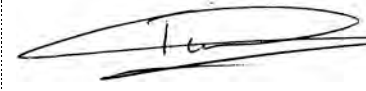
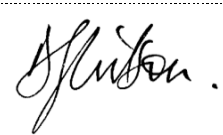


GROUND INVESTIGATION REPORT



FOR LAND AT WINDRUSH, HIGH STREET, ASHTON KEYNES, WILTSHIRE SN6 6NX

Report No. 5622

Report Production Record		
Report No	5622	
Site Name	Land at Windrush, High Street, Ashton Keynes, Wiltshire SN6 6NX	
Client	Partridge Homes (Cotswolds) Limited	
Report on	Ground Investigation	
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CONTENTS

REPORT	Page No.
1 INTRODUCTION	1
2 SITE LOCATION AND DESCRIPTION	2
3 BACKGROUND SETTING	2
<i>Recorded Geology</i>	2
<i>Hydrogeology and Hydrology</i>	3
<i>Site History</i>	3
<i>Landfill Gas and Radon Gas</i>	5
<i>Unexploded Ordnance Risk</i>	5
<i>Surrounding Land Use</i>	5
4 PROPOSED DEVELOPMENT	6
5 PRELIMINARY RISK ASSESSMENT AND CONCEPTUAL SITE MODEL	6
6 GROUND INVESTIGATION REPORT	9
<i>Site Works</i>	9
<i>Laboratory Testing - Geotechnical</i>	10
<i>Laboratory Testing - Contamination</i>	11
<i>Discussion on Ground Conditions</i>	12
<i>Soakaway Feasibility</i>	14
7 GEOTECHNICAL DESIGN REPORT	15
<i>Foundation Design</i>	15
<i>Buried Concrete Protection</i>	18
<i>Road / Pavement Design</i>	18
<i>Recommendations for Monitoring of Ground Conditions During Construction</i>	18
8 CONTAMINATION RISK ASSESSMENT	19
<i>Human Health</i>	19
<i>Water Supply Pipework</i>	20
<i>Landfill Gas and Radon Gas</i>	20
<i>Waste Classification for Off-site Disposal of Arisings</i>	17
<i>Caveats</i>	21
9 REFINED CONCEPTUAL SITE MODEL	21
10 CONCLUSIONS AND RECOMMENDATIONS	22
11 REFERENCES	25

DRAWINGS**No.**

SITE LOCATION	5622/1
EXISTING SITE LAYOUT SHOWING INVESTIGATION LOCATIONS, WALKOVER PHOTOS AND NOTES	5622/2
PROPOSED DEVELOPMENT LAYOUT SHOWING INVESTIGATION LOCATIONS & MINIMUM FOUNDATION DEPTHS	5622/3
EXTRACTS OF HISTORICAL ORDNANCE SURVEY PLANS	5622/4

APPENDICES

1	SITE PHOTOGRAPHS
2	EXPLORATORY HOLE LOGS (INCLUDING PHOTOGRAPHS)
3	CONTAMINATION STATUTORY FRAMEWORK/METHODOLOGY AND CERTIFIED CONTAMINATION TEST RESULTS
4	WASTE CLASSIFICATION REPORT AND WASTE ACCEPTANCE CRITERIA (WAC) TEST RESULTS

**GROUND INVESTIGATION REPORT FOR LAND AT WINDRUSH,
HIGH STREET, ASHTON KEYNES WILTSHIRE SN6 6NX
PREPARED FOR PARTRIDGE HOMES (COTSWOLDS) LIMITED**

1 INTRODUCTION

- 1.1** The above site is being considered for a residential development. A geotechnical ground investigation was requested to ascertain the ground conditions for appropriate foundation and ground floor slab design along with soakaway drainage feasibility. During the intrusive investigation, a preliminary quantitative contamination risk assessment (with regard to potential impacts to human health only) was also requested as a duty of care.
- 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 (2026) 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 BS10175:2026 "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 Q25199/Rev1 dated 9th December 2025 with written instruction confirmed the same day by Partridge Homes (Cotswold) Limited, to whom reliance on this report is presently restricted.

2 SITE LOCATION AND DESCRIPTION

- 2.1** Centred on National Grid Reference 404894, 193538 the roughly rectangular 0.17ha site is located some 150m south of the centre of Ashton Keynes village centre, as shown on drawing 5622/1.
- 2.2** A walkover survey was undertaken on 13th January 2026 and a selection of representative photos is presented in Appendix 1, with their positions and orientations shown on existing site layout drawing 5622/2. This identified the site to comprise a flat area encompassing a barn with a RSJ frame and predominantly corrugated iron shell construction. The internals of the barn had a intact concrete slab with no staining and was predominantly empty by for some tools and hose pipe on the northern side. Beyond the building footprints, site surface is covered by a mixture of broken concrete/tarmac hardstand and vegetated topsoil/made ground. On the eastern boundary are two sheds in bad condition constructed of wood/corrugated iron. There was also a pile waste downpipes suspected of being Asbestos Containing Material (ACM) in close proximity to the sheds. Another shed is situated on the northern red line boundary of wood and glass panel construction, currently used for the neighbour's garden tool storage. There are a significant number of perimeter semi-mature to mature trees including but not limited to apple, ash, willow and cypress. The site fronts onto High Street along the entire western boundary, to the north and south are residential properties, whilst a pond with open fields beyond lie to the east.
- 2.3** Topographic mapping data derived from the Google Earth mapping suite indicates a site elevation of 85-86m above Ordnance Datum (AOD) with a southeasterly fall.

3 BACKGROUND SETTING

- 3.1** Geological mapping indicates the site to be entirely underlain by bedrock of the Oxford Clay Formation (mudstone) (OxC). This formation typically comprises silicate-mudstone, grey, generally smooth to slightly silty, with sporadic beds of argillaceous limestone nodules. The bedrock is overlain by superficial deposits including river terrace deposits and alluvium, although the conjectured extent of the alluvium only covers the sites southern half. The superficial river terrace deposits are recorded as the Northmoor Sand and Gravel Member (NO), which consists of medium-grained quartzose sands with carbonate cemented beds of sandy limestone or calcareous

sandstone; shelly and/or ooidal limestone, sandy or silty mudstone, and calcareous mudstone. The Alluvium typically comprises silt, sand and gravel. There are no areas of geological faulting or made ground mapped either on-site or within likely influencing distance.

- 3.2** This Practice has not previously undertaken any intrusive investigation either on or within a useable distance of the site. One BGS borehole 200m NNW recorded sand and flint gravel to 3.8m depth over grey clay of the OxC.
- 3.3** Limited desk study site preparation suggested that the existing pond was not always present. Historical mapping has therefore been reviewed and extracts of which are presented as drawing 5622/4.
- 3.4** Review of historical mapping first identifies some kind of feature present on the 1945 black and white aerial photograph, although at 1:10,560 scale the image is not sharp. It appears that off-site some 75m to the northeast there is a 80m long linear feature which is much brighter than the surrounding grass and tree covered land. This may represent an exposure of natural subsoil (possibly the grey gravel of the superficial NO). By the next available mapping of 1960 all we have is a final outline of this feature which includes most of the field and partially includes the northeast corner of the site, the inside of which is now recorded as marshland. Between 1990 and 1994, mapping appears to show By 1971, the feature had reduced in size (likely silted up) and is labelled as pond/marsh. Between 1990 and 1994 mapping appears to show a significant change in pond/marsh shape which correlates with the construction of the storage barn and is thought to represent an area of infill that includes the northeast corner of the site. Based on Google Earth Aerial imagery the size and shape of the pond does not appear to have changed since 1999 until the present day. The number of trees currently growing within the pond is again suggestive that the base of the pond is likely quite shallow.
- 3.5** 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.
- 3.6** Further to the above, whilst there is no specific indication of how deep any gravel pit excavation would have gone, given the proximity to the River Thames it would be

reasonable to presume that groundwater would have been encountered at shallow depth within the NO, which would have significantly limited excavation depth of an unrecorded gravel pit. As mentioned above the presence of trees growing within the pond suggests a relatively shallow base. Based on historical mapping, the pond/marsh is suspected to have been partially infilled between 1990 and 1994, although given the anticipated age of such deposits (~30 years) the EA would consider that a sufficient length of time has passed that any infill would by now no longer present a significant risk of generating methanogenic gases. Based on the foregoing, the risk of landfill type gases posing a risk to the current development is considered low.

- 3.7** In terms of radon gas, 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.

4 PROPOSED DEVELOPMENT

- 4.1** It is proposed to develop the site with two detached residential dwellings situated centrally within the site, complete with private front and rear gardens, off-road shared driveway and parking. The proposed layout (on the most recent development plan provided by Partridge Homes Ltd in January 2026) has been reproduced as drawing 5622/3.

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** Historical researches suggests that the site has remained undeveloped since the earliest available mapping of 1885 until c.1990 when the current storage barn was originally constructed. An area of the pond/marsh (that includes the northeast corner

of the site) is suspected to have been backfilled between 1990 and 1994 and the site appears to have remained essentially unchanged until the present-day.

- 5.3** In view of the foregoing the potential sources and the **principal contaminants of concern** are presented in Table 2 below. Whilst the area of infill remains a potential source of contamination, its potential as a source of ground gas has been discounted due to the period of time that has elapsed since the pond/marsh (former gravel) pit was partially filled in.

TABLE 2: POTENTIAL SOURCES AND PRINCIPAL CONTAMINANTS OF CONCERN

Potential Sources		Principal Contaminants of Concern
ON-SITE	Unrecorded made ground/topsoil	Toxic and phytotoxic metals Total Petroleum Hydrocarbons (TPH) Polyaromatic Hydrocarbons (PAH) Asbestos Containing Material (ACM)
	Potential gravel pit infill	Toxic and phytotoxic metals TPH, PAH, ACM
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)

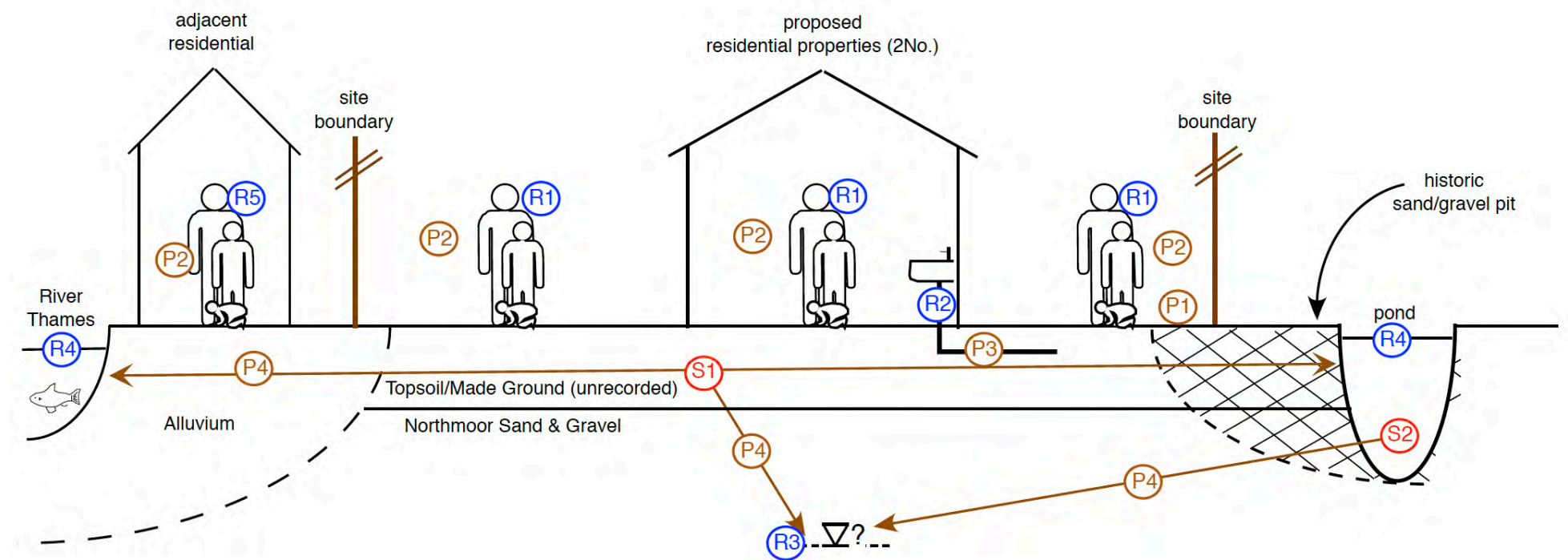


TABLE 3: SUMMARY OF PRELIMINARY POTENTIAL POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Preliminary Risk Assessment
		R1	R2	R3	R4	R5		
ON-SITE								
S1	P1	X					Topsoil and unrecorded made ground potentially elevated in toxic and phytotoxic metals, TPH, PAH, ACM Greatest risk within areas of proposed private gardens and/or soft landscaping	Medium
	P2	X				X		
	P3		X					
	P4			X	X			
	P5							
	P6							
S2	P1	X					Infilled material potentially elevated in toxic and phytotoxic metals, TPH, PAH, ACM	Medium
	P2	X				X		
	P3		X					
	P4			X	X			
	P5							
	P6							
OFF-SITE								
	None							
SOURCES	S1	Topsoil and unrecorded made ground potentially elevated in toxic and phytotoxic metals						
	S2	Infilled sand/gravel pit						
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 (superficial deposits of the NO and AL classify as “Secondary A” aquifers. OxC is not productive))						
	R4	Surface waters (River Thames 2m S)						
	R5	Adjacent site users (residential)						

- 5.5** The findings of limited desk study researches suggest a medium risk that the site may contain contaminants at elevations sufficient to pose a risk to human health and/or environmental receptors. A routine 'due diligence' ground investigation has been undertaken, during which samples of soil (and water if present) 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 13th January 2026 by way of trial pitting. The number and location of all exploratory holes were selected by this Practice at the locations indicated on existing and proposed drawings 5622/2 and 5622/3 respectively. A CAT electrical service scanner was deployed at surface prior to all intrusive works.. No services (recorded or unrecorded) were physically encountered during the intrusive works.
- 6.2** Five trial pits (TP1-5) were excavated up to 2.3m depth using a 5-tonne tracked excavator. Insitu testing within the granular material was undertaken with an auger after McCook (1996) and BRE (1963) to generate undrained shear strength data. The pits were logged on site in accordance with Eurocode 7 (BS EN ISO 14688-1:2002 and 14688-2:2004) by a qualified engineering geologist from this Practice and representative disturbed samples taken for geotechnical and contamination testing as appropriate. Pit logs are attached in Appendix 2.
- 6.3** Supplementary to the above, two additional trial pits (SA1-SA2) were excavated to between 0.5-0.8m bgl with the intention of completing full-scale infiltration testing in accordance with BRE 365. Given that groundwater was encountered at shallow depth during the intrusive investigation, it was not possible to complete this testing as planned. Instead the depth to groundwater was monitored and these results are presented graphically with the logs in Appendix 2. Further discussion on soakaway drainage feasibility is discussed in more detail in Section 6.14-6.15 of this report. Upon

completion of monitoring, trial pit SA2 was deepened to 1.5m bgl to establish the depth to the NO.

