terminal depths. A summary of the observed strata is presented in Table 6 below, although for specific descriptions of ground conditions, reference should be made to the logs presented in Appendix 2.

TABLE 6: SUMMARY OF OBSERVED STRATA

Stratum	Base Depth (m)	Notes / Occurrences
TOPSOIL: probable soft, brown, dry, organic, locally desiccated, slightly sandy CLAY	0.24 - 0.35	Encountered in TP's 1-8
TOPSOIL: probable loose, brown, dry, organic well sorted fine SAND	0.1 - 0.17	Encountered in WS1-2
MADE GROUND: probable loose, grey, very gravelly SAND with occasional cobbles and many roots from overlying grass and weeds. Gravel is medium to coarse brick and concrete. Cobbles are whole brick, concrete slab and breeze blocks.	0.5	Encountered in TP3 only
SAND/CLAY: recovered as probable loose clayey SAND / probable stiff, desiccated very sandy CLAY	0.83 - 1.55	Encountered in WS1-2 & TP1-2
SAND: medium dense, greenish-grey, locally clayey, fine to medium SAND with coarse gravel to cobbles of probable extremely weak sandstone (UPPER GREENSAND FORMATION)	>3.0m	Encountered in WS1-2 and TP1-5
CHALK: variable weathered deposit recovered as probable medium dense to dense, light grey, fine to coarse GRAVEL and COBBLES of subangular to angular low density CHALK. See individual logs for specific details. (WEST MARLBURY MARLY CHALK FORMATION)	>1.99	Encountered in TP6-8
Perched / Groundwater	None encountered	
Roots	Generally restricted to surface topsoil/made ground/	
Desiccation	Visually appears restricted to surface topsoil/ cohesive head deposits	

6.12 Based upon on-site visual and olfactory examination of the subsoil there was nothing to suggest the presence of obviously significantly contaminated subsoil. Only very limited made ground was encountered near the northern boundary entrance into the larger field.

- 6.13** Index testing performed upon undisturbed superficial Head deposits classifies it as low to intermediate plasticity clay of low to medium volume change potential in accordance with NHBC Standards. Consistency index (CI) values were recorded between 0.87 and 1.26 with the latter likely suggestive of desiccation within shallow soils due to former crop growth. As usual crops and boundary trees would be expected to desiccate the soil throughout summer months with worst-case conditions expected at the end of a summer season, so depending upon the time of year of development the foregoing may change from that reported.
- 6.14** Index testing undertaken on representative samples of the underlying UGS classifies this material as non-plastic and non-shrinkable in accordance with NHBC Standards.
- 6.15** Index testing on samples of the WMck has not yet been undertaken as part of this investigation.
- 6.16** All exploratory holes remained dry and stable during the limited time they were left open and in the short-term groundwater is unlikely to be encountered within newly excavated foundation or service trenches within the Head UGS or WMck. Please note that groundwater/perched water levels are of course subject to seasonal fluctuation according to prevailing weather conditions, and the situation encountered and described above could potentially change in the future, especially in a period of seemingly ever-apparent but unpredictable climate change.

Percolation Testing - Soakaway Feasibility

- 6.17** Percolation testing has been completed within all eight trial pits TP1-TP8 with test zone depths variably between 0.54m and 2.155m (test records shown on logs in Appendix 2). Given the limited time to complete testing, the limited water supply and to maximise the area covered by insitu testing, with the exception of TP8 only a single test was completed in all other pits. A single repeat test was achieved in TP8.
- 6.18** Tests took place into the Hd, the granular UGS and the weathered structureless chalk of the recorded WMck. With the exception of TP5 and TP8, due to the proportion of fine grained soil material present, very low infiltration was recorded in all other test pits, meaning that it has not been possible to calculate soil infiltration rate at these test locations. Infiltration did occur within the UGS at the location of TP5 and within the WMck at the location of TP8 and results are presented in Table 7.

TABLE 7: SUMMARY OF PERCOLATION TEST RESULTS

Trial Pit No.	Test Strata	Test No	Test Depth (m)	Soil Infiltration Rate (m/s)
1	UGS	1	1.6-2.155	Negligible
2	Hd & UGS	1	0.62-1.85	Negligible
3	UGS	1	0.68-1.90	Negligible
4	UGS	1	0.54-1.50	Negligible
5	UGS	1	0.59-2.00	2.6x10 ⁻⁶ *
6	WMck	1	0.71-1.55	Negligible
7	WMck	1	0.95-1.90	Negligible
8	WMck	1	0.86-1.90	1.1x10 ⁻⁵ *
		2	0.59-1.90	1.3x10 ⁻⁵ *

Hd = Head / UGS = Upper Greensand Formation / WMck = West Melbury Chalk Formation

** = Extrapolated Test Result*

6.19 Based on the above findings it would appear that overall the site is generally unsuitable for the installation of soakaway sustainable drainage systems (SuDS), however it is recognised that both the UGS and WMck both show signs of localised suitability. Based on these findings it is currently recommended that an alternative drainage option be considered for the site such as transmission of storm water run-off to an attenuation pond or the existing drainage network, however subject to the proposed development layout (once known) it may be possible to locally off-set the foregoing with the localised adoption of soakaways. In the case of the former it will be necessary to provide evidence to the local drainage authority that the adoption of soakaways within the site is not practical given the impermeable nature of the underlying geology, and the results on the logs in Appendix 2 should suffice. Should the developer wish to further pursue the option of soakaway drainage, supplementary targeted testing would be prudent once a development layout has been made available.

7 GEOTECHNICAL DESIGN REPORT

7.1 The site investigation works have proven ground conditions beneath the site to be generally in accordance with recorded mapping and expectation. Beneath a thin surface mantle of topsoil and localised made ground, exploratory holes encountered either weathered sand of the recorded UGS bedrock or weathered structureless chalk representing the recorded WMck bedrock to terminal depths. Findings to date based

on limited site data suggest that the conjectured boundary between the UGS and WMCK may be slightly further north into the site than suggested by mapping.

- 7.2** In the absence of definitive information pertaining to structure and/or anticipated design loads etc, foundation recommendations at this stage are relatively generic, based upon assumed/envisaged methods of construction in light of the ground conditions encountered.

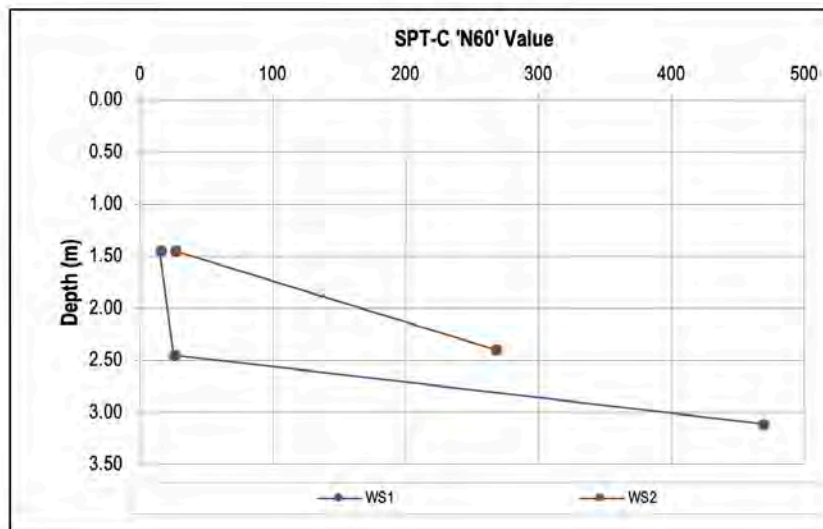
Foundation Design

- 7.3** The natural weathered cohesive deposits of the superficial Head classify as low to intermediate plasticity and low to medium volume change potential, therefore (following NHBC Standards) a minimum founding depth of 0.9m is required for those structures within the smaller western field. The natural bedrock of the UGS classify as non-plastic, therefore a minimum of 0.75m is required for those structures within roughly the northern half of the larger eastern field. To date this Practice has not acquired geotechnical samples from within the bedrock WMCK, however investigation on a nearby field to the southwest suggests that near surface weathered WMCK deposits may classify as intermediate to high plasticity and medium volume change potential; therefore a minimum founding depth of 0.9m is required for those structures within the roughly the southern half of the larger eastern field. Obviously a greater depth may be necessary for any structures proposed within the zone of influence of trees and obviously subject to those foundations also penetrating through any localised soft, disturbed and/or desiccated material (including any unexpected made ground etc) to found in undisturbed, natural material.
- 7.4** During our intrusive investigation, evidence of desiccation was noted within near surface cohesive Head deposits, likely caused by agricultural crops. As always this will vary seasonally, and usually develops to a maximum by the end of normal dry summers. Subject to ongoing site usage (i.e. site left vacant or continued agricultural usage) between now and development this situation may change, but based on current findings it is recommended that the minimum founding horizon for those structures located above superficial Head deposits to be increased to penetrate through the Head into the underlying non-shrinkable soils of the UGS (circa 1.2-1.55m depth). It would be prudent to undertake supplementary investigation and testing closer to the time of development to confirm the presence/absence of desiccation and enable confirmation of minimum founding depths.

- 7.5** Should it be the case at/by the time of construction that desiccation is still present below proposed structures, those affected buildings plus any within the zone of influence of trees will require heave protection. This will need to take the form of 50mm thick compressible membrane against the inside face of all external foundations deeper than 1.5m in order to overcome unbalanced lateral heave forces (unless NHBC/Building control is satisfied that the soil is not desiccated at the time of construction). Such protection should be applied on the inside face of external foundations with the lower 0.5m left unprotected. The same buildings will also require suspended ground floor slabs, which should incorporate a subfloor void of 100mm for insitu concrete or 250mm for pre-cast concrete and timber floors.
- 7.6** Consideration has been given as to whether any foundation deepening is required (beyond the aforementioned minimum) to account for potential tree root activity. Site observations indicate that there are a significant number of perimeter semi-mature to mature trees and hedgerows thought to include blackthorn, elm, willow, hawthorn and oak. Plot-specific foundation depths would need to be calculated for those plots within potential influencing distance of trees and this Practice would be happy to assist if required once a proposed development layout is available. Given the number of trees present (in hedgerows) it is recommended that an arboriculturist survey is commissioned and accurate distances to the buildings measured to confirm required minimum founding depths.
- 7.7** Geotechnical design calculations have been undertaken following the requirements of Design Approach 1, Combination 2 within Eurocode 7 (BS EN 1997-1), which require the establishment of design values for actions, ground properties and ground resistances, and definition of the limits that must not be exceeded (usually a serviceability limit state). Characteristic values of undrained shear strength used for determination of ground bearing resistance have been generated using 'normalised' insitu SPT/SPT-C results (in accordance with BS EN ISO 22476-9:2009).

- 7.8 Uncorrected SPT-C N-values are shown on the borehole logs and normalised N-values shown are also presented as N_{60} versus depth in Figure 2.

FIGURE 2: PLOT OF SPT-C (N_{60}) VALUES -v- DEPTH



- 7.9 The following applies to those properties where foundations will bear onto-into natural soil of the UGS. With reference to Figure 2, by adopting an SPT-C N_{60} value of 15 at 1.55m depth, and based on a conventional two-storey residential line load of 45kN/m, the design bearing resistance (bearing capacity) for a standard 0.6m wide strip/trench-fill foundation is estimated to be >200kN/m², which exceeds the likely bearing pressure of 67kN/m² and confirms suitability. Similar calculations also demonstrate suitability for 0.45m wide foundations at this depth, with a bearing capacity of >150kN/m² which exceeds a likely bearing pressure of 62kN/m². The design bearing resistance continues to increase with increasing depth so greater founding depths will also be sufficient for the proposed development.

- 7.10 All exploratory holes remained dry and stable for the limited amount of time that they were left open. Please be aware that perched/groundwater levels may vary seasonally, and water may therefore be encountered at levels in variance to those recorded by this investigation. As always it is recommended that any excavations are not left open and unsupported for any longer than necessary.

Buried Concrete Protection

- 7.11 The results of acidity and sulphate testing presented in Table 5 show that buried concrete associated with foundations and floor slabs throughout the Hd and UGS can be designed to Design Sulphate Class DS-1 and Aggressive Chemical Environment for Concrete Class ACEC-1 in accordance with BRE Special Digest 1 (2005) i.e. no

special protection measures necessary. Whilst no acidity and sulphate testing has yet been undertaken within the WMCK, our experience within the adjacent site suggests that DS-1/AC-1 will also be suitable within this strata.

Road / Pavement Design

- 7.12** With regard to pavement design, correlation of laboratory plasticity index values with Highways Agency Interim Advice Note 73/06, Rev 1 (2009) indicates a preliminary CBR value of 4% for near surface soils, although as always it is recommended that in-situ testing or laboratory soaked CBR tests be carried out closer to the time of construction to obtain a more accurate site-specific design value. Head and UGS soils are unlikely to be frost-susceptible, however the chalk of the WMCK is potential frost susceptible. The Local Authority should be able to advise based upon their previous experience in the area.

Recommendations for Monitoring of Ground Conditions During Construction

- 7.13** In view of the importance of founding on natural ground, a careful watch must be maintained during all foundation excavations to ensure that this requirement has been satisfied.
- 7.14** Consideration should be given to access into/around the site since the surface soils have the potential to be subject to softening during periods of sustained wet weather.
- 7.15** Due to the potential for cohesive soils to shrink and swell, inspection during foundation excavations should ensure that no live roots or evidence of desiccation is visible at the founding horizon.
- 7.16** In the event of any doubt in the above matters, this Practice would be pleased to attend site as instructed.

8 CONTAMINATION RISK ASSESSMENT

Human Health

- 8.1** The contamination risk assessment has been carried out in general accordance with the methodology described within Appendix 3. Testing has included samples of the

near-surface topsoil and natural subsoil to assess their suitability for retention within a proposed development. In the absence of a development type and layout, Tier 1 risk modelling has adopted the most conservative '**Residential with Plant Uptake**' land use scenario, including the pathway of direct ingestion via vegetables grown for consumption, and the 'critical receptor' is taken as a female child of age class 1-6. All results are then compared against published Suitable For Use threshold Levels (S4UL's).

8.2 Several disturbed samples were taken for laboratory contamination testing as previously detailed in Section 6.8. Whilst these results are presented in full in Appendix 3, for ease of reference Table 8 below provides a summary of the maximum measured concentration of each determinant against respective Tier 1 GAC.

TABLE 8: COMPARISON OF SOIL CHEMICAL TEST RESULTS WITH GUIDELINE VALUES

Determinant	Maximum Measured Concentration (mg/kg)	LQM/CIEH S4UL Residential with plant uptake (mg/kg) \$	Tests Undertaken (No.)	Exceedances (No.)	Notes
Arsenic	21	37	10	0	
Cadmium	1.1	11	10	0	
Chromium (III)	32	910	10	0	
Chromium (VI)	<1.0	6	10	0	
Lead	120	*200	10	0	
Mercury	<2.5	40	10	0	
Selenium	<8.0	250	10	0	
Nickel	20	180	10	0	
Copper	45	2,400	10	0	
Zinc	110	3,700	10	0	
PAH compounds	Various	Various	5	1	TP3/0.0-0.50
Asbestos Screen & ID	ND	0.001%**	3	0	
Pesticides	ND	Various	4	0	
Notes:					
ND = None Detected					
* provisional C4SL					
** Limit requiring control measures					
\$ based on soil organic matter = 6%					

- 8.3** The findings presented in Table 8 and Appendix 3 indicate that there are no elevations of toxic and phytotoxic metals or pesticides and additionally, no loose fibres of asbestos were identified. A single sample of the localised made ground did record elevations of several PAH compounds above Tier 1 GAC and this has been considered in more detail below.
- 8.4** Regarding PAH's, whilst a number of individual compounds recorded elevations, all of which relate to a single sample of localised made ground (TP3/0.00-0.50m). Taking Benzo(a)pyrene as a marker compound it will be seen that a value of 26mg/kg significantly exceeds its GAC of 2.7mg/kg suggesting that this stratum poses a potentially significant risk to human health. Further statistical assessment using a double ratio plot suggests that the most likely source of the PAH elevations is natural coal. Due to the significant exceedances recorded, it is recommended that this area of localised contaminated made ground is remediated to protect human health. Such material can either be removed from site to a suitably licensed landfill or subject to the proposed development layout can potentially be retained on site as site-won material, as long as its placed beneath a building footprint or external hardstand (i.e. tarmac spine road etc) to break the potential pollutant pathway.

Water Supply Pipework

- 8.5** In addition to the above, consideration has been given to the potential effects of recorded concentrations on new water utility pipework. It is recognised that organic contaminants have been locally identified, however this appears to relate to the presence of natural coal within localised made ground near the existing entrance to the larger field. Given the foregoing there ought to be no requirement for upgraded barrier pipework and the results of the contamination testing undertaken as part of this investigation would seem to support this, although of course this is subject to the proposed actual route of pipework through the site. As always it is recommended that advice be sought from the local regulatory authority prior to ordering, since it is possible that their specific in-house thresholds may differ markedly from those within the most recent guidance by UK Water Industry Research (UKWIR) report "Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites" (2010).

Landfill Gas and Radon Gas

- 8.6** It was previously established in the desk study researches that the site is not at risk from natural radon gas or landfill gases. The exploratory holes have since found no

evidence of methanogenic materials beneath the site thus gas protection measures are not considered necessary within the proposed development.

Controlled Waters

- 8.7** Consistent with the soil phase results it will be seen from Appendix 2 that there is a single leachate value of the phytotoxic metal copper ($57\mu\text{g/l}$) taken from a sample of combined Topsoil and Head (TP1/0.10-0.60m) that significantly exceeds its EA EQS of $1\text{--}28\mu\text{g/l}$. The reason for this significant elevation is unclear given the very low soil value within the same sample. Given the Principal aquifer status of the underlying UGS bedrock at this location, there is considered to be a moderate potential risk to groundwater resources and further investigation and leachate testing is considered necessary to delineate if this is a localised or a site-wide issue. Consideration of the requirement for pre-construction remedial/mitigation action to protect groundwater resources should be undertaken once more data is available.

Waste Classification for Offsite Disposal of Arisings

- 8.8** In accordance with current legislation all soil arisings generated for disposal as part of this development site are by definition a "commercial waste" and will be classified as both a directive and a controlled waste. Should it be necessary to remove from site any surplus excavation arisings and/or the above ground stockpile, then as per the European Waste Catalogue (EWC) these will be coded 1705, that is "soil (including excavated soil from contaminated sites), stones and dredging spoil".
- 8.9** Using the HazWasteOnline software and in accordance with Technical Guidance Waste Management 3 (TGWM3 v1.2, October 2021) the contamination test results for soil beneath the site have been compared with respective threshold data as set out in TGWM3 in order that this specific waste stream can be classified. As shown in Appendix 4, all material would be classified as a "Non-hazardous Mirror Entry" under EWC Code 170504 (soil and stones that do not contain the tested dangerous substances above the respective threshold value). Such materials can therefore be disposed of at a suitably licensed "non-hazardous" landfill site, which will require the contamination test data undertaken as part of this investigation.
- 8.10** On the assumption that those non-hazardous arisings will be considered for disposal as inert waste to take advantage of a lower tipping rate, Waste Acceptance Criteria (WAC) testing has also been undertaken on a single composite sample of all arisings

possibly destined for off-site disposal. As shown in Appendix 4, all determinands fall within acceptable thresholds for inert waste. It is recommended that the WAC results together with the contamination test data are provided to the chosen landfill operator for their own assessment of acceptability in advance of soil arrival.

Caveats

- 8.11** In line with best industry practice the scope of contamination testing has been based upon the site history, current land usage and actual findings, with reference where necessary to DoE Industry Profiles and DEFRA/EA guidance. To the best of our knowledge information concerning the land quality assessment is accurate at the date of issue, however subsurface conditions including ground contamination may vary spatially and with time. There may be conditions pertaining to the site not disclosed by the above sources of information, which might have a bearing upon the recommendations made, were such conditions known. We have however used our professional judgement in order to limit this during the investigation.
- 8.12** The conclusions and recommendations made in respect of land quality do not address any potential risks to site operatives or ground workers during the construction stage. These issues should be addressed by the Principal Contractor in accordance with the relevant statutory procedures and regulations (CDM Regulations 2015).
- 8.13** It is important that these limitations be clearly recognised when the findings and recommendations of this report are being interpreted. Additional assessment may be necessary should a significant delay occur between report date and implementation of the proposed scheme to which it relates.

9 REFINED CONCEPTUAL SITE MODEL

- 9.1** In view of the above discussions the preliminary conceptual site model has been refined as shown in Figure 3 and Table 9 below.

FIGURE 3: REFINED CONCEPTUAL SITE MODEL (NTS)

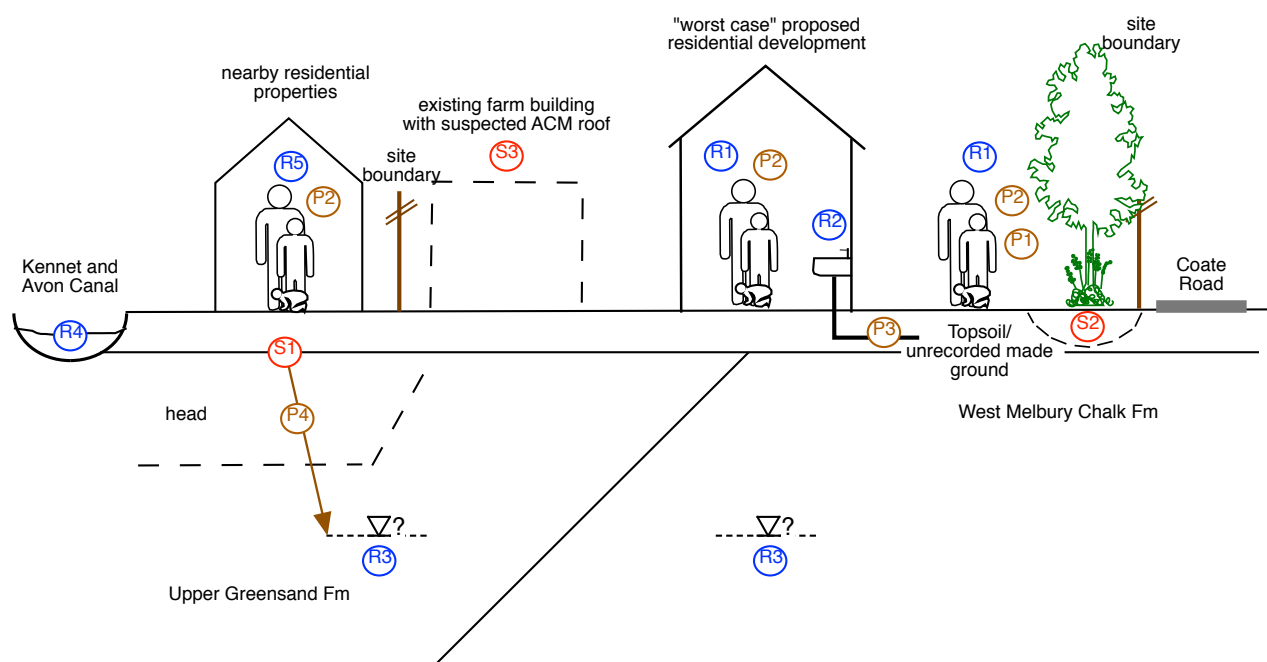


TABLE 9: SUMMARY OF POTENTIAL / IDENTIFIED POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Refined Risk Rating	Remedial/Mitigation Requirements
		R1	R2	R3	R4	R5			
ON-SITE									
S1	P1						Elevated leachable copper recorded in Topsoil/Head	Moderate	Further investigation and testing recommended to delineate stratum and volume of soil potential affected
	P2								
	P3								
	P4			X					
	P5								
	P6								
S2	P1						Elevated PAH compounds recorded within localised made ground	High	Either (a) excavate and remove from site and dispose of at suitably licensed landfill or (b) retain on site below building footprints or hardstand to break pollutant pathway
	P2	X				X			
	P3								
	P4								
	P5								
	P6								
S3	P1						Existing farm building with corrugated concrete roof panels suspected to contain Asbestos fibres	High	Commission Asbestos Survey and if necessary have panels removed and disposed off site by specialists
	P2	X				X			
	P3								
	P4								
	P5								
	P6								
OFF-SITE									
None									
SOURCES	S1	Topsoil/Head							
	S2	Localised made ground							
	S3	Roof panels on existing buildings							
PATHWAYS	P1	Direct dermal contact or ingestion of soil attached to vegetables							
	P2	Inhalation of dust and vapours							
	P3	Permeation into new water supply pipework							
	P4	Vertical leaching of leachable contaminants in unsaturated zone and lateral migration in saturated zone							
	P5	Landfill gas migration through unsaturated zone and accumulation within confined spaces							
	P6	Radon gas migration through unsaturated zone and accumulation within confined spaces							
RECEPTORS	R1	Future site users (critical residential receptor is female child of age class 1-6)							
	R2	Potable water supply							
	R3	Groundwater (bedrock of Upper Greensand Formation and West Melbury Marly Chalk Formation classify as “Principal” aquifers)							
	R4	Surface waters (Nearest significant surface water feature ‘Kennet and Avon Canal’ 40m N)							
	R5	Adjacent site users (residential)							

10 CONCLUSIONS AND RECOMMENDATIONS

- 10.1** The foregoing discussions and recommendations are based upon the results of a geo-environmental desk study, followed by intrusive ground investigation comprising trial pits and a limited number of boreholes plus laboratory geotechnical and contamination testing. The exploratory holes appear to present a consistent pattern of subsoil conditions but as always a careful watch should be maintained for any anomalous conditions during site stripping and excavation, which should be reported back to this Practice for further investigation and assessment.
- 10.2** Phase 1 researches indicate that historically since the earliest available mapping of 1886 the site has comprised agricultural land with some limited farm building development.
- 10.3** The intrusive investigation has proven ground conditions to be in general accordance with geological mapping with the site underlain by bedrock of either the Upper Greensand Formation or the West Marlbury Chalk Formation, although it is thought that the conjectured boundary between the two is actually further north into the site than that recorded on the geological mapping. The former is partially overlain by recorded superficial Head deposits. All exploratory holes remained dry and stable during the time that they were left open, suggesting that short-term stability of side walls within open excavations is unlikely to be a significant issue during construction. Perched/groundwater levels do vary seasonally and care should be taken if development is proposed during traditionally wetter winter months as a potentially higher water table may then result in an adverse effect upon short-term side wall stability. As always it is recommended that any excavations are not left open and unsupported for any longer than necessary.
- 10.4** Foundations will need to penetrate any near surface disturbed, softer or desiccated ground, with those structures located above superficial Head deposits to be deepened to penetrate through the Head and bear onto underlying non-shrinkable soils of the UGS (circa 1.2-1.55m depth). Beyond the lateral extent of the Head, foundation trenches excavated directly into the UGS can be founded at 0.75m depth. Whilst only limited data of the subsoil below the southern half of the larger eastern field is currently available, based on our experience of the WMCK in this area, foundation deepening beyond the minimum founding depth of 0.9m may be necessary to take account of anticipated desiccation from ongoing crop planting. It would be prudent to undertake supplementary investigation and testing closer to the time of development to confirm

the presence/absence of desiccation and enable confirmation of minimum founding depths.

