

GEO-ENVIRONMENTAL GROUND INVESTIGATION REPORT



**FOR
LAND OPPOSITE Nos. 6 & 7 SILVER STREET,
GASTARD, CORSHAM, WILTSHIRE, SN13 9PY**

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Site Name	Land opposite Nos. 6 & 7 Silver Street, Gastard, Corsham, Wiltshire SN13 9PY	
Client	Mowles Developments Ltd	
Report on	Geo-Environmental Ground Investigation Report	
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PREPARED FOR MOWLES DEVELOPMENTS LIMITED

1 INTRODUCTION

- 1.1** It is proposed to redevelop the above site with a residential development. A Geo-Environmental ground investigation was requested to assess the current contamination status of the site in order to determine any potential risks to both human health and controlled waters. This report has been produced to address the relevant condition of the planning permission (Wiltshire Council (WC) Ref: APP/Y3940/W/24/3352756).
- 1.2** The Geo-Environmental assessment comprising Phase 1 desk study followed by Phase 2 testing and quantitative contamination risk 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" (2025).
- 1.3** This report has been prepared in line with the agreed scope of works as set out within our proposal Q26189 dated 21st May 2026 with instruction confirmed 27th May 2026 by Mowles Construction Limited, to whom reliance on this report is presently restricted.

Competency

- 1.4** This report has been prepared by a competent Senior Engineering Geologist with over 20 years experience and prepared/checked by a Principal Geologist with over 20 years experience. Report has been approved at Director level by a Chartered Geologist with over 40 years experience.

2 SITE LOCATION AND DESCRIPTION

- 2.1** Centred on National Grid Referecne 388263, 168690 the broadly rectangular shaped c0.33ha site is located on the northwestern outskirts of the village of Gastard, c2km southeast of Corsham town centre as shown on drawing 5710/1.
- 2.2** A walkover inspection was undertaken on 8th June 2026, with observations recorded on existing site layout drawing 5710/2 and a selection of representative photos presented in Appendix 1. This identified the site to comprise the southwestern end of two small fields separated by a wooden fence that front onto Silver Street along the entire southwestern boundary. The site is currently developed with a single wooden building (former stable) situated on a concrete apron roughly centrally located near the site frontage. There was no access to the internal areas of the stable block building but the concrete apron out in front of the building appeared to be in reasonable condition with minimal cracks (other than those from construction) and no staining. A pile of logs/fenceposts were propped on a rusted ladder on top of the concrete apron. The roofing sheets comprised suspected Asbestos Containing Materials (ACM), which were in good visible condition with no evident damage. Externally, with the exception of an overgrown hedgerow covering the eastern corner, both fields are entirely covered with long grass. Immediately beyond the site boundaries
- 2.3** Topographic mapping data derived from the Google Earth aerial mapping suite indicates a site elevation of approximately 86-87m above Ordnance Datum (AOD).

3 DESK STUDY RESEARCHES

Recorded Geology

- 3.1** The geology of the site is shown on the 1:10,000 scale mapping sheet ST 86 NE (1971) and on-line, which indicates it to be entirely underlain by bedrock of the Forest Marble Formation (FMb) of the Great Oolite Group, Jurassic in age and typically comprising silicate mudstones, variably calcareous with lenticular cross-bedded limestone. There are no areas of mapped made ground, superficial deposits or geological faulting shown either on or within likely influencing distance of the site. The geological map shows the site to be located within a limestone mining area with various shafts, adits and quarries although none are within potential influencing distance of the site.

- 3.2** Whilst this Practice does not hold any relevant in-house records, the BGS lists an archive borehole c0.4km to the northeast which recorded a thin layer of loam over interbedded clays and bluestone/hard grey stone (assumed to be limestone).

Hydrogeology and Hydrology

- 3.3** The Magic environmental data platform confirms that the FMb is classified as a 'Secondary A' aquifer, meaning that it comprises less-permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases may form an important source of base flow to rivers. Our in-house environmental records indicate no recorded groundwater abstractors within 1km of the site. The site is within Zone II of a Source Protection Zone (SPZ) with a Zone I – inner protection zone c0.9km southeast of the site.
- 3.4** Based upon the above information the site is considered to lie within an area of low/moderate sensitivity in terms of groundwater resources.
- 3.5** The site itself contains no ponds or watercourses, the nearest watercourse is easterly-flowing Byde Mill Brook c0.7km north. According to EA records the site is at low risk from flooding from tide, river or reservoir. The site is predominantly covered by open fields, therefore rainwater infiltration is likely to be high subject natural permeability. There are no surface water abstraction points within 500m.
- 3.6** On this basis the site is considered to lie in an area of low sensitivity in terms of controlled surface waters.

Site History

- 3.7** The history of the site has been deduced by inspection of historical Ordnance Survey and National Library of Scotland maps dating back to 1886, and a selection of relevant extracts is presented as drawing 5710/4. For examination of surrounding land to a greater distance, reference should be made to the full set of smaller-scale plans included in Appendix 4. On and off-site points of interest that may affect or be affected by the proposed development are summarised in Table 1 below.

TABLE 1: SUMMARY OF SITE HISTORY

Date (Source Map Scale)	On-Site	Off-Site	Potential Contaminants that may affect Site	Likelihood of Site Impact
1886 – 1901 (1:10,560 & 1:2,500)	Small part of a large open field	N, E & W – Agricultural land SE – Residential properties with 3No. wells c30m, 50m & 70m S – Silver Street and residential properties and fields beyond 45m S – Saw Pit 45m NNW – Small pond 115m NE – Small pond 150m NNE – Small pond 325m SE –Quarry	None	Very Low
1921 – 1955 (1:10,560, 1:2,500 & historical aerial imagery)	No significant change	S – Residential building to S labelled as Post Office SE – Wells no longer noted around the buildings of the residential properties	Pesticides	Very Low
1960 – 1970 (1:10,000 & 1:2,500)	Two small buildings constructed - stable that remains to present day and another in eastern corner (barn?)	W – Garage (Vehicle Repair) and bungalow constructed 15m S – Building labelled as bakery 45m S – Saw pit no longer shown 100m E – Residential properties 280m SE – Quarry extended closer to site	As above plus: Toxic/phytotoxic metals, Asbestos Containing Material (ACM)	Medium
1976 (1:10,000 & 1:2,500)	No significant change	280m SE – Quarry now shown as a depot	As above	Medium
1990 (1:10,000 & 1:2,500)	No significant change	45m NNW – Small pond no longer shown 150m NNE – Small pond no longer shown	As above	Medium
2018-2020 (aerial imagery)	Building in overgrown eastern corner no longer shown	No significant change	As above	Medium

3.8

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

Landfill Gas and Radon Gas

- 3.9** The EA landfill register shows no record of either active or historical landfills within potential influencing distance of the site. Site history researches identified three ponds located within and a former quarry just beyond potential influencing distance of the site and two of those ponds and the quarry are no longer present. Firstly considering the ponds, in the unlikely event that one or both had been infilled with methanogenic waste, given their small size (and hence likely shallow depth), the age since backfill being at least 36 years, their distance from site across open undeveloped land and the intervening clay geology below this area, the potential risk of landfill gas migration from the ponds is considered negligible. Considering the former quarry, given its distance from site (+250m), its age since closure (>50 years) plus the aforementioned intervening clay geology below this area the potential risk of landfill gas migration from this potential source is again considered negligible. Landfill gas measures are therefore considered unnecessary at this proposed site.
- 3.10** In terms of radon gas, the UK Radon Map website indicate the site to lie in an area where <1% of existing homes have recorded concentrations above the actionable level. On this basis there should be no requirement for radon protection measures in new development at this site, however it would be advisable to confirm this with the relevant Building Control Officer.