- 6.4** Upon completion of the works all exploratory holes were backfilled with arisings and compacted with the excavator bucket.

Laboratory Testing - Geotechnical

- 6.5** 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 No.	Depth (m)	Sample of	Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Plasticity USCS	Consistency Index	<425 μ m (%)	Modified Plasticity Index (%)	Volume Change Potential (NHBC)
SA2	1.10-1.20	NO	10.2	-	NP	-			32	NP	None
TP1	0.55	AL	39.5	60	29	31	CIH	0.66	90	28	Medium
TP1	1.60-1.80	NO	19.3	-	NP	-			40	NP	None
TP2	0.90-1.00	NO	22.7	-	NP	-			29	NP	None
TP3	2.20-2.30	NO	15.8	-	NP	-			33	NP	None

NO = Northmoor Sand and Gravel Member

AL = Alluvium

NP = Non-plastic

CIH = High Plasticity Clay

TABLE 5: CHEMICAL TEST RESULTS AND CLASSIFICATION

TP No.	Depth (m)	Sample of	Total sulphate SO ₄ (%)	Total sulphur (%)	Total potential sulphate SO ₄ (%)	pH	Water soluble sulphate SO ₄ (mg/l)	Design Sulphate Class (DS)	Aggressive Chemical Concrete Class (ACEC)
TP1	0.55	AL	0.095	0.05	0.150	8.0	16.5	1	1
TP1	1.0	NO	0.098	0.041	0.123	8.1	15.6	1	1
TP1	1.60-1.80	NO	0.157	0.969	2.907	7.9	378	4	4
TP3	2.20-2.30	NO	0.107	0.127	0.471	8.0	91	2	2
SA2	1.10-1.20	NO	0.103	0.044	0.132	8.1	17.6	1	1

NO = Northmoor Sand and Gravel Member

AL = Alluvium

Laboratory Testing - Contamination

6.6 The contamination sampling scheme was conducted in accordance with BS10175:2011 with sampling aimed to achieve a basic 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'.

6.7 Representative samples of topsoil, made ground 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. All soils were sent to UKAS accredited 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)
- Banded Total Petroleum Hydrocarbons - Carbon Range C6-40 (TPH)
- Soil organic matter

6.8 The certified laboratory test results are presented as Appendix 3 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

6.9 Ground conditions appear to be generally commensurate with geological mapping and expectation. Beneath a thin surface mantle of topsoil and a variable thickness of made ground was recorded localised sand and clay (AL) overlying gravel of the NO superficial deposits. The Oxford Clay Formation (mudstone) was not encountered up to 2.3m depth. 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, mid-brown, slightly gravelly SILT	0.3-0.4	Encountered in all pits except TP2 and TP4
HARDSTAND: probable strong, grey CONCRETE	0.06	Encountered in TP2 and TP4 only
MADE GROUND: variable reworked material including probable firm, bluish grey, plastic CLAY and probable soft/loose, mid brown, very silty SAND/sandy SILT. Occasional plastic waste.	0.18-1.10	Encountered in SA2, TP1, TP2, & TP5
MADE GROUND/FILL: probable soft to firm dark bluish grey, sandy gravelly plastic CLAY. Gravel is subangular, fine to coarse coal and sandstone with plastic, wood and metal wire waste. Occasional animal bone, possible ACM roof tile, metal springs and paving slabs	2.20	Encountered in TP3 only
CLAY: probable soft, light brown, fine gravelly sandy CLAY (ALLUVIUM)	0.75-1.0	Encountered in TP1 and TP4
SAND: probable loose, orangish-brown / light brown, silty SAND / gravelly SAND. Gravel is sub-angular, fine to coarse flint, quartzite and sandstone (ALLUVIUM)	0.80-0.90	Encountered in SA1 and TP2 only
GRAVEL: probable very dense, grey, sandy GRAVEL of sub-angular to sub-rounded fine to coarse flint, quartzite and sandstone (NORTHMOOR SAND AND GRAVEL MEMBER)	>1.8	Encountered in SA2, TP1-5
Perched / Groundwater	SA1 – water table at 0.81m bgl SA2 – water table at 0.50m bgl TP1 – water table at 0.90m bgl TP2 – water table at 0.90m bgl TP3 – water table at 0.50m bgl TP4 – water table at 0.75m bgl TP5 – water table at 0.60m bgl	
Roots	Roots in Topsoil only	
Desiccation	No visual signs identified in any exploratory holes	

6.10

Based upon on-site visual and olfactory examination of the subsoil, with the exception of the deeper made ground locally encountered between 1.0m and 2.2m depth in TP3, there was nothing to suggest the presence of obviously significantly contaminated subsoil. The aforementioned made ground in TP3 included a mixture of what appeared to be suspected demolition waste and domestic waste including metal wire,

plastic, wood, coal, animal bones, possible ACM roof tile, metal springs and paving slabs.

- 6.11** Index testing performed upon undisturbed material of the NO classifies it as non-plastic deposit with no volume change potential in accordance with NHBC Standards. The superficial alluvium (where locally encountered as a sandy gravelly inorganic plastic clay - TP1 and TP4) classifies as high plasticity and medium volume change potential. Within the Alluvium clay, a consistency index (CI) value of 0.66 has been calculated indicating soil is currently normally hydrated. Whilst trees and even long grass/weed cover would normally be expected to desiccate the soil throughout summer months with worst-case conditions expected at the end of a summer season, seasonal desiccation is considered unlikely at this site due to its proximity to the River Thames and the recorded depth to groundwater below the site.
- 6.12** Shallow groundwater was encountered in all the pits and at depths ranging between 0.50m and 0.90m. Significant groundwater is likely to be encountered within newly excavated foundation and/or service trenches within the superficial Alluvium and NO. Pits did remain stable during the short time that they remained open during the investigation, however consideration may need to be given to shoring and/or pumping to avoid potential pit instability within alluvium and sandy strata. Please note that perched/groundwater 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.

Soakaway Feasibility

- 6.13** Percolation testing could not be undertaken in general accordance with BRE DG365 "Soakaway Design" (2016) due to shallow groundwater encountered within 1.0m of the ground surface. Water monitoring of the groundwater was undertaken in both SA1 and SA2 and these findings are summarised in Table 8 below.

TABLE 8: SUMMARY OF WATER MONITORING

Trial Pit No.	Trial Pit Depth (m)	Geology	Elapsed Time Following Excavation (mins)	Depth to Water (m)
SA1	0.80	NO	0	0.812
			3.5	0.772
			10.5	0.713
			41	0.570
			203	0.283
SA2	0.50	MG	0	0.513
			2.5	0.498
			6.5	0.486
			22.5	0.471
			51.5	0.482
			221	0.478

MG: Made Ground

NO: Northmoor Sand and Gravel Member

- 6.15** On the above basis groundwater conditions indicate that the site is unsuitable for the adoption of a conventional SUDS-type soakaway drainage system. Based on these findings it is therefore recommended that an alternative drainage option be considered such as transmission of storm water run-off to the existing drainage network. 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 high groundwater table and the results on the logs in Appendix 2 should suffice.

7 GEOTECHNICAL DESIGN REPORT

- 7.1** The site investigation works have proven ground conditions beneath the site to be broadly in accordance with mapping and expectation. Beneath a thin surface mantle of topsoil/concrete hardstanding and localised superficial AL (clay and sand) all exploratory holes encountered gravel of the recorded superficial NO to terminal depths. Recorded bedrock of the OxC was not encountered up to 2.3m depth.

- 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 granular deposits of the superficial NO classify as non-plastic and non-shrinkable, therefore (following NHBC Standards) a minimum founding depth of 0.75m is required, however given the localised presence of superficial cohesive alluvium within the top 1.0m, to avoid the risk of differential settlement it is recommended that foundations are deepened to minimum 1.0m depth to ensure all footings found on the undisturbed, natural granular material. Deep made ground appears to be localised to the northeastern corner. Obviously if encountered within the building footprint, foundations should be deepened to the NO accordingly.
- 7.4** Given the NO is non-shrinkable, no further deepening is required to take account of potential tree root activity. As long as NHBC is satisfied that near surface cohesive soil is not desiccated at the time of construction, heave protection will not be required. In light of discussion in Section 8.6-8.7 of this report, suspended ground floor slabs are required.
- 7.5** Geotechnical design calculations have been undertaken to British Standards (BS 8004:2015+A1:2020). Characteristic values of undrained shear strength used for determination of ground bearing resistance have been generated using a 1.2m long, 38mm diameter auger (McCook, 1996 and BRE, 1993) for granular material and hand shear vane (HSV) results for cohesive material (in accordance with BS EN ISO 22476-9:2009).
- 7.6** The NO below the minimum founding horizon of 1.0m depth was identified as dense to very dense, which should provide a bearing capacity of $>100\text{kN/m}^2$. This ought to be more than adequate for a conventional two-storey residential line load of 45kN/m on standard 0.45m/0.6m wide strip/trench-fill footings.
- 7.7** All exploratory holes encountered shallow ground water. Pits ought to remain stable in the short-term however consideration may need to be given to shoring and/or pumping to avoid potential pit instability within alluvium and sandy strata. As always,

it is recommended that any excavations are not left open and unsupported for any longer than necessary.

Buried Concrete Protection

- 7.8** The results of acidity and sulphate testing presented in Table 5 show that buried concrete and floor slabs up to 1.2m depth can be designed to Design Sulphate Class DS-1 and Aggressive Chemical Environment for Concrete Class ACEC-1 conditions in accordance with BRE Special Digest 1 (2005). For buried concrete below 1.2m bgl this should be increased to DS-4/AC-4.

Road / Pavement Design

- 7.9** With regard to pavement design, correlation of laboratory plasticity index values with Highways Agency Interim Advice Note 73/06, Rev 1 (2009) indicates that a provisional CBR value of 3-4% ought to be achieved within near cohesive surface soils, although it is recommended that in-situ testing be carried out closer to the time of construction to obtain a more accurate site-specific design value. If the pavement is founded on Made Ground then a CBR value of 2% is normally considered appropriate. These soils are highly unlikely to be frost-susceptible, however the Local Authority should be able to advise based upon their previous experience in the area.

Recommendations for Monitoring of Ground Conditions During Construction

- 7.10** 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.
- 7.11** Consideration should be given to access into/around the site since near surface cohesive soils have the potential to be subject to softening during periods of sustained wet weather.
- 7.12** Due to the potential for shallow/localised cohesive soils to shrink and swell, inspection during foundation excavations should ensure that the founding horizon is consistent and has penetrated through the made ground and localised clay deposits.
- 7.13** 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 near-surface topsoil and made ground to assess their suitability for retention within a proposed development. Tier 1 risk modelling has adopted the '**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 (S4ULs).
- 8.2** The results are presented in full in Appendix 3 and for ease of reference Table 9 below provides a summary of the maximum measured concentration of each determinant against respective Tier 1 S4ULs.