- 10.5** Plot-specific foundation depths will need to be calculated once the proposed development layout is finalised. Subject to the findings of a desiccation profile assessment closer to the time of development, suspended ground floor slabs and heave protection will be required for those affected plots.
- 10.6** Buried concrete throughout the Head, UGS and WMCK can be designed to Design Sulphate Class DS-1 and Aggressive Chemical Class Environment for Concrete Class ACEC-1.
- 10.7** Proposed external road / pavement design can be based upon a preliminary CBR value of 4%. Head and UGS strata is unlikely to be frost-susceptible, however the chalk of the WMCK is frost susceptible. As always we recommend that in-situ tests or soaked CBR lab tests be undertaken closer to the time of construction.
- 10.8** The results of percolation testing confirm that due to very low/negligible permeability the site is unsuitable for the adoption of a soakaway (SUDS) drainage system, thus an alternative method of surface water disposal will be required.
- 10.9** A detailed ground contamination risk assessment indicates that the subsoil below the site is effectively uncontaminated, where there is no perceived risk to human health or controlled waters.
- 10.10** There are no requirements for landfill gas or radon gas protection measures in new development at this site.
- 10.11** Should planning consent be subject to certain conditions, this report and attachments should be lodged with the local planning authority, such that they can update their records.
- 10.12** The above recommendations must not be used in respect of any development differing in any way from the proposals described in this report, without reference back to this Practice or to another geotechnical/geo-environmental specialist. This report is subject to our standard terms and conditions.

11 REFERENCES

Geotechnical

BS EN 1997-1:2004 'Geotechnical Design - General Rules'

BS EN 1997-2:2007 'Geotechnical Design - Ground Investigation and Testing'

British Standards Institute, BS5930:2015 'Code of Practice for Ground Investigations'

National House Building Council (NHBC) Standards: Chapter 4.2 'Building Near Trees' (2026)

BS EN 14688: 'Geotechnical Investigation and Testing - Identification and Classification of Soil Part 1 Identification and Description' (2002)

BS EN 14688: 'Geotechnical Investigation and Testing - Identification and Classification of Soil Part 2 Principles for a Classification' (2004)

BS EN 14689: 'Geotechnical Investigation and Testing - Identification and Classification of Rock Part 1 Identification and Description' (2003)

British Standards Institute, BS 1377: 'British Standard Methods of Test for Soils for Civil Engineering Purposes', Parts 1 - 9, (1990)

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Building Research Establishment (BRE) Special Digest 1 'Concrete in Aggressive Ground' (2005)

British Geological Survey 1:10,000 scale mapping sheet SU 06 SW and online

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British Standards Institute, BS 10175: 'Code of Practice for the Investigation of Potentially Contaminated Sites' (2011)

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DEFRA: SP1010: *Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination - Policy Companion Document* (2014)

CIEH/LQM. 'S4ULs for Human Health Risk Assessment' (2015); Land Quality Press"

Department of the Environment, Transport & the Regions: 'The Environmental Protection Act 1990: Part IIA' (2000)

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CIRIA C735:2014 'Good Practice on the Testing and Verification of Protection Systems for Buildings Against Hazardous Ground Gases'

British Standards Institute, BS8485: 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings' (2015)

Building Research Establishment (BRE BR211): Radon – 'Guidance on protective measures for new buildings' (2015)

Environment Agency. 'River Basins Typology, Standards and Groundwater (Water Framework Directive) (England and Wales) Directions' (2010)

Environment Agency. 'The Water Framework Directive (Standards and Classification) Directions (England and Wales)' (2015)

The Water Supply (Water Quality) Regulations 2000 (Amendment) Regulations (2007)

UK Water Industry Research Limited (UKWIR). 'Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites' (2010)

Building Research Establishment (BRE)- 'Cover Systems for Land Regeneration' (2004)

Landmark Historical Mapping Ref: 393409822_1_1 dated 14th January 2026

Environment Agency (www.environment-agency.gov.uk)

Zetica (www.zetica.com)

Google Earth (current and historical aerial mapping plus street view)

UK Grid Reference Finder (www.gridreferencefinder.com)

MAGIC (www.magic-defra.gov.uk)

One Touch Data (www.HazWasteOnLine.com)

SITE LOCATION (based on Microsoft Bing Mapping)

Job No.

5499

Drawing No.

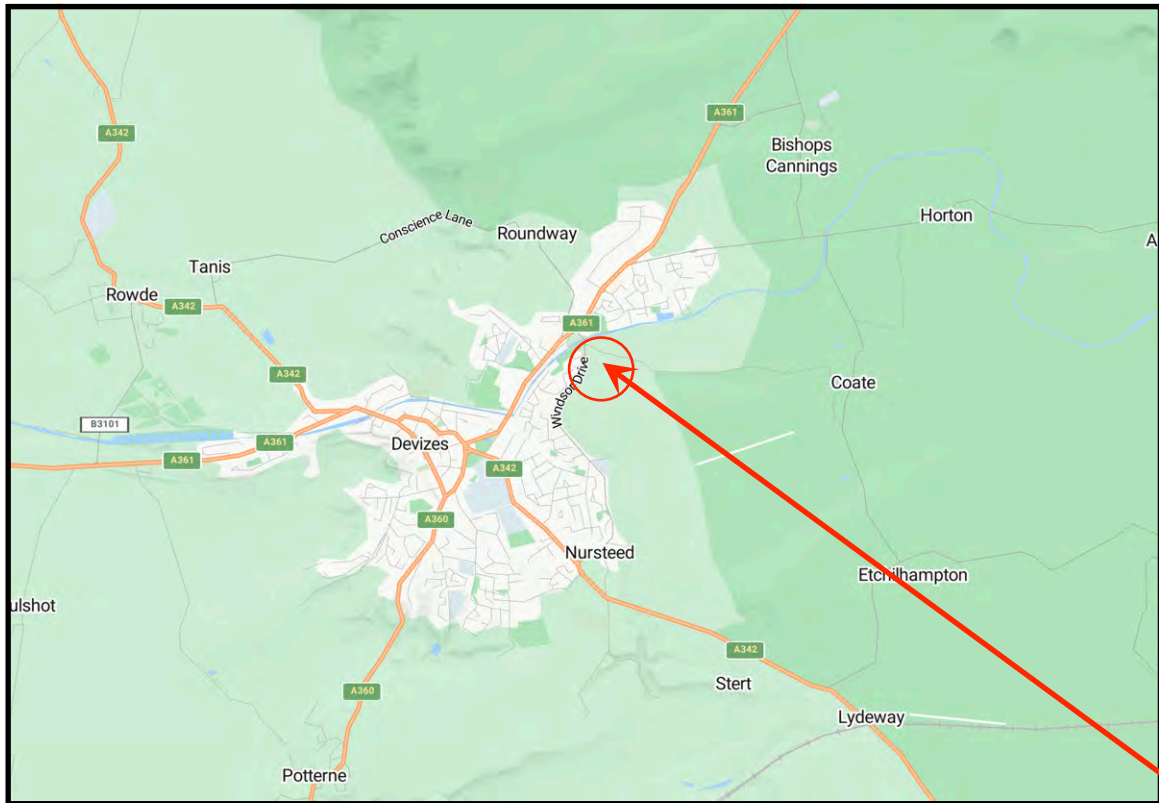
5499/1

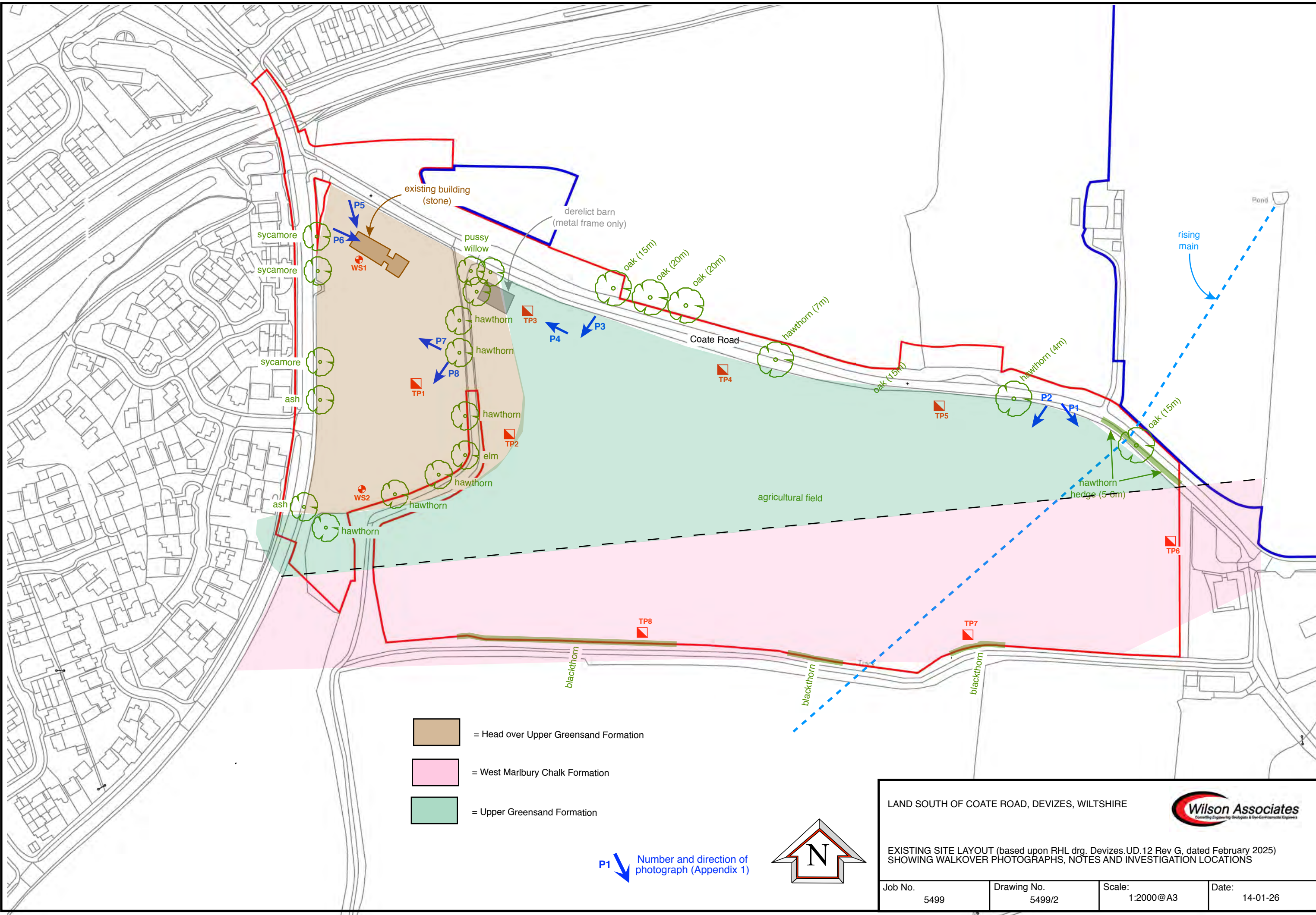
Scale:

NTS

Date:

14-01-26





-  = Head over Upper Greensand Formation
-  = West Marlbury Chalk Formation
-  = Upper Greensand Formation

P1 ↓ Number and direction of photograph (Appendix 1)

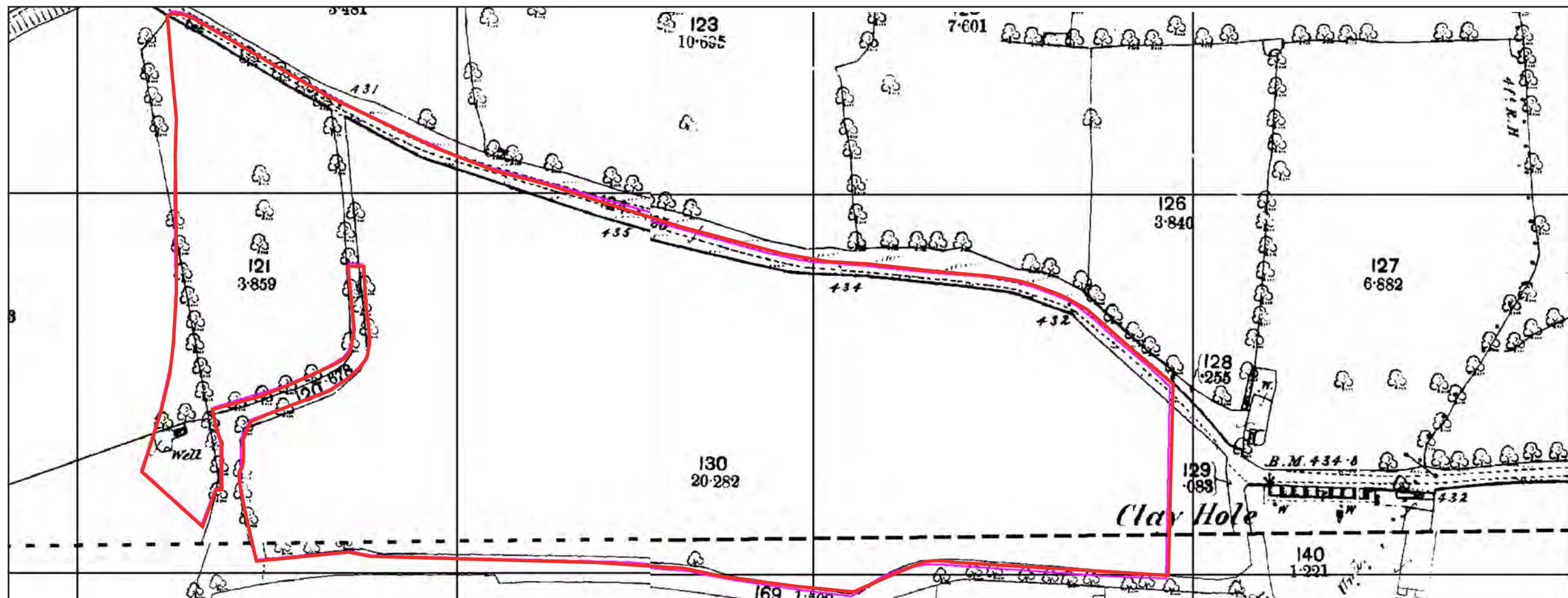


LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE



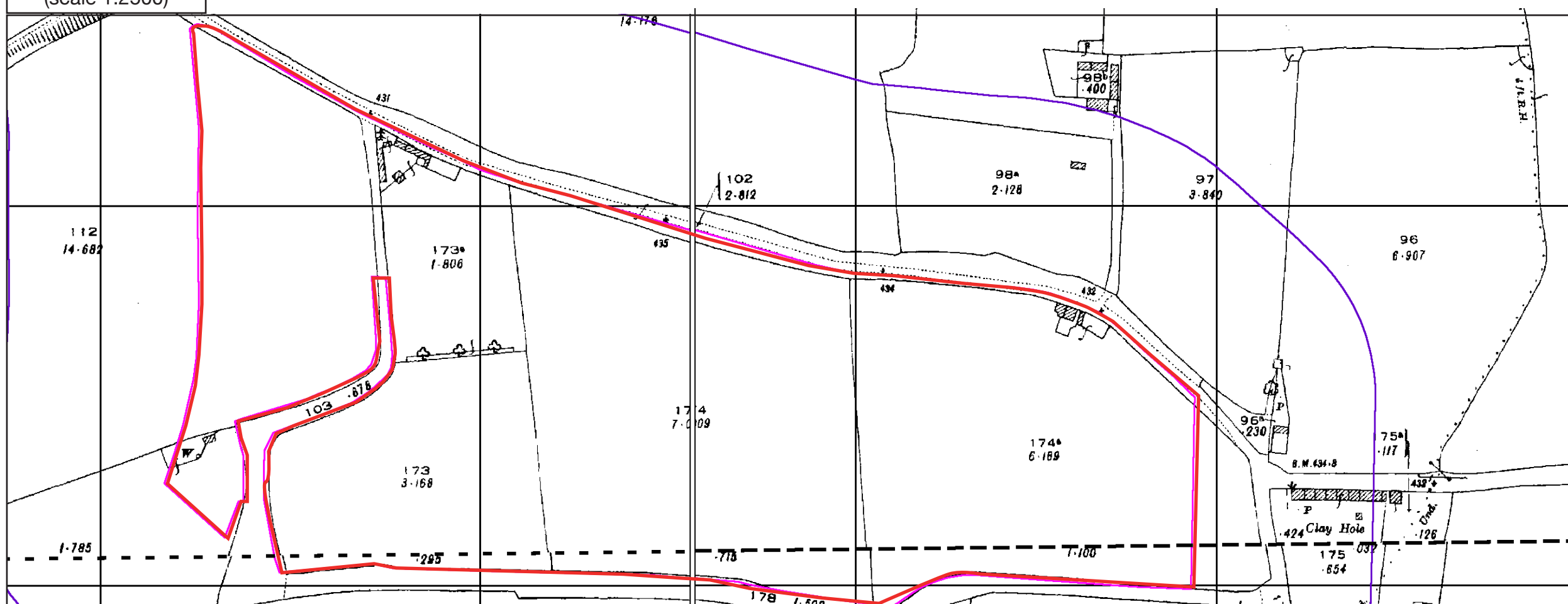
EXISTING SITE LAYOUT (based upon RHL drg. Devizes.UD.12 Rev G, dated February 2025)
SHOWING WALKOVER PHOTOGRAPHS, NOTES AND INVESTIGATION LOCATIONS

Job No.	Drawing No.	Scale:	Date:
5499	5499/2	1:2000@A3	14-01-26



1923-24
(scale 1:2500)

1886
(scale 1:2500)



LAND SOUTH OF COATE ROAD, DEVIIZES, WILTSHIRE



EXTRACTS OF ORDNANCE SURVEY AND GOOGLE EARTH MAPPING TO SHOW
SITE HISTORY

Job No.
5499

Drawing No.
5499/3

Scale.
as shown

Date:
16-01-26



Reproduced from/based upon Ordnance Survey
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APPENDIX 1

SITE PHOTOGRAPHS



Photograph P1



Photograph P2



Photograph P3



Photograph P4



Photograph P5



Photograph P6



Photograph **P7**

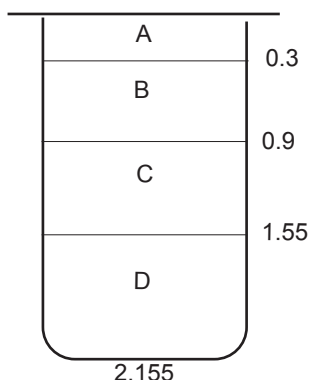


Photograph **P8**

APPENDIX 2

INVESTIGATION LOGS (INCLUDING PHOTOGRAPHS)

Site: LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE				TRIAL PIT No. TP1
Job No. 5499	Date 26-06-25	Ground Level (c.m, AOD) 134m	Co-Ordinates (c.) E 401,895 N 162,151	

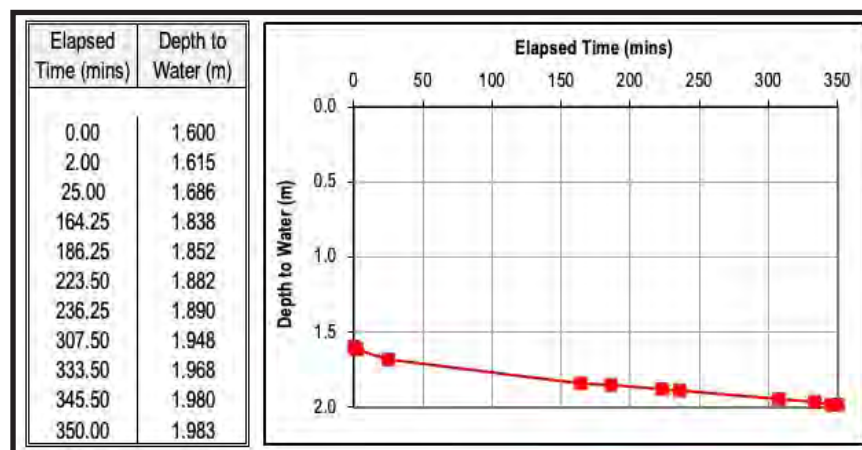


DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, brown, dry, organic, desiccated, slightly sandy CLAY, with rare fine to coarse gravel of chalk
- B SAND: probable loose, light brown, medium grained SAND (HEAD)
- C SAND: probable loose, greenish-brown, slightly clayey SAND (HEAD ?)
- D SAND: probable loose to medium dense, greenish-brown, fine (UPPER GREENSAND FORMATION)

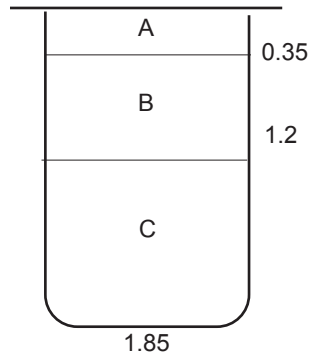
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.0-0.3m depth
- 4 Falling head testing carried out;
Pit dimensions 1.2 x 0.5 x 2.155 (LxWxD)



Scale: NTS	Client Robert Hitchins Limited	Logged By: DB
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Site: LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE				TRIAL PIT No. TP2
Job No. 5499	Date 27-06-25	Ground Level (c.m, AOD) 134m	Co-Ordinates (c.) E 401,960 N 162,139	

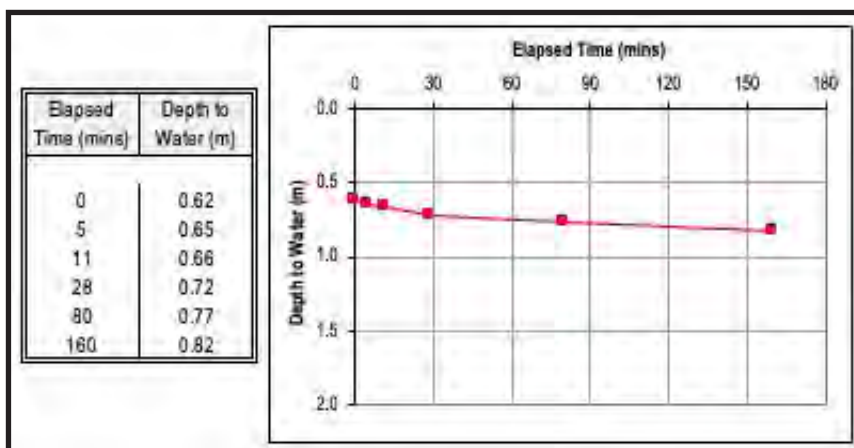


DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, brown, dry, organic, desiccated, slightly sandy CLAY, with rare fine to coarse gravel of chalk
- B CLAY: probable firm, brown, slightly sandy, slightly gravelly CLAY (gravel is fine to coarse chalk)
(HEAD ?)
- C SAND: probable medium dense, greyish-green, fine to medium SAND with coarse gravel to cobbles of probable extremely weak sandstone
(UPPER GREENSAND FM)

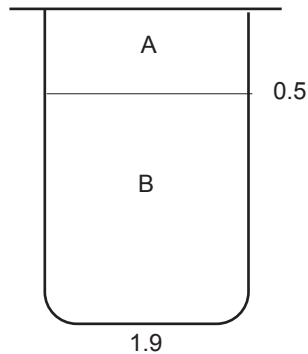
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.75m depth
- 4 Falling head testing carried out;
Pit dimensions 1.8 x 0.5 x 1.85 (LxWxD)



Scale: NTS	Client Robert Hitchins Limited	Logged By: TC
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Site: LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE				TRIAL PIT No. TP3
Job No. 5499	Date 27-06-25	Ground Level (c.m, AOD) 133m	Co-Ordinates (c.) E 401,980 N 162,212	

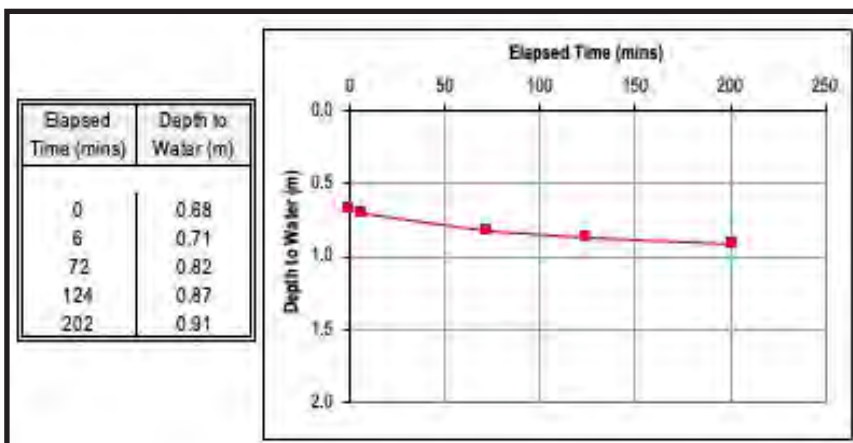


DETAILS OF SUBSOIL

- A MADE GROUND: probable loose, grey, very gravelly SAND, with many roots from overlying grass and weeds; occasional cobbles (gravel is medium to coarse brick and concrete; cobbles are whole brick and concrete slab and breeze-block)
- B SAND: probable medium dense, dull greyish-green, slightly clayey, fine to medium SAND
(UPPER GREENSAND FM)

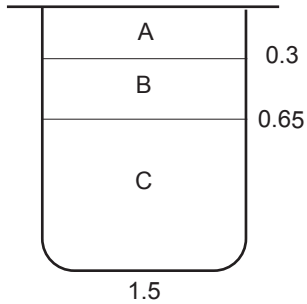
NOTES

- Pit logged from surface
- Pit dry and stable
- Soil sample taken at 0.0-0.5m depth
- Falling head testing carried out;
Pit dimensions 2.3 x 0.5 x 1.9 (LxWxD)