Unexploded Ordnance Risk

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

Surrounding Land Use

- 3.12** Our researches have included a walkover, anecdotal evidence, plus a search of any relevant in-house, EA and/or Local Authority records relating to historical and existing landfills, groundwater records in terms of extraction consents and pollution incidents, source protections zones and sensitive sites.
- 3.13** Two pollution incidents are recorded to have occurred c0.8km to the northeast, affecting the Byde Mill Brook. There is not considered to be any impact to the site.

The site does not lie inside or within potential influencing distance of any areas of sensitive land use (SSSI or SAC's etc). Whilst there are no currently active petrol stations near the site, anecdotal evidence from a worker at the adjacent Silver St Garage suggested that historically fuel was sold from the garage forecourt and that underground storage tanks (UST's) are thought to still be present somewhere near the site frontage (walkover did not identify any visual evidence of metal covers that could signify the presence of a former tank farm – see Photo 5 in Appendix 1).

4 PROPOSED DEVELOPMENT

- 4.1** Following the proposed demolition of a disused timber stable block it is proposed to construct 4No. two-storey detached residential dwellings including separate garages, private gardens and access infrastructure. The proposed development layout (based on Loop drawing 2315-150 Rev 03 dated November 2023) is shown as drawing 5710/3. The proposed final ground levels are currently not definitively known but are not believed to be substantially changing from existing.

5 PRELIMINARY RISK ASSESSMENT AND CONCEPTUAL SITE MODEL

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

TABLE 2: POTENTIAL SOURCES AND PRINCIPAL CONTAMINANTS OF CONCERN

Potential Sources		Principal Contaminants of Concern
ON-SITE	Unrecorded made ground/topsoil	Toxic and phytotoxic metals Asbestos Containing Material (ACM) Pesticides
	Roofing sheets on stable block	ACM
OFF-SITE	Vehicle Repair / Servicing Garage	Toxic and Phytotoxic Metals Acids/alkalis Total Petroleum Hydrocarbons (TPH) Polyaromatic Hydrocarbons (PAH)

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.

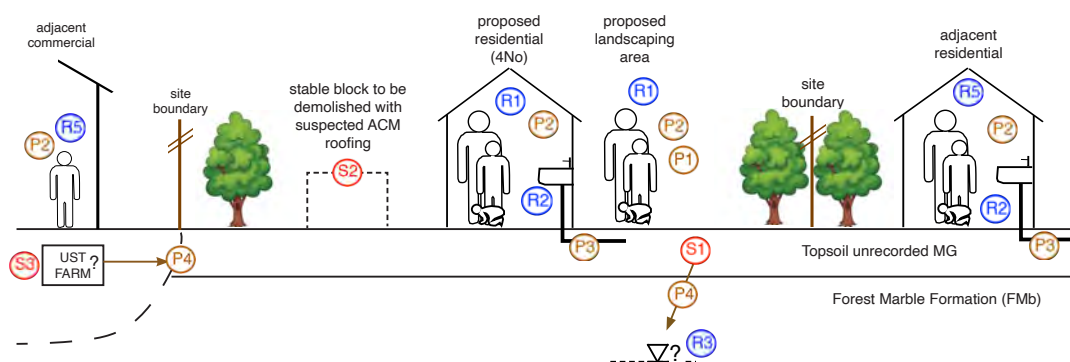
FIGURE 1: PRELIMINARY CONCEPTUAL SITE MODEL (NTS)


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					Potential for topsoil and unrecorded near surface made ground to be contaminated with toxic/phytotoxic metals and/or potential historical pesticide use Proposed private gardens/soft landscaping represent potential exposure pathways to any near-surface ground contamination	Low
	P2	X				X		
	P3		X					
	P4			X				
	P5							
	P6							
S2	P1						Suspected ACM roofing sheets on existing stable building. ACM should be removed by a suitably qualified contractor early in the works and undergo controlled landfill disposal	High
	P2	X				X		
	P3							
	P4							
	P5							
	P6							
OFF-SITE								
S3	P1						No obvious evidence of poor working practices but possible risk of leachable toxic and phytotoxic metals, PAH and TPH	Low
	P2	X						
	P3		X					
	P4	X						
	P5							
	P6							
SOURCES	S1	Topsoil/unrecorded made ground						
	S2	Suspected ACM roofing sheets and guttering on existing stable block						
	S3	Vehicle Repairs / Servicing Garage (anecdotally a former petrol station?)						
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 (receptor is female resident age class 1-6)						
	R2	Potable water supply						
	R3	Groundwater (FMb classified as Secondary Aquifer)						
	R4	Surface waters (Byde Mill Brook 700m North)						
	R5	Adjacent site users (residential and commercial)						

Climate Change

5.5 As per the requirements of LCRM:2025 and BS10175:2026, consideration has been given to the ever-increasing effects of **climate change**, which are now a material consideration when assessing risks posed by contaminated land. Despite such events being classified as 'extreme', occurrences in the U.K are now regarded as 'foreseeable events' which can have a potentially significant effect on the baseline Conceptual Site Model generated based on current climate conditions. With reference to the guidance contained with SoBRA document CWCC V2:2026, the following potential impacts of climate change have been considered, as tabulated below.

TABLE 4: CLIMATE CHANGE – POTENTIAL IMPACTS AND CONSEQUENCES

Climate Change Event	Potential Impacts	Consequences
Extreme Rainfall	Surface water flooding	Shortening the distance between source and receptor via widened flood zone
	Groundwater level rise	Potentially raising the saturated zone into contaminated ground
	Scour Erosion	Exposure of contaminated ground
Prolonged High Atmospheric Pressure	Impedes vertical migration of landfill gases	Prevents monitoring during worst-case weather conditions potentially resulting in a flawed risk assessment
Extreme Cold (i.e. prolonged periods at sub-zero temperatures)	Frost cracking of near surface soils	Potentially create new pathways to contaminated ground at depth
	Meltwater scour erosion	Exposure of contaminated ground
	Reduced natural biological degradation	Reduction in natural attenuation of organic contaminants
Extreme Heat (i.e. high temperature) & Heatwave (i.e. duration)	Desiccation cracking of near surface soils	Potentially create new pathways to contaminated ground at depth
	Drying of near surface soils / reduction in surface vegetation	Increased erosion and wind-blown transport of dust
	Increased volatilisation of volatile organic compounds (VOC's)	Greater likelihood and more rapid evaporation of VOC vapours
	Reduced natural biological degradation	Reduction in natural attenuation of organic contaminants
Sea Level Rise & Coastal Erosion	Sea level rise	Potentially raising the saturated zone into contaminated ground
	Coastal erosion	Exposure of contaminated ground