TABLE 9: COMPARISON OF SOIL CHEMICAL TEST RESULTS WITH GUIDELINE VALUES

Determinand	Maximum Measured Concentration (mg/kg)	LQM/CIEH S4UL Residential with plant uptake (mg/kg) \$	Tests Undertaken (No.)	Exceedances (No.)	Notes
Arsenic	11	37	3	0	
Cadmium	0.7	11	3	0	
Chromium (III)	22	910	3	0	
Chromium (VI)	<1.8	6	3	0	
Lead	210	*200	3	1	SA2 0.00-0.35m
Mercury	<0.3	40	3	0	
Selenium	1	250	3	0	
Nickel	15	180	3	0	
Copper	47	2,400	3	0	
Zinc	300	3,700	3	0	
PAH compounds	<0.05	Various	1	0	
TPH compounds (C6-C40)	54	Various	3	0	
Asbestos Screen & ID	ND	<0.001%**	3	0	

Notes:

ND = None Detected

* provisional C4SL

** Human exposure limit

\$ based on soil organic matter = 2.5%

8.3 The findings presented in Table 7 and Appendix 4 indicate that a single elevation of the toxic metal lead is locally present in surface topsoil/made ground (SA2 0.00-0.35m bgl). There are no other elevations of toxic or phytotoxic metals, PAH or TPH compounds and additionally, no loose fibres of asbestos were identified.

8.4 Considering the lead elevation, a value of 210mg/kg was recorded, which only marginally exceeds the GAC threshold of 200mg/kg. Such a minor elevation is not considered significant and is not considered to represent a potential hotspot of contamination or a significant risk to human health. Despite the foregoing, given the visual poor quality of the topsoil currently present across the site it is recommended that during the site-strip this stratum is removed and disposed of off-site and a new clean cover system applied across all areas of proposed gardens. This mitigation action will break any potential pollutant linkage and protect the risk to human health.

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. Contamination testing undertaken to date indicates an absence of organic contaminants suggesting that there ought to be no requirement for upgraded barrier pipework. As always however 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 despite the presence of a partially backfill gravel pit, its age, depth and presence of shallow groundwater suggested that it was unlikely to pose a significant source of landfill-type gas emissions. Recent intrusive site investigation has however, identified evidence of methanogenic materials (wood and bone) within the backfill beneath the site (TP3).

Given the foregoing, but mindful of the small-scale of redevelopment, it is recommended that in lieu of costly gas-well installation and monitoring, precautionary passive protection/mitigation measures should be adopted within new building construction. Such measures should be installed in general accordance with BS8485:2015 "Code of Practice for the design of protection measures for methane and carbon dioxide and ground gases for new buildings", and with reference to Construction Industry Research and Information Association (CIRIA) 665: "Assessing risks posed by hazardous ground gases to buildings" (2007).

- 8.7** In accordance with CIRIA 665 this Practice considers that Characteristic Situation 'CS2' should be appropriate, with protection measures to comprise the installation of a low-permeability gas-resistant membrane integral to the ground floor slabs, lapped across wall cavities and carefully tape-sealed along overlapped sheet joints and around any service entries; the ground floor slabs should be designed as suspended to enable passive ventilation of the sub-slab void. The foregoing should all be to the approval of the Building Control inspector and would need to be independently validated through the installation process.
- 8.8** The site is not at risk from natural radon gas and no radon gas protection measures are required in new development.

Waste Classification for Off-Site Disposal of Arisings

- 8.9** 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 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".
- 8.10** 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 (excluding topsoil) 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" 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.

- 8.11** Waste Acceptance Criteria (WAC) testing has been undertaken on a single composite sample of arisings. As shown in Appendix 4, all determinands would be classed as "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

- 8.12** 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.
- 8.13** 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).
- 8.14** 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 2 and Table 10 below.

FIGURE 2: REFINED CONCEPTUAL SITE MODEL (NTS)

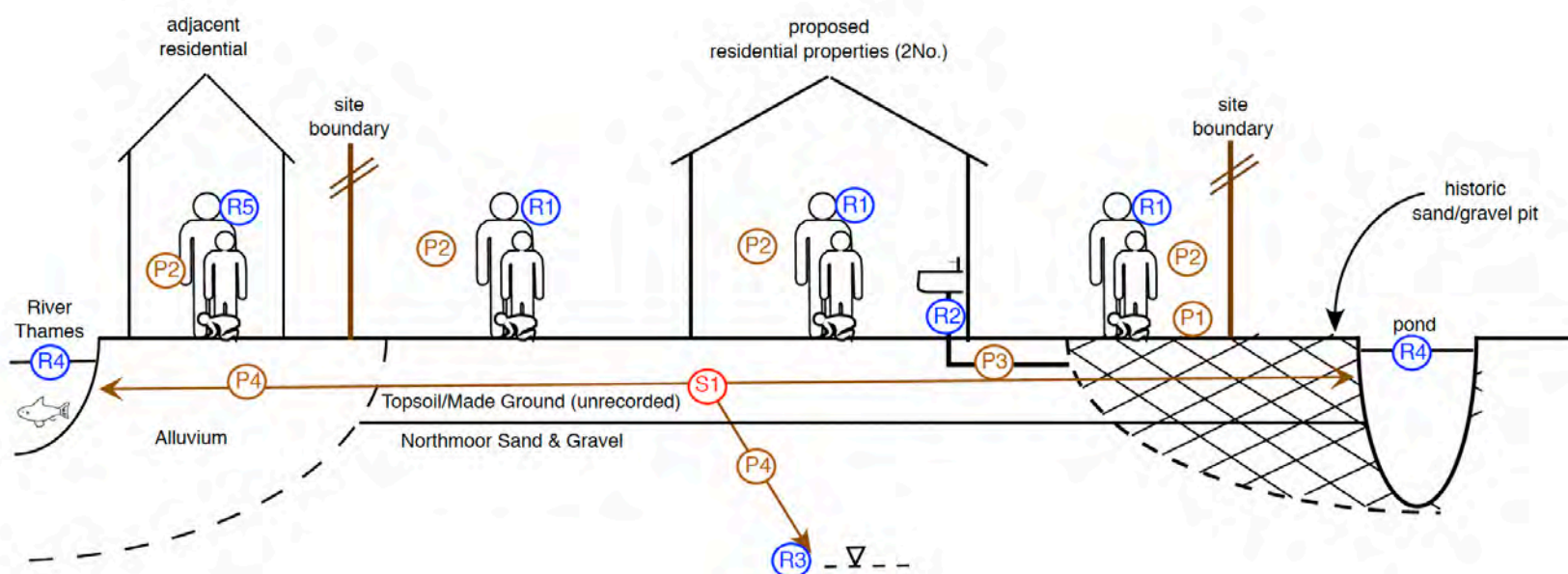


TABLE 10: SUMMARY OF POTENTIAL / IDENTIFIED POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Refined Risk Rating	Remedial/Mitigation Requirements
		R1	R2	R3	R4	R5			
ON-SITE									
S1	P1	X					A single elevation in respect to lead in the shallow topsoil was recorded on site	Very Low	Recommendation for existing topsoil to be removed and disposed off-site during the site strip phase
	P2	X			X	X			
	P3		X						
	P4			X					
	P5								
	P6								
S2	P1						Made ground containing methanogenic waste identified beneath site	Very Low	Recommended CS2 protection to dwellings to consist of low-permeability gas-resistant membrane integral to a suspended ground floor slab with passive sub-slab venting
	P2								
	P3								
	P4								
	P5	X							
	P6								
OFF-SITE									
S2	P1						Partial backfill of former gravel pit	Very Low	Recommended CS2 protection to dwellings to consist of low-permeability gas-resistant membrane integral to a suspended ground floor slab with passive sub-slab venting
	P2								
	P3								
	P4								
	P5								
	P6								
SOURCES	S1	Topsoil and unrecorded made ground potentially elevated in toxic and phytotoxic metals							
	S2	Partially infilled gravel pit containing waste that could potentially emit methanogenic emissions							
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 (superficial deposits of the NO and AL classified as “Secondary A” aquifers, OxC is not productive)							
	R4	Surface waters (River Thames 2m S)							
	R5	Adjacent site users (residential)							

10 CONCLUSIONS AND RECOMMENDATIONS

- 10.1** The foregoing discussions and recommendations are based upon the results of historical map research, followed by intrusive ground investigation comprising boreholes plus laboratory geotechnical and contamination testing. The exploratory holes appear to present the edge of an infilled sand and gravel quarry on the northeast corner of the site, localised alluvium (clay and sand) with underlying gravels c1.0m bgl across the site. 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** The historical mapping confirms the likelihood of unrecorded sand and gravel extraction in the 1940s which was partially silted up in the 1970s and infilled between 1990 and 1994 at the same time as the construction of the barn on site.
- 10.3** The intrusive investigation has proven a thin surface mantle of topsoil and variable thickness of made ground was recorded localised sand and clay (AL) overlying gravel of the NO superficial deposits. No clays of the underlying Oxford Clay Formation (mudstone) were encountered. Made Ground/fill material as discussed above is present on the northeast corner at c.1.0m bgl at TP3, likely extending into the proposed garden area to the east. Shallow groundwater was encountered across the site. While all trial pits remained stable during the duration of the investigation short-term stability of side walls within open excavations for foundations and services is likely to be an issue during construction within alluvium and sandy, therefore shoring and/or pumping is recommended and excavations should not be left open and unsupported for any longer than necessary.
- 10.4** Foundations should be founded on the consistent and very dense NO gravel at circa 1.0m across the site. This is non-plastic and has more than sufficient bearing capacity for both 600mm and 450mm wide foundations. Founding on this strata across the site will reduce the risk of differential settlement of potentially founding on looser/softer sand/clay at one end and very dense gravel on the other.
- 10.5** Buried concrete associated with floor slabs up to 1.2m depth can be designed to Design Sulphate Class DS-1 and Aggressive Chemical Environment for Concrete Class ACEC-1 conditions in accordance with BRE Special Digest 1 (2005). Deeper concrete should be designed for DS/AC-4 conditions.

- 10.6** Proposed external road / pavement design can be based upon a CBR value of 3-4% though any hardstanding founded on made ground should use a CBR of 2%. Such material is unlikely to be frost-susceptible but as always we recommend that in-situ tests be undertaken closer to the time of construction.
- 10.7** The shallow groundwater stopped the BRE365-compliant soakaway tests from being undertaken but the groundwater was monitored during the duration that the soakaway test pit remained open and it was seen to rise to 0.28m and 0.48m bgl respectively. This indicates that the adoption of conventional SUDS-type drainage systems, is not suitable for this site and other alternatives should be considered.
- 10.8** Ground contamination sampling was carried out for waste disposal considerations (site strip) and basic risk assessment (duty of care only) indicates that the site has a single localised elevation of lead in the made ground/topsoil (0.00-0.35m bgl). Any human health risk posed could be mitigated by the planned site strip and the adoption of standard clean cover system (Topsoil and/or Subsoil) across all areas of proposed gardens. Additional samples are recommended in the proposed garden area to the east access was not possible at the time of the investigation. Additionally, further sampling is recommended in areas proposed as gardens but currently under the existing building footprint once it is demolished.
- 10.9** Deeper made ground/fill material is expected to extend off-site to the east outside of the site boundary. Therefore, precautionary CS2 gas protection is considered necessary to consist of low-permeability gas-resistant membrane integral to a suspended ground floor slab with passive sub-slab venting. There is no requirement for radon gas protection measures in new development at this site.
- 10.10** Waste Classification indicates that the waste soils should be disposed as "Non-hazardous" 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.
- 10.11** Waste Acceptance Criteria (WAC) testing has been undertaken on a single composite sample of arisings. As shown in Appendix 4, all determinands would be classed as "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.

- 10.12** 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.
- 10.13** 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' (2025)

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)

Highways Agency *Interim Advice Note 73/06 Rev.1 (2009) Design Guidance for Road Pavement Foundations*

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

British Geological Survey 1:10,000 scale mapping sheet SU 09 SW and SU 09 SE and online

Building Research Establishment (BRE) Digest 365 "Soakaway Design" (2016)

Department of Transport Series 600: 'Specification for Earthworks' (1991)

Environmental

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

Environment Agency LCRM: Land Contamination Risk Management (2020)

Environment Agency/National House Building Council (NHBC) R&D 66 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2000)

Chartered Institute of Environmental Health (CIEH)/Land Quality Management Limited (LQM). The LQM/CIEH 'Generic Assessment Criteria for Human Health Risk Assessment' (2nd Edition). Land Quality Press

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)

Construction Industry Research & Information Association (CIRIA) 665: 'Assessing Risks Posed by Hazardous Ground Gases to Buildings' (2007)

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: 392772709_1_1 dated 5th 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)