Scale: NTS	Client Robert Hitchins Limited	Logged By: TC
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Site: LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE				TRIAL PIT No. TP4
Job No. 5499	Date 27-06-25	Ground Level (c.m, AOD) 133m	Co-Ordinates (c.) E 401,091 N 162,188	

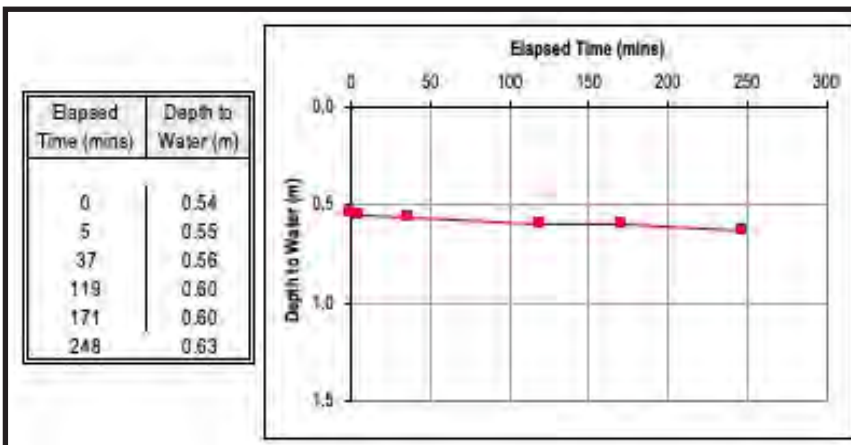


DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, brown, organic, sandy CLAY with profuse roots from overlying maize
- B CLAY (sub-soil): probable firm, reddish-brown, sandy CLAY /clayey SAND
- C SAND: probable medium dense, dull greyish-green, slightly clayey, fine to medium SAND (UPPER GREENSAND FM)

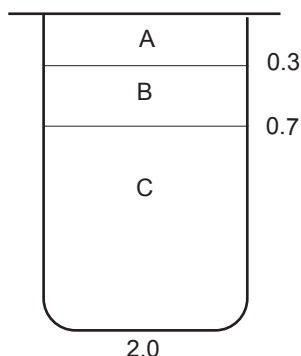
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.0-0.5m depth
- 4 Falling head testing carried out;
Pit dimensions 2.1 x 0.5 x 1.5m (LxWxD)



Scale: NTS	Client: Robert Hitchins Limited	Logged By: TC
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Site: LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE				TRIAL PIT No. TP5
Job No. 5499	Date 27-06-25	Ground Level (c.m, AOD) 133m	Co-Ordinates (c.) E 402,252 N 162,156	

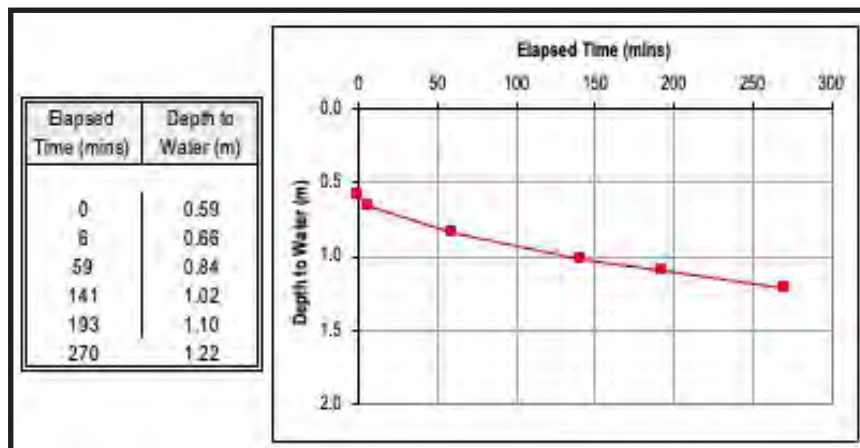


DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, brown, organic, sandy CLAY with many roots and rare medium gravel of chalk
- B CLAY (sub-soil): probable firm, reddish-brown, sandy plastic CLAY
- C SAND: probable medium dense, dull greyish-green, slightly clayey, fine to medium SAND, with rare coarse gravel of extremely weak sandstone (UPPER GREENSAND FM)

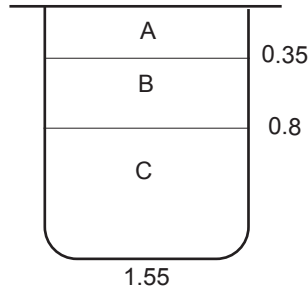
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 No samples taken
- 4 Falling head testing carried out; Pit dimensions 2.0 x 0.5 x 2.0m (LxWxD)



Scale: NTS	Client Robert Hitchins Limited	Logged By: TC
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Site: LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE				TRIAL PIT No. TP6
Job No. 5499	Date 27-06-25	Ground Level (c.m, AOD) 134m	Co-Ordinates (c.) E 402,385 N 162,067	

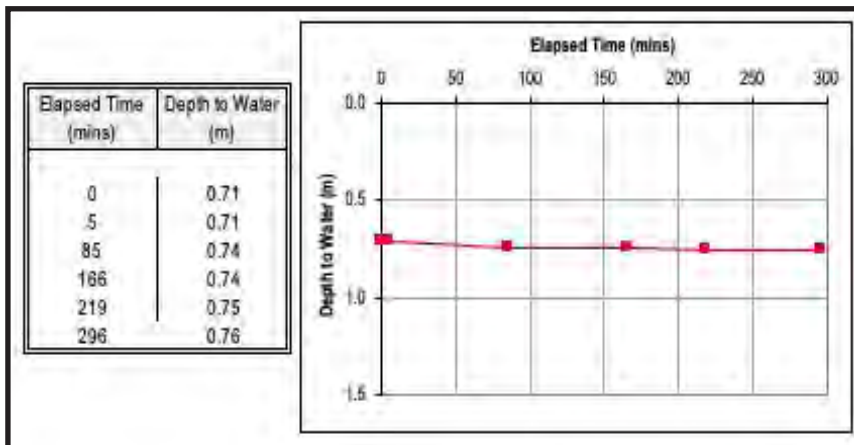


DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, brown, organic, desiccated CLAY with many roots from overlying maize crop
- B CHALK: probable firm, light grey, slightly gravelly, plastic CLAY (gravel is medium to coarse, subangular to angular MUDSTONE /SILTSTONE; roots encountered to 0.4m; low density (*WEST MELBURY CHALK FORMATION*))
- C CHALK: probable medium dense to dense, light grey, fine to coarse GRAVEL and COBBLES of subangular to angular CHALK; low density 1.4m ; orange-brown staining below (*WMCK*)

NOTES

- Pit logged from surface
- Pit dry and stable
- Soil sample taken at 0.1m depth
- Falling head testing carried out;
Pit dimensions 2.2 x 0.5 x 1.55m (LxWxD)



Scale: NTS	Client Robert Hitchins Limited	Logged By: TC
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Site: LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE

TRIAL PIT No.

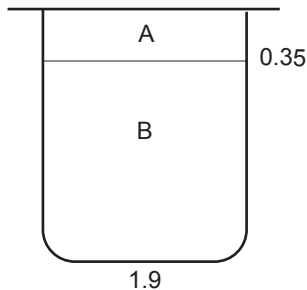
TP7

Job No.
5499

Date
27-06-25

Ground Level (c.m, AOD)
139m

Co-Ordinates (c.)
E 402,262 N 162,018



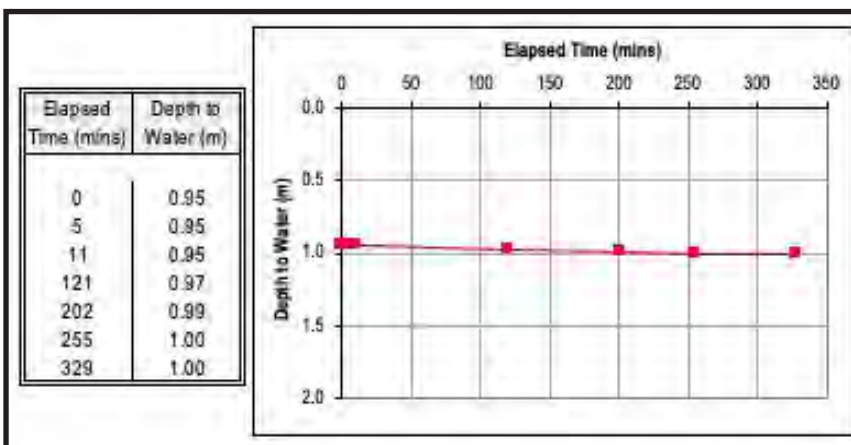
DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, brown, organic, dry plastic CLAY
- B CHALK: probable soft to firm, pale grey, structureless CHALK
1.4m : becoming coarse CHALK (includes occasional coarse gravel sized, subangular to angular clasts of low density) (WMCK)



NOTES

- Pit logged from surface
- Pit dry and stable
- Soil sample taken at 0.25m depth
- Falling head testing carried out;
Pit dimensions 1.9 x 0.5 x 1.9m (LxWxD)



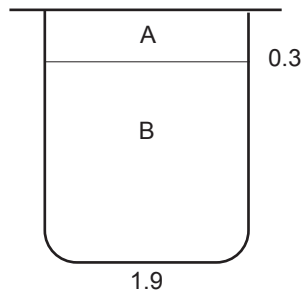
Scale: NTS

Client

Robert Hitchins Limited

Logged By: TC

Site: LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE				TRIAL PIT No. TP8
Job No. 5499	Date 27-06-25	Ground Level (c.m, AOD) 139m	Co-Ordinates (c.) E 402,046 N 162,020	

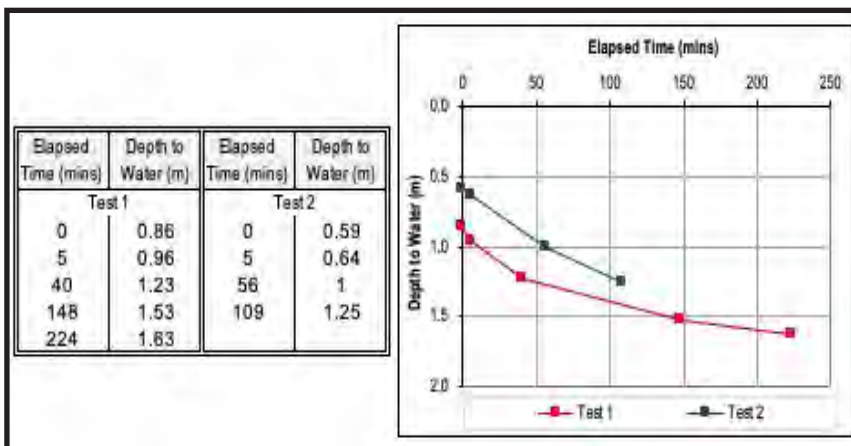


DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, brown, organic, dry desiccated CLAY
- B CHALK: probable soft to firm, pale grey, structureless CHALK 90% clay/stiff matrix and 10% clasts (clasts are pale grey, fine gravel to cobble sized lumps of low density) (WMCK)

NOTES

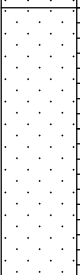
- Pit logged from surface
- Pit dry and stable
- Soil sample taken at 0.1m depth
- Falling head testing carried out;
Pit dimensions 2.0 x 0.5 x 1.9m (LxWxD)



Scale: NTS	Client Robert Hitchins Limited	Logged By: TC
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BOREHOLE LOG

Project LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE				BOREHOLE No WS1	
Job No 5499	Date 03-07-25	Ground Level (c.m,AOD) 133.00	Co-Ordinates (c.) E 401,887 N 162,236		
Contractor Cook Ground Investigation Limited				Sheet 1 of 1	

SAMPLES & TESTS			Water	Undrained Shear Strength	Legend	Depth (Thick- ness)	STRATA	Geology	Instrument/ Backfill							
Depth	Type No	Test Result					DESCRIPTION									
0.10-0.60	ES	N12				0.10	TOPSOIL: probable loose dry brown, organic, well sorted fine SAND with rootlets	Hd								
0.50	D					(0.73)	CLAY: probable stiff brown desiccated, very sandy friable CLAY									
1.00-1.45	SPT C					0.83	SAND: medium dense, olive khaki clayey, fine, well sorted rounded SAND	UGS								
1.00		1.20				SAND: medium dense, olive khaki, clayey, fine, well sorted, rounded SAND	UGS									
1.50	D				(1.80)	3.00		Core Recovery: 0.0 - 1.0m: hand-dug starter pit 1.0 - 2.0m: 80% 2.0 - 3.0m: 80%								
2.00-2.45	SPT C											N20	2.00	2.50	D	SPT C
3.00-3.11	D						3.00									
3.00																

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
03/07/2025	101	3.11									Borehole position scanned using Cable Avoidance Tool (CAT); no services detected UGS: Upper Greensand Hd: Head
All dimensions in metres Scale 1:50			Client ROBERT HITCHINS LIMITED			Method/ Plant Used Archway Dart/Window Sampling			Logged By BK		

Project SITE EAST OF WINDSOR DRIVE, DEVIZES SN10		Borehole No. WS1
Job No. 5499	Date: 03-07-25	



Starter pit (0.0-1.0m)



Borehole Core (1.0-3.0m)

Client Robert Hitchins Limited	Method/Plant Used Window Sampling / Archway Competitor Dart	Logged By BK
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BOREHOLE LOG

Project LAND SOUTH OF COATE ROAD, DEVIZES, WILTSHIRE				BOREHOLE No WS2	
Job No 5499	Date 03-07-25	Ground Level (c.m,AOD) 135.00	Co-Ordinates (c.) E 401,872 N 162,101		
Contractor Cook Ground Investigation Limited				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument/ Backfill				
Depth	Type No	Test Result	Water	Undrained Shear Strength	Legend	Depth (Thick- ness)	DESCRIPTION						
0.17-0.40	ES	N21				0.17	TOPSOIL: probable medium dense, brown, fine SAND with rootlets and rare medium gravel	HEAD					
						0.40				SAND: probable medium dense to dense, brown, very clayey SAND			
	(0.80)				CLAY: very stiff, desiccated very sandy friable CLAY	HEAD							
													
	1.20				SAND: medium dense olive khaki, clayey, fine, well sorted rounded SAND	UGS							
	(0.80)												
													
1.00	D SPT C				N50/ 295 mm						Core Recovery: 0.0 - 1.0m: hand-dug starter pit 1.0 - 2.0m: 100%		
1.00-1.45													
1.00													
2.00	D SPT C	N50/ 295 mm					Hand dug starter pit: 0.00-1.00m. Dynamic sampling using 101mm sample barrels: 1.0-2.0m. No casing used. Upon completion borehole backfilled with arisings						
2.00-2.44													
2.00													

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Hole Dia. mm	Depth	Casing Depth	Casing Dia. mm	Water Dpt	From	To	Hours	From	To	
04/07/2025	101	2									Borehole position scanned using Cable Avoidance Tool (CAT); no services detected UGS: Upper Greensand Hd: Head
All dimensions in metres Scale 1:50			Client ROBERT HITCHINS LIMITED			Method/ Plant Used Archway Competitor Dart			Logged By BK		

Project SITE EAST OF WINDSOR DRIVE, DEVIZES SN10		Borehole No. WS2
Job No. 5499	Date: 03-07-25	



Starter pit (0.0-1.0m)



Borehole Core (1.0-2.0m)

Client Robert Hitchins Limited	Method/Plant Used Window Sampling / Archway Competitor Dart	Logged By BK
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APPENDIX 3

CONTAMINATION STATUTORY FRAMEWORK / METHODOLOGY AND CERTIFIED CONTAMINATION TEST RESULTS

A3 CONTAMINATION RISK ASSESSMENT

Statutory Framework

A3.1 Part 2A of the Environmental Protection Act 1990 (inserted by Section 57 of the Environment Act 1995) provides a regime for the control of specific threats to health or the environment from existing land contamination. In accordance with the Act and the statutory guidance document on the Contaminated Land (England) Regulations 2000, the definition of contaminated land is intended to embody the concept of risk assessment. Within the meaning of the Act, land is only 'contaminated land' where it appears to the regulatory authority to be in such a condition, by reason of substances within or under the land, that:

- harm is being caused or has significant possibility of significant harm to be caused to human health, or
- pollution is being caused or has significant possibility of significant pollution to be caused to controlled waters.

A3.2 In 2012 revised Statutory Guidance for Part 2A of the Environmental Protection Act (1990) came into force for England and Wales. This introduced a new four category approach for classifying land affected by contamination to assist decisions by regulators in cases of Significant Possibility of Significant Harm (SPOSH) to specified receptors, including humans, and significant pollution of controlled waters.

Category 1 describes land which is clearly problematic e.g. because similar sites are known to have caused a significant problem in the past. The legal definition is where "there is an unacceptably high probability, supported by robust science-based evidence, that significant harm would occur if no action is taken to stop it".

Categories 2 and 3 cover land where detailed consideration is needed before deciding whether it may be contaminated land. Category 2 is defined as land where "there is a strong case for considering that the risks from the land are of sufficient concern that the land poses a significant possibility of significant harm". Category 3 is defined as land where there is not the strong case described in the test for Category 2, and may include "land where the risks are not low, but nonetheless the authority considers that regulatory intervention under Part 2A is not warranted". The decision basis is initially related to human health risks, and if this is not conclusive due to uncertainty over risks, wider socio-economic factors (e.g. cost, local perception etc).

Category 4 describes land that is clearly not contaminated land, where there is no risk or the level or risk posed is low.

A3.3 This same 4 category system has also been introduced to assist in identifying whether there is a significant possibility of significant pollution of controlled waters. Part 2A states that normal levels of contaminants in soil should not be considered to cause land to qualify as contaminated land, unless there is a particular reason to consider otherwise.

A3.4 Once land has been determined as contaminated land, the enforcing authority must consider how it should be remediated and, where appropriate, it must issue a remediation notice to require such remediation. The enforcing authority for the purposes of remediation may be the local authority which determined the land, or the Environment Agency which takes on responsibility once land has been determined if the land is deemed to be a “special site”. The rules on what land is to be regarded as special sites, and various rules on the issuing of remediation notices, are set out in the Contaminated Land (England) Regulations 2006.

A3.5 The UK guidance on the assessment of land contamination has developed as a direct result of the introduction of the above two Acts. The current technical guidance supporting the legislation has been summarised in the document Land Contamination Risk Management (LCRM), originally published in October 2020 by the Environment Agency (EA).

Contamination Assessment Methodology

A3.6 LCRM guidance proposes a three-stage risk based assessment process for identifying if a hazard exists within a site.

- Stage 1: Risk assessment
- Stage 2: Options appraisal
- Stage 3: Remediation and verification

A3.7 Stage 1 is to collect detailed information about the site, firstly to establish the likelihood of a hazard being present, and if a potential hazard is identified, to assess (through the source-pathway-receptor potential pollutant linkage concept) whether it has the

potential to pose an unacceptable risk. That unacceptable risk is subsequently estimated and /or evaluated.

- A3.8** Stage 1 can be achieved through a preliminary desk-based risk assessment and if considered appropriate, by progression to a generic or detailed quantitative risk assessment using appropriate intrusive investigation methods supported by UKAS accredited laboratory testing.
- A3.9** Quantitative assessment of human health risk posed by ground contamination is achieved by comparison of soil concentrations with Tier 1 Suitable for Use Levels (S4UL) as published by LQM/CIEH (2015) or (in the case of the toxic metal Lead only) with a Category Four Screening Level (C4SL) published by DEFRA (2014). The official Soil Guideline Values utilise a soil organic matter content of 6% which is considered to be higher than typical UK soils, however three sets of S4UL's have been developed for organic matter contents of 1%, 2.5% and 6%, thus the most appropriate set is selected based upon proven site conditions.
- A3.10** Contaminant concentrations below the threshold screening values are considered not to warrant further risk assessment. Concentrations of contaminants above these screening values require further consideration of potential pollutant linkages and may indicate potentially unacceptable risks to site users that warrants either further detailed quantitative risk assessment or progression to Stage 2. It should be noted that S4UL/C4SL's are not absolute thresholds and an exceedance does not necessarily indicate that a potential pollutant linkage is automatically established.
- A3.11** In order to assess any risk to controlled waters posed by contaminants within the underlying soils and groundwater, laboratory results are screened against Level 1 Environmental Quality Standard (EQS) values derived from the Water Framework Directive (Standards & Classification) Directions (England & Wales) 2015 and the current UK Drinking Water Supply (Water Quality) Regulations (DWS), dependent upon the most vulnerable receptor. The EQS is usually an upper concentration set for the receiving watercourse and not the discharge itself. The DWS is established for compliance at the point of use or abstraction and not the source area.
- A3.12** Stage 2 follows on from the risk assessment completed in Stage 1 by firstly identifying all feasible remediation options, then through consideration of additional factors including but not limited to; sustainability, limitations, timescales and budgets and regulatory controls, narrow the list of remediation options down to a favoured

remediation/mitigation approach. Note that this approach is not restrictive and may include the adoption of as many remediation options as necessary in order to achieve the remediation objective(s).

A3.13 Stage 3 takes the chosen remediation/mitigation approach from Stage 2 and from which a remediation strategy 'that can be implemented in practice' is developed and agreed with the regulatory authority. Once agreed the approved remediation works can take place as per the strategy, whilst still being mindful of whether the chosen remedial strategy is working as anticipated and also for the presence of unexpected contamination. Subject to findings, the agreed remedial strategy may require adjustment in order to ensure that the remediation objectives(s) can be met.

A3.14 Upon completion of the remedial works a verification plan is produced detailing the works undertaken and demonstrating that the risk has been reduced, that the remediation objective(s) and criteria have been met and that the site no longer presents a risk to human health and/or controlled waters, and therefore can be considered 'suitable for use'.

Waste Classification

A3.15 In terms of controlled off-site disposal to landfill of site arisings, if/where intended, waste classification is carried out in line with European Waste Catalogue (EWC) and Technical Guidance Waste Management 3 (TGWM3, EA Version 1.2, October 2021) using contamination test results obtained for that material. The assessment utilises the 'HazWasteOnline' software to establish a 'Hazardous' (170503*) / 'Non-hazardous' (170504) classification. Where required, the foregoing may be supplemented by Waste Acceptance Criteria (WAC) analysis, in order that the waste can further be designated as 'Hazardous' / 'Stable non-reactive' / 'Inert', for use by the receiving landfill operator. It should be noted that WAC is only required for disposal of wastes at certain classes of landfill; if arisings are not intended for removal to landfill, then WAC testing is not applicable.