- 5.6** The climate change events in Table 4 can exacerbate contamination risks to sources by potentially altering the physical and/or chemical behaviour of contaminants, opening new pathways or causing the shortening of existing pathways. Site-specific circumstances and their potential to affect the findings of the baseline preliminary Conceptual Site Model have been considered in the following paragraphs.
- 5.7** Extreme rainfall - The site is not located within potential influencing distance of any local watercourses and is not located within a designated flood zone area. There is considered to be a negligible risk that extreme rainfall would change this.
- 5.8** Scour erosion - The walkover survey has identified the site to be relatively flat with a very shallow fall from SW to NE. The gradient is not currently considered steep enough for scour erosion to occur. Negligible risk.
- 5.9** Groundwater level rise - The FMb is classified as a 'Secondary A' aquifer. A borehole drilled c380m NE of the site (into the FMb) did not encounter groundwater to 10m depth. It is considered unlikely that groundwater level would rise up into any near surface soils. Negligible risk.
- 5.10** Prolonged high atmospheric pressure - No landfill gas risk identified. N/A.
- 5.11** Extreme cold – According to the Met Office, whilst extreme cold events do still occur in the UK it is anticipated “*that as the planet continues to warm, these extreme cold events will continue to become rarer and less severe*”. The last extreme cold event to affect Wiltshire was in 2018 and lasted for only a short period of time (2-3 days). The risk of potential impacts from extreme cold is considered to be negligible.
- 5.12** Extreme heat/heatwave - According to the Government, extreme heat and heatwaves are becoming more common. Heatwaves are triggered when a certain temperature is exceeded for three consecutive days and in the Southwest of England extreme heat is considered to be a daily maximum greater than 25°. Based on desk study researches made ground may be locally encountered below / proximal to the stable and former barn and extreme heat/heatwave could have a potential impact of drying and desiccation of near surface cohesive soils, leading to both cracks opening and increased erosion and wind-blown transport of dust. Risk to be further assessed following an intrusive ground investigation.
- 5.13** Sea level rise & coastal erosion - site not located near the coast. Negligible risk.

Desk Study Conclusions & Recommendations

- 5.14** The findings of the Phase 1 desk study suggest a generally low risk that the site may contain contaminants at elevations sufficient to pose a risk to human health or environmental receptors, however it is recognised that suspected ACM is present (within concrete bonded sheets) on the roof of the existing stable building for which a locally high risk has been determined.
- 5.15** The potential impacts of climate change have been considered. Whilst most impacts appear to pose a negligible risk to human health or environmental receptors, extreme heat/heatwaves may lead to a potentially increased risk if contaminated localised made ground is present below/proximal to existing and former buildings.
- 5.16** Given the high sensitivity of the proposed residential development a routine contamination assessment has been undertaken, the results of which are reported below. 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 was undertaken on 8th June 2026 by trial pit excavations. The number and location of all exploratory hole positions were selected by this Practice in order to obtain good coverage based on both the findings of the Phase 1 researches and with regards to the proposed development layout. Exploratory hole locations were marked out on site using on / off-site reference points and their positions are indicated on existing and proposed development layout drawings 5710/2 and 5710/3. A CAT electrical service scanner was deployed at surface prior to all excavations; no buried services were encountered during the works.
- 6.2** Seven trial pits (TP1-7) were excavated up to c1.0m depth using a 1 ton mini excavator. All arisings were logged in accordance with Eurocode 7 (BS EN ISO 14688-1:2002

and 14688-2:2004) by a suitably qualified, competent engineer from this Practice, and representative disturbed samples taken for contamination testing as appropriate. Upon completion of the works all exploratory holes were backfilled with arisings and compacted using the bucket of the machine.

Laboratory Testing - Contamination

- 6.3** The contamination sampling scheme was conducted in accordance with BS10175:2011 with sampling aimed to achieve overall site coverage. All test results have been incorporated into an appropriate risk assessment to determine risk levels to the receptors, such that any necessary remedial measures can be identified and recommended to ensure that the proposed development site is 'fit for use'.
- 6.4** Representative samples of topsoil and natural subsoil were taken from the upper 1.0m of extracted ground. Those soils to be scheduled for organic analysis were sealed within opaque amber glass jars to prevent loss of any volatiles during transit, whilst those for inorganic testing were placed in plastic tubs, all with chain of custody labelling. All soils were sent to UKAS accredited Construction Testing Solutions Ltd and i2 Analytical Ltd where (based upon the principal contaminants of concern in Table 2) analysis selectively comprised the following:
- Toxic and phytotoxic metals
 - pH
 - Asbestos Screen and ID
 - Soil Organic Matter
 - Speciated Poly Aromatic Hydrocarbons (PAH)
 - Banded Total Petroleum Hydrocarbons – Carbon Range C6-C40 (TPH)
 - Pesticide Screen
- 6.5** Risk to controlled waters was determined by leachate analysis on a single sample of localised made ground (TP6/0-0.05m) tested to determine leachable content of toxic and phytotoxic metals and speciated PAH.
- 6.6** The certified laboratory test results are presented as Appendix 3 and for convenience have been summarised to facilitate comparison against assessment criteria. All results and their implications upon the preliminary CSM are further discussed in Section 8.

Discussion on Ground Conditions

6.7 Ground conditions appear commensurate with geological mapping and expectation. Beneath a thin surface mantle of topsoil and localised made ground all exploratory holes encountered weathered bedrock of the recorded FMb to terminal depths. A summary of the observed strata is presented in Table 5 below, although for specific descriptions of ground conditions, reference should be made to the logs presented in Appendix 2.

TABLE 5: SUMMARY OF OBSERVED STRATA

Stratum	Base Depth (m)	Notes / Occurrences
MADE GROUND: Probable very loose, purplish brown, sandy GRAVEL of fine to coarse, subangular to angular limestone	0.05	Encountered in TP6 only
TOPSOIL: Probable loose, dark brown, organic, slightly clayey, fine SAND with many roots from overlying grass and weeds	0.2	Encountered in TP1, TP2, TP4 and TP5
TOPSOIL: Probable soft dark brown, organic, clayey fine sandy CLAY with rare fine to medium gravel of limestone and roots	0.2	Encountered in TP3 and TP7
CLAY: Probable firm to stiff, light brown, slightly sandy to sandy, desiccated CLAY, locally gravelly and cobbly, many live roots (FOREST MARBLE FORMATION)	>0.85	Encountered to terminal depth in all exploratory holes
Perched/Groundwater	None Encountered	
Roots	Encountered throughout	
Desiccation	Visually identified up to 0.80m	

6.8 Based upon on-site and olfactory examination of the topsoil/made ground and subsoil, consistent with the site history there was nothing to suggest the presence of obviously significantly contaminated soil, although it is recognised that made ground was locally encountered proximal to the concrete apron of the stable building.

7 CONTAMINATION RISK ASSESSMENT

Human Health

- 7.1** 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 ground to assess its suitability for retention within the 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 (S4UL's).
- 7.2** Several disturbed soil samples were taken for laboratory contamination testing as previously detailed in Section 6.4. Whilst these results are presented in full in Appendix 3, for ease of reference Table 6 below provides a summary of the maximum measured concentration of each determinant against respective Tier 1 GAC.