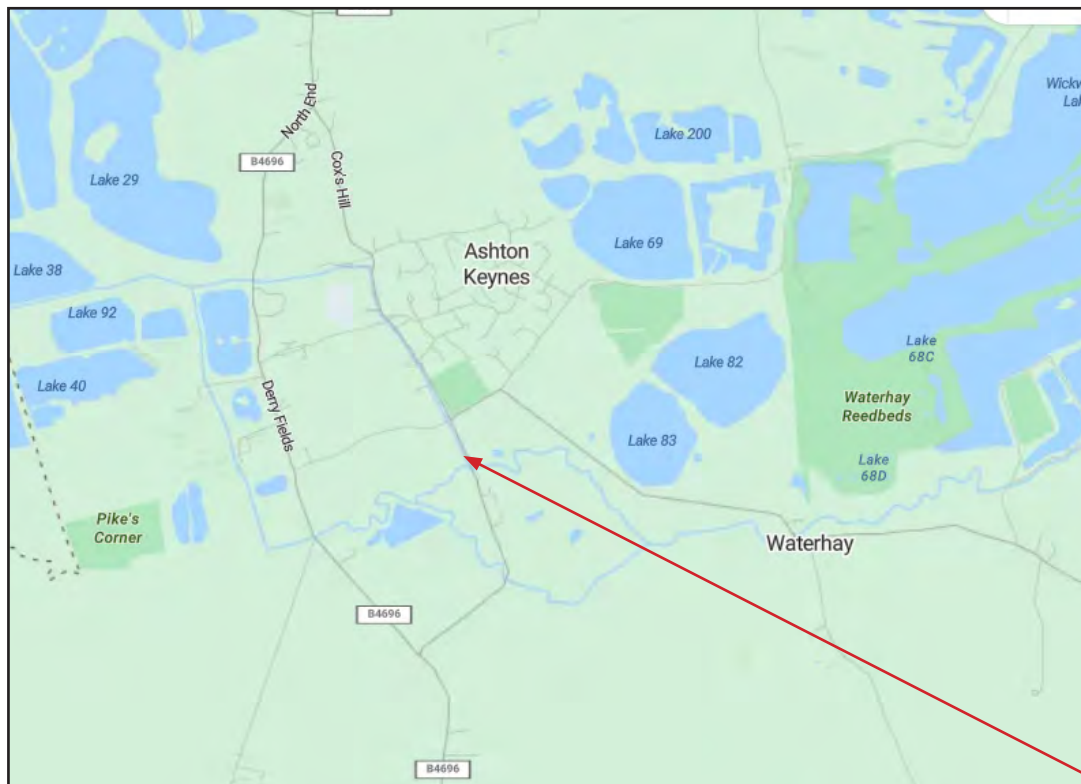
One Touch Data (www.HazWasteOnLine.com)

LAND AT WINDRUSH, HIGH STREET, ASHTON KEYNES,
WILTSHIRE SN6 6NX



SITE LOCATION: (based on Microsoft Bing Mapping)

Job No.	5622	Drawing No.	5622/1	Scale:	NTS	Date:	19-01-26
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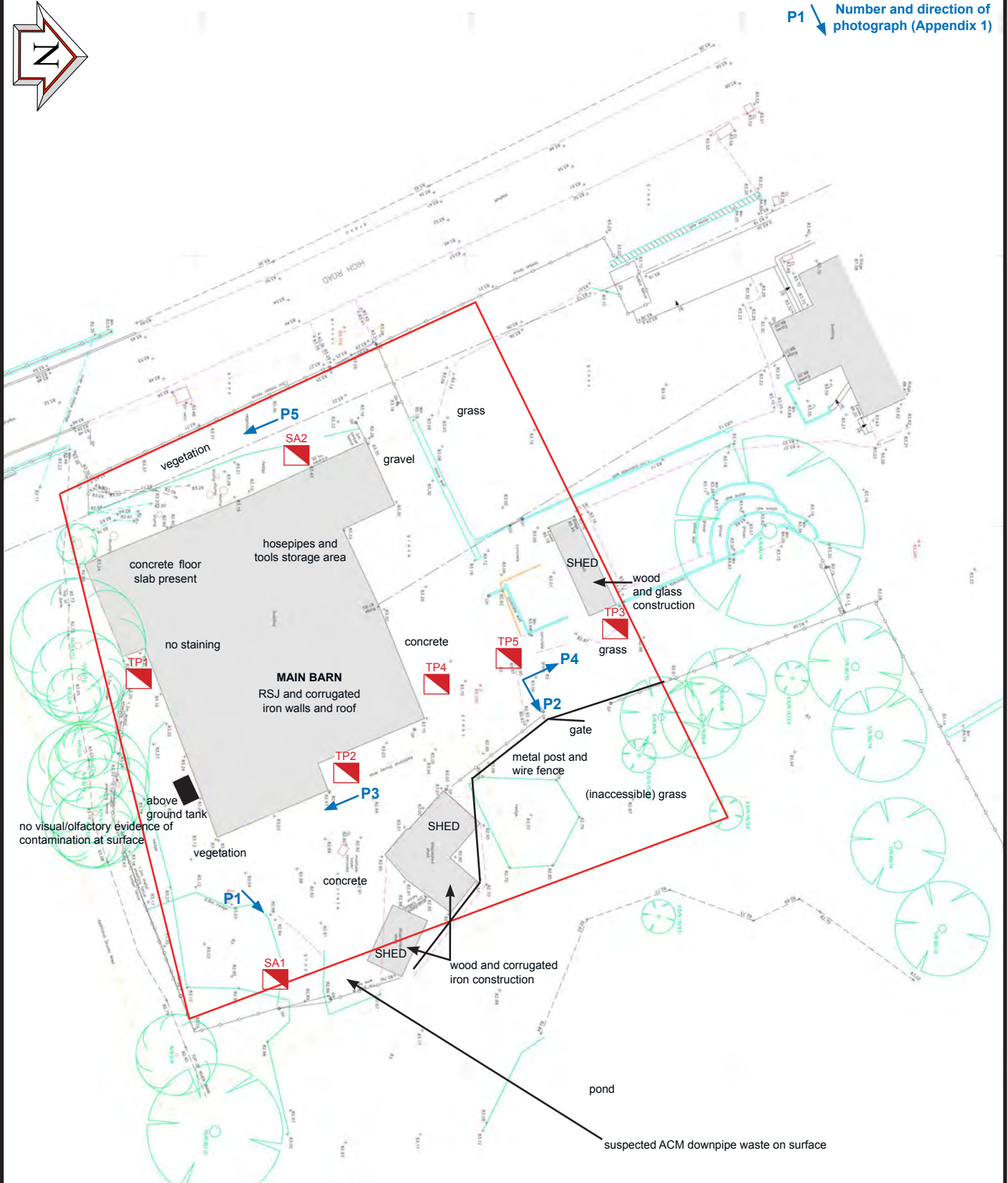
**THE
SITE**

EXISTING SITE LAYOUT SHOWING INVESTIGATION LOCATIONS, WALKOVER PHOTOS AND NOTES

Job No.	Drawing No.	Scale:	Date:
5622	5622/2	1:400 @ A4	19-01-26



P1 ↓ Number and direction of photograph (Appendix 1)