SUMMARY OF CONTAMINATION TEST RESULTS

		SOILS												TIER 1: GENERIC ASSESSMENT CRITERIA						TIER 2: SITE SPECIFIC		Sample Ref		LEACHATE		WFD (Groundwater)	WFD (Fresh Surface Water)	EA EQS	UK DWS
Sample Ref	Sample Depth (m)	WS1	WS1	WS1	WS1	WS2	TP1	TP2	TP3	TP4	TP5	TP6	TP7	TP8	S4UL (Residential with plant uptake)	S4UL (Residential without plant uptake)	S4UL (Allotments)	S4UL (Commercial)	S4UL (Public Open Space - Residential)	S4UL (Public Open Space - Park)	Upper Confidence Limit (on true mean concentration, u) (CIEH Statistical Calculator)	Site-Specific Assessment Criteria (SSAC's) residential with homegrown produce	Sample Depth (m)	WS1	TP3				
Sample of		0.10-0.60	0.50	1.50	2.50	0.17-0.40	0.00-0.30	0.75	0.00-0.50	0.10	0.50	0.10	0.25	0.10										0.10-0.60	0.50				
DETERMINAND (mg/kg)																													
TOXIC METALS	pH	7.5	6.5	8.1	6.7	7.5	7.9	7.8	7.5	6.4	7.2	6.6	6.9	7.0															
	Arsenic	4.9	-	-	-	6.9	< 10	< 10	21	< 10	< 10	< 10	< 10	< 10	37	40	43	640	79	170									
	Cadmium	< 0.2	-	-	-	< 0.2	1.0	0.9	1.1	1.0	1.0	0.7	0.8	0.7	11	85	1.9	190	120	532									
	Chromium VI	< 1.8	-	-	-	< 1.8	25	24	9.1	18	24	12	12	10	6	6	1.8	33	8	220									
	Chromium	30	-	-	-	32	26	25	10	19	25	13	13	11	910	910	18,000	8,600	1,500	33,000									
	Chromium (Hexavalent)					< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0															
	Lead	26	-	-	-	36	58	8.1	120	53	6.0	30	28	22	200★	310★	80★	2330★	630★	1300★									
	Mercury	< 0.3	-	-	-	< 0.3	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	40	56	19	1100	120	240									
	Nickel	8.9	-	-	-	15	13	16	17	16	17	12	17	20	180	180	230	980	230	3400									
PHYTOTOXIC METALS	Selenium	< 1.0	-	-	-	< 1.0	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0	250	430	88	12000	1100	1800									
	Copper	8.4	-	-	-	12	18	7.4	45	18	3.7	10	12	13	2,400	7,100	520	68,000	12,000	44,000									
	Zinc	35	-	-	-	59	50	33	110	63	24	39	50	42	3,700	40,000	620	730,000	81,000	170,000									
ASBESTOS	Moisture Content (%)	8.9	7.5	14	18	10																							
	Stone Content (%)	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1																							
	Soil Organic Matter (%)	3.3	-	-	-	3.6																							
	Asbestos Screen	Not-detected	-	-	-	Not-detected	-	-	No asbestos detected	-	-	-	-	-															
						Undetected <1mg/kg	-	-	Undetected <1mg/kg	-	-	Undetected <1mg/kg	-	Undetected <1mg/kg															
SPECIATED POLYAROMATIC HYDROCARBONS (PAH)	Total PAH	9.64	-	-	-	-																							
	Naphthalene	< 0.05	-	-	-	-	-	< 0.02	0.45	-	< 0.02	-	-	< 0.02	5.6	5.6	10	460 (183)s	4,900	1,900 (183)s									
	Acenaphthylene	< 0.05	-	-	-	-	-	< 0.02	0.94	-	< 0.02	-	-	< 0.02	420	4,600 (212)s	69	97,000 (212)s	15,000	30,000									
	Acenaphthene	< 0.05	-	-	-	-	-	< 0.02	2.6	-	< 0.02	-	-	< 0.02	510	4,700 (141)s	85	97,000 (141)s	15,000	30,000									
	Fluorene	< 0.05	-	-	-	-	-	< 0.02	0.95	-	< 0.02	-	-	< 0.02	400	3,800 (76.5)s	67	68,000	9,900	20,000									
	Phenanthrene	0.35	-	-	-	-	-	< 0.02	16	-	< 0.02	-	-	0.09	220	1,500	38	22,000	3,100	6,200									
	Anthracene	0.22	-	-	-	-	-	< 0.02	7.6	-	< 0.02	-	-	0.04	5,400	35,000	950	540,000	74,000	150,000									
	Fluoranthene	1.7	-	-	-	-	-	< 0.02	46	-	< 0.02	-	-	0.4	560	1600	130	23,000	3,100	6,300									
	Pyrene	1.7	-	-	-	-	-	< 0.02	26	-	< 0.02	-	-	0.36	1,200	3,800	270	54,000	7,400	15,000									
	Benzo(a)anthracene	0.77	-	-	-	-	-	< 0.02	23	-	< 0.02	-	-	0.21	11	14	6.5	170	29	56									
	Chrysene	0.93	-	-	-	-	-	< 0.02	20	-	< 0.02	-	-	0.2	22	31	9.4	350	57	110									
	Benzo(b)fluoranthene	1	-	-	-	-	-	< 0.02	24	-	< 0.02	-	-	0.24	3.3	4	2.1	44	7.2	15									
	Benzo(k)fluoranthene	0.55	-	-	-	-	-	< 0.02	11	-	< 0.02	-	-	0.11	93	110	75	1200	190	410									
	Benzo(a)pyrene	1	-	-	-	-	-	< 0.02	26	-	< 0.02	-	-	0.24	2.7	3.2	2.00	35	5.7	12									
	Indeno(1,2,3-cd)pyrene	0.59	-	-	-	-	-	< 0.02	16	-	< 0.02	-	-	0.14	36	46	21	510	82	170									
	Dibenz(a,h)anthracene	0.11	-	-	-	-	-	< 0.02	3.8	-	< 0.02	-	-	0.04	0.28	0.32	0.27	3.6	0.57	1.3									
	Benzo(ghi)perylene	0.74	-	-	-	-	-	< 0.02	17	-	< 0.02	-	-	0.15	340	360	470	4000	640	1,500									

CIEH/LQM s>= GAC/S4UL, presented exceeds the solubility saturation limit, which is presented in brackets

CIEH/LQM v= GAC/S4UL, presented exceeds the vapour saturation limit, which is presented in brackets

LQM/S4UL d= S4UL based on a threshold protective of direct skin contact with phenol (guideline in brackets based on health effects following long term exposure provided for illustration only)

S4UL LQM/CIEH published Suitable for use levels (2015)

DEFRA ★= CASL (2014)

CIEH LQM = GAC/S4UL, presented exceeds the solubility saturation limit, which is presented in brackets
CIEH LQM v = GAC/S4UL, presented exceeds the vapour saturation limit, which is presented in brackets
CIEH LQM d = S4UL based on a threshold protective of direct skin contact with phenol (guideline in brackets based on health effects following long term exposure provided for illustration only)
S4UL LQM/CIEH published Suitable for use levels (2015)
DEFRA = CASL (2014)
ND = None detected
Based on Soil Organic Matter of 2.5% (all levels expressed as mg/kg)

WFD (groundwater) WFD "Water Framework Directive Standards & Classification (England & Wales)" 2015
WFD (fresh surface water) River Basin Districts Typology, Standards & Groundwater Threshold Values (Water Framework Directive) (England & Wales) Directions 2010
EA EQS UK Drinking Water Standards "The Water Supply (Water Quality) Regulations 2000"
WHO World Health Organisation Guidelines

APPENDIX 4

WASTE CLASSIFICATION REPORT AND WASTE ACCEPTANCE CRITERIA (WAC) TEST RESULTS

Waste Classification Report

HazWasteOnline™ classifies waste as either **hazardous** or **non-hazardous** based on its chemical composition, related legislation and the rules and data defined in the current UK or EU technical guidance (Appendix C) (note that HP 9 Infectious is not assessed). It is the responsibility of the classifier named below to:

- understand the origin of the waste
- select the correct List of Waste code(s)
- confirm that the list of determinands, results and sampling plan are fit for purpose
- select and justify the chosen metal species (Appendix B)
- correctly apply moisture correction and other available corrections
- add the meta data for their user-defined substances (Appendix A)
- check that the classification engine is suitable with respect to the national destination of the waste (Appendix C)



1WO8K-4RYMK-Q4DAM

To aid the reviewer, the laboratory results, assumptions and justifications managed by the classifier are highlighted in pale yellow.

Report is invalid if pages are removed.

Job name

25-036320_HWOL

Description/Comments

Project

5499

Site

Land South of Coate Road, Devizes

Classified by

Name:

Tim Coe

Company:

Wilson Associates

Date:

16 Jan 2026 11:08 GMT

Telephone:

01452 422843

HazWasteOnline™ provides a two day, hazardous waste classification course that covers the use of the software and both basic and advanced waste classification techniques. Certification has to be renewed every 3 years.

HazWasteOnline™ Certification:

-

Course

Hazardous Waste Classification

Most recent 3 year Refresher

3 year Refresher overdue

Date

07 Nov 2019

04 Oct 2022

-

Purpose of classification

2 - Material Characterisation

Address of the waste

Land South of Coate Road, Devizes

Post Code SN10 2DQ

SIC for the process giving rise to the waste

41202 Construction of domestic buildings

Description of industry/producer giving rise to the waste

Construction industry

Description of the specific process, sub-process and/or activity that created the waste

Waste created during excavation of foundation trenches

Description of the waste

Natural soil

Job summary

#	Sample name	Depth [m]	Classification Result	Hazard properties	Page
1	WS1--03072025-0.10	0.6	Non Hazardous		3
2	WS2--03072025-0.17	0.4	Non Hazardous		5
3	TP1	0.3	Non Hazardous		7
4	TP2	0.75	Non Hazardous		8
5	TP3	0.5	Non Hazardous		10
6	TP4	0.1	Non Hazardous		12
7	TP5	0.5	Non Hazardous		13
8	TP6	0.1	Non Hazardous		15
9	TP7	0.25	Non Hazardous		16
10	TP8	0.1	Non Hazardous		17

Related documents

#	Name	Description
1	25-036320_HWOL.hwol	i2 Analytical .hwol file used to populate the Job
2	Example worst case waste stream template: 17 05 04 or 17 05 03 *	waste stream template used to create this Job

Report

Created by: Tim Coe

Created date: 16 Jan 2026 11:08 GMT

Appendices	Page
Appendix A: Classifier defined and non GB MCL determinands	19
Appendix B: Rationale for selection of metal species	20
Appendix C: Version	20

Classification of sample: WS1--03072025-0.10

✔ **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
WS1--03072025-0.10	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.6 m	
Moisture content:	
8.9%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 8.9% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	asbestos fibres detected (Yes/No)				No					
			ACM_FIBRES							
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				4.9 mg/kg	1.895	8.457 mg/kg	0.000846 %	✓	
	033-005-00-1									
3	cadmium { cadmium sulfate }				<0.2 mg/kg	1.855	<0.371 mg/kg	<0.0000371 %		<LOD
	048-009-00-9	233-331-6	10124-36-4							
4	chromium in Cr(III) compounds { chromium(III) oxide }				30 mg/kg	1.462	43.847 mg/kg	0.00438 %		
		215-160-9	1308-38-9							
5	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1.8 mg/kg	2.27	<4.086 mg/kg	<0.000409 %		<LOD
	024-017-00-8									
6	copper { copper sulphate pentahydrate }				8.4 mg/kg	3.929	30.067 mg/kg	0.00301 %	✓	
	029-023-00-4	231-847-6	7758-99-8							
7	lead { lead chromate }			1	26 mg/kg	1.56	36.946 mg/kg	0.00237 %	✓	
	082-004-00-2	231-846-0	7758-97-6							
8	mercury { mercury dichloride }				<0.3 mg/kg	1.353	<0.406 mg/kg	<0.0000406 %		<LOD
	080-010-00-X	231-299-8	7487-94-7							
9	nickel { nickel dibromate }				8.9 mg/kg	5.358	43.445 mg/kg	0.00434 %	✓	
	028-053-00-5	238-596-1	14550-87-9							
10	selenium { nickel selenate }				<1 mg/kg	2.554	<2.554 mg/kg	<0.000255 %		<LOD
	028-031-00-5	239-125-2	15060-62-5							
11	zinc { zinc chromate }				35 mg/kg	2.774	88.454 mg/kg	0.00885 %	✓	
	024-007-00-3	236-878-9	13530-65-9							
12	pH				7.5 pH		7.5 pH	7.5 pH		
			PH							
13	naphthalene				<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
	601-052-00-2	202-049-5	91-20-3							
14	acenaphthylene				<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
		205-917-1	208-96-8							
15	acenaphthene				<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
		201-469-6	83-32-9							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
16	fluorene	201-695-5	86-73-7		<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
17	phenanthrene	201-581-5	85-01-8		0.35 mg/kg		0.319 mg/kg	0.0000319 %	✓	
18	anthracene	204-371-1	120-12-7		0.22 mg/kg		0.2 mg/kg	0.00002 %	✓	
19	fluoranthene	205-912-4	206-44-0		1.7 mg/kg		1.549 mg/kg	0.000155 %	✓	
20	pyrene	204-927-3	129-00-0		1.7 mg/kg		1.549 mg/kg	0.000155 %	✓	
21	benzo[a]anthracene	601-033-00-9	200-280-6		0.77 mg/kg		0.701 mg/kg	0.0000701 %	✓	
22	chrysene	601-048-00-0	205-923-4		0.93 mg/kg		0.847 mg/kg	0.0000847 %	✓	
23	benzo[b]fluoranthene	601-034-00-4	205-911-9		1 mg/kg		0.911 mg/kg	0.0000911 %	✓	
24	benzo[k]fluoranthene	601-036-00-5	205-916-6		0.55 mg/kg		0.501 mg/kg	0.0000501 %	✓	
25	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5		1 mg/kg		0.911 mg/kg	0.0000911 %	✓	
26	indeno[123-cd]pyrene	205-893-2	193-39-5		0.59 mg/kg		0.537 mg/kg	0.0000537 %	✓	
27	dibenz[a,h]anthracene	601-041-00-2	200-181-8		0.11 mg/kg		0.1 mg/kg	0.00001 %	✓	
28	benzo[ghi]perylene	205-883-8	191-24-2		0.74 mg/kg		0.674 mg/kg	0.0000674 %	✓	
Total:								0.0247 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
•	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: WS2--03072025-0.17

✔ **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
WS2--03072025-0.17	Chapter:
Sample Depth:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
0.4 m	Entry:
Moisture content:	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
10%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 10% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	asbestos fibres detected (Yes/No)				No					
			ACM_FIBRES							
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				6.9 mg/kg	1.895	11.765 mg/kg	0.00118 %	✓	
	033-005-00-1									
3	cadmium { cadmium sulfate }				<0.2 mg/kg	1.855	<0.371 mg/kg	<0.0000371 %		<LOD
	048-009-00-9	233-331-6	10124-36-4							
4	chromium in Cr(III) compounds { chromium(III) oxide }				32 mg/kg	1.462	46.77 mg/kg	0.00468 %		
		215-160-9	1308-38-9							
5	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1.8 mg/kg	2.27	<4.086 mg/kg	<0.000409 %		<LOD
	024-017-00-8									
6	copper { copper sulphate pentahydrate }				12 mg/kg	3.929	42.434 mg/kg	0.00424 %	✓	
	029-023-00-4	231-847-6	7758-99-8							
7	lead { lead chromate }			1	36 mg/kg	1.56	50.538 mg/kg	0.00324 %	✓	
	082-004-00-2	231-846-0	7758-97-6							
8	mercury { mercury dichloride }				<0.3 mg/kg	1.353	<0.406 mg/kg	<0.0000406 %		<LOD
	080-010-00-X	231-299-8	7487-94-7							
9	nickel { nickel dibromate }				15 mg/kg	5.358	72.337 mg/kg	0.00723 %	✓	
	028-053-00-5	238-596-1	14550-87-9							
10	selenium { nickel selenate }				<1 mg/kg	2.554	<2.554 mg/kg	<0.000255 %		<LOD
	028-031-00-5	239-125-2	15060-62-5							
11	zinc { zinc chromate }				59 mg/kg	2.774	147.307 mg/kg	0.0147 %	✓	
	024-007-00-3	236-878-9	13530-65-9							
12	pH				7.5 pH		7.5 pH	7.5 pH		
			PH							
Total:								0.0353 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: TP1

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
TP1	Chapter:
Sample Depth:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
0.3 m	Entry:
	17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				<10 mg/kg	1.895	<18.945	mg/kg	<0.00189 %		<LOD
	033-005-00-1										
2	cadmium { cadmium sulfate }				1 mg/kg	1.855	1.855	mg/kg	0.000185 %		
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide }				25 mg/kg	1.462	36.539	mg/kg	0.00365 %		
		215-160-9	1308-38-9								
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1 mg/kg	2.27	<2.27	mg/kg	<0.000227 %		<LOD
	024-017-00-8										
5	copper { copper sulphate pentahydrate }				18 mg/kg	3.929	70.723	mg/kg	0.00707 %		
	029-023-00-4	231-847-6	7758-99-8								
6	lead { lead chromate }			1	58 mg/kg	1.56	90.469	mg/kg	0.0058 %		
	082-004-00-2	231-846-0	7758-97-6								
7	mercury { mercury dichloride }				<2.5 mg/kg	1.353	<3.384	mg/kg	<0.000338 %		<LOD
	080-010-00-X	231-299-8	7487-94-7								
8	nickel { nickel dibromate }				13 mg/kg	5.358	69.658	mg/kg	0.00697 %		
	028-053-00-5	238-596-1	14550-87-9								
9	selenium { nickel selenate }				<8 mg/kg	2.554	<20.431	mg/kg	<0.00204 %		<LOD
	028-031-00-5	239-125-2	15060-62-5								
10	zinc { zinc chromate }				50 mg/kg	2.774	138.707	mg/kg	0.0139 %		
	024-007-00-3	236-878-9	13530-65-9								
11	pH				7.9 pH		7.9	pH	7.9 pH		
			PH								
Total:									0.0375 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
	Below limit of detection
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: TP2



Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
TP2	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.75 m	

Hazard properties

None identified

Determinands

Moisture content: None

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				<10 mg/kg	1.895	<18.945 mg/kg		<0.00189 %		<LOD
	033-005-00-1										
2	cadmium { cadmium sulfate }				0.9 mg/kg	1.855	1.669 mg/kg		0.000167 %		
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide }				24 mg/kg	1.462	35.077 mg/kg		0.00351 %		
		215-160-9	1308-38-9								
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1 mg/kg	2.27	<2.27 mg/kg		<0.000227 %		<LOD
	024-017-00-8										
5	copper { copper sulphate pentahydrate }				7.4 mg/kg	3.929	29.075 mg/kg		0.00291 %		
	029-023-00-4	231-847-6	7758-99-8								
6	lead { lead chromate }			1	8.1 mg/kg	1.56	12.635 mg/kg		0.00081 %		
	082-004-00-2	231-846-0	7758-97-6								
7	mercury { mercury dichloride }				<2.5 mg/kg	1.353	<3.384 mg/kg		<0.000338 %		<LOD
	080-010-00-X	231-299-8	7487-94-7								
8	nickel { nickel dibromate }				16 mg/kg	5.358	85.733 mg/kg		0.00857 %		
	028-053-00-5	238-596-1	14550-87-9								
9	selenium { nickel selenate }				<8 mg/kg	2.554	<20.431 mg/kg		<0.00204 %		<LOD
	028-031-00-5	239-125-2	15060-62-5								
10	zinc { zinc chromate }				33 mg/kg	2.774	91.547 mg/kg		0.00915 %		
	024-007-00-3	236-878-9	13530-65-9								
11	pH				7.8 pH		7.8 pH		7.8 pH		
			PH								
12	naphthalene				<0.02 mg/kg		<0.02 mg/kg		<0.000002 %		<LOD
	601-052-00-2	202-049-5	91-20-3								
13	acenaphthylene				<0.02 mg/kg		<0.02 mg/kg		<0.000002 %		<LOD
		205-917-1	208-96-8								
14	acenaphthene				<0.02 mg/kg		<0.02 mg/kg		<0.000002 %		<LOD
		201-469-6	83-32-9								
15	fluorene				<0.02 mg/kg		<0.02 mg/kg		<0.000002 %		<LOD
		201-695-5	86-73-7								
16	phenanthrene				<0.02 mg/kg		<0.02 mg/kg		<0.000002 %		<LOD
		201-581-5	85-01-8								

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
17	anthracene	204-371-1	120-12-7		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
18	fluoranthene	205-912-4	206-44-0		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
19	pyrene	204-927-3	129-00-0		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
20	benzo[a]anthracene	601-033-00-9	200-280-6		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
21	chrysene	601-048-00-0	205-923-4		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
22	benzo[b]fluoranthene	601-034-00-4	205-911-9		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
23	benzo[k]fluoranthene	601-036-00-5	205-916-6		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
24	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
25	indeno[123-cd]pyrene	205-893-2	193-39-5		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
26	dibenz[a,h]anthracene	601-041-00-2	200-181-8		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
27	benzo[ghi]perylene	205-883-8	191-24-2		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
Total:								0.0251 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: TP3



Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
TP3	Chapter:
Sample Depth:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
0.5 m	Entry:
	17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	asbestos fibres detected (Yes/No)				No						
			ACM_FIBRES								
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				21 mg/kg	1.895	39.785 mg/kg	0.00398 %			
	033-005-00-1										
3	cadmium { cadmium sulfate }				1.1 mg/kg	1.855	2.04 mg/kg	0.000204 %			
	048-009-00-9	233-331-6	10124-36-4								
4	chromium in Cr(III) compounds { chromium(III) oxide }				9.1 mg/kg	1.462	13.3 mg/kg	0.00133 %			
		215-160-9	1308-38-9								
5	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1 mg/kg	2.27	<2.27 mg/kg	<0.000227 %			<LOD
	024-017-00-8										
6	copper { copper sulphate pentahydrate }				45 mg/kg	3.929	176.807 mg/kg	0.0177 %			
	029-023-00-4	231-847-6	7758-99-8								
7	lead { lead chromate }			1	120 mg/kg	1.56	187.178 mg/kg	0.012 %			
	082-004-00-2	231-846-0	7758-97-6								
8	mercury { mercury dichloride }				<2.5 mg/kg	1.353	<3.384 mg/kg	<0.000338 %			<LOD
	080-010-00-X	231-299-8	7487-94-7								
9	nickel { nickel dibromate }				17 mg/kg	5.358	91.091 mg/kg	0.00911 %			
	028-053-00-5	238-596-1	14550-87-9								
10	selenium { nickel selenate }				<8 mg/kg	2.554	<20.431 mg/kg	<0.00204 %			<LOD
	028-031-00-5	239-125-2	15060-62-5								
11	zinc { zinc chromate }				110 mg/kg	2.774	305.156 mg/kg	0.0305 %			
	024-007-00-3	236-878-9	13530-65-9								
12	pH				7.5 pH		7.5 pH	7.5 pH			
			PH								
13	naphthalene				0.45 mg/kg		0.45 mg/kg	0.000045 %			
	601-052-00-2	202-049-5	91-20-3								
14	acenaphthylene				0.94 mg/kg		0.94 mg/kg	0.000094 %			
		205-917-1	208-96-8								
15	acenaphthene				2.6 mg/kg		2.6 mg/kg	0.00026 %			
		201-469-6	83-32-9								
16	fluorene				0.95 mg/kg		0.95 mg/kg	0.000095 %			
		201-695-5	86-73-7								

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
17	phenanthrene	201-581-5	85-01-8		16 mg/kg		16 mg/kg	0.0016 %		
18	anthracene	204-371-1	120-12-7		7.6 mg/kg		7.6 mg/kg	0.00076 %		
19	fluoranthene	205-912-4	206-44-0		46 mg/kg		46 mg/kg	0.0046 %		
20	pyrene	204-927-3	129-00-0		26 mg/kg		26 mg/kg	0.0026 %		
21	benzo[a]anthracene	601-033-00-9	200-280-6		23 mg/kg		23 mg/kg	0.0023 %		
22	chrysene	601-048-00-0	205-923-4		20 mg/kg		20 mg/kg	0.002 %		
23	benzo[b]fluoranthene	601-034-00-4	205-911-9		24 mg/kg		24 mg/kg	0.0024 %		
24	benzo[k]fluoranthene	601-036-00-5	205-916-6		11 mg/kg		11 mg/kg	0.0011 %		
25	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5		26 mg/kg		26 mg/kg	0.0026 %		
26	indeno[123-cd]pyrene	205-893-2	193-39-5		16 mg/kg		16 mg/kg	0.0016 %		
27	dibenz[a,h]anthracene	601-041-00-2	200-181-8		3.8 mg/kg		3.8 mg/kg	0.00038 %		
28	benzo[ghi]perylene	205-883-8	191-24-2		17 mg/kg		17 mg/kg	0.0017 %		
Total:								0.099 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: TP4



Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
TP4	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.1 m	

Hazard properties

None identified

Determinands

Moisture content: None

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				<10 mg/kg	1.895	<18.945	mg/kg	<0.00189 %		<LOD
	033-005-00-1										
2	cadmium { cadmium sulfate }				1 mg/kg	1.855	1.855	mg/kg	0.000185 %		
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide }				18 mg/kg	1.462	26.308	mg/kg	0.00263 %		
		215-160-9	1308-38-9								
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1 mg/kg	2.27	<2.27	mg/kg	<0.000227 %		<LOD
	024-017-00-8										
5	copper { copper sulphate pentahydrate }				18 mg/kg	3.929	70.723	mg/kg	0.00707 %		
	029-023-00-4	231-847-6	7758-99-8								
6	lead { lead chromate }			1	53 mg/kg	1.56	82.67	mg/kg	0.0053 %		
	082-004-00-2	231-846-0	7758-97-6								
7	mercury { mercury dichloride }				<2.5 mg/kg	1.353	<3.384	mg/kg	<0.000338 %		<LOD
	080-010-00-X	231-299-8	7487-94-7								
8	nickel { nickel dibromate }				16 mg/kg	5.358	85.733	mg/kg	0.00857 %		
	028-053-00-5	238-596-1	14550-87-9								
9	selenium { nickel selenate }				<8 mg/kg	2.554	<20.431	mg/kg	<0.00204 %		<LOD
	028-031-00-5	239-125-2	15060-62-5								
10	zinc { zinc chromate }				63 mg/kg	2.774	174.771	mg/kg	0.0175 %		
	024-007-00-3	236-878-9	13530-65-9								
11	pH				6.4 pH		6.4	pH	6.4 pH		
			PH								
Total:									0.0412 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: TP5

✔ **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
TP5	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.5 m	Entry:

Hazard properties

None identified

Determinands

Moisture content: None

#	Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number									
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				<10	mg/kg	1.895	<18.945	mg/kg	<0.00189 %		<LOD
	033-005-00-1											
2	cadmium { cadmium sulfate }				1	mg/kg	1.855	1.855	mg/kg	0.000185 %		
	048-009-00-9	233-331-6	10124-36-4									
3	chromium in Cr(III) compounds { chromium(III) oxide }				24	mg/kg	1.462	35.077	mg/kg	0.00351 %		
		215-160-9	1308-38-9									
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1	mg/kg	2.27	<2.27	mg/kg	<0.000227 %		<LOD
	024-017-00-8											
5	copper { copper sulphate pentahydrate }				3.7	mg/kg	3.929	14.537	mg/kg	0.00145 %		
	029-023-00-4	231-847-6	7758-99-8									
6	lead { lead chromate }			1	6	mg/kg	1.56	9.359	mg/kg	0.0006 %		
	082-004-00-2	231-846-0	7758-97-6									
7	mercury { mercury dichloride }				<2.5	mg/kg	1.353	<3.384	mg/kg	<0.000338 %		<LOD
	080-010-00-X	231-299-8	7487-94-7									
8	nickel { nickel dibromate }				17	mg/kg	5.358	91.091	mg/kg	0.00911 %		
	028-053-00-5	238-596-1	14550-87-9									
9	selenium { nickel selenate }				<8	mg/kg	2.554	<20.431	mg/kg	<0.00204 %		<LOD
	028-031-00-5	239-125-2	15060-62-5									
10	zinc { zinc chromate }				24	mg/kg	2.774	66.58	mg/kg	0.00666 %		
	024-007-00-3	236-878-9	13530-65-9									
11	pH				7.2	pH		7.2	pH	7.2 pH		
			PH									
12	naphthalene				<0.02	mg/kg		<0.02	mg/kg	<0.000002 %		<LOD
	601-052-00-2	202-049-5	91-20-3									
13	acenaphthylene				<0.02	mg/kg		<0.02	mg/kg	<0.000002 %		<LOD
		205-917-1	208-96-8									
14	acenaphthene				<0.02	mg/kg		<0.02	mg/kg	<0.000002 %		<LOD
		201-469-6	83-32-9									
15	fluorene				<0.02	mg/kg		<0.02	mg/kg	<0.000002 %		<LOD
		201-695-5	86-73-7									
16	phenanthrene				<0.02	mg/kg		<0.02	mg/kg	<0.000002 %		<LOD
		201-581-5	85-01-8									

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
17	anthracene	204-371-1	120-12-7		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
18	fluoranthene	205-912-4	206-44-0		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
19	pyrene	204-927-3	129-00-0		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
20	benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3	<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
21	chrysene	601-048-00-0	205-923-4	218-01-9	<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
22	benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2	<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
23	benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9	<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
24	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5	50-32-8	<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
25	indeno[123-cd]pyrene	205-893-2	193-39-5		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
26	dibenz[a,h]anthracene	601-041-00-2	200-181-8	53-70-3	<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
27	benzo[ghi]perylene	205-883-8	191-24-2		<0.02 mg/kg		<0.02 mg/kg	<0.000002 %		<LOD
Total:								0.0215 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: TP6