TABLE 6: COMPARISON OF SOIL CHEMICAL TEST RESULTS WITH GUIDELINE VALUES

Determinant	Maximum Measured Concentration (mg/kg)	LQM/CIEH S4UL Residential with plant uptake (mg/kg) \$	Exceedances per Tests Undertaken (No.)	Notes
Arsenic	21	37	0 / 8	
Cadmium	1.5	11	0 / 8	
Chromium (III)	31	910	0 / 8	
Chromium (VI)	<1.8	6	0 / 8	
Lead	170	*200	0 / 8	
Mercury	0.4	40	0 / 8	
Selenium	1.2	250	0 / 8	
Nickel	28	180	0 / 8	
Copper	40	2,400	0 / 8	
Zinc	2800	3,700	0 / 8	
TPH (C6-C40)	12	Various	0 / 3	
PAH compounds	3.9	Various	2 / 8	
Benzo(a)pyrene	2.6	2.2	1 / 8	TP2/0.0 - 0.3m
Dibenz(a,h)anthracene	0.35	0.24	1 / 8	TP2/0.0 - 0.3m

Determinant	Maximum Measured Concentration (mg/kg)	LQM/CIEH S4UL Residential with plant uptake (mg/kg) \$	Exceedances per Tests Undertaken (No.)	Notes
Pesticides	<0.01	Various	0 / 1	
Asbestos Screen, ID & Quantification	ND	0.001%**	0 / 7	
Notes:				
ND = None Detected				
*provisional C4SL				
\$ based on soil organic matter = 1%				

7.3 The findings presented in Table 7 and Appendix 3 indicate that there are no elevations of toxic and phytotoxic metals, pesticides or TPH compounds and additionally, no loose fibres of asbestos were identified. There is no evidence that the asbestos within the cement bonded roof sheets have contaminated the near surface soils and there is no evidence that contamination has migrated across from the adjacent existing vehicle repair garage/possible former petrol station? A single sample of topsoil in the middle of the site did record two elevations of PAH compounds that exceed respective GAC thresholds and this has been discussed in greater detail below.

7.4 Considering PAH's, two compounds (Dibenz(a,h)anthracene and Benzo(a)pyrene) both recorded slight elevations above their respective GAC. Analysis using the double ratio plot tool suggests that the source of these elevations is most likely coal / coal ash derived. There was no visual evidence of coal/coal ash within the topsoil during the excavation and its presence is presumed to be most likely be a result of soot and smoke blowing over the site from indoor coal fires and/or possibly outdoor chimineas used within local residential dwellings. Elevations were recorded in only one of the five samples of surface topsoil tested, suggesting this is an isolated sample and not representative of a larger site-wide issue. Given the foregoing it is considered that remediation is not necessary to protect the health of future site users.

Water Supply Pipework

7.5 In addition to the above, consideration has been given to the potential effects of recorded concentrations on new water utility pipework. Given the general absence of organic contaminants there ought to be no requirement for upgraded barrier pipework and the results of the contamination testing undertaken as part of this investigation would seem to support this. As always it is recommended that advice be sought from the local regulatory authority prior to ordering, since it is possible that

their specific in-house thresholds may differ markedly from those within the most recent guidance by UK Water Industry Research (UKWIR) report “Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites” (2010).

Landfill Gas and Radon Gas

- 7.6** It was previously established in the desk study researches that the site is not at risk from landfill gases or natural radon gas. The investigation has since found no evidence of methanogenic material beneath the site thus gas protection measures are not considered necessary within the new development.

Controlled Waters

- 7.7** As can be seen in Table 7 and Appendix 3 and somewhat inconsistent with the soil phase results, the sample of localised made ground submitted for leachate analysis has recorded minor leachable elevations of the toxic metals Chromium and Lead above their respective EA EQS thresholds. The reason for the elevations is strange given that such low values were recorded within the soil phase. It is considered that such material can still be retained and reused on site as “site-won material”, however as a precaution this localised made ground should be placed beneath an area of external hardstand where the potential pollutant linkage will then be broken.

Remedial Options Appraisal

- 7.8** It is an inherent requirement of LCRM 2025 for any land contamination assessment to include an **options appraisal** of possible remedial measures, which are advised as follows:
- It is standard practice that ACM be removed from sites proposed for residential development. ACM roof panels will classify as Hazardous Waste and require disposal at a suitably licensed Hazardous landfill site. To reduce the risk of accidental damage and release of airborne fibres it is recommended that this work is undertaken by specialists.
 - Localised gravel made ground located immediately adjacent to (and likely underneath) the concrete apron below the stable appears to be mildly contaminated with the leachable toxic metals Chromium and Lead. Given the thickness of the gravel and anticipated low volume of material it is considered that

such material could easily be incorporated into the proposed development, with gravel placed below the proposed future hardstand access road.

- Alternatively, the localised made ground could be removed from site and disposed of at a suitably licensed landfill. Contamination test data would need to be provided to the chosen landfill operator for their own assessment of acceptability in advance of soil arrival and the results of a WAC test may also be required. This Practice can provide further assistance if required.

Uncertainties, Data Gaps and Limitations

- 7.9** 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.
- 7.10** 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).
- 7.11** 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.

8 REFINED CONCEPTUAL SITE MODEL

- 8.1** Following completion of the intrusive ground investigation and laboratory testing, the ground profile and the contamination status of near surface soils below the site are now better understood, so as required by LCRM 2025 the potential impacts and consequences of climate change (as previously discussed in Section 5.5-5.13) have been reassessed. Further to the remedial options appraisal in Section 7.7, it is

considered that climate change events will have no material effect on the baseline Conceptual Site Model.

8.2 In view of the above discussions the preliminary conceptual site model has been refined as shown in Figure 2 and Table 7 below.

FIGURE 2: REFINED CONCEPTUAL MODEL (NTS)