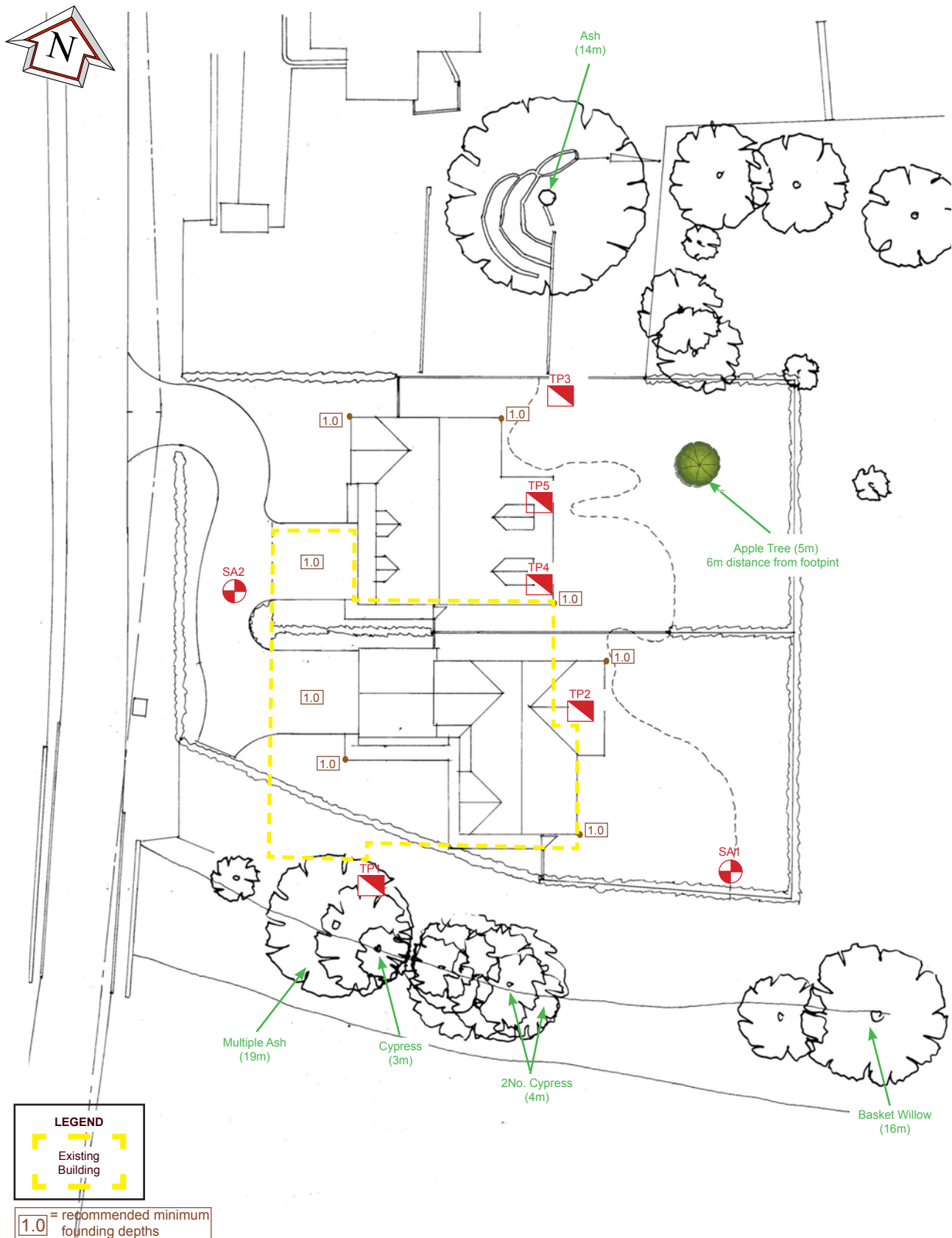


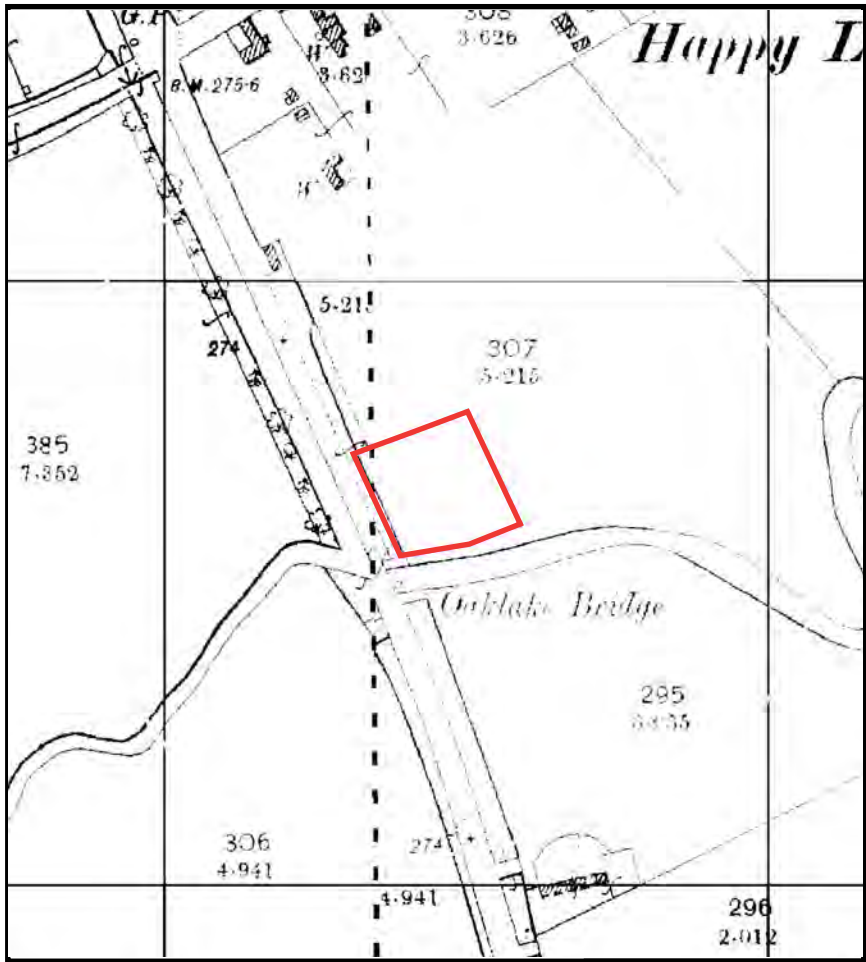
LAND AT WINDRUSH, HIGH STREET, ASHTON KEYNES
WILTSHIRE SN6 6NX



PROPOSED DEVELOPMENT LAYOUT SHOWING INVESTIGATION LOCATIONS AND MINIMUM FOUNDING DEPTHS

Job No.	Drawing No.	Scale:	Date:
5622	5622/3	A4 @ 1:400	19-01-26

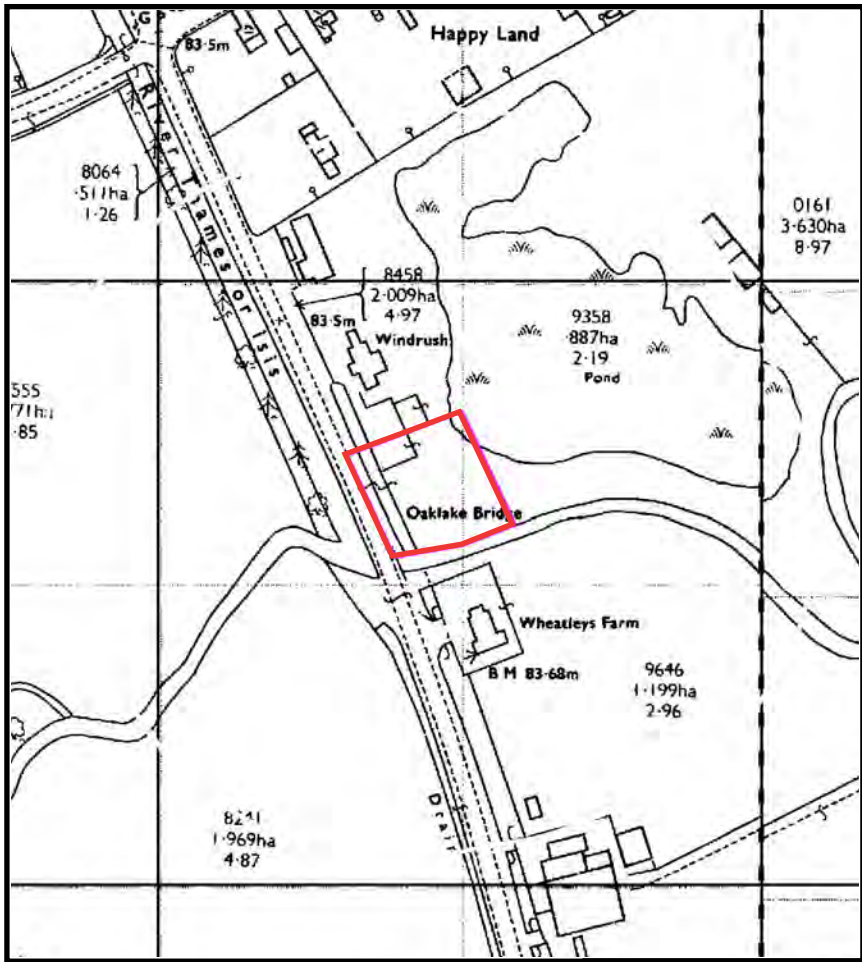




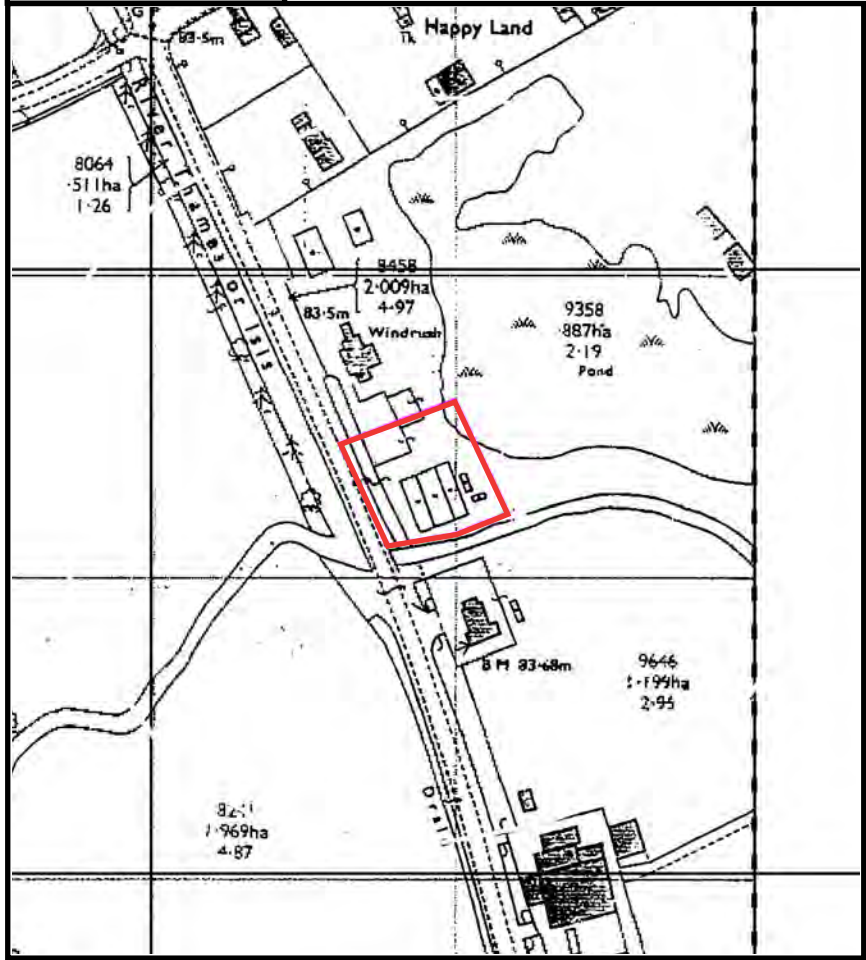
1900
(1:2500)



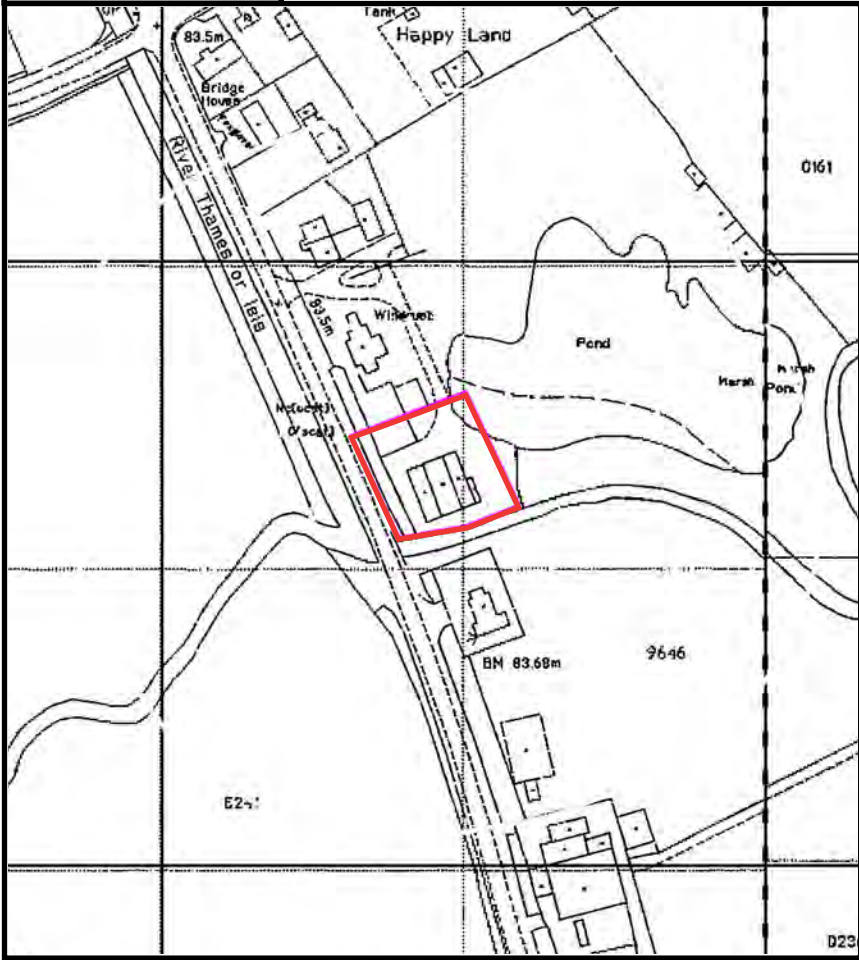
1960
(1:2500)



1971
(1:2500)



1990
(1:2500)



1994
(1:2500)



1999
(Aerial)



33-37 HEMMINGWAY, EVESHAM WR11 1HH

EXTRACTS OF ORDNANCE SURVEY PLANS TO SHOW SITE HISTORY

Job No. 5622	Drawing No. 5622/4	Scale: as shown	Date: 27-02-26
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APPENDIX 1

SITE PHOTOGRAPHS



Photograph **P1**



Photograph **P2**



Photograph **P3**



Photograph **P4**



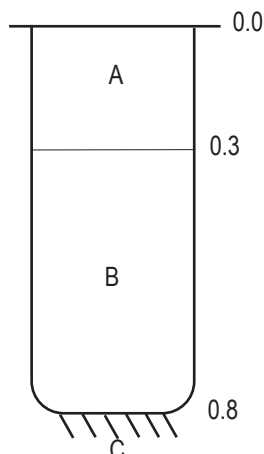
Photograph **P5**



APPENDIX 2

EXPLORATORY HOLE LOGS (INCLUDING PHOTOGRAPHS)

Site: LAND AT WINDRUSH, HIGH STREET, ASHTON KEYNES, WILTSHIRE SN6 6NX				TRIAL PIT No. SA1
Job No. 5622	Date 13-01-26	Ground Level (c.m, AOD) 85m	Co-Ordinates (c.) E 404,915 N 193,526	



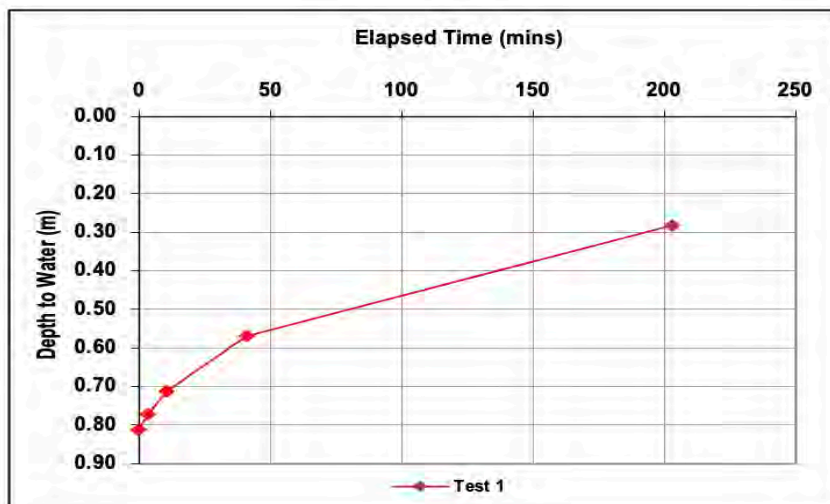
DETAILS OF SUBSOIL

- A Turf over TOPSOIL: probable soft mid brown slightly gravelly SILT
- B SAND: probable loose orangish brown, silty SAND (*Alluvium*)
- C SAND: probable loose brownish grey, gravelly SAND. Gravel is sub-angular, fine to coarse flint, quartzite and sandstone (*Northmoor Sand and Gravel member*)

NOTES

- 1 Pit logged from surface
- 2 Contamination test 0.0-0.3m
WAC 0.0-1.0m
- 3 Falling head testing undertaken
- 4 Water Monitoring of rising groundwater encountered at 0.8m

Elapsed Time (mins)	Depth to Water (m)
Test 1	
0	0.812
3.5	0.772
10.5	0.713
41.0	0.570
203.0	0.283



Site: LAND AT WINDRUSH, HIGH STREET, ASHTON KEYNES, WILTSHIRE SN6 6NX

TRIAL PIT No.

SA2

Job No.

5622

Date

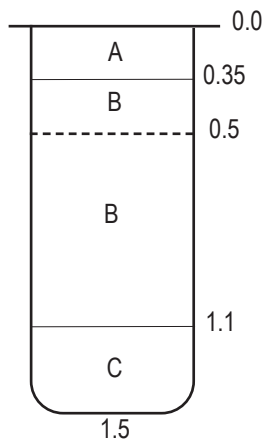
13-01-26

Ground Level (c.m, AOD)

85m

Co-Ordinates (c.)