✔ **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
TP6	Chapter:
Sample Depth:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
0.1 m	Entry:
	17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				<10 mg/kg	1.895	<18.945 mg/kg		<0.00189 %		<LOD
	033-005-00-1										
2	cadmium { cadmium sulfate }				0.7 mg/kg	1.855	1.298 mg/kg		0.00013 %		
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide }				12 mg/kg	1.462	17.539 mg/kg		0.00175 %		
		215-160-9	1308-38-9								
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1 mg/kg	2.27	<2.27 mg/kg		<0.000227 %		<LOD
	024-017-00-8										
5	copper { copper sulphate pentahydrate }				10 mg/kg	3.929	39.291 mg/kg		0.00393 %		
	029-023-00-4	231-847-6	7758-99-8								
6	lead { lead chromate }			1	30 mg/kg	1.56	46.794 mg/kg		0.003 %		
	082-004-00-2	231-846-0	7758-97-6								
7	mercury { mercury dichloride }				<2.5 mg/kg	1.353	<3.384 mg/kg		<0.000338 %		<LOD
	080-010-00-X	231-299-8	7487-94-7								
8	nickel { nickel dibromate }				12 mg/kg	5.358	64.3 mg/kg		0.00643 %		
	028-053-00-5	238-596-1	14550-87-9								
9	selenium { nickel selenate }				<8 mg/kg	2.554	<20.431 mg/kg		<0.00204 %		<LOD
	028-031-00-5	239-125-2	15060-62-5								
10	zinc { zinc chromate }				39 mg/kg	2.774	108.192 mg/kg		0.0108 %		
	024-007-00-3	236-878-9	13530-65-9								
11	pH				6.6 pH		6.6 pH		6.6 pH		
			PH								
Total:									0.0261 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
•	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: TP7



Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
TP7	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.25 m	

Hazard properties

None identified

Determinands

Moisture content: None

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				<10 mg/kg	1.895	<18.945 mg/kg		<0.00189 %		<LOD
	033-005-00-1										
2	cadmium { cadmium sulfate }				0.8 mg/kg	1.855	1.484 mg/kg		0.000148 %		
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide }				12 mg/kg	1.462	17.539 mg/kg		0.00175 %		
		215-160-9	1308-38-9								
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1 mg/kg	2.27	<2.27 mg/kg		<0.000227 %		<LOD
	024-017-00-8										
5	copper { copper sulphate pentahydrate }				12 mg/kg	3.929	47.149 mg/kg		0.00471 %		
	029-023-00-4	231-847-6	7758-99-8								
6	lead { lead chromate }			1	28 mg/kg	1.56	43.675 mg/kg		0.0028 %		
	082-004-00-2	231-846-0	7758-97-6								
7	mercury { mercury dichloride }				<2.5 mg/kg	1.353	<3.384 mg/kg		<0.000338 %		<LOD
	080-010-00-X	231-299-8	7487-94-7								
8	nickel { nickel dibromate }				17 mg/kg	5.358	91.091 mg/kg		0.00911 %		
	028-053-00-5	238-596-1	14550-87-9								
9	selenium { nickel selenate }				<8 mg/kg	2.554	<20.431 mg/kg		<0.00204 %		<LOD
	028-031-00-5	239-125-2	15060-62-5								
10	zinc { zinc chromate }				50 mg/kg	2.774	138.707 mg/kg		0.0139 %		
	024-007-00-3	236-878-9	13530-65-9								
11	pH				6.9 pH		6.9 pH		6.9 pH		
			PH								
Total:									0.0324 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: TP8

 **Non Hazardous Waste**
 Classified as **17 05 04**
 in the List of Waste

Sample details

Sample name:	LoW Code:	
TP8	Chapter:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry:	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.1 m		

Hazard properties

None identified

Determinands

Moisture content: None

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				<10 mg/kg	1.895	<18.945	mg/kg	<0.00189 %		<LOD
	033-005-00-1										
2	cadmium { cadmium sulfate }				0.7 mg/kg	1.855	1.298	mg/kg	0.00013 %		
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide }				10 mg/kg	1.462	14.616	mg/kg	0.00146 %		
		215-160-9	1308-38-9								
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1 mg/kg	2.27	<2.27	mg/kg	<0.000227 %		<LOD
	024-017-00-8										
5	copper { copper sulphate pentahydrate }				13 mg/kg	3.929	51.078	mg/kg	0.00511 %		
	029-023-00-4	231-847-6	7758-99-8								
6	lead { lead chromate }			1	22 mg/kg	1.56	34.316	mg/kg	0.0022 %		
	082-004-00-2	231-846-0	7758-97-6								
7	mercury { mercury dichloride }				<2.5 mg/kg	1.353	<3.384	mg/kg	<0.000338 %		<LOD
	080-010-00-X	231-299-8	7487-94-7								
8	nickel { nickel dibromate }				20 mg/kg	5.358	107.166	mg/kg	0.0107 %		
	028-053-00-5	238-596-1	14550-87-9								
9	selenium { nickel selenate }				<8 mg/kg	2.554	<20.431	mg/kg	<0.00204 %		<LOD
	028-031-00-5	239-125-2	15060-62-5								
10	zinc { zinc chromate }				42 mg/kg	2.774	116.514	mg/kg	0.0117 %		
	024-007-00-3	236-878-9	13530-65-9								
11	pH				7 pH		7	pH	7pH		
			PH								
12	naphthalene				<0.02 mg/kg		<0.02	mg/kg	<0.000002 %		<LOD
	601-052-00-2	202-049-5	91-20-3								
13	acenaphthylene				<0.02 mg/kg		<0.02	mg/kg	<0.000002 %		<LOD
		205-917-1	208-96-8								
14	acenaphthene				<0.02 mg/kg		<0.02	mg/kg	<0.000002 %		<LOD
		201-469-6	83-32-9								
15	fluorene				<0.02 mg/kg		<0.02	mg/kg	<0.000002 %		<LOD
		201-695-5	86-73-7								
16	phenanthrene				0.09 mg/kg		0.09	mg/kg	0.000009 %		
		201-581-5	85-01-8								

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
17	anthracene	204-371-1	120-12-7		0.04 mg/kg		0.04 mg/kg	0.000004 %		
18	fluoranthene	205-912-4	206-44-0		0.4 mg/kg		0.4 mg/kg	0.00004 %		
19	pyrene	204-927-3	129-00-0		0.36 mg/kg		0.36 mg/kg	0.000036 %		
20	benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3	0.21 mg/kg		0.21 mg/kg	0.000021 %		
21	chrysene	601-048-00-0	205-923-4	218-01-9	0.2 mg/kg		0.2 mg/kg	0.00002 %		
22	benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2	0.24 mg/kg		0.24 mg/kg	0.000024 %		
23	benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9	0.11 mg/kg		0.11 mg/kg	0.000011 %		
24	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5	50-32-8	0.24 mg/kg		0.24 mg/kg	0.000024 %		
25	indeno[123-cd]pyrene	205-893-2	193-39-5		0.14 mg/kg		0.14 mg/kg	0.000014 %		
26	dibenz[a,h]anthracene	601-041-00-2	200-181-8	53-70-3	0.04 mg/kg		0.04 mg/kg	0.000004 %		
27	benzo[ghi]perylene	205-883-8	191-24-2		0.15 mg/kg		0.15 mg/kg	0.000015 %		
Total:								0.0315 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Appendix A: Classifier defined and non GB MCL determinands

▀ **asbestos fibres detected (Yes/No)** (CAS Number: ACM_FIBRES)

Description/Comments: not classified, information only

Data source: N/A

Data source date: 15 Jan 2020

Hazard Statements: None.

▀ **chromium(III) oxide** (EC Number: 215-160-9, CAS Number: 1308-38-9)

Description/Comments: Data from ECHA's C&L inventory database

Data source: <https://echa.europa.eu/information-on-chemicals/cl-inventory-database/-/discli/details/33806>

Data source date: 30 Apr 2020

Hazard Statements: Acute Tox. 4; H302 , Skin Sens. 1; H317 , Eye Irrit. 2; H319

▀ **pH** (CAS Number: PH)

Description/Comments: Appendix C4

Data source: WM3 1st Edition 2015

Data source date: 25 May 2015

Hazard Statements: None.

▀ **acenaphthylene** (EC Number: 205-917-1, CAS Number: 208-96-8)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 17 Jul 2015

Hazard Statements: Acute Tox. 4; H302 , Acute Tox. 1; H330 , Acute Tox. 1; H310 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315

▀ **acenaphthene** (EC Number: 201-469-6, CAS Number: 83-32-9)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 17 Jul 2015

Hazard Statements: Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , Aquatic Chronic 2; H411

▀ **fluorene** (EC Number: 201-695-5, CAS Number: 86-73-7)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 06 Aug 2015

Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

▀ **phenanthrene** (EC Number: 201-581-5, CAS Number: 85-01-8)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 06 Aug 2015

Hazard Statements: Acute Tox. 4; H302 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Carc. 2; H351 , Skin Sens. 1; H317 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , Skin Irrit. 2; H315

▀ **anthracene** (EC Number: 204-371-1, CAS Number: 120-12-7)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 17 Jul 2015

Hazard Statements: Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Skin Sens. 1; H317 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

▀ **fluoranthene** (EC Number: 205-912-4, CAS Number: 206-44-0)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 21 Aug 2015

Hazard Statements: Acute Tox. 4; H302 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

▀ **pyrene** (EC Number: 204-927-3, CAS Number: 129-00-0)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 2014

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 21 Aug 2015

Hazard Statements: Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

■ **indeno[123-cd]pyrene** (EC Number: 205-893-2, CAS Number: 193-39-5)

Description/Comments: Data from C&L Inventory Database
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 06 Aug 2015
Hazard Statements: Carc. 2; H351

■ **benzo[ghi]perylene** (EC Number: 205-883-8, CAS Number: 191-24-2)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 28/02/2015
Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 23 Jul 2015
Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

Appendix B: Rationale for selection of metal species

arsenic {arsenic acid and its salts with the exception of those specified elsewhere in this Annex}

Worst case CLP species based on hazard statements/molecular weight and conversion factor for arsenic acid H₃AsO₄. (edit as required)

cadmium {cadmium sulfate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

chromium in Cr(III) compounds {chromium(III) oxide}

Most likely species based on site history

chromium in Cr(VI) compounds {chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex}

Worst case species based on hazard statements/molecular weight (edit as required)

copper {copper sulphate pentahydrate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

lead {lead chromate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

mercury {mercury dichloride}

Reasonable worst case CLP species based on hazard statements/molecular weight and assuming no evidence for the use of explosives. (edit as required)

nickel {nickel dibromate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

selenium {nickel selenate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

zinc {zinc chromate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

Appendix C: Version

HazWasteOnline Classification Engine: WM3 1st Edition v1.2.GB - Oct 2021
HazWasteOnline Classification Engine Version: 2026.13.6943.12534 (13 Jan 2026)
HazWasteOnline Database: 2026.13.6943.12534 (13 Jan 2026)

This classification utilises the following guidance and legislation:

WM3 v1.2.GB - Waste Classification - 1st Edition v1.2.GB - Oct 2021

CLP Regulation - Regulation 1272/2008/EC of 16 December 2008

1st ATP - Regulation 790/2009/EC of 10 August 2009

2nd ATP - Regulation 286/2011/EC of 10 March 2011

3rd ATP - Regulation 618/2012/EU of 10 July 2012

4th ATP - Regulation 487/2013/EU of 8 May 2013

Correction to 1st ATP - Regulation 758/2013/EU of 7 August 2013

5th ATP - Regulation 944/2013/EU of 2 October 2013

6th ATP - Regulation 605/2014/EU of 5 June 2014

WFD Annex III replacement - Regulation 1357/2014/EU of 18 December 2014

Revised List of Waste 2014 - Decision 2014/955/EU of 18 December 2014

7th ATP - Regulation 2015/1221/EU of 24 July 2015

8th ATP - Regulation (EU) 2016/918 of 19 May 2016

9th ATP - Regulation (EU) 2016/1179 of 19 July 2016

10th ATP - Regulation (EU) 2017/776 of 4 May 2017

HP14 amendment - Regulation (EU) 2017/997 of 8 June 2017

13th ATP - Regulation (EU) 2018/1480 of 4 October 2018

14th ATP - Regulation (EU) 2020/217 of 4 October 2019

15th ATP - Regulation (EU) 2020/1182 of 19 May 2020

The Chemicals (Health and Safety) and Genetically Modified Organisms (Contained Use)(Amendment etc.) (EU Exit)

Regulations 2020 - UK: 2020 No. 1567 of 16th December 2020

The Waste and Environmental Permitting etc. (Legislative Functions and Amendment etc.) (EU Exit) Regulations 2020 - UK:

2020 No. 1540 of 16th December 2020

GB MCL List - version 1.1 of 09 June 2021

GB MCL List v2.0 - version 2.0 of 20th October 2023

GB MCL List v3.0 - version 3.0 of 11th January 2024

GB MCL List v4.0 - version 4.0 of 2nd March 2024

GB MCL List v5.0 - version 5.0 of 26th June 2024

GB MCL List v6.0 - version 6.0 of 15th February 2025

GB MCL List v7.0 - version 7.0 of 23rd September 2025



Wilson Associates (Consulting) Limited
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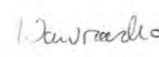
t: 01923 225404

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e: reception@i2analytical.com

Analytical Report Number : 25-036323

Project / Site name:	Coate Road Devizes	Samples received on:	09/07/2025
Your job number:	5499	Samples instructed on/ Analysis started on:	09/07/2025
Your order number:	5499 TC	Analysis completed by:	17/07/2025
Report Issue Number:	1	Report issued on:	17/07/2025
Samples Analysed:	1 10:1 WAC sample		


Signed: _____

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

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

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

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

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

Excel copies of reports are only valid when accompanied by this PDF certificate.

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

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

Analytical Report Number: 25-036323
Project / Site name: Coate Road Devizes
Your Order No: 5499 TC

Lab Sample Number				608835
Sample Reference				WAC
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				None Supplied
Date Sampled				03/07/2025
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	9.1
Total mass of sample received	kg	0.1	NONE	1

General Inorganics

pH (L005B)	pH Units	N/A	MCERTS	7.5
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	2.5
Loss on Ignition @ 450°C	%	0.2	MCERTS	5.5
Acid Neutralisation Capacity	mmol/kg +/-	-9999	NONE	1.3

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	0.07
Acenaphthene	mg/kg	0.05	MCERTS	0.06
Fluorene	mg/kg	0.05	MCERTS	0.05
Phenanthrene	mg/kg	0.05	MCERTS	1.1
Anthracene	mg/kg	0.05	MCERTS	0.55
Fluoranthene	mg/kg	0.05	MCERTS	3.7
Pyrene	mg/kg	0.05	MCERTS	3.4
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.8
Chrysene	mg/kg	0.05	MCERTS	1.8
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	2.5
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.86
Benzo(a)pyrene	mg/kg	0.05	MCERTS	2.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	1.2
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.3
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	1.4
Coronene	mg/kg	0.05	NONE	0.59

Total PAH

Total WAC-17 PAHs	mg/kg	0.85	NONE	21.6
-------------------	-------	------	------	------

Petroleum Hydrocarbons

Mineral Oil (EC10 - EC40) EH_CU_1D_AL	mg/kg	10	NONE	< 10
---------------------------------------	-------	----	------	------

VOCs

Benzene	µg/kg	5	MCERTS	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0

Total BTEX	µg/kg	10	MCERTS	< 10
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Analytical Report Number: 25-036323
 Project / Site name: Coate Road Devizes
 Your Order No: 5499 TC

Lab Sample Number				608835
Sample Reference				WAC
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				None Supplied
Date Sampled				03/07/2025
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

PCBs by GC-MS

PCB Congener 28	mg/kg	0.001	MCERTS	< 0.001
PCB Congener 52	mg/kg	0.001	MCERTS	< 0.001
PCB Congener 101	mg/kg	0.001	MCERTS	< 0.001
PCB Congener 118	mg/kg	0.001	MCERTS	< 0.001
PCB Congener 138	mg/kg	0.001	MCERTS	< 0.001
PCB Congener 153	mg/kg	0.001	MCERTS	< 0.001
PCB Congener 180	mg/kg	0.001	MCERTS	< 0.001
Total PCBs	mg/kg	0.007	MCERTS	< 0.007

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



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Croxley Green Business Park
Watford, WD18 8YS

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Waste Acceptance Criteria Analytical Results								
Report No:		25-036323						
						Client: Wilson Associates		
Location		Coate Road Devizes						
Lab Reference (Sample Number)		608835				Landfill Waste Acceptance Criteria		
Sampling Date		03/07/2025				Limits		
Sample ID		WAC				Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill
Depth (m)		None Supplied						
Solid Waste Analysis								
TOC (%)**		2.5				3%	5%	6%
Loss on Ignition (%) **		5.5				--	--	10%
BTEX (µg/kg) **		< 10				6000	--	--
Sum of PCBs (mg/kg) **		< 0.007				1	--	--
Mineral Oil (mg/kg) EH, ID, CU, AL		< 10				500	--	--
Total PAH (WAC-17) (mg/kg)		21.6				100	--	--
pH (units)**		7.5				--	>6	--
Acid Neutralisation Capacity (mmol / kg)		1.3				--	To be evaluated	To be evaluated
Eluate Analysis		10:1			10:1	Limit values for compliance leaching test		
(BS EN 12457 - 2 preparation utilising end over end leaching procedure)		mg/l			mg/kg	using BS EN 12457-2 at L/S 10 l/kg (mg/kg)		
Arsenic *		0.00342			0.0342	0.5	2	25
Barium *		0.0136			0.136	20	100	300
Cadmium *		< 0.000100			< 0.00100	0.04	1	5
Chromium *		0.005			0.05	0.5	10	70
Copper *		0.009			0.09	2	50	100
Mercury *		< 0.000500			< 0.00500	0.01	0.2	2
Molybdenum *		0.00202			0.0202	0.5	10	30
Nickel *		0.0051			0.051	0.4	10	40
Lead *		< 0.0010			< 0.010	0.5	10	50
Antimony *		< 0.0017			< 0.017	0.06	0.7	5
Selenium *		< 0.0040			< 0.040	0.1	0.5	7
Zinc *		0.03			0.3	4	50	200
Chloride *		1.1			11	800	15000	25000
Fluoride*		0.36			3.6	10	150	500
Sulphate *		4.6			46	1000	20000	50000
TDS*		40			400	4000	60000	100000
Phenol Index (Monohydric Phenols) *		< 0.010			< 0.10	1	-	-
DOC		11.4			114	500	800	1000
Leach Test Information								
Stone Content (%)		< 0.1						
Sample Mass (kg)		1						
Dry Matter (%)		91						
Moisture (%)		9.1						
Results are expressed on a dry weight basis, after correction for moisture content where applicable.						* = UKAS accredited (liquid eluate analysis only)		
Stated limits are for guidance only and IZ cannot be held responsible for any discrepancies with current legislation						** = MCFRTS accredited		

Landfill WAC analysis (specifically leaching test results) must not be used for hazardous waste classification purposes as defined by the Waste (England and Wales) Regulations 2011 (as amended) and EA Guidance WM3.

This analysis is only applicable for landfill acceptance criteria (The Environmental Permitting (England and Wales) Regulations) and does not give any indication as to whether a waste may be hazardous or non-hazardous.

Analytical Report Number : 25-036323
Project / Site name: Coate Road Devizes

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
608835	WAC	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-036323
Project / Site name: Coate Road Devises

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
pH at 20°C in soil	Determination of pH in soil by addition of water followed by electrometric measurement	In-house method	L005B	W	MCERTS
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
PCB's By GC-MS in soil	Determination of PCB by extraction with hexane followed by GC-MS	In-house method based on USEPA 8082	L027B	D	MCERTS
Total dissolved solids 10:1 WAC	Determination of total dissolved solids in water by electrometric measurement	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L031B	W	ISO 17025
Fluoride 10:1 WAC	Determination of fluoride in leachate by 1:1 ratio with a buffer solution followed by Ion Selective Electrode	In-house method based on Use of Total Ionic Strength Adjustment Buffer for Electrode Determination	L033B	W	ISO 17025
Dissolved organic carbon 10:1 WAC	Determination of dissolved organic carbon in leachate by TOC/DOC NDIR Analyser	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L037B	W	NONE
Metals in leachate by ICP-OES	Determination of metals in leachate by acidification followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L039B	W	ISO 17025
One stage WAC 10:1 leachate preparation	One stage batch test at a liquid to solid ratio of 10 L/kg	BS EN 12457-2-2002	L043B	W	ISO 17025
Acid neutralisation capacity of soil	Determination of acid neutralisation capacity by addition of acid or alkali followed by electronic probe	In-house method based on Guidance on Sampling and Testing of Wastes to Meet Landfill Waste Acceptance	L046B	W	NONE
Loss on ignition of soil @ 450°C	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	In-house method	L047-PL	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS	In-house method	L076B/L088-PL	D/W	NONE
Monohydric phenols 10:1 WAC	Determination of phenols in leachate by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	ISO 17025

Analytical Report Number : 25-036323
Project / Site name: Coate Road Devizes

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Chloride 10:1 WAC	Determination of Chloride colorimetrically by discrete analyser	In-house based on MEWAM Method ISBN 0117516260	L082B	W	ISO 17025
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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

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

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

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

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

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

The result for sum should be interpreted with caution

Analytical Report Number : 25-036323

Project / Site name: Coate Road Devizes

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

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

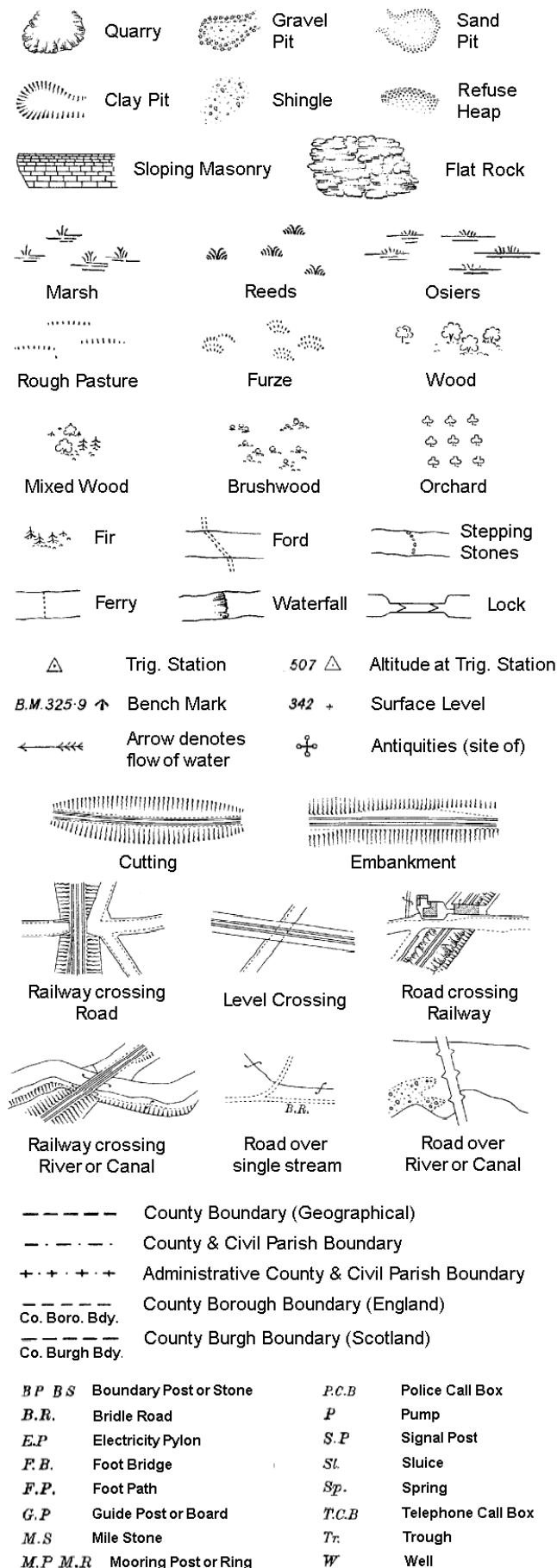
Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
WAC	N/A	L	608835	b	One stage WAC 10:1 leachate preparation	L043B	b