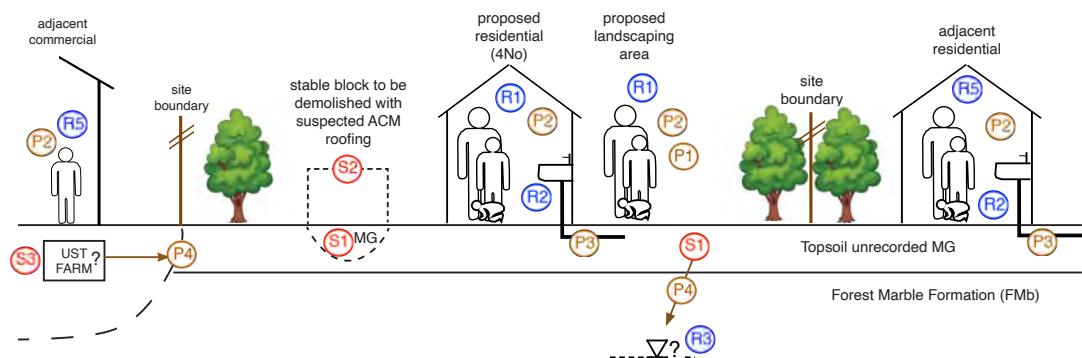


TABLE 7: SUMMARY OF IDENTIFIED POLLUTANT LINKAGES

Potential Sources	Pathways	Receptors					Comments	Refined Risk Rating	Remedial/Mitigation Requirements
		R1	R2	R3	R4	R5			
ON-SITE									
S1	P1						Leachable toxic metals Chromium and Lead recorded in localised made ground	Low	Retain on site as “site-won material” with gravel material placed below future hardstand access road
	P2								
	P3		X						
	P4			X					
	P5								
	P6								
S2	P1						Suspected ACM roofing sheets on existing stable building	High	ACM should be removed by a suitably qualified contractor early in the works and undergo controlled landfill disposal
	P2	X				X			
	P3								
	P4								
	P5								
	P6								
OFF-SITE									
S3	P1						No obvious evidence of poor working practices. No evidence that TPH or leachable contaminants have migrated onto the site	Low	Remediation not currently considered necessary
	P2	X							
	P3		X						
	P4	X							
	P5								
	P6								
SOURCES	S1	Topsoil/unrecorded made ground							
	S2	Suspected ACM roofing sheets and guttering on existing stable block							
	S3	Vehicle Repairs / Servicing Garage (anecdotally UST’s may be present near site frontage)							
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 (receptor is female resident age class 1-6)							
	R2	Potable water supply							
	R3	Groundwater (FMb classified as Secondary Aquifer)							
	R4	Surface waters (Byde Mill Brook 700m North)							
	R5	Adjacent site users (residential and commercial)							

9 CONCLUSIONS AND RECOMMENDATIONS

- 9.1** The foregoing discussions and recommendations are based upon the results of a geo-environmental desk study, followed by intrusive ground investigation comprising trial pitting and laboratory contamination testing. The exploratory holes appear to present a consistent pattern of subsoil conditions but as always a careful watch should be maintained for any anomalous conditions during site stripping and excavation, which should be reported back to this Practice for further investigation and assessment.
- 9.2** Phase 1 researches indicate that the site has essentially remained as agricultural/grazing land since the earliest available mapping of 1886 until the present day. A stable and a suspected barn were constructed 1960-1970 and whilst the latter appears to have been demolished c.2020 the stable remains to the present day.
- 9.3** The intrusive investigation has proven a surface mantle of topsoil and localised made ground which overlies clay representing a typical weathering profile of the recorded Forest Marble Formation. All pits remained dry and stable during the time they were left open.
- 9.4** A detailed ground contamination risk assessment has identified suspected ACM within roofing sheets on the existing stable. These should be carefully removed from site by specialists and disposed as Hazardous Waste. Near-surface granular made ground has also been identified to pose a low risk to controlled waters / groundwater. Recommendation has been made for this offending material to be retained on site as long as its placed below future proposed hardstand access road to break the potential pollutant linkage.
- 9.5** Standard water supply pipework will be suitable.
- 9.6** There is no identified requirement for landfill gas or radon gas protection measures.
- 9.7** 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.
- 9.8** 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 geo-environmental specialist. This report is subject to our standard terms and conditions

10 REFERENCES

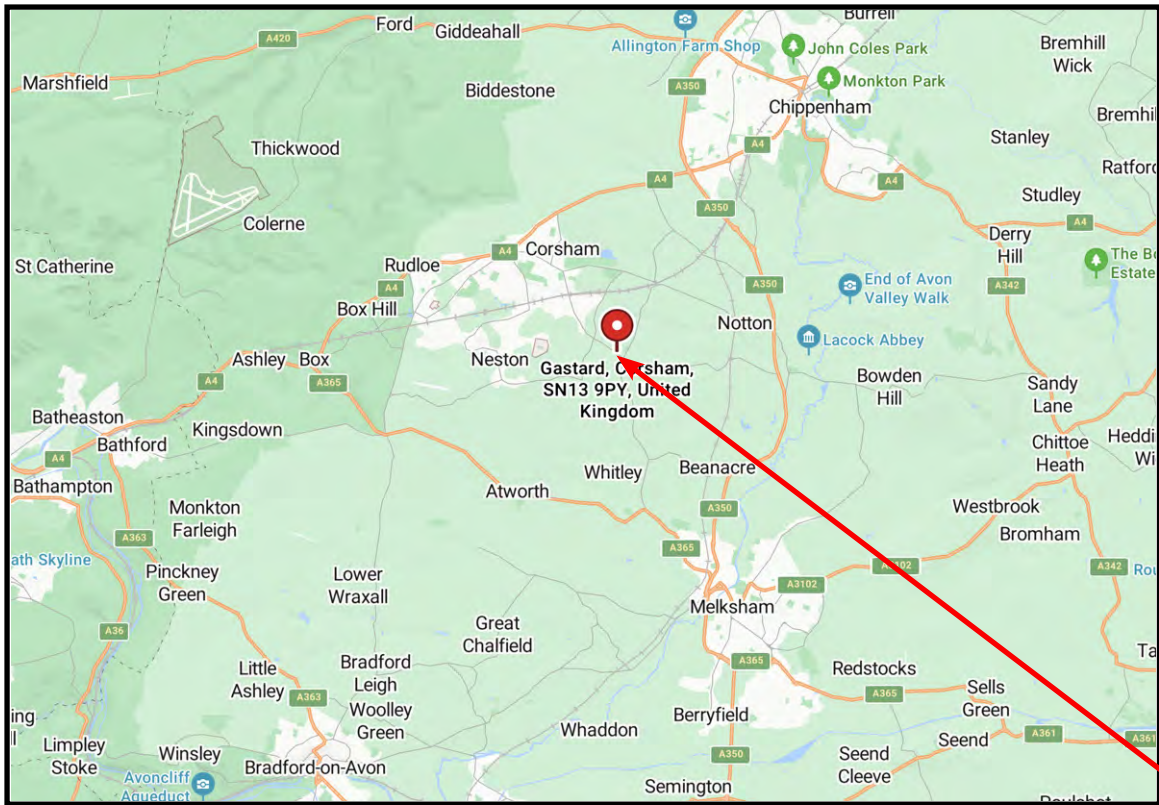
- British Standards Institute, BS 10175: 'Code of Practice for the Investigation of Potentially Contaminated Sites' (2026)
- Environment Agency LCRM: Land Contamination Risk Management (2025)
- Environment Agency/National House Building Council (NHBC) R&D 66 'Guidance for the Safe Development of Housing 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)
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- 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'
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- British Standards Institute, BS8485: 'Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings' (2015)
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- 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: 404000419_1_1 dated 4th June 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)

LAND OPPOSITE Nos 6 AND 7 SILVER STREET, GASTARD, CORSHAM, WILTS
SN13 9PY



SITE LOCATION (based on Microsoft Bing mapping)

Job No.	Drawing No.	Scale:	Date:
5710	5710/1	NTS	10-06-26



THE
SITE



PADDOCK A

P1
Number and direction of photograph (Appendix 1)