E 404,875 N 193,527



DETAILS OF SUBSOIL

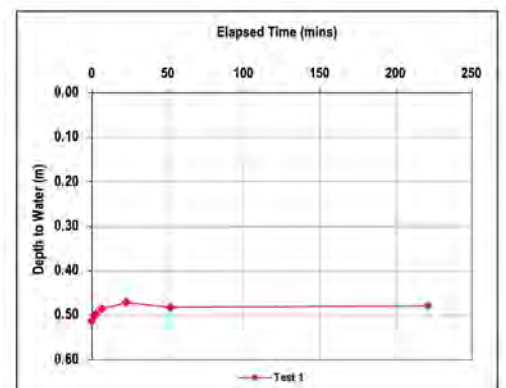
- A MADE GROUND/TOPSOIL: probable soft, mid brown, slightly gravelly clayey silt. Gravel is sub-angular, fine to coarse brick/flint with frequent roots
- B MADE GROUND: probable reworked probable firm bluish grey plastic CLAY
- C GRAVEL: very dense yellowish brown GRAVEL of sub-angular to sub-rounded fine to coarse flint, sandstone and quartzite (*Northmoor Sand and Gravel member*)

NOTES

- 1 Pit logged from surface
- 2 Contamination test 0.0-0.35m. WAC 0.0-1.0m. Density test 1.1 - very dense
- 3 Pit extended after monitoring
- 4 Water monitoring of rising groundwater undertaken, water table @ 0.5m
- 5 In-situ testing undertaken on granular material after McCook (1996) & BRE (1993)



Elapsed Time (mins)	Depth to Water (m)
Test 1	
0	0.513
2.5	0.498
6.5	0.486
22.5	0.471
51.5	0.482
221.0	0.478



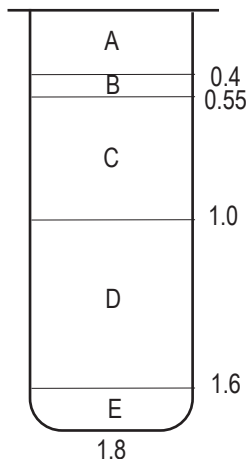
Scale: NTS

Client

Partridge Homes (Cotswolds) Limited

Logged By: DB

Site: LAND AT WINDRUSH, HIGH STREET, ASHTON KEYNES, WILTSHIRE SN6 6NX				TRIAL PIT No. TP1
Job No. 5622	Date 13-01-26	Ground Level (c.m, AOD) 86m	Co-Ordinates (c.) E 404,892 N 193,516	



DETAILS OF SUBSOIL

- A TOPSOIL: probable soft mid brown SILT with frequent roots
- B MADE GROUND (reworked): probable soft, mid brown, very silty SAND
- C CLAY: soft light brown, fine gravelly sandy CLAY (*Alluvium*)
- D GRAVEL: very dense brownish grey sandy GRAVEL of sub-angular medium to coarse quartzite/flint from 1.2m: grey silt and sand (*Northmoor Sand and Gravel member*)
- E GRAVEL: dense, sandy GRAVEL of sub-angular, fine to coarse quartzite/flint (*Northmoor Sand and Gravel member*)

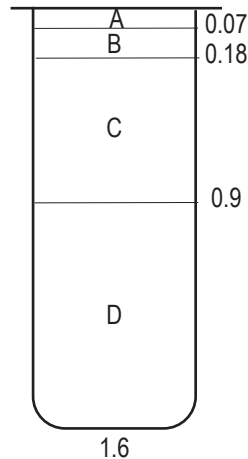


NOTES

- 1 Pit logged from surface 6m from Ash trees (6m)
- 2 Roots to 0.55m
- 3 Water table 0.9m bgl
- 4 Soil sample taken at 1.6-1.8m depth
- 5 In-situ testing undertaken on granular material after McCook (1996) & BRE (1993)

Scale: NTS	Client: Partridge Homes (Cotswolds) Limited	Logged By: DB
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Site: LAND AT WINDRUSH, HIGH STREET, ASHTON KEYNES, WILTSHIRE SN6 6NX				TRIAL PIT No. TP2
Job No. 5622	Date 13-01-26	Ground Level (c.m, AOD) 86m	Co-Ordinates (c.) E 404,899 N 193,532	



DETAILS OF SUBSOIL

- A CONCRETE
- B MADE GROUND: probable soft, dark brown, sandy SILT with frequent rootlets and occasional cobble
- C SAND: loose light brown gravelly SAND. Gravel is sub-angular, fine to coarse quartzite, flint and sandstone
0.5m: less silt, becoming grey
(*Alluvium/Northmoor Sand and Gravel member*)
- D GRAVEL: very dense grey sandy GRAVEL of sub-angular to sub-rounded fine to coarse quartzitic flint and sandstone
(*Northmoor Sand and Gravel member*)



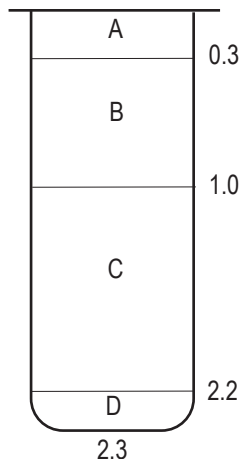
NOTES

- 1 Pit logged from surface
- 2 Water table 0.9m bgl in gravel
- 3 In-situ testing undertaken on granular material after McCook (1996) & BRE (1993)



Scale: NTS	Client Partridge Homes (Cotswolds) Limited	Logged By: DB
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Site: LAND AT WINDRUSH, HIGH STREET, ASHTON KEYNES, WILTSHIRE SN6 6NX				TRIAL PIT No. TP3
Job No. 5622	Date 13-01-26	Ground Level (c.m, AOD) 86m	Co-Ordinates (c.) E 404,899 N 193,551	



DETAILS OF SUBSOIL

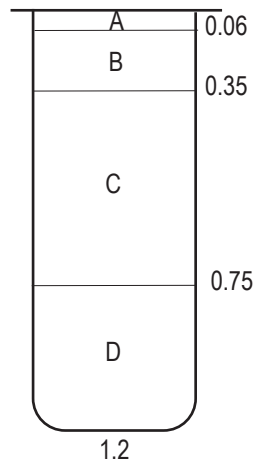
- A Turf over TOPSOIL: soft mid brown silt
- B MADE GROUND: probable red dense brownish grey sandy gravel of sub-angular, fine to coarse brick, sandstone, flint with frequent sandstone cobbles and bricks
- C MADE GROUND: probable soft to firm dark bluish grey, sandy gravelly plastic CLAY. Gravel is sub-angular, fine to coarse coal and sandstone with plastic, wood and metal wire waste, bone, possible ACM roof tile, springs and metalwork, slabs and roof tiles
- D GRAVEL: very dense grey sandy GRAVEL of sub-angular to sub-rounded fine to coarse quartzitic flint and sandstone (*Northmoor Sand and Gravel member*)

NOTES

- 1 Pit logged from surface
- 2 Water table 0.5m bgl
- 3 Samples taken at 0.3-0.5m, 2.2-2.3m, WAC 0.0-1.0m
- 4 In-situ testing undertaken on granular material after McCook (1996) & BRE (1993)

Scale: NTS	Client Partridge Homes (Cotswolds) Limited	Logged By: DB
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Site: LAND AT WINDRUSH, HIGH STREET, ASHTON KEYNES, WILTSHIRE SN6 6NX				TRIAL PIT No. TP4
Job No. 5622	Date 13-01-26	Ground Level (c.m, AOD) 86m	Co-Ordinates (c.) E 404,894 N 193,538	



DETAILS OF SUBSOIL

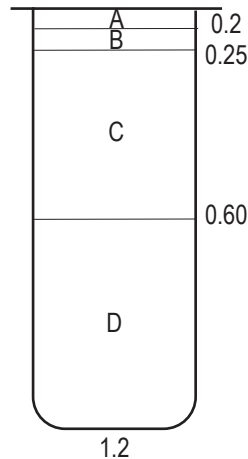
- A CONCRETE SLAB
- B Sub-base MADE GROUND: probable loose to medium dense yellowish brown sandy CLAY
- C CLAY: probable firm grey, very sandy plastic CLAY (*Alluvium*)
- D GRAVEL: very dense grey sandy GRAVEL of sub-angular to sub-rounded fine to coarse quartzitic flint and sandstone (*Northmoor Sand and Gravel member*)

NOTES

- 1 Water table 0.75m bgl
- 2 Pit logged from surface
- 3 In-situ testing undertaken on granular material after McCook (1996) & BRE (1993)

Scale: NTS	Client Partridge Homes (Cotswolds) Limited	Logged By: DB
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Site: LAND AT WINDRUSH, HIGH STREET, ASHTON KEYNES, WILTSHIRE SN6 6NX				TRIAL PIT No. TP5
Job No. 5622	Date 13-01-26	Ground Level (c.m, AOD) 86m	Co-Ordinates (c.) E 404,892 N 193,544	



DETAILS OF SUBSOIL

- A Turf over TOPSOIL
- B CONCRETE
- C MADE GROUND: probable soft brown, mottled black, sandy silt, some plastic waste
- D GRAVEL: very dense brownish grey sandy GRAVEL of sub-angular medium to coarse quartzite/flint
(Northmoor Sand and Gravel member)

NOTES

- 1 Water table 0.6m bgl
- 2 Pit logged from surface
- 3 In-situ testing undertaken on granular material after McCook (1996) & BRE (1993)



Scale: NTS	Client Partridge Homes (Cotswolds) Limited	Logged By: DB
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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 of 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

Sample Ref		SOILS				TIER 1: GENERIC ASSESSMENT CRITERIA						TIER 2: SITE SPECIFIC	
		SA1	TP3	SA2	WAC	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)		0.00-0.30	0.30-0.50	0.00-0.35	0.00-1.00								
Sample of		TOPSOIL	MADE GROUND	TOPSOIL / MADE GROUND									
DETERMINAND (mg/kg)													
TOXIC METALS	pH	-	-	-	8								
	Arsenic	11	18	14	-	37	40	43	640	79	170		
	Cadmium	0.7	0.5	0.4	-	11	85	1.9	190	120	532		
	Chromium VI	< 1.8	< 1.8	< 1.8	-	6	6	1.8	33	8	220		
	Chromium	22	22	22	-	910	910	18,000	8,600	1,500	33,000		
	Lead	190	97	210	-	200	310	80	2330	630	1300		
	Mercury	< 0.3	< 0.3	< 0.3	-	40	56	19	1100	120	240		
	Nickel	15	17	19	-	180	180	230	980	230	3400		
	Selenium	1	< 1.0	< 1.0	-	250	430	88	12000	1100	1800		
PHYTOTOXIC METALS	Copper	47	36	33	-	2,400	7,100	520	68,000	12,000	44,000		
	Zinc	300	160	140	-	3,700	40,000	620	730,000	81,000	170,000		
	Moisture Content (%)	30	21	26	27								
	Stone Content (%)	20	< 0.1	< 0.1	< 0.1								
	Soil Organic Matter (%)	-	2.2	-	-								
	Asbestos Screen	Not-detected	Not-detected	Not-detected	-								
	Total Organic Carbon (TOC) - Automated (%)	-	-	-	1.5								
	Loss on Ignition @ 450°C (%)	-	-	-	3.7								
	Acid Neutralisation Capacity (+/- mmol/kg)	-	-	-	17								
SPECIATED POLYAROMATIC HYDROCARBONS (PAH)	Total PAH	-	11.1	-	1.97								
	Naphthalene	-	0.07	-	0.07	5.6	5.6	10	460 (183)s	4,900	1,900 (183)s		
	Acenaphthylene	-	0.06	-	< 0.05	420	4,600 (212)s	69	97,000 (212)s	15,000	30,000		
	Acenaphthene	-	0.06	-	< 0.05	510	4,700 (141)s	85	97,000 (141)s	15,000	30,000		
	Fluorene	-	0.06	-	< 0.05	400	3,800 (76.5)s	67	68,000	9,900	20,000		
	Phenanthrene	-	0.9	-	0.13	220	1,500	38	22,000	3,100	6,200		
	Anthracene	-	0.19	-	< 0.05	5,400	35,000	950	540,000	74,000	150,000		
	Fluoranthene	-	2	-	0.32	560	1600	130	23,000	3,100	6,300		
	Pyrene	-	1.9	-	0.29	1,200	3,800	270	54,000	7,400	15,000		
	Benzo(a)anthracene	-	0.98	-	0.18	11	14	6.5	170	29	56		
	Chrysene	-	1	-	0.2	22	31	9.4	350	57	110		
	Benzo(b)fluoranthene	-	1.1	-	0.29	3.3	4	2.1	44	7.2	15		
	Benzo(k)fluoranthene	-	0.59	-	0.08	93	110	75	1200	190	410		
	Benzo(a)pyrene	-	1	-	0.18	2.7	3.2	2.00	35	5.7	12		
	Indeno(1,2,3-cd)pyrene	-	0.55	-	0.12	36	46	21	510	82	170		
	Dibenz(a,h)anthracene	-	< 0.05	-	< 0.05	0.28	0.32	0.27	3.6	0.57	1.3		
	Benzo(ghi)perylene	-	0.63	-	0.12	340	360	470	4000	640	1,500		
	Coronene	-	-	-	< 0.05								
BTEX	Benzene	-	-	-	<0.005	0.17	0.70	0.034	47	72	100		
	Toluene	-	-	-	<0.005	290	1,900	51	110,000 (1,820)s	56,000	95,000 (1,820)s		
	Ethylbenzene	-	-	-	<0.005	110	190	39	13,000 (1,820)s	24,000	22,000 (1,820)s		
	O-Xylenes	-	-	-	<0.005	140	210	67	15,000 (1,820)s	42,000	24,000 (1,820)s		
	P&M-Xylene	-	-	-	<0.005	140	190	74	11,120s (1,420)s	42,000	24,000 (1,420)s		
	Total BTEX	-	-	-	<0.01								
TOTAL PETROLEUM HYDROCARBONS (BANDED)	C6 - C8	< 0.01	< 0.01	< 0.01	-	230	230	600,000	17,000 (322)s	610,000	220,000 (322)s		
	C8 - C10	< 0.02	< 0.02	< 0.02	-	65	65	770	4,800.00	13,000	18,000 (190)s		
	C10 - C12	< 2.0	< 2.0	< 2.0	-	180	590	31	23,800.00	5,000	9700		
	C12 - C16	< 4.0	< 4.0	< 4.0	-	330	2300	57	37,000.00	5,100	10000		
	C16 - C21	< 10	< 10	< 10	-	540	1900	110	28,000	3,800	7,700		
	C21 - C40	54	< 10	< 10	-	1,500.00	1,900.00	820.00	28,300.00	3,800.00	7,800.00		
	C6 - C40	64	< 10	< 10	-								
POLYCHLORINATED BIPHENYLS	PCB Congener 28	-	-	-	< 0.001								
	PCB Congener 52	-	-	-	< 0.001								
	PCB Congener 101	-	-	-	< 0.001								
	PCB Congener 118	-	-	-	< 0.001								
	PCB Congener 138	-	-	-	< 0.001								
	PCB Congener 153	-	-	-	< 0.001								
	PCB Congener 180	-	-	-	< 0.001								
	TOTAL PCBs	-	-	-	< 0.007								
PETROL RANGE ORGANICS	C10 - C40	< 1.0	< 1.0	< 1.0	-								
	C10 - C40 TPH	64	< 10	< 10	-								
	C10 - C40 Mineral Oil	-	-	-	< 10								