APPENDIX 5

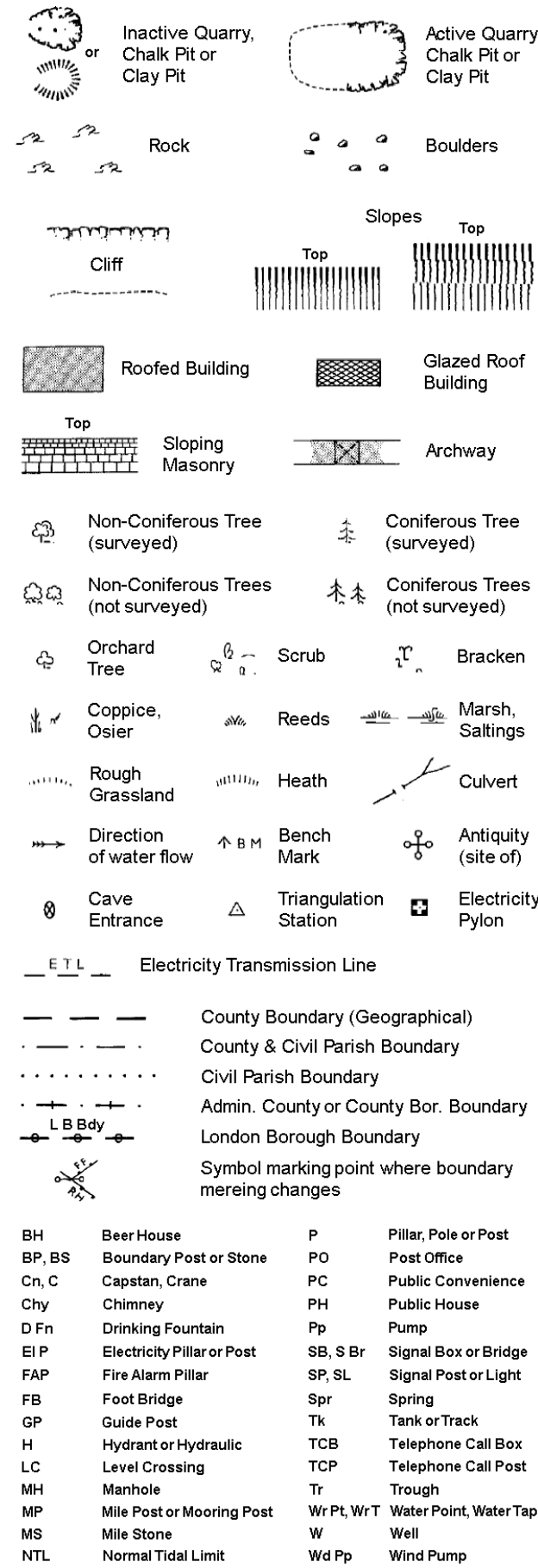
ENVIROCHECK REPORT

Historical Mapping Legends

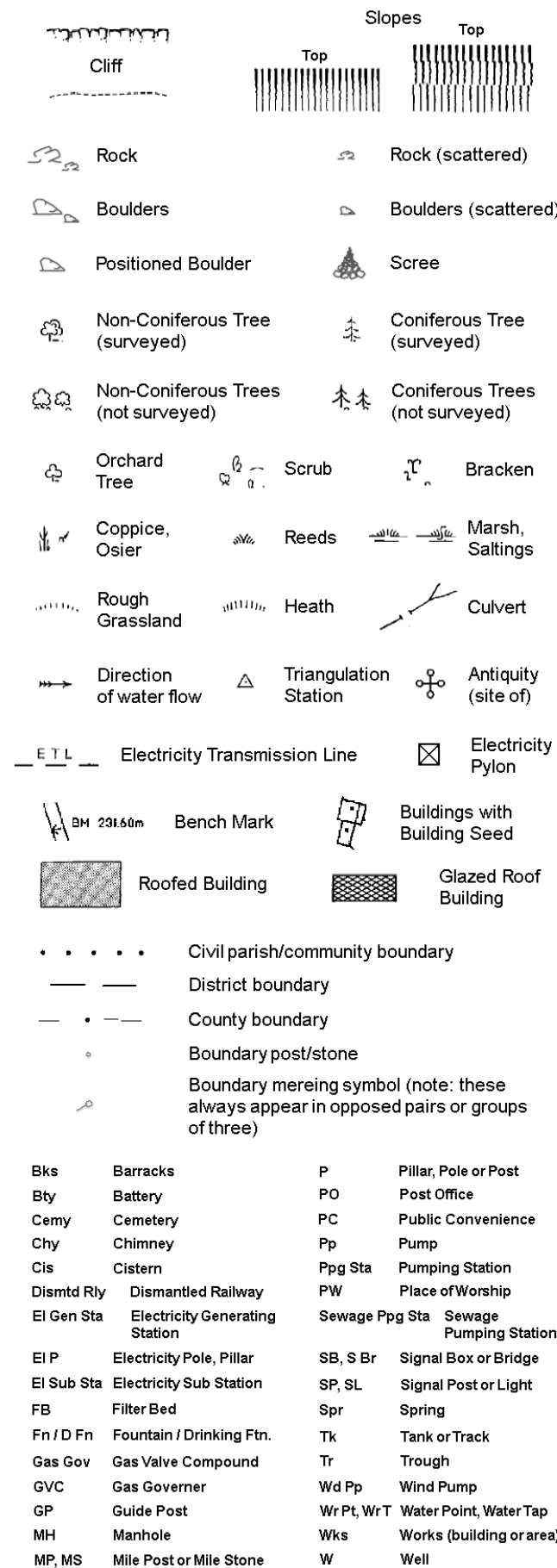
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



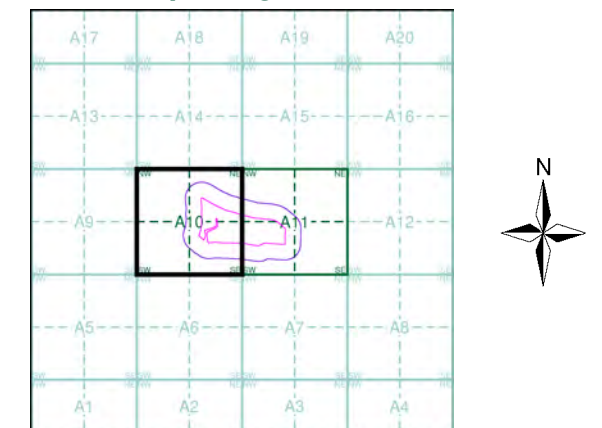
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Wiltshire	1:2,500	1886	2
Wiltshire	1:2,500	1900	3
Wiltshire	1:2,500	1923 - 1924	4
Ordnance Survey Plan	1:2,500	1970 - 1976	5
Additional SIMs	1:2,500	1982 - 1990	6
Ordnance Survey Plan	1:2,500	1984	7
Additional SIMs	1:2,500	1984 - 1992	8
Additional SIMs	1:2,500	1984 - 1990	9
Additional SIMs	1:2,500	1992	10
Large-Scale National Grid Data	1:2,500	1995	11
Large-Scale National Grid Data	1:2,500	1996	12
Large-Scale National Grid Data	1:2,500	1996	13
Historical Aerial Photography	1:2,500	1999	14

Historical Map - Segment A10



Order Details

Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Wiltshire

Published 1886

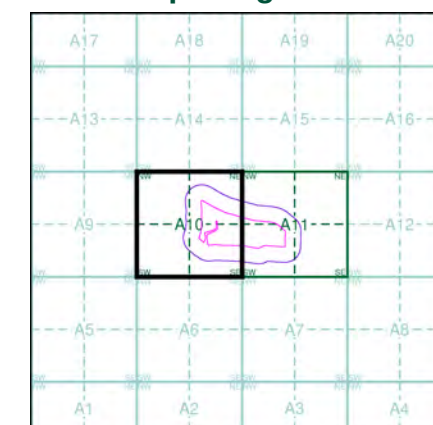
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

034_10
1886
1:2,500
034_14
1886
1:2,500

Historical Map - Segment A10



Order Details

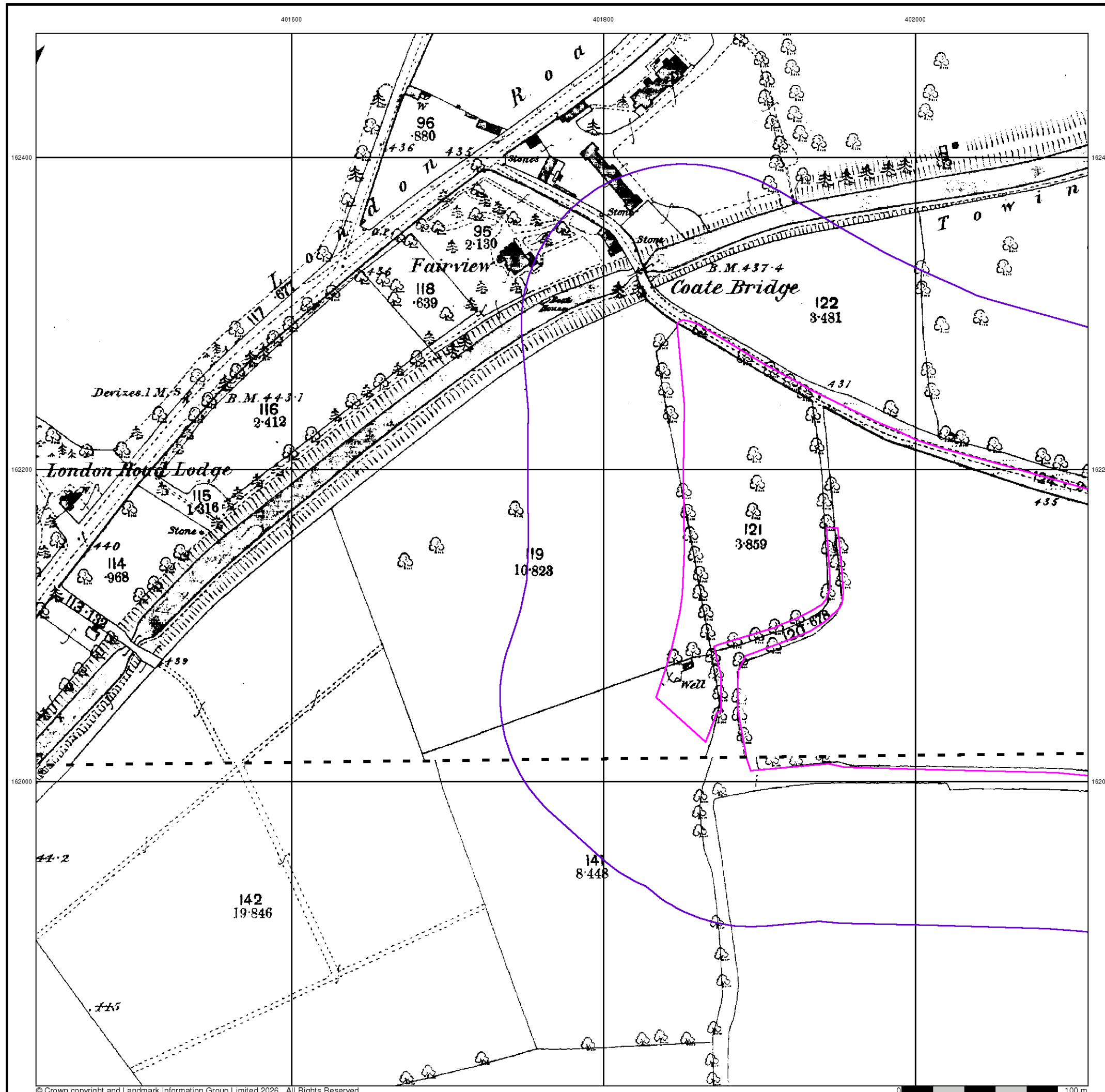
Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU



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Web: www.envirocheck.co.uk





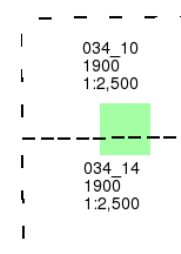
Wiltshire

Published 1900

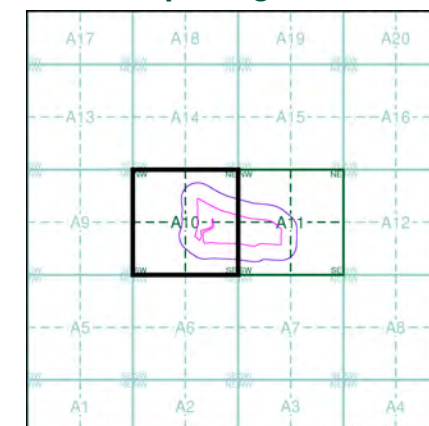
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A10



Order Details

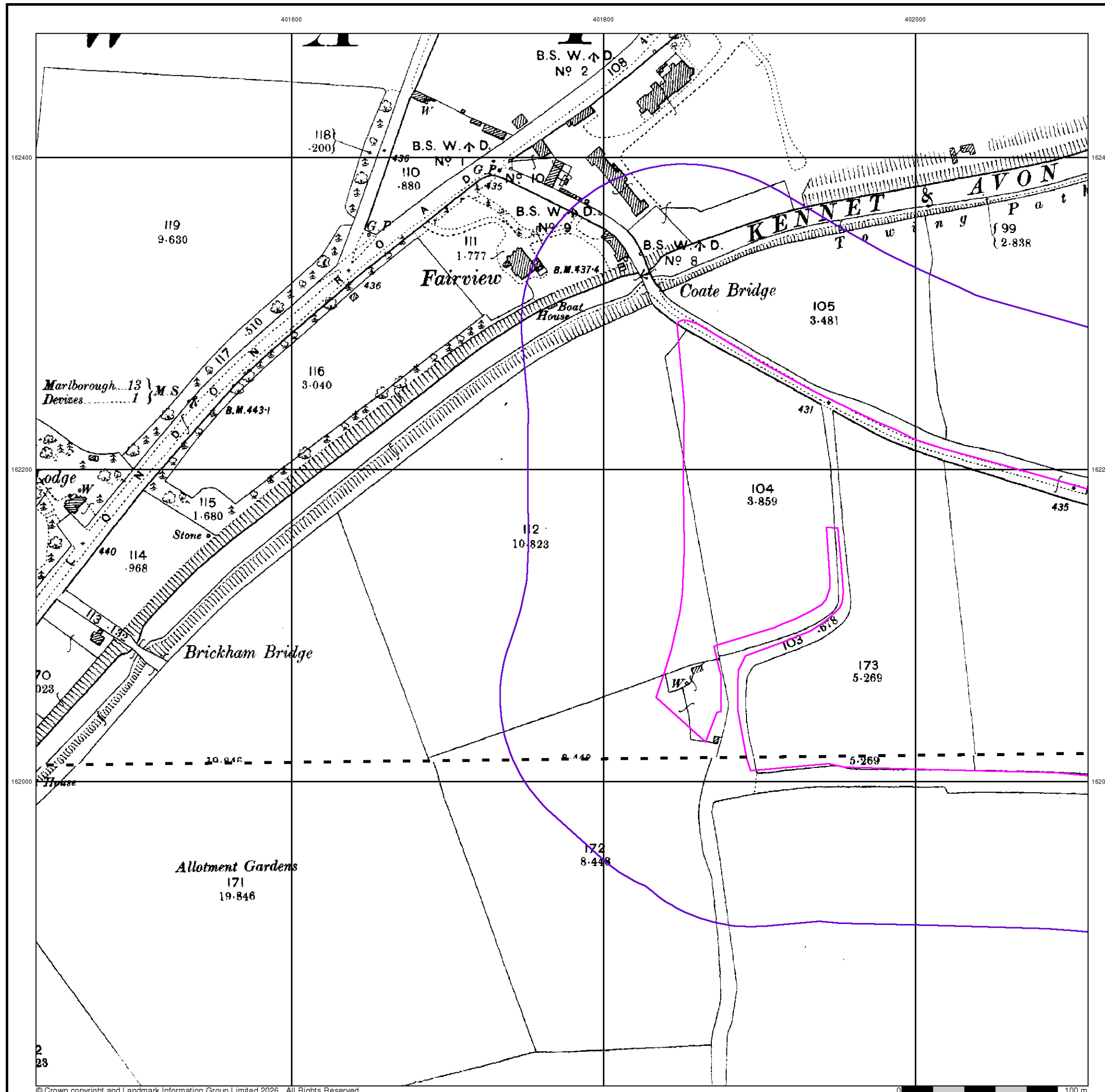
Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

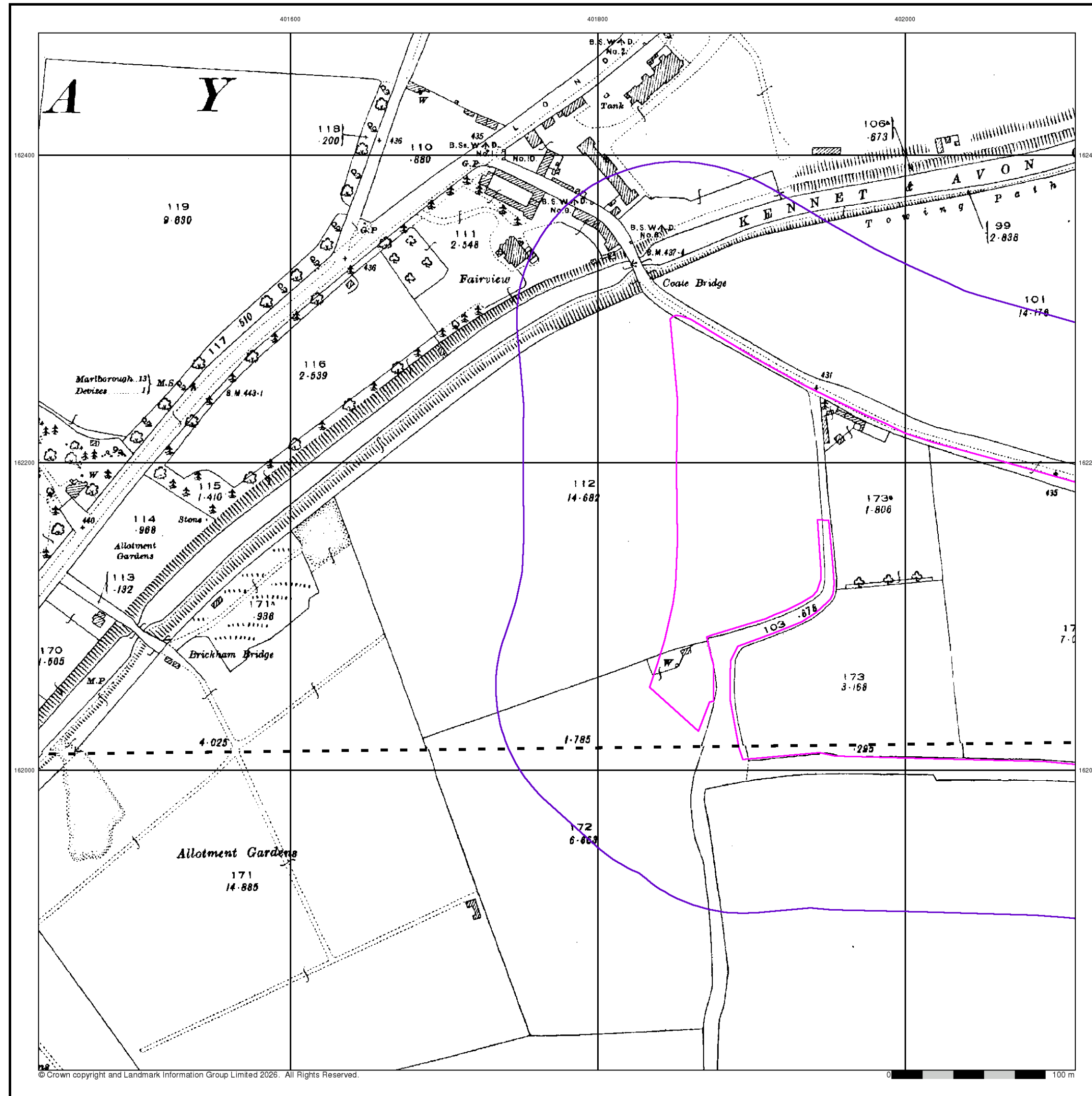
Site Details

Land South of Coate Road, Devizes, SN10 3LU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





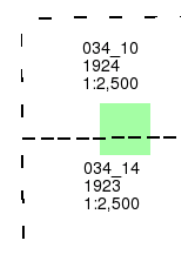
Wiltshire

Published 1923 - 1924

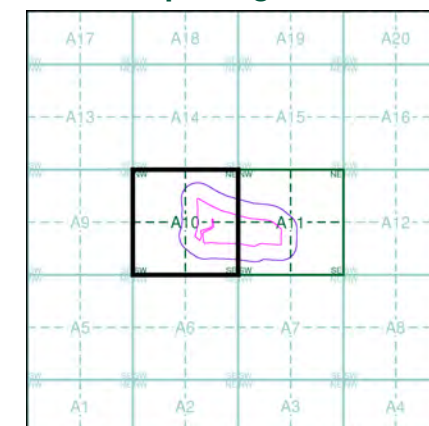
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A10



Order Details

Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU



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Ordnance Survey Plan

Published 1970 - 1976

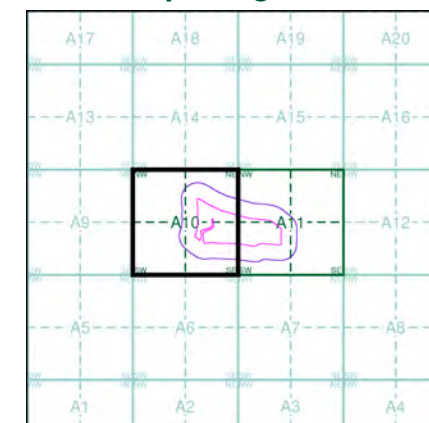
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SU0162 1970 12,500	SU0262 1976 12,500
SU0161 1970 12,500	SU0261 1975 12,500

Historical Map - Segment A10



Order Details

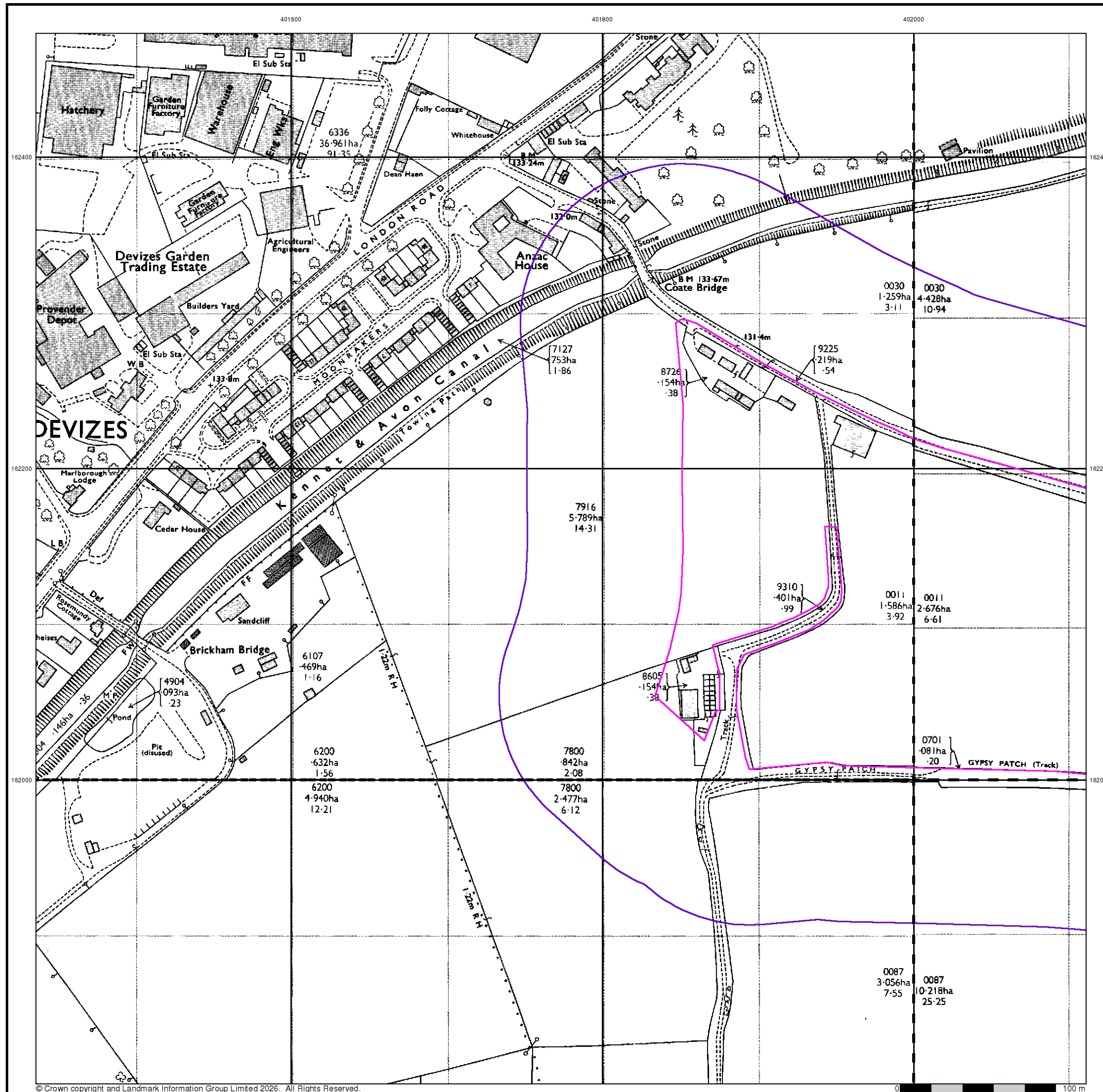
Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU



Tel: 0844 844 9952
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Web: www.envirocheck.co.uk





Additional SIMs

Published 1982 - 1990

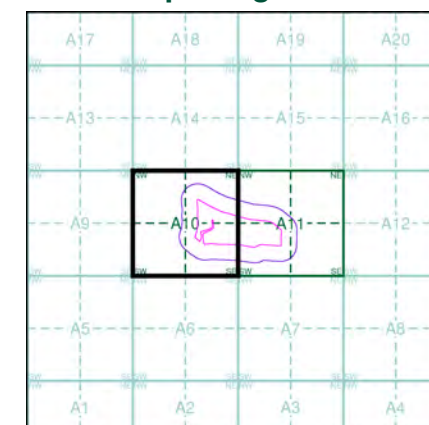
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SU0162	SU0262
1982	1990
12,500	12,500
SU0161	
1982	
12,500	

Historical Map - Segment A10



Order Details

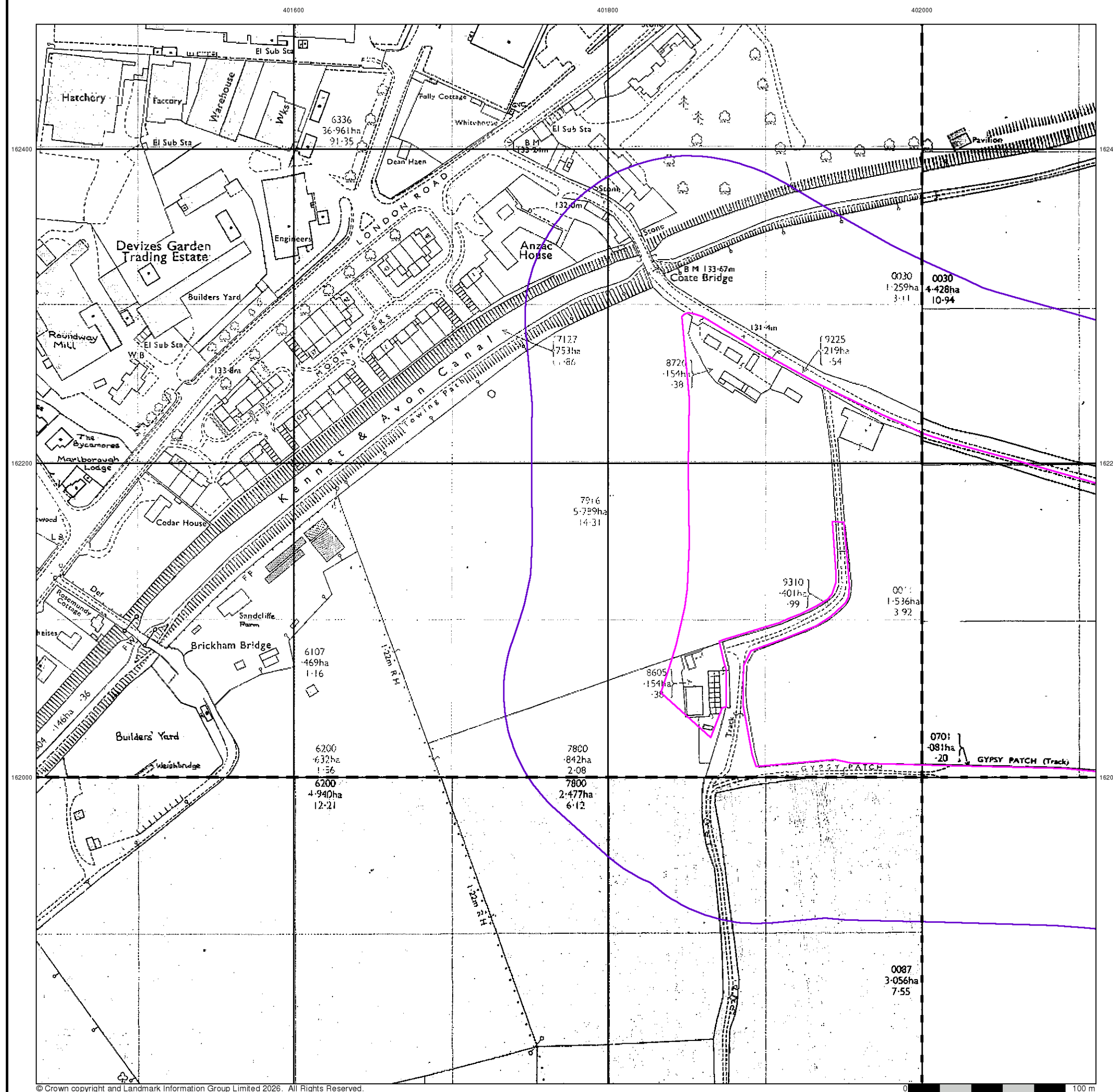
Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