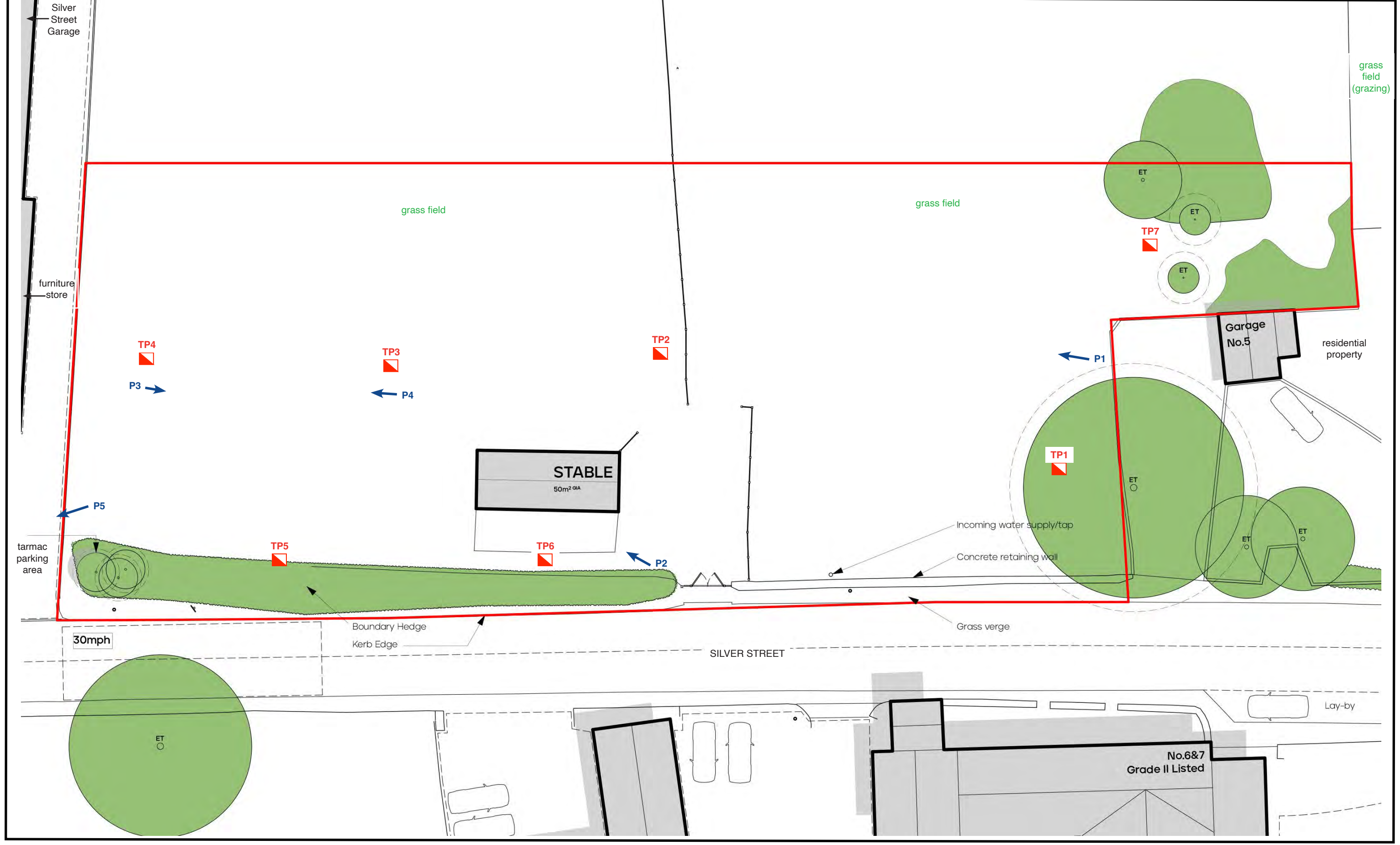
PAD

LAND OPPOSITE Nos 6 AND 7 SILVER STREET, GASTARD, CORSHAM, WILTS SN13 9PY



EXISTING SITE LAYOUT PLAN (based on Loop drg. 2315-050 Rev 01, dated November 2023) SHOWING INVESTIGATION LOCATIONS, PHOTOGRAPHS AND WALKOVER NOTES

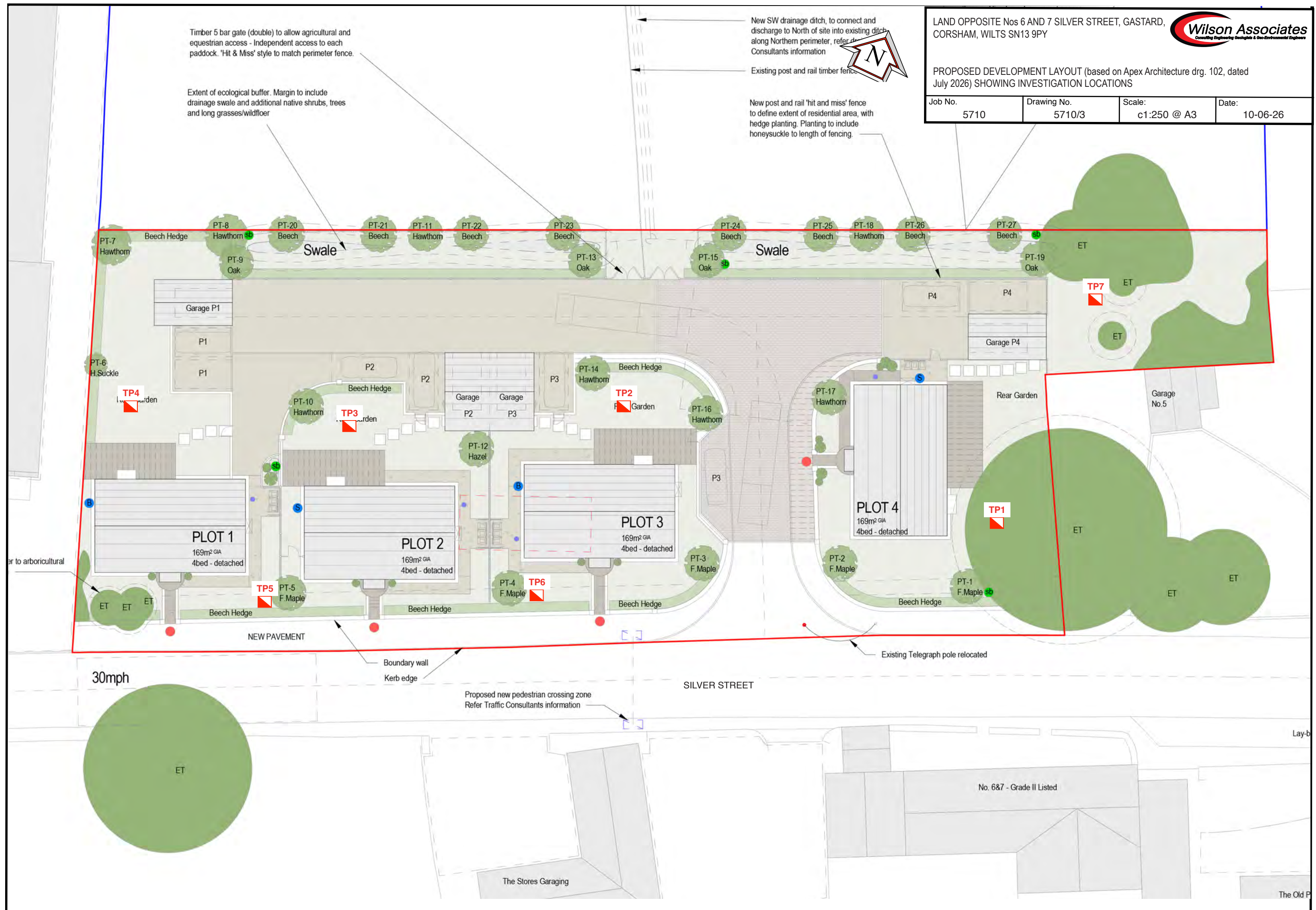
Job No.	Drawing No.	Scale:	Date:
5710	5710/2	c1:250 @ A3	10-06-26