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
CIEH 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 ♦ = C4SL (2014)
ND = None detected
Based on Soil Organic Matter of 2.5% (all levels expressed as mg/kg)

WFD (groundwater)
WFD (fresh surface water)
EA EOS
UK DWS
WHO

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

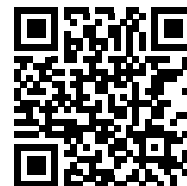
APPENDIX 4

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)



Z170Q-MMQEO-GKJUC

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

26-001426_HWOL

Description/Comments

Project

5622

Site

Ashton Keynes

Classified by

Name: **David Boswell**
Date: **22 Jan 2026 10:53 GMT**
Telephone: **01452 422843**
Company: **Wilson Associates**
36 Brunswick Road
Gloucester
GL1 1JJ

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:

CERTIFIED

Course

Hazardous Waste Classification

Date

05 Dec 2024

Next 3 year Refresher due by Dec 2027

Purpose of classification

2 - Material Characterisation

Address of the waste

Land at Windrush, High Street, Ashton Keynes

Post Code SN6 6NX

SIC for the process giving rise to the waste

41202 Construction of domestic buildings

Description of industry/producer giving rise to the waste

Development/Building Construction

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

Residential Construction

Description of the waste

Made Ground and natural soils from foundation trenches

Job summary

#	Sample name	Depth [m]	Classification Result	Hazard properties	Page
1	SA1--13012026-0.00		Non Hazardous		3
2	TP3--13012026-0.30		Non Hazardous		5
3	SA2--13012026-0.00		Non Hazardous		7
4	WAC--13012026-0.00		Non Hazardous		8

Related documents

#	Name	Description
1	26-001426_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: David Boswell

Created date: 22 Jan 2026 10:53 GMT

Appendices	Page
Appendix A: Classifier defined and non GB MCL determinands	10
Appendix B: Rationale for selection of metal species	11
Appendix C: Version	12

Classification of sample: SA1--13012026-0.00

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

Sample details

Sample name:	LoW Code:
SA1--13012026-0.00	Chapter:
Moisture content:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
30%	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 30% 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	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				11 mg/kg	1.895	14.588	mg/kg	0.00146 %	✓	
	033-005-00-1										
2	cadmium { cadmium sulfate }				0.7 mg/kg	1.855	0.909	mg/kg	0.0000909 %	✓	
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				22 mg/kg	1.462	22.508	mg/kg	0.00225 %	✓	
		215-160-9	1308-38-9								
4	copper { copper sulphate pentahydrate }				47 mg/kg	3.929	129.266	mg/kg	0.0129 %	✓	
	029-023-00-4	231-847-6	7758-99-8								
5	lead { lead chromate }			1	190 mg/kg	1.56	207.455	mg/kg	0.0133 %	✓	
	082-004-00-2	231-846-0	7758-97-6								
6	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								
7	nickel { nickel dibromate }				15 mg/kg	5.358	56.262	mg/kg	0.00563 %	✓	
	028-053-00-5	238-596-1	14550-87-9								
8	selenium { nickel selenate }				1 mg/kg	2.554	1.788	mg/kg	0.000179 %	✓	
	028-031-00-5	239-125-2	15060-62-5								
9	zinc { zinc chromate }				300 mg/kg	2.774	582.571	mg/kg	0.0583 %	✓	
	024-007-00-3	236-878-9	13530-65-9								
10	TPH (C6 to C40) petroleum group				64 mg/kg		44.8	mg/kg	0.00448 %	✓	
			TPH								
Total:									0.0986 %		

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

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60°C or waste gas oil, diesel and light heating oils having a flash point > 55°C and ≤ 75°C"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 12500 mg/kg (1.25%)
because: Threshold as per WM3 and no liquid phase present

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.00448%)

Classification of sample: TP3--13012026-0.30

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

Sample details

Sample name:	LoW Code:
TP3--13012026-0.30	Chapter:
Moisture content:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
21%	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 21% 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	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				18	mg/kg	1.895	26.94	mg/kg	0.00269 %	✓	
	033-005-00-1											
2	cadmium { cadmium sulfate }				0.5	mg/kg	1.855	0.733	mg/kg	0.0000733 %	✓	
	048-009-00-9	233-331-6	10124-36-4									
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				22	mg/kg	1.462	25.402	mg/kg	0.00254 %	✓	
		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 }				<1.8	mg/kg	2.27	<4.086	mg/kg	<0.000409 %		<LOD
	024-017-00-8											
5	copper { copper sulphate pentahydrate }				36	mg/kg	3.929	111.742	mg/kg	0.0112 %	✓	
	029-023-00-4	231-847-6	7758-99-8									
6	lead { lead chromate }			1	97	mg/kg	1.56	119.529	mg/kg	0.00766 %	✓	
	082-004-00-2	231-846-0	7758-97-6									
7	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									
8	nickel { nickel dibromate }				17	mg/kg	5.358	71.962	mg/kg	0.0072 %	✓	
	028-053-00-5	238-596-1	14550-87-9									
9	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									
10	zinc { zinc chromate }				160	mg/kg	2.774	350.652	mg/kg	0.0351 %	✓	
	024-007-00-3	236-878-9	13530-65-9									
11	TPH (C6 to C40) petroleum group				<10	mg/kg		<10	mg/kg	<0.001 %		<LOD
			TPH									
12	naphthalene				0.07	mg/kg		0.0553	mg/kg	0.00000553 %	✓	
	601-052-00-2	202-049-5	91-20-3									
13	acenaphthylene				0.06	mg/kg		0.0474	mg/kg	0.00000474 %	✓	
		205-917-1	208-96-8									
14	acenaphthene				0.06	mg/kg		0.0474	mg/kg	0.00000474 %	✓	
		201-469-6	83-32-9									
15	fluorene				0.06	mg/kg		0.0474	mg/kg	0.00000474 %	✓	
		201-695-5	86-73-7									
16	phenanthrene				0.9	mg/kg		0.711	mg/kg	0.0000711 %	✓	
		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		0.19 mg/kg		0.15 mg/kg	0.000015 %	✓	
18	fluoranthene	205-912-4	206-44-0		2 mg/kg		1.58 mg/kg	0.000158 %	✓	
19	pyrene	204-927-3	129-00-0		1.9 mg/kg		1.501 mg/kg	0.00015 %	✓	
20	benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3	0.98 mg/kg		0.774 mg/kg	0.0000774 %	✓	
21	chrysene	601-048-00-0	205-923-4	218-01-9	1 mg/kg		0.79 mg/kg	0.000079 %	✓	
22	benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2	1.1 mg/kg		0.869 mg/kg	0.0000869 %	✓	
23	benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9	0.59 mg/kg		0.466 mg/kg	0.0000466 %	✓	
24	benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5	50-32-8	1 mg/kg		0.79 mg/kg	0.000079 %	✓	
25	indeno[123-cd]pyrene	205-893-2	193-39-5		0.55 mg/kg		0.435 mg/kg	0.0000435 %	✓	
26	dibenz[a,h]anthracene	601-041-00-2	200-181-8	53-70-3	<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
27	benzo[ghi]perylene	205-883-8	191-24-2		0.63 mg/kg		0.498 mg/kg	0.0000498 %	✓	
Total:								0.0673 %		

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: SA2--13012026-0.00

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

Sample details

Sample name:	LoW Code:
SA2--13012026-0.00	Chapter:
Moisture content:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
26%	Entry:
(wet weight correction)	17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: 26% 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	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				14 mg/kg	1.895	19.627	mg/kg	0.00196 %	✓	
	033-005-00-1										
2	cadmium { cadmium sulfate }				0.4 mg/kg	1.855	0.549	mg/kg	0.0000549 %	✓	
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				22 mg/kg	1.462	23.794	mg/kg	0.00238 %	✓	
		215-160-9	1308-38-9								
4	copper { copper sulphate pentahydrate }				33 mg/kg	3.929	95.947	mg/kg	0.00959 %	✓	
	029-023-00-4	231-847-6	7758-99-8								
5	lead { lead chromate }			1	210 mg/kg	1.56	242.395	mg/kg	0.0155 %	✓	
	082-004-00-2	231-846-0	7758-97-6								
6	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								
7	nickel { nickel dibromate }				19 mg/kg	5.358	75.338	mg/kg	0.00753 %	✓	
	028-053-00-5	238-596-1	14550-87-9								
8	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								
9	zinc { zinc chromate }				140 mg/kg	2.774	287.402	mg/kg	0.0287 %	✓	
	024-007-00-3	236-878-9	13530-65-9								
10	TPH (C6 to C40) petroleum group				<10 mg/kg		<10	mg/kg	<0.001 %		<LOD
			TPH								
Total:									0.0658 %		

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: WAC--13012026-0.00

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

Sample details

Sample name:	LoW Code:
WAC--13012026-0.00	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Moisture content:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
27% (wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 27% 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	benzene				<0.005 mg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-020-00-8	200-753-7	71-43-2							
2	toluene				<0.005 mg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-021-00-3	203-625-9	108-88-3							
3	ethylbenzene				<0.005 mg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-023-00-4	202-849-4	100-41-4							
4	xylene				<0.013 mg/kg		<0.013 mg/kg	<0.0000013 %		<LOD
	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]							
5	naphthalene				0.07 mg/kg		0.0511 mg/kg	0.00000511 %	✓	
	601-052-00-2	202-049-5	91-20-3							
6	acenaphthylene				<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
		205-917-1	208-96-8							
7	acenaphthene				<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
		201-469-6	83-32-9							
8	fluorene				<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
		201-695-5	86-73-7							
9	phenanthrene				0.13 mg/kg		0.0949 mg/kg	0.00000949 %	✓	
		201-581-5	85-01-8							
10	anthracene				<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
		204-371-1	120-12-7							
11	fluoranthene				0.32 mg/kg		0.234 mg/kg	0.0000234 %	✓	
		205-912-4	206-44-0							
12	pyrene				0.29 mg/kg		0.212 mg/kg	0.0000212 %	✓	
		204-927-3	129-00-0							
13	benzo[a]anthracene				0.18 mg/kg		0.131 mg/kg	0.0000131 %	✓	
	601-033-00-9	200-280-6	56-55-3							
14	chrysene				0.2 mg/kg		0.146 mg/kg	0.0000146 %	✓	
	601-048-00-0	205-923-4	218-01-9							
15	benzo[b]fluoranthene				0.29 mg/kg		0.212 mg/kg	0.0000212 %	✓	
	601-034-00-4	205-911-9	205-99-2							
16	benzo[k]fluoranthene				0.08 mg/kg		0.0584 mg/kg	0.00000584 %	✓	
	601-036-00-5	205-916-6	207-08-9							

#	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							
17	benzo[a]pyrene; benzo[def]chrysene				0.18 mg/kg		0.131 mg/kg	0.0000131 %	✓	
	601-032-00-3	200-028-5	50-32-8							
18	indeno[123-cd]pyrene				0.12 mg/kg		0.0876 mg/kg	0.00000876 %	✓	
		205-893-2	193-39-5							
19	dibenz[a,h]anthracene				<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
	601-041-00-2	200-181-8	53-70-3							
20	benzo[ghi]perylene				0.12 mg/kg		0.0876 mg/kg	0.00000876 %	✓	
		205-883-8	191-24-2							
21	polychlorobiphenyls; PCB				<0.007 mg/kg		<0.007 mg/kg	<0.0000007 %		<LOD
	602-039-00-4	215-648-1	1336-36-3							
22	coronene				<0.05 mg/kg		<0.05 mg/kg	<0.000005 %		<LOD
		205-881-7	191-07-1							
Total:								0.00014 %		

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)
<LOD	Below limit of detection

Appendix A: Classifier defined and non GB MCL determinands

■ chromium(III) oxide (worst case) (EC Number: 215-160-9, CAS Number: 1308-38-9)

Description/Comments: Data from C&L Inventory Database

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

Data source date: 17 Jul 2015

Hazard Statements: Acute Tox. 4; H332 , Acute Tox. 4; H302 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Resp. Sens. 1; H334 , Skin Sens. 1; H317 , Repr. 1B; H360FD , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

■ TPH (C6 to C40) petroleum group (CAS Number: TPH)

Description/Comments: Unknown Oil

Hazard statements taken from WM3 1st Edition 2015

Data source: WM3 1st Edition 2015

Data source date: 25 May 2015

Hazard Statements: Flam. Liq. 3; H226 , Asp. Tox. 1; H304 , STOT RE 2; H373 , Muta. 1B; H340 , Carc. 1B; H350 , Repr. 2; H361d , Aquatic Chronic 2; H411

■ 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

▪ **ethylbenzene** (EC Number: 202-849-4, CAS Number: 100-41-4)