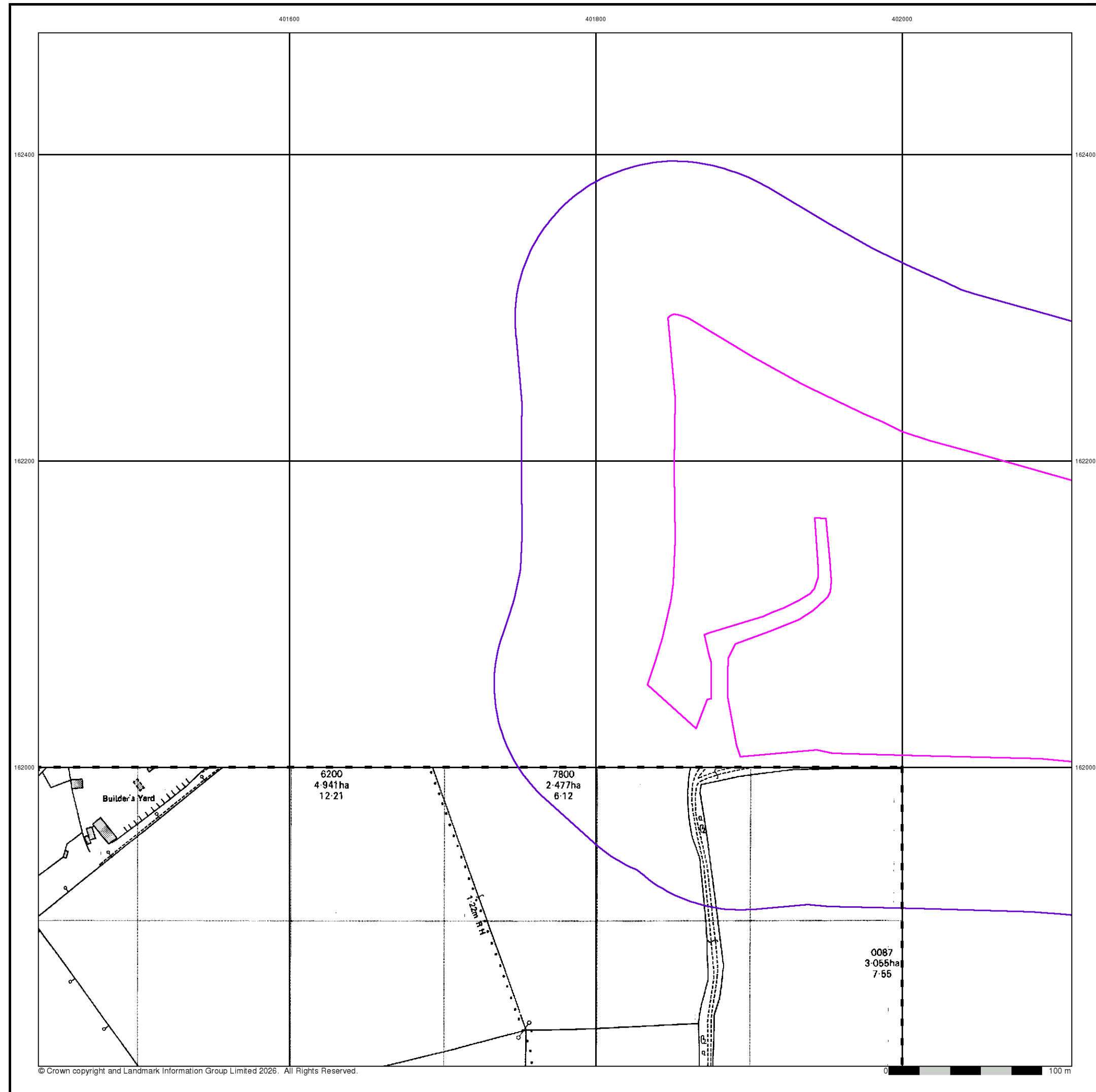
Site Details

Land South of Coate Road, Devizes, SN10 3LU



Tel: 0844 844 9952
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Web: www.envirocheck.co.uk





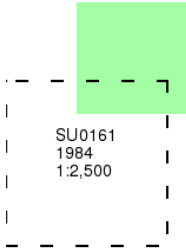
Ordnance Survey Plan

Published 1984

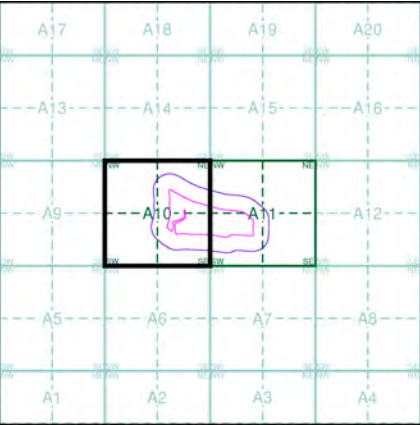
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A10



Order Details

Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Additional SIMs

Published 1984 - 1992

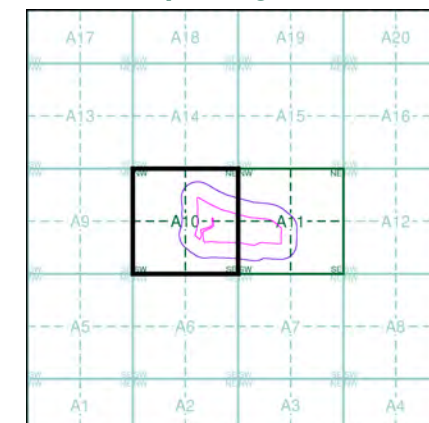
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SU0162 1989 12,500	SU0262 1992 12,500
SU0161 1984 12,500	

Historical Map - Segment A10



Order Details

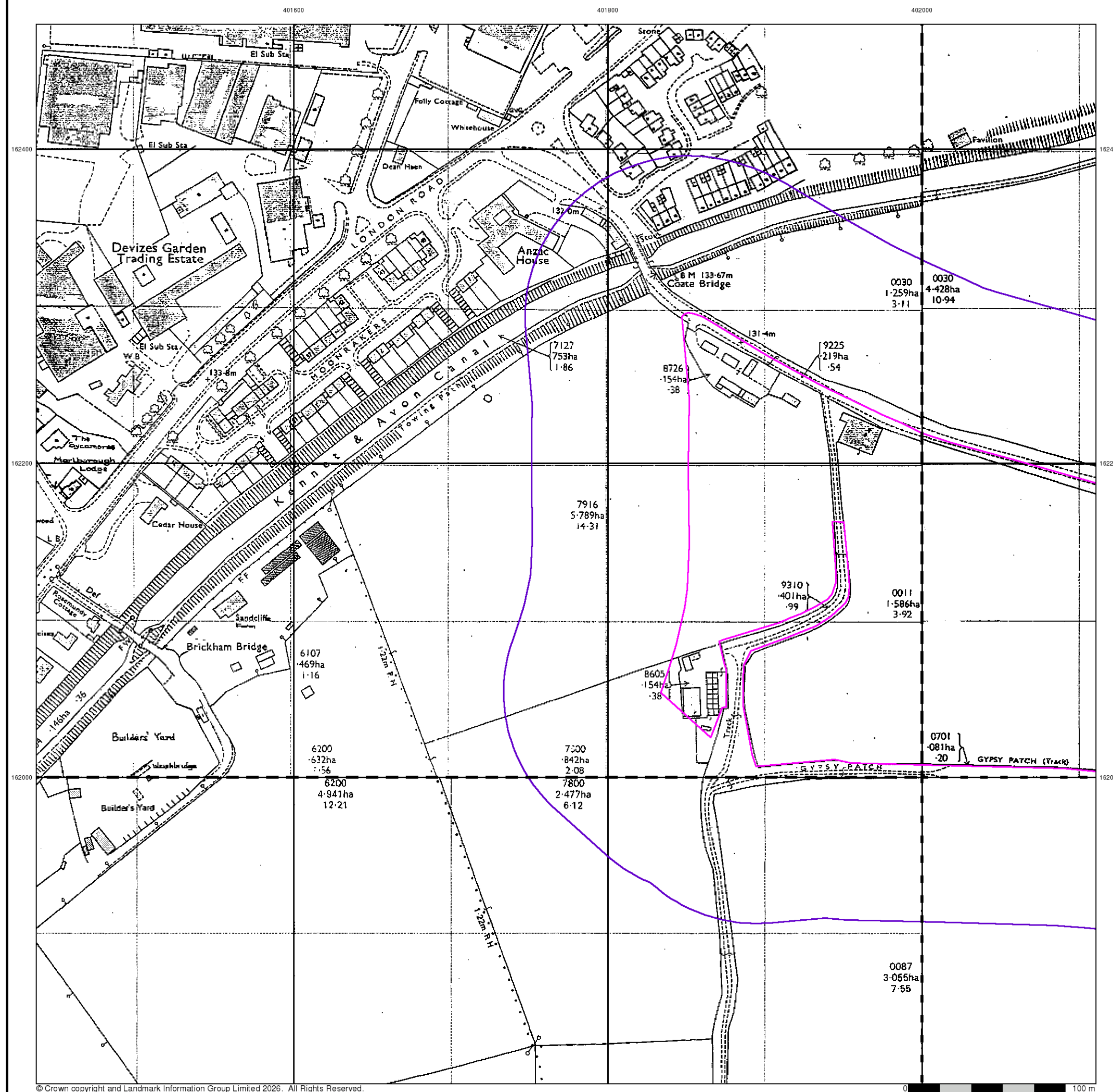
Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

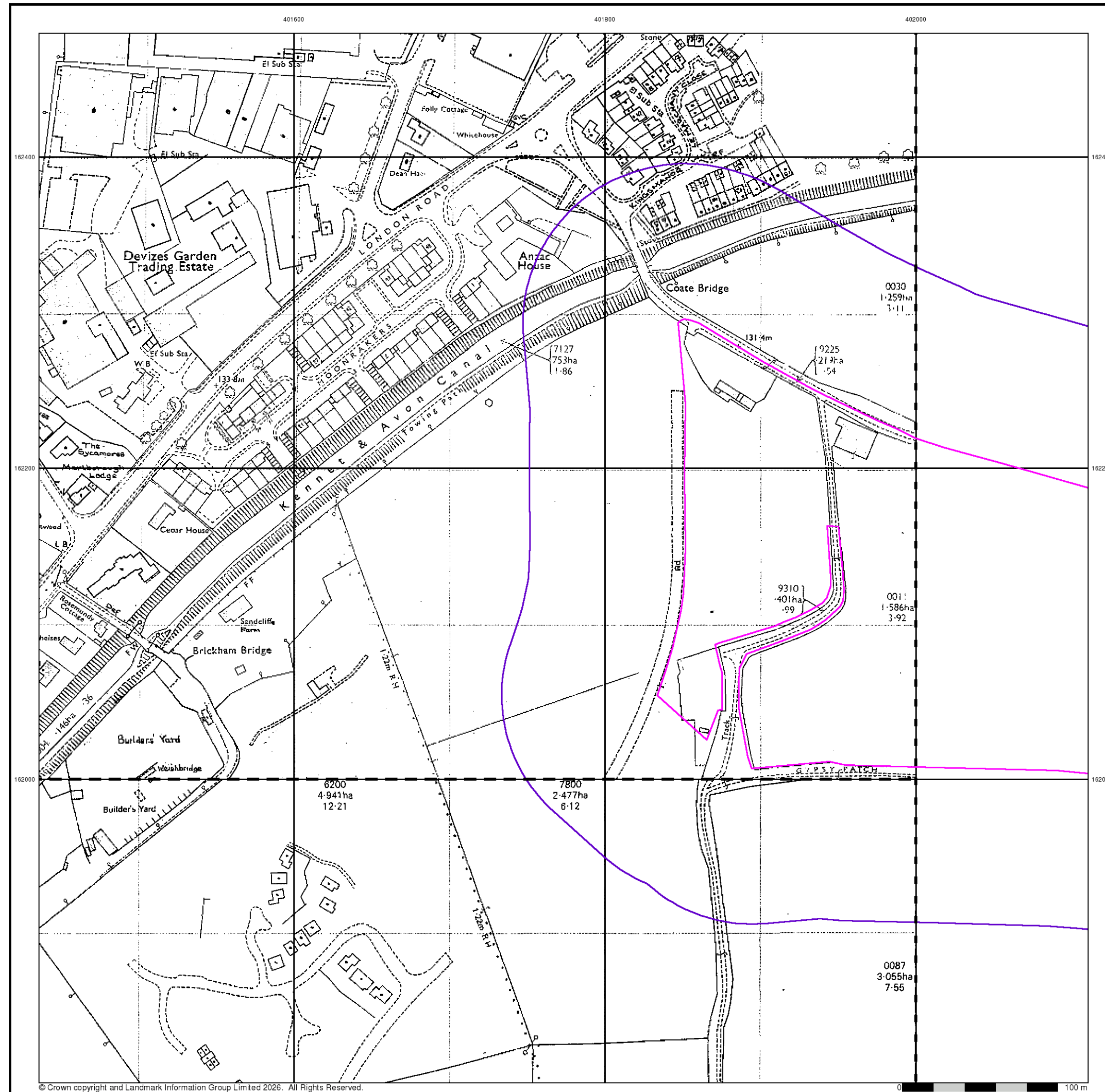
Site Details

Land South of Coate Road, Devizes, SN10 3LU



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Additional SIMs

Published 1984 - 1990

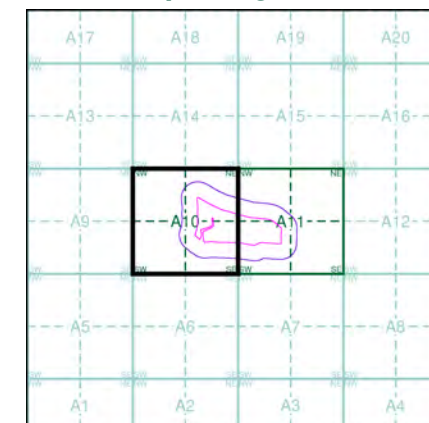
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SU0162	1990	1:2,500
SU0161	1984	1:2,500

Historical Map - Segment A10



Order Details

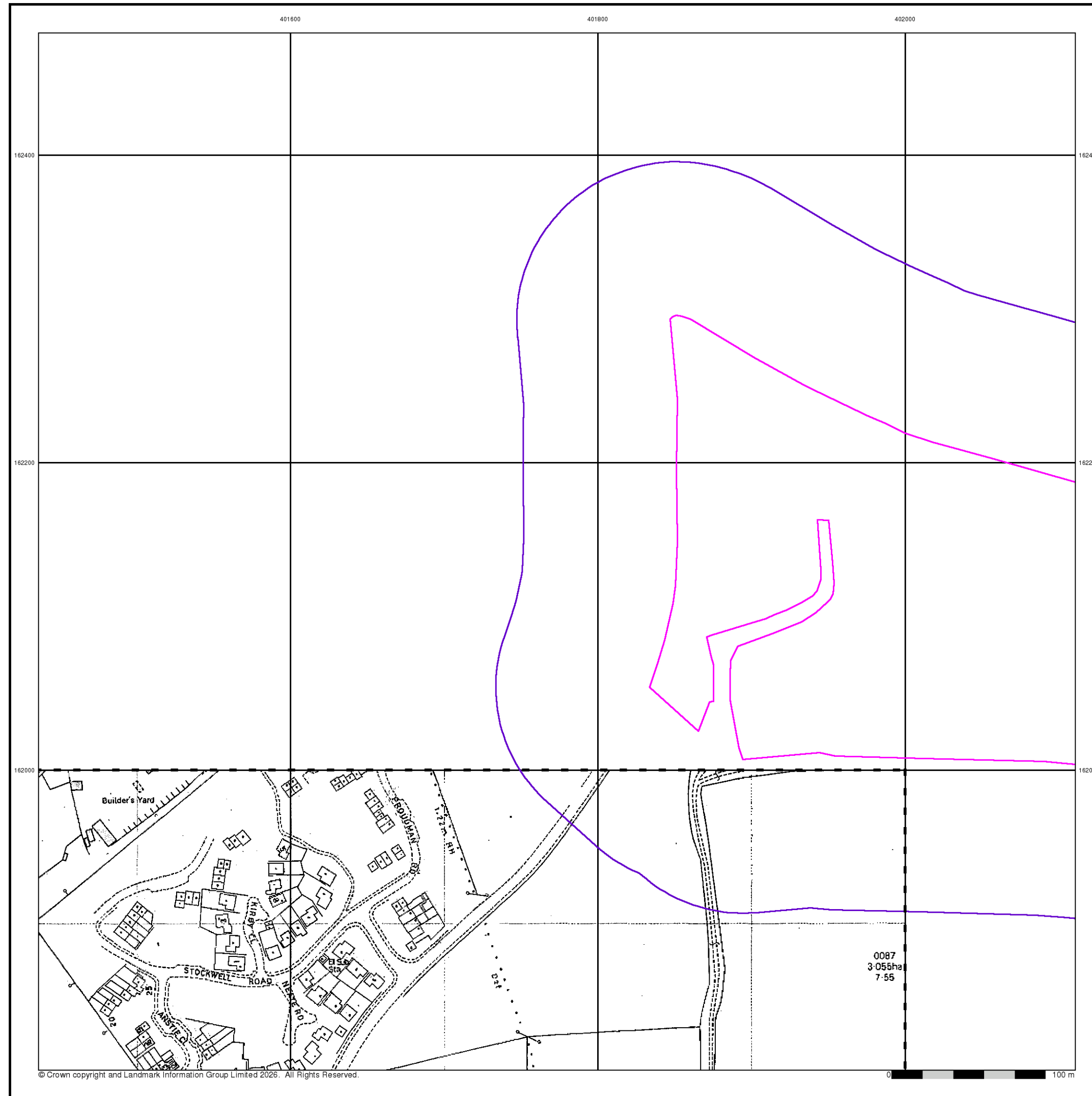
Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU



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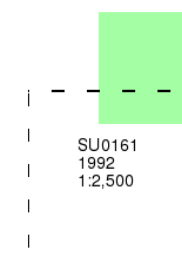
Additional SIMs

Published 1992

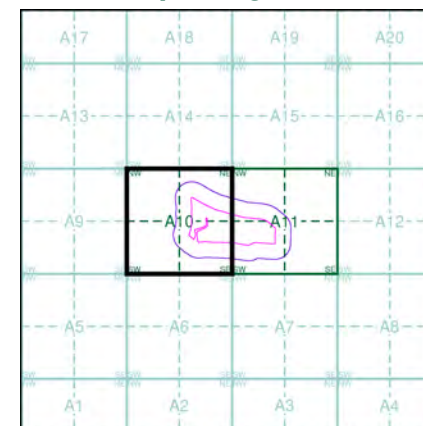
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A10



Order Details

Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Large-Scale National Grid Data

Published 1995

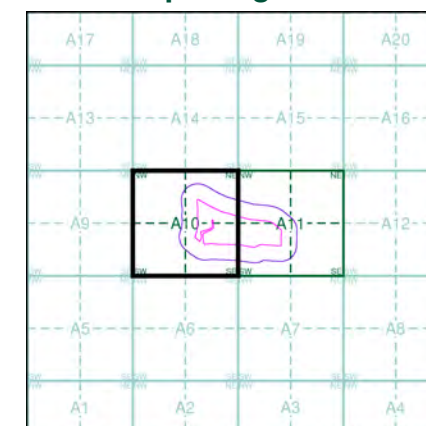
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SU0162	SU0262
1995	1995
12,500	12,500
SU0161	SU0261
1995	1995
12,500	12,500

Historical Map - Segment A10



Order Details

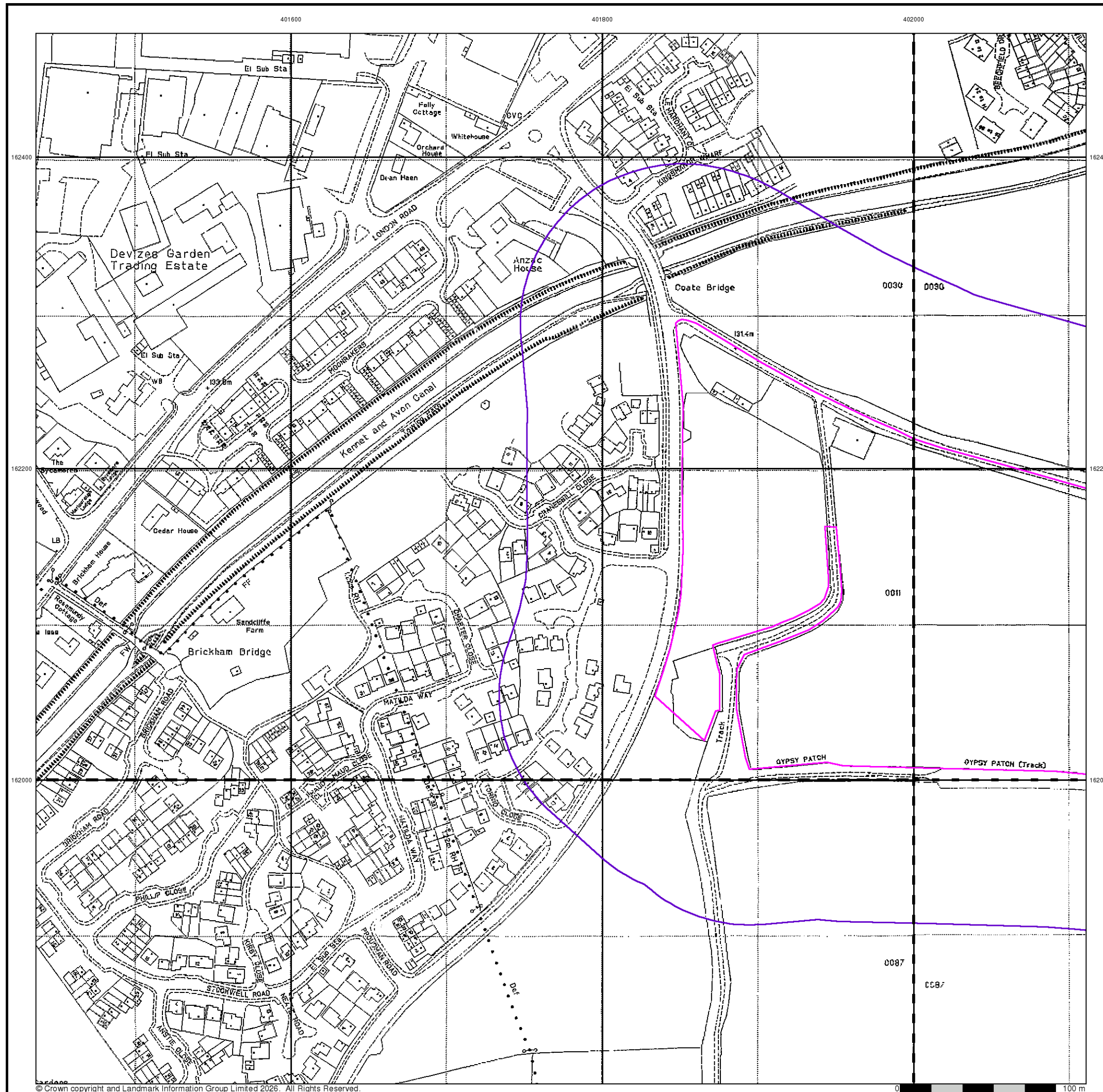
Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