Wilson Associates
Consulting Engineering Geologists & Geo-Environmental Engineers

Job No. 5710	Drawing No. 5710/3	Scale: c1:250 @ A3	Date: 10-06-26
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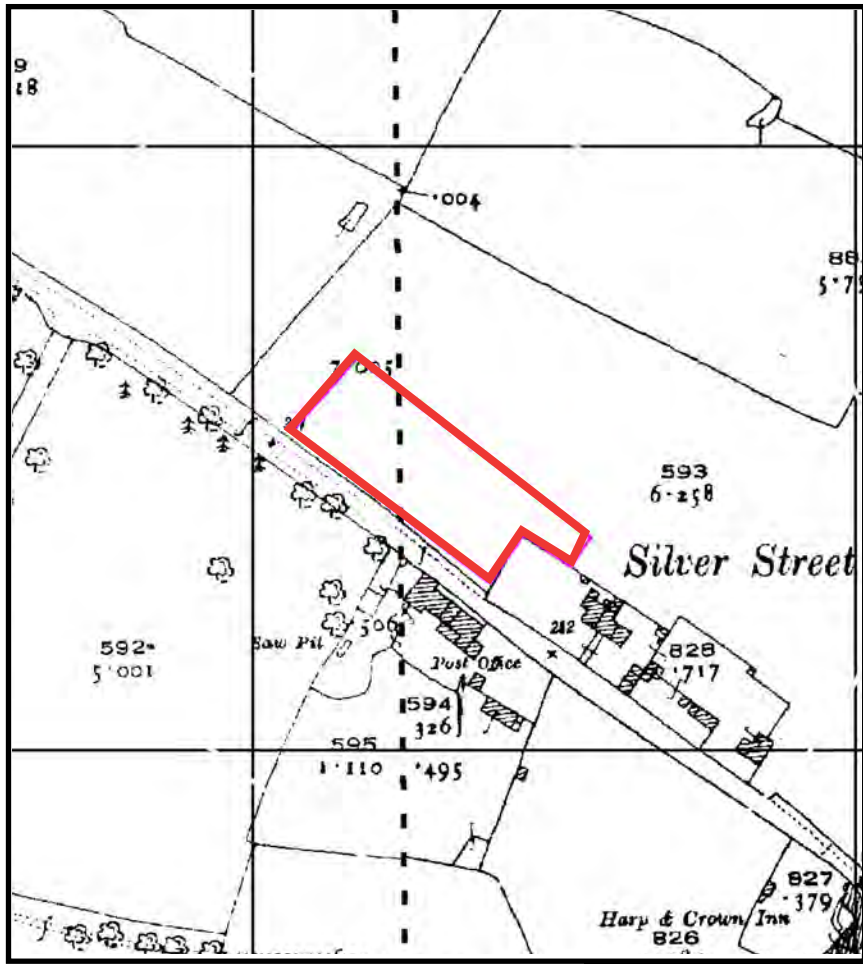
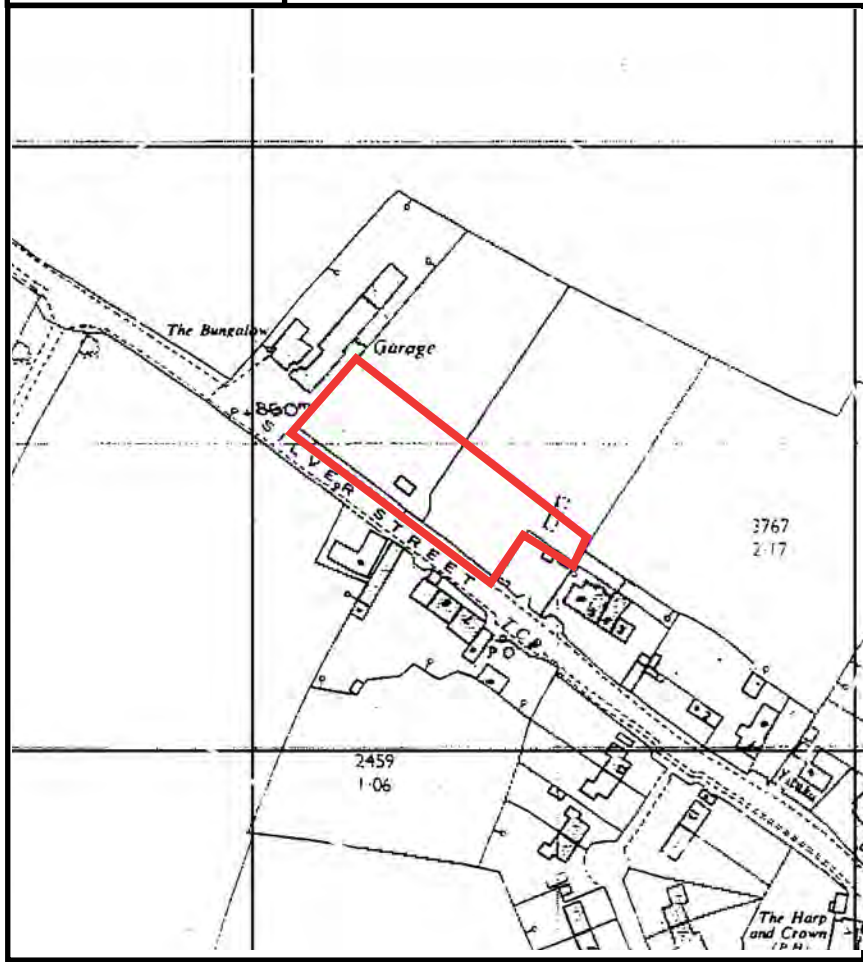




1886

(1:2500)

1978-90
(1:2500)

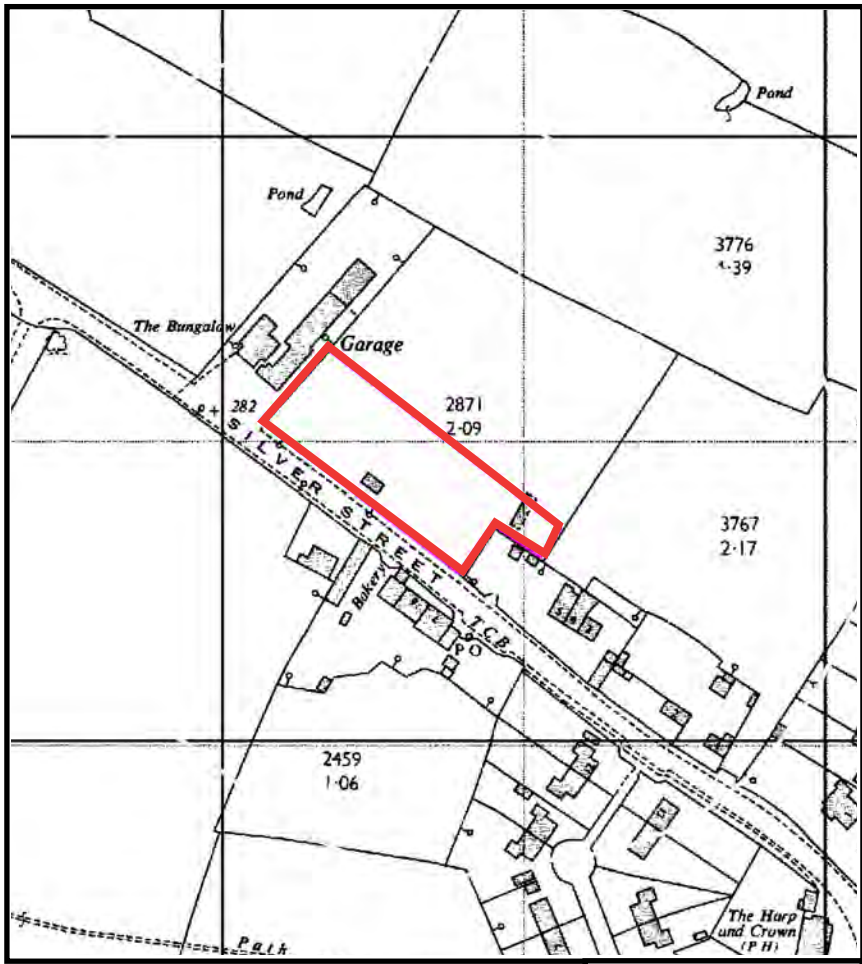


1921-24

(1:2500)

1992

(1:5000)

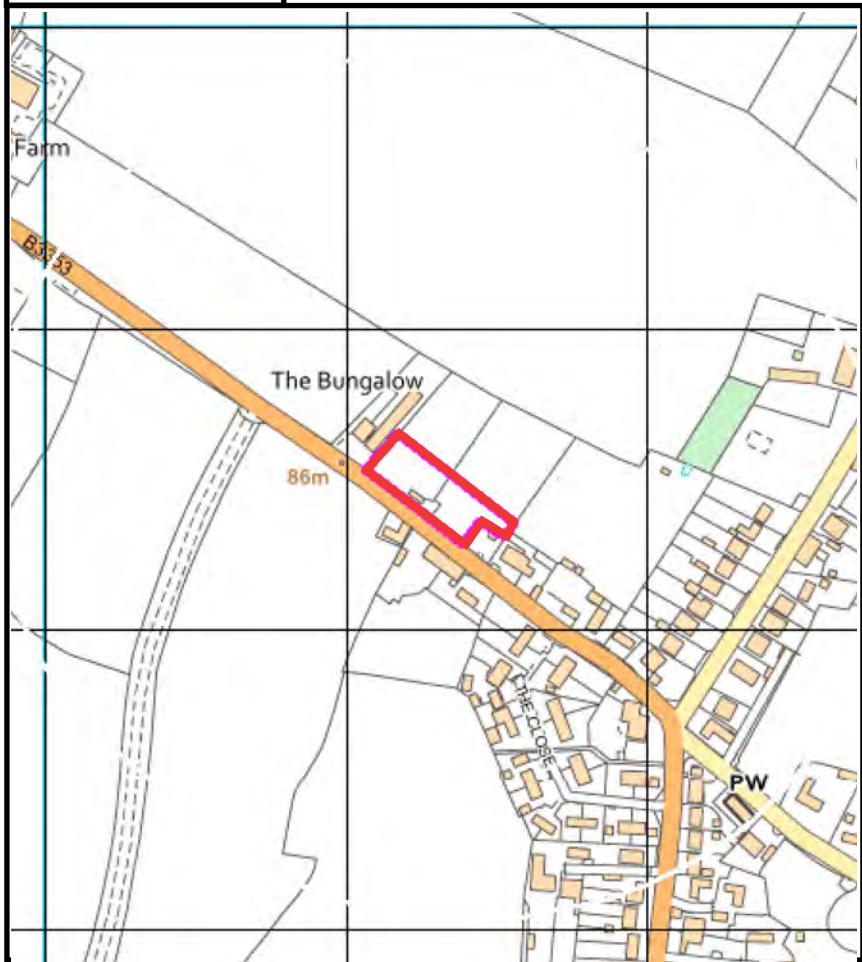


1970

(1:2500)

2026

(1:5000)



LAND OPPOSITE NOS 6 AND 7 SILVER STREET, GASTARD,
CORSHAM, WILTS SN13 3PY

EXTRACTS OF ORDNANCE SURVEY PLANS TO SHOW SITE HISTORY



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Job No.	5710	Drawing No.	5710/4	Scale:	as shown	Date:	17-07-26
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APPENDIX 1

SITE PHOTOGRAPHS



Photograph **P1**



Photograph **P2**



Photograph **P3**



Photograph **P4**



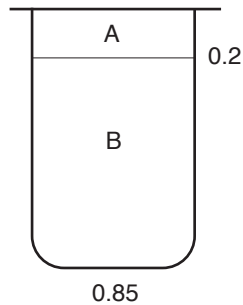
Photograph **P5**



APPENDIX 2

INVESTIGATION LOGS (INCLUDING PHOTOGRAPHS)

Site: LAND OPPOSITE Nos 6 AND 7 SILVER STREET, GASTARD, CORSHAM, WILTS SN13 9PY				TRIAL PIT No. TP1
Job No. 5710	Date 08-06-26	Ground Level (c.m, AOD) 87m	Co-Ordinates (c.) E 388,281 N 168,668	



DETAILS OF SUBSOIL

- A TOPSOIL: probable loose, dark brown, organic, slightly clayey, fine SAND, with many roots from overlying grass, weeds
- B CLAY: probable firm to stiff, light brown, gravelly, cobbly, locally sandy, plastic CLAY (gravel and cobbles are lenticular grey limestone), many live roots throughout, visually desiccated to 0.5m depth
0.85m : refusal on limestone
(*Forest Marble Formation (FMb) - limestone*)

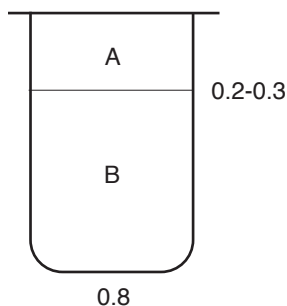
NOTES

- 1 Pit logged from surface; roots encountered to base
- 2 Pit dry and stable
- 3 Soil samples taken at 0.0-0.2m and 0.6m depth



Scale: NTS	Client Mowles Developments Limited	Logged By: TC
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Site: LAND OPPOSITE Nos 6 AND 7 SILVER STREET, GASTARD, CORSHAM, WILTS SN13 9PY				TRIAL PIT No. TP2
Job No. 5710	Date 08-06-26	Ground Level (c.m, AOD) 87m	Co-Ordinates (c.) E 388,262 N 168,692	



DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, dark brown, organic, clayey, fine SAND, with many roots from overlying grass
- B CLAY: probable firm to stiff, light brown, gravelly, sandy, dry and desiccated CLAY (gravel is medium to coarse, lenticular, subangular, crystalline grey limestone), many fine live roots throughout (*Forest Marble Formation - FMb*)

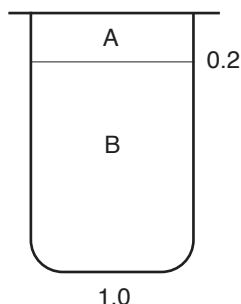