GB MCL index number: 601-023-00-4
Description/Comments:
Additional Hazard Statement(s): Carc. 2; H351
Reason for additional Hazards Statement(s):
20 Nov 2021 - Carc. 2; H351 hazard statement sourced from:: IARC Group 2B (77) 2000

▪ **polychlorobiphenyls; PCB** (EC Number: 215-648-1, CAS Number: 1336-36-3)

GB MCL index number: 602-039-00-4
Description/Comments: Worst Case: IARC considers PCB Group 1; Carcinogenic to humans;

POP specific threshold from ATP1 (Regulation 756/2010/EU) to POPs Regulation (Regulation 850/2004/EC). Where applicable, the calculation method laid down in European standards EN 12766-1 and EN 12766-2 shall be applied.
Additional Hazard Statement(s): Carc. 1A; H350
Reason for additional Hazards Statement(s):
20 Nov 2021 - Carc. 1A; H350 hazard statement sourced from:: IARC Group 1 (23, Sup 7, 100C) 2012

▪ **coronene** (EC Number: 205-881-7, CAS Number: 191-07-1)

Description/Comments: Data from C&L Inventory Database; no entries in Registered Substances or Pesticides Properties databases; SDS: Sigma Aldrich, 1907/2006 compliant, dated 2012 - no entries; IARC – Group 3, not carcinogenic.
Data source: <http://clp-inventory.echa.europa.eu/SummaryOfClassAndLabelling.aspx?SubstanceID=17010&HarmOnly=no?fc=true&lang=en>
Data source date: 16 Jun 2014
Hazard Statements: STOT SE 2; H371

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 (worst case)}

There isn't enough Metal and Cr(VI) to make the Metal chromate

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)

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)

Appendix C: Version

HazWasteOnline Classification Engine: **WM3 1st Edition v1.2.GB - Oct 2021**
HazWasteOnline Classification Engine Version: 2026.19.6953.12548 (20 Jan 2026)
HazWasteOnline Database: 2026.19.6953.12548 (20 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

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Analytical Report Number : 26-001426

Project / Site name:	Ashton Keynes	Samples received on:	14/01/2026
Your job number:	5622	Samples instructed on/ Analysis started on:	14/01/2026
Your order number:	5622-DB	Analysis completed by:	21/01/2026
Report Issue Number:	1	Report issued on:	21/01/2026
Samples Analysed:	4 soil samples - 1 leachate sample		



Signed:

Anna Goc
PL Head of Reporting Team
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: 26-001426

Project / Site name: Ashton Keynes

Your Order No: 5622-DB

Lab Sample Number	799697	799698	799699	799700
Sample Reference	SA1	TP3	SA2	WAC
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.00-0.30	0.30-0.50	0.00-0.35	0.00-1.00
Date Sampled	13/01/2026	13/01/2026	13/01/2026	13/01/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	20	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	30	21	26	27
Total mass of sample received	kg	0.1	NONE	0.7	0.9	0.9	2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	-
Asbestos Analyst ID	N/A	N/A	N/A	KKR	KKR	KKR	-
Analysis completed	N/A	N/A	N/A	19/01/2026	19/01/2026	19/01/2026	-

General Inorganics

pH (L005B)	pH Units	N/A	MCERTS	-	-	-	8
Organic Matter (automated)	%	0.1	MCERTS	-	2.2	-	-
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	-	-	-	1.5
Loss on Ignition @ 450°C	%	0.2	MCERTS	-	-	-	3.7
Acid Neutralisation Capacity	mmol/kg	-9999	NONE	-	-	-	17

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	-	0.07	-	0.07
Acenaphthylene	mg/kg	0.05	MCERTS	-	0.06	-	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	-	0.06	-	< 0.05
Fluorene	mg/kg	0.05	MCERTS	-	0.06	-	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	-	0.9	-	0.13
Anthracene	mg/kg	0.05	MCERTS	-	0.19	-	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	-	2	-	0.32
Pyrene	mg/kg	0.05	MCERTS	-	1.9	-	0.29
Benzo(a)anthracene	mg/kg	0.05	MCERTS	-	0.98	-	0.18
Chrysene	mg/kg	0.05	MCERTS	-	1	-	0.2
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	-	1.1	-	0.29
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	-	0.59	-	0.08
Benzo(a)pyrene	mg/kg	0.05	MCERTS	-	1	-	0.18
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	-	0.55	-	0.12
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	-	< 0.05	-	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	-	0.63	-	0.12
Coronene	mg/kg	0.05	NONE	-	-	-	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	-	11.1	-	-
Total WAC-17 PAHs	mg/kg	0.85	NONE	-	-	-	1.97

Analytical Report Number: 26-001426

Project / Site name: Ashton Keynes

Your Order No: 5622-DB

Lab Sample Number	799697	799698	799699	799700
Sample Reference	SA1	TP3	SA2	WAC
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.00-0.30	0.30-0.50	0.00-0.35	0.00-1.00
Date Sampled	13/01/2026	13/01/2026	13/01/2026	13/01/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	11	18	14	-
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.7	0.5	0.4	-
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{U/S} g	< 1.8	U/S ^{U/S} g	-
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	-	< 1.80	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	22	22	22	-
Copper (aqua regia extractable)	mg/kg	1	MCERTS	47	36	33	-
Lead (aqua regia extractable)	mg/kg	1	MCERTS	190	97	210	-
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	-
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	15	17	19	-
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1	< 1.0	< 1.0	-
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	300	160	140	-

Petroleum Hydrocarbons

TPH (>EC6 - EC8) _{HS_1D_TOTAL}	mg/kg	0.01	MCERTS	< 0.01	< 0.01	< 0.01	-
TPH (>EC8 - EC10) _{HS_1D_TOTAL}	mg/kg	0.02	MCERTS	< 0.02	< 0.02	< 0.02	-
TPH (>EC10 - EC12) _{EH_CU_1D_TOTAL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	-
TPH (>EC12 - EC16) _{EH_CU_1D_TOTAL}	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0	-
TPH (>EC16 - EC21) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	< 10	< 10	< 10	-
TPH (>EC21 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	54	< 10	< 10	-

TPH Total >EC6 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	64	< 10	< 10	-
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Petroleum Range Organics (EC6 - EC10) _{HS_1D_TOTAL}	mg/kg	1	ISO 17025	< 1.0	< 1.0	< 1.0	-
TPH (EC10 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	64	< 10	< 10	-

Mineral Oil (EC10 - EC40) _{EH_CU_1D_AL}	mg/kg	10	NONE	-	-	-	< 10
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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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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 ~
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U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-001426

Project / Site name: Ashton Keynes

Your Order No: 5622-DB

Lab Sample Number				799700
Sample Reference				WAC
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				0.00-1.00
Date Sampled				13/01/2026
Time Taken				None Supplied
Analytical Parameter (Leachate Analysis)	Units	Test Limit of detection	Test Accreditation Status	

10:1 WAC Leachate

Arsenic	mg/l	0.001	ISO 17025	< 0.00100
Barium	mg/l	0.00005	ISO 17025	0.0156
Cadmium	mg/l	0.0001	ISO 17025	< 0.000100
Chromium	mg/l	0.0004	ISO 17025	0.00074
Copper	mg/l	0.0007	ISO 17025	0.003
Mercury	mg/l	0.0005	ISO 17025	< 0.000500
Molybdenum	mg/l	0.0004	ISO 17025	0.00574
Nickel	mg/l	0.0003	ISO 17025	0.00072
Lead	mg/l	0.001	ISO 17025	< 0.0010
Antimony	mg/l	0.0017	ISO 17025	0.0031
Selenium	mg/l	0.004	ISO 17025	< 0.0040
Zinc	mg/l	0.0004	ISO 17025	0.0043
Chloride	mg/l	0.15	ISO 17025	1.6
Fluoride	mg/l	0.05	ISO 17025	0.22
Sulphate	mg/l	0.045	ISO 17025	8.8
Total dissolved solids	mg/l	6	ISO 17025	91
Total monohydric phenols	mg/l	0.01	ISO 17025	< 0.010
Dissolved organic carbon	mg/l	0.1	NONE	8.98

10:1 WAC Leachate

Arsenic	mg/kg	0.01	NONE	< 0.0100
Barium	mg/kg	0.0005	NONE	0.156
Cadmium	mg/kg	0.001	NONE	< 0.00100
Chromium	mg/kg	0.004	NONE	0.0074
Copper	mg/kg	0.007	NONE	0.03
Mercury	mg/kg	0.005	NONE	< 0.00500
Molybdenum	mg/kg	0.004	NONE	0.0574
Nickel	mg/kg	0.003	NONE	0.0072
Lead	mg/kg	0.01	NONE	< 0.010
Antimony	mg/kg	0.017	NONE	0.031
Selenium	mg/kg	0.04	NONE	< 0.040
Zinc	mg/kg	0.004	NONE	0.043
Chloride	mg/kg	1.5	NONE	16
Fluoride	mg/kg	0.5	NONE	2.2
Sulphate	mg/kg	0.45	NONE	88
Total dissolved solids	mg/kg	60	NONE	910
Total monohydric phenols	mg/kg	0.1	NONE	< 0.10
Dissolved organic carbon	mg/kg	1	NONE	89.8

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

i2 Analytical

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Waste Acceptance Criteria Analytical Results

Report No:				26-001426								
						Client: Wilson Associates						
Location				Ashton Keynes								
Lab Reference (Sample Number)				799700		Landfill Waste Acceptance Criteria						
						Limits						
Sampling Date				13/01/2026		Inert Waste Landfill	Stable Non- reactive HAZARDOUS waste in non- hazardous Landfill	Hazardous Waste Landfil				
Sample ID				WAC								
Depth (m)				0.00-1.00								
Solid Waste Analysis												
TOC (%)**				1.5			3%	5%	6%			
Loss on Ignition (%) **				3.7			--	--	10%			
BTEX (µg/kg) **				< 10			6000	--	--			
Sum of PCBs (mg/kg) **				< 0.007 ~			1	--	--			
Mineral Oil (mg/kg) EH, 10, CU, AL				< 10			500	--	--			
Total PAH (WAC-17) (mg/kg)				1.97			100	--	--			
pH (units)**				8			--	>6	--			
Acid Neutralisation Capacity (mmol / kg)				17			--	To be evaluated	To be evaluated			
Eluate Analysis (BS EN 12457 - 2 preparation utilising end over end leaching procedure)				10:1		10:1	Limit values for compliance leaching test					
				mg/l			mg/kg			using BS EN 12457-2 at L/S 10 l/kg (mg/kg)		
Arsenic *				< 0.00100		< 0.0100	0.5	2	25			
Barium *				0.0156		0.156	20	100	300			
Cadmium *				< 0.000100		< 0.00100	0.04	1	5			
Chromium *				0.00074		0.0074	0.5	10	70			
Copper *				0.003		0.03	2	50	100			
Mercury *				< 0.000500		< 0.00500	0.01	0.2	2			
Molybdenum *				0.00574		0.0574	0.5	10	30			
Nickel *				0.00072		0.0072	0.4	10	40			
Lead *				< 0.0010		< 0.010	0.5	10	50			
Antimony *				0.0031		0.031	0.06	0.7	5			
Selenium *				< 0.0040		< 0.040	0.1	0.5	7			
Zinc *				0.0043		0.043	4	50	200			
Chloride *				1.6		16	800	15000	25000			
Fluoride*				0.22		2.2	10	150	500			
Sulphate *				8.8		88	1000	20000	50000			
TDS*				91		910	4000	60000	100000			
Phenol Index (Monohydric Phenols) *				< 0.010		< 0.10	1	-	-			
DOC				8.98		89.8	500	800	1000			
Leach Test Information												
Stone Content (%)				< 0.1								
Sample Mass (kg)				2								
Dry Matter (%)				73								
Moisture (%)				27								

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 : 26-001426

Project / Site name: Ashton Keynes

* 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 *
799697	SA1	None Supplied	0.00-0.30	Brown clay and sand with vegetation and stones
799698	TP3	None Supplied	0.30-0.50	Brown clay and sand with gravel and vegetation
799699	SA2	None Supplied	0.00-0.35	Brown clay and sand with gravel and vegetation
799700	WAC	None Supplied	0.00-1.00	Brown clay and sand with gravel and vegetation

Analytical Report Number : 26-001426

Project / Site name: Ashton Keynes

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS	In-house method	L088-PL	W	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE
Organic matter (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
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
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
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

Analytical Report Number : 26-001426

Project / Site name: Ashton Keynes

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
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
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
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
Chloride 10:1 WAC	Determination of Chloride colorimetrically by discrete analyser	In-house based on MEWAM Method ISBN 0117516260	L082B	W	ISO 17025

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 30°C.

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

*U/S g- Unsuitable for analysis due to high colour intensity.

~- Quality control surrogate recovery outside of limits, other checks applied prior to reporting the data have been accepted. The result should be considered as being deviating and may be compromised.

Analytical Report Number : 26-001426

Project / Site name: Ashton Keynes

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	S	799700	b	BTEX and/or Volatile organic compounds in soil	L073B	b
WAC	N/A	S	799700	b	PCB's By GC-MS in soil	L027B	b
WAC	N/A	S	799700	b	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	b
WAC	N/A	S	799700	b	Total petroleum hydrocarbons by GC-FID in soil	L076B	b

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.