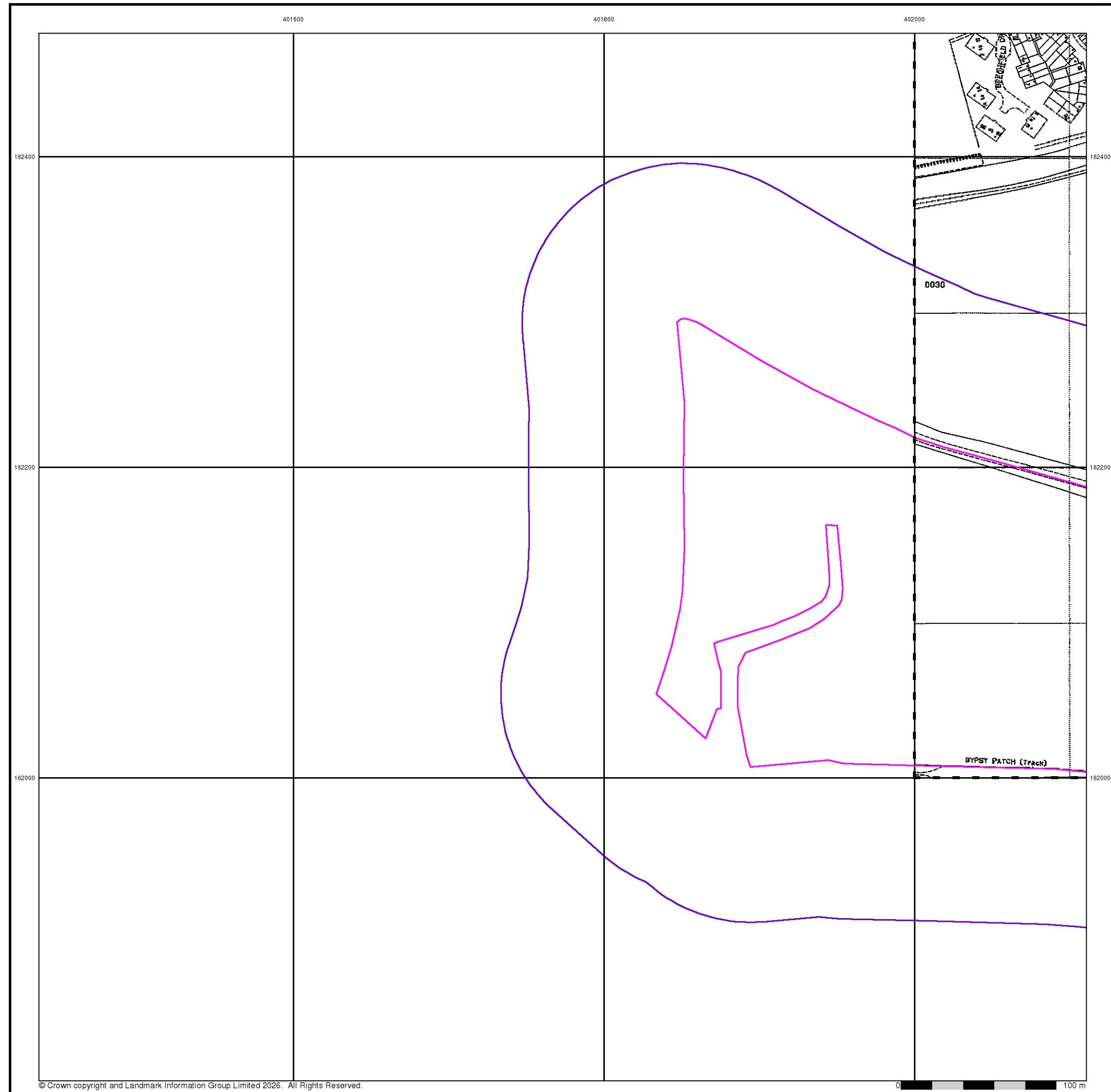
Site Details

Land South of Coate Road, Devizes, SN10 3LU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





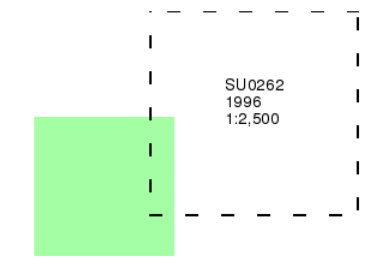
Large-Scale National Grid Data

Published 1996

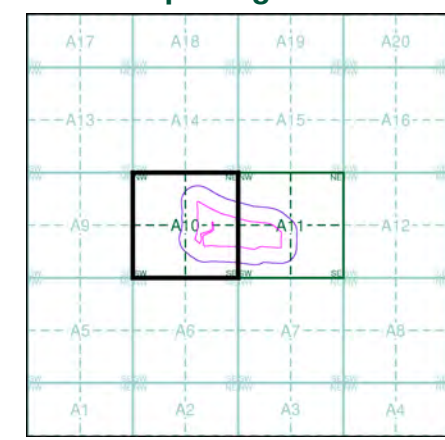
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A10



Order Details

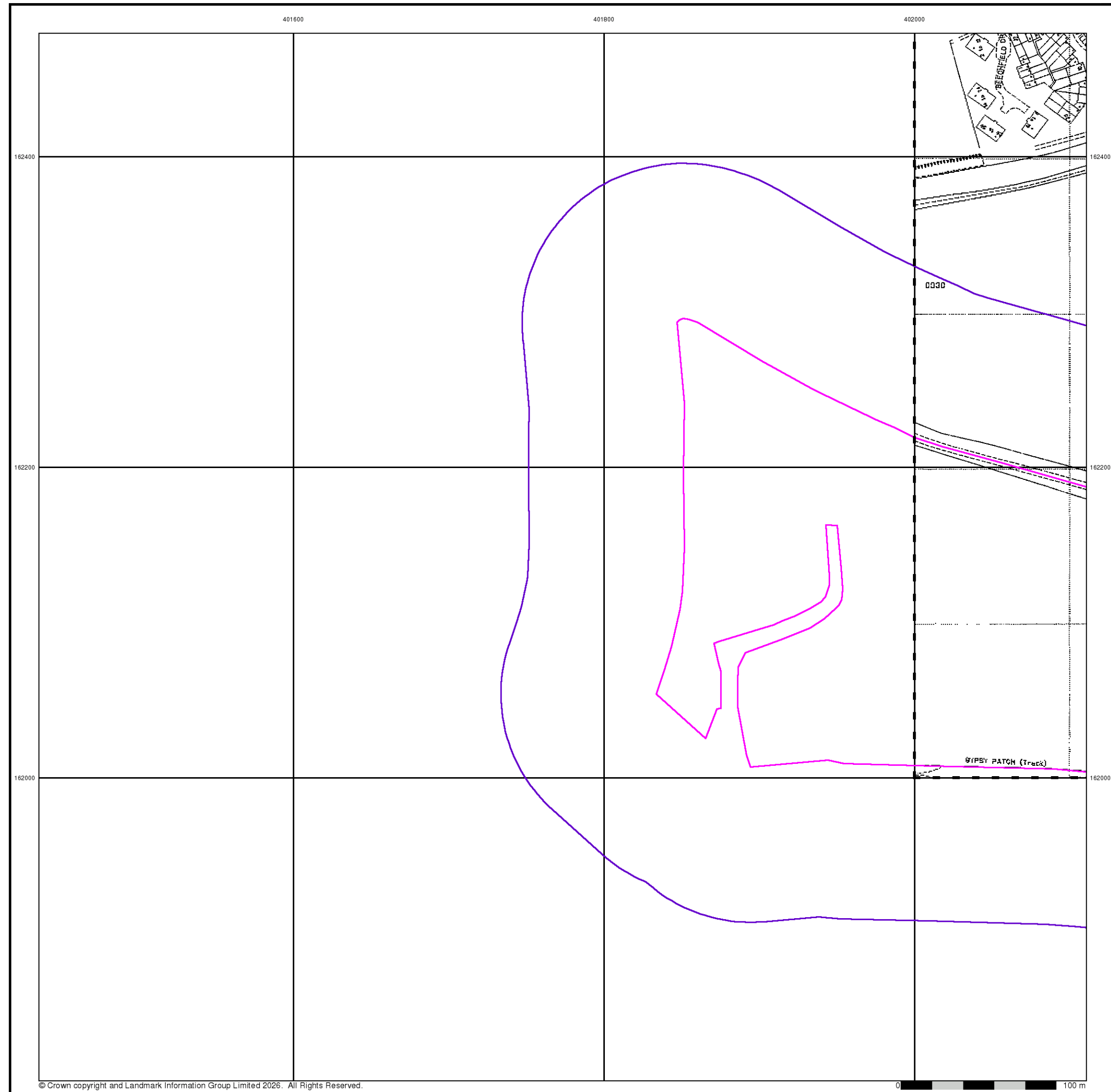
Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU



Tel: 0844 844 9952
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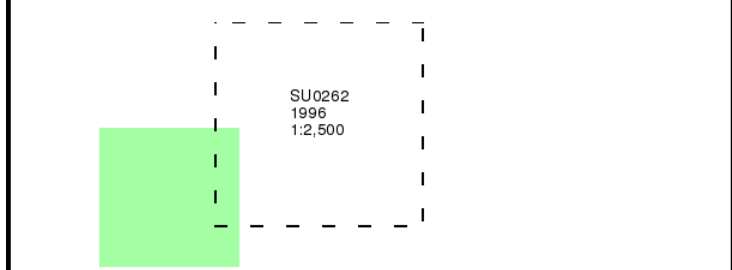
Large-Scale National Grid Data

Published 1996

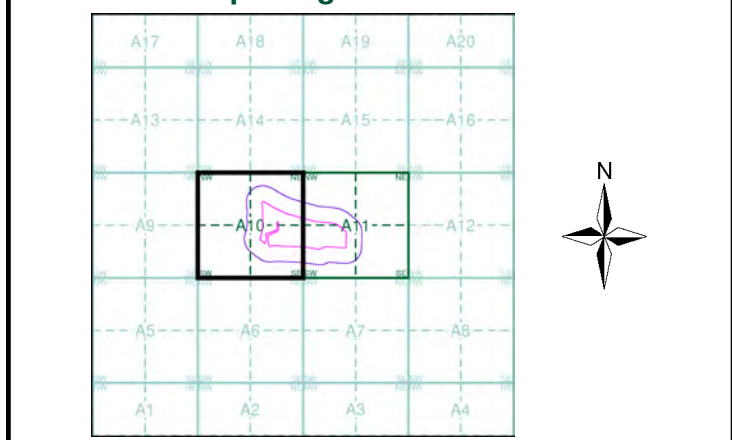
Source map scale - 1:2,500

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A10



Order Details	
Order Number:	393409822_1_1
Customer Ref:	5499
National Grid Reference:	402090, 162110
Slice:	A
Site Area (Ha):	10.01
Search Buffer (m):	100

Site Details
Land South of Coate Road, Devizes, SN10 3LU

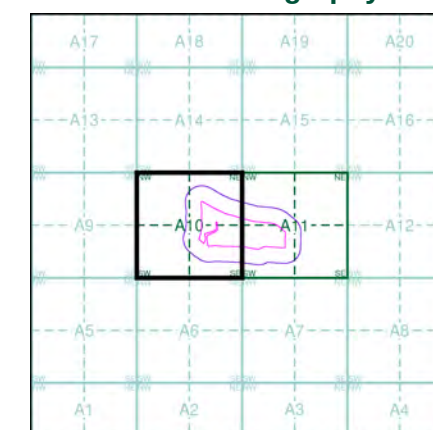


Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A10



Order Details

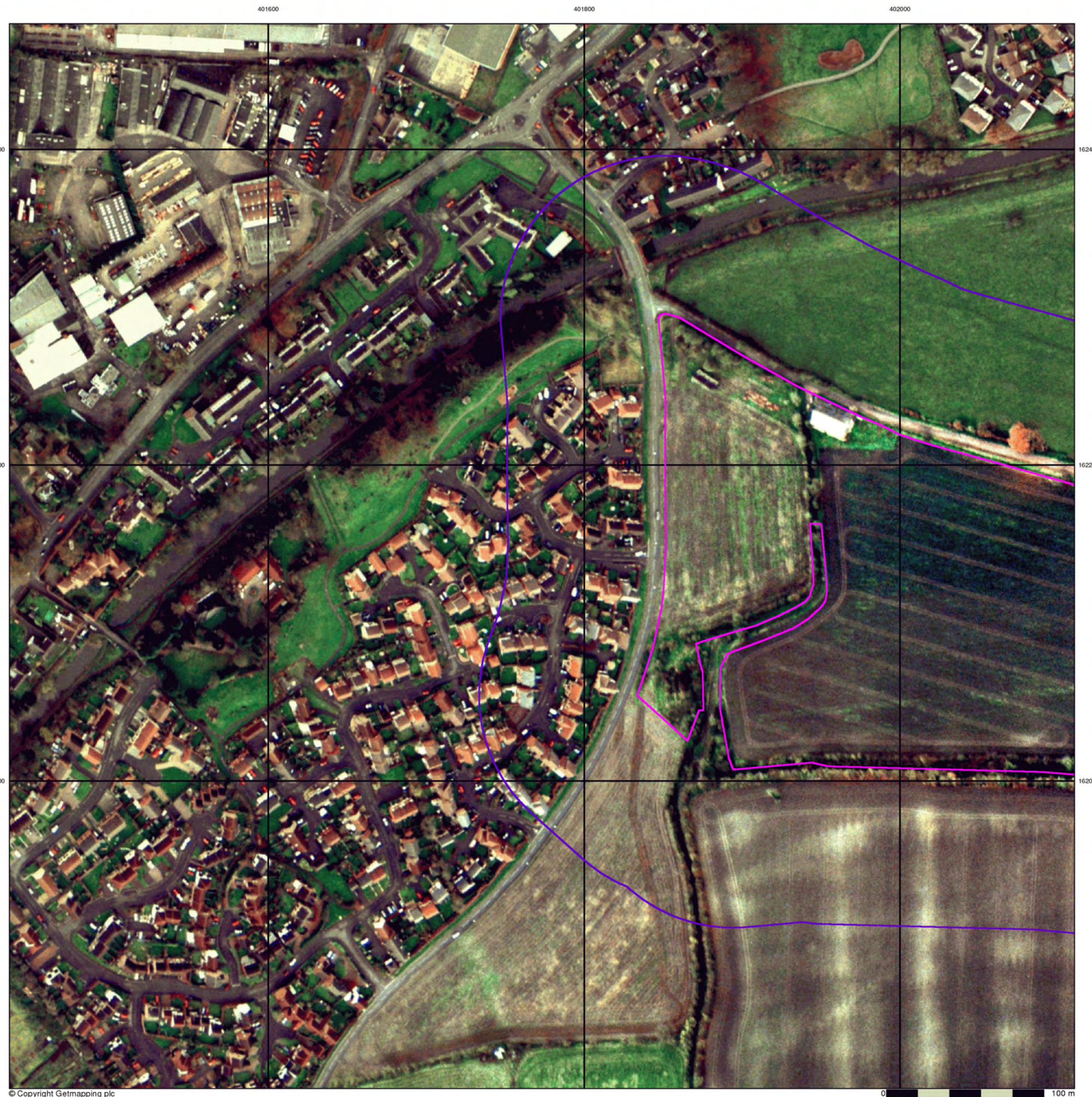
Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Search Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Types at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral
- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

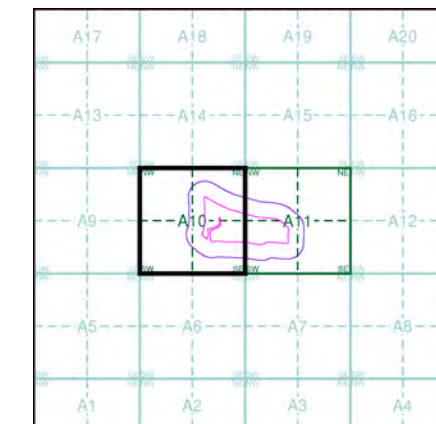
Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Geological

- BGS Recorded Mineral Site

Site Sensitivity Map - Segment A10



Order Details

Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Plot Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

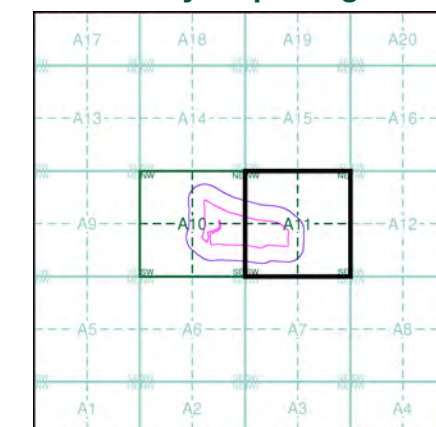
Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Geological

- BGS Recorded Mineral Site

Site Sensitivity Map - Segment A11

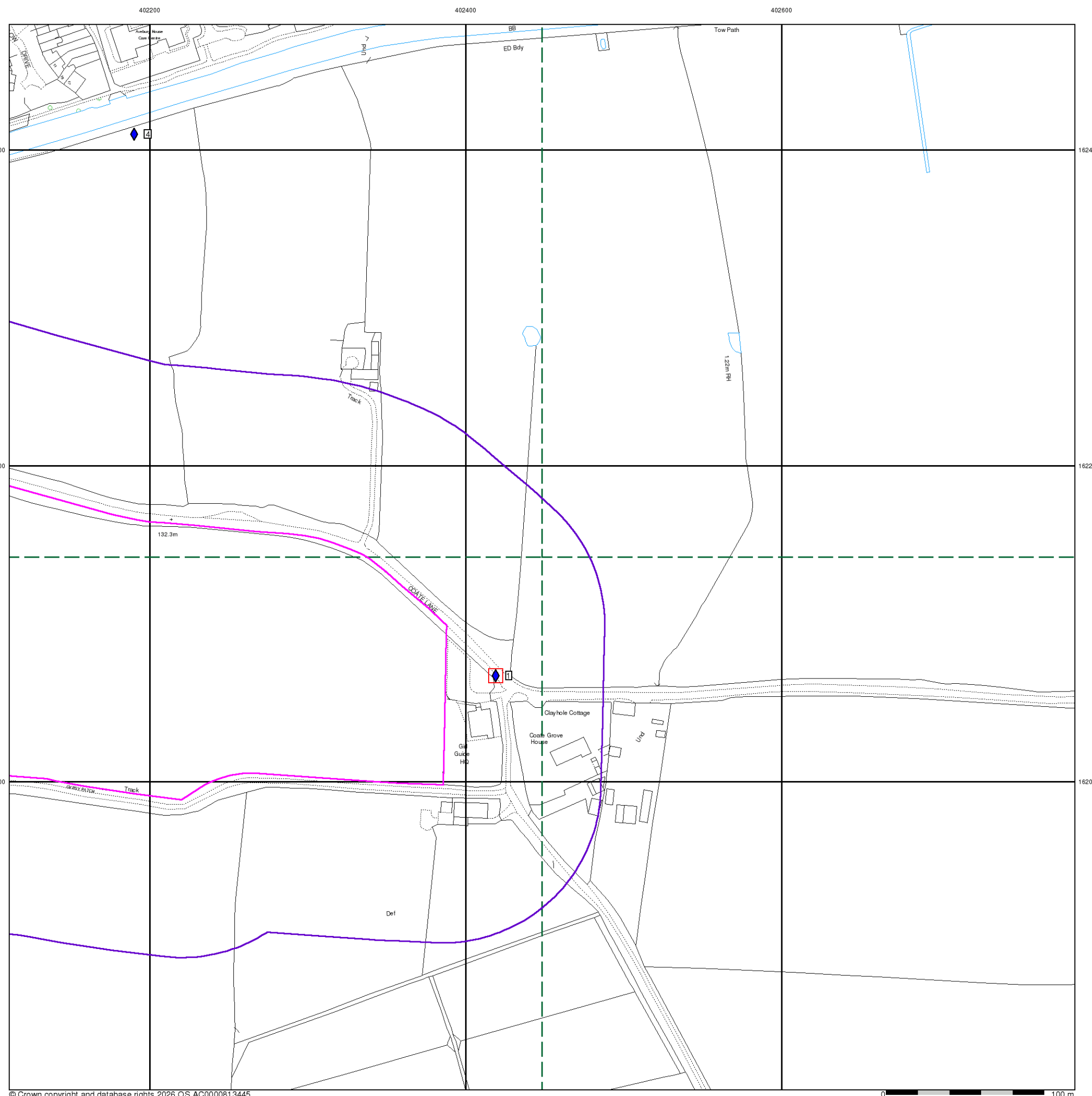


Order Details

Order Number: 393409822_1_1
Customer Ref: 5499
National Grid Reference: 402090, 162110
Slice: A
Site Area (Ha): 10.01
Plot Buffer (m): 100

Site Details

Land South of Coate Road, Devizes, SN10 3LU



CONDITIONS OF CONTRACT - CONSULTANCY SERVICES

- 1 Wilson Associates (Consulting) Limited ("the Consultant") shall carry out the Services, including any proposal, report or other document, as detailed in any relevant correspondence, which forms part of this Agreement, for the Client with reasonable skill, care and diligence. The Consultant shall use reasonable endeavours to adhere to any agreed programme. Each instruction or acceptance of a quotation shall be deemed to be an offer to purchase the services subject to the conditions laid out in this document.
- 2 An interim invoice will normally be submitted upon completion of the site works, to include all disbursements and fees to date, and for contracts extending over a long period, monthly invoices will be submitted for payment. The final report will not be issued until payment of the first interim invoice has been received, unless agreed with this Practice beforehand. Invoices are not to be assigned to a third party without prior agreement. Should the contract be cancelled after either preparatory or fieldwork has commenced then a claim will be made for work completed to that date.
- 3 The rates quoted, are net of Value Added Tax (VAT) which will be added to invoices at the standard prevailing rate, and are valid for a period of 12 weeks from the date of the quote. The Consultant shall issue accounts monthly in respect of that part of the Services carried out in the preceding period. The Client shall make payment of accounts without discount or retention within 30 days of submission. Disputes should be raised within 10 days. In the event of non-payment of the account(s) within the specified period the Consultant reserves the right to charge, from time to time, interest on the unpaid amount at the rate of 2% per calendar month above the Bank of England base rate (at time of original invoice date).
- 4 In the event of non-payment of the account(s), the Client undertakes to pay to the Consultant all costs and expenses, on an indemnity basis, incurred by the Consultant in: (i) the recovery from the Client of money or arrears (ii) the enforcement of any of the provisions of these conditions of contract (iii) the service of any notice relating to the breach by the Client of any of their obligations under this contract whether or not the same shall result in court proceedings (iv) the cost of any bank or other charges incurred by the Consultant if any cheque written by the Client is dishonoured or if any standing order payment is withdrawn by the Client's bankers (v) compensation for the breach of any terms of this agreement.
- 5 Unless expressly stipulated to the contrary, payment of the account(s) is not dependent upon the Client achieving regulatory approval for or discharge of a planning condition relating to the project, nor is it dependent upon the Client's securing of funding for the development where this may be conditional upon the prior granting of planning or building regulations approval, nor the Client's onward sale of the site to another party. In the case of provision of services to another consultant, payment of our account is not dependent upon the prior settlement of their own account by their Client.
- 6 No work will commence until an official written order or completed Quote Acceptance form has been received by post or email. Such order will be deemed to constitute acceptance of the quotation and these terms and conditions. Where the instruction to undertake the Services may have been issued by an intermediary on behalf of the Client, full Client details including confirmation of and contact details for the person responsible for authorising payment must be provided to the Consultant. In the event that the Client defaults or otherwise fails to pay the due account, the Consultant reserves the right to pursue and recover any unpaid amount from the instructing intermediary.
- 7 Neither party shall assign any obligation or benefit under this Agreement without prior written consent of the other Party. The Client shall not be entitled to assign the report(s) or any part of it without our prior written consent. Re-assignment of reports can be provided on request, subject to liaison with our Insurers and standard administration costs. Any assignment shall exclude the Contracts (Rights of Third Parties) Act 1999. Provision of a Collateral Warranty can only be considered if it is agreed at the pre-works stage, and fees for legal advice and warranty provision agreed before the works commence.
- 8 The Client guarantees that it has the right to have the Services performed and that he has obtained all the necessary certificates, licences, permits and consents required by Statute or any order or regulation made there under or by any regulation or by-law of any authority undertaker. The Client shall indemnify and hold harmless the Consultant from and against all consequences of a failure in this respect. The Client shall arrange such rights of access to property and use of Client's facilities as described in (or reasonably to be inferred from) this Agreement. The Client shall use reasonable endeavours to supply to the Consultant, promptly and free of charge: (a) any other necessary things in accordance with this Agreement; (b) any instructions, decisions, consents and approvals; and (c) any relevant data and information in the Client's possession; all of which the Consultant may reasonably require in order to carry out the Services. The Client will indemnify the Consultant in respect of any failure by the Client under this Clause.
- 9 In line with the Construction (Design & Management) Regulations 2015 and AGS guidance, neither the Consultant nor any sub-contractor shall be held responsible for any accidental damage or the consequences of any damage to buried services such as cables, pipes, sewers, etc., the positions and nature of which have not been clearly indicated to the Consultant in writing prior to the commencement of the work, unless the locating of same is expressly part of the Services. Where necessary it is assumed that the Client will permit the use of their toilet/welfare facilities by Consultant's staff and sub-contractors, including domestic properties. We will normally undertake the role of Contractor on a ground investigation project, but may occasionally 'inherit' the role of Principal Contractor. In either case that role is restricted to the ground investigation phase ONLY and not the subsequent build.
- 10 The Consultant shall not be held responsible for any loss, damage or injury arising from actions or omissions of the Client, his agents, servants and/or independent contractors. The Client shall indemnify the Consultant from any such acts or omissions.
- 11 Each Party shall retain the copyright of its documents. Information relating to the contract will only be disclosed to those employees who require it to carry out their job. If necessary this may include subcontractors. Any other third party enquiry about the purposes of these works will be referred back to the Client. Upon completion any technical information or ground investigation data obtained as part of your commission will thereafter be archived as 'in-house' data, and may be used (without specific reference to your site) on other projects in the future; this specifically excludes any personal data.
- 12 Copyright And Non-Disclosure Notice - The contents and layout of any report produced by the Consultant are subject to copyright owned by Wilson Associates save to the extent that copyright has been legally assigned by us to another party or is used by Wilson Associates under licence. To the extent that we own the copyright of a particular report, it may not be copied or used without our prior written agreement for any purpose other than the purpose indicated in that report. The methodology (if any) contained in that report is provided to you in confidence and must not be disclosed or copied to third parties without the prior written agreement of Wilson Associates. Disclosure of such a information may constitute an actionable breach of confidence or may otherwise prejudice our commercial interests. Any third party who obtains access to that report by any means will, in any event, be subject to the Third Party Disclaimer set out below.
- 13 Third Party Disclaimer - Any disclosure of our report(s) to a third party is subject to this disclaimer. Reports are prepared by Wilson Associates at the instruction of, and for use by, our client named on the front of that report. It does not in any way constitute advice to any third party who is able to access it by any means. Wilson Associates excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of that report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability. Legal re-assignment to another party can be arranged - see Clause 7.
- 14 The Consultant's liability under this Agreement shall be limited to £500,000 (five hundred thousand pounds). The Consultant shall maintain professional indemnity insurance in this amount providing that such insurance cover is available at commercially reasonable rates.
- 15 To comply with the General Data Protection Regulation (GDPR) 2018, we will only request contact details sufficient to complete our project with you, name/job title, address/postcode/email. Any data collected will be used only by authorised personnel in the context of that project. We are committed to ensuring that your information is secure and in order to prevent unauthorised access or disclosure, we have put in place suitable physical, electronic and managerial procedures to safeguard and secure the information we collect. We will not share your information with third parties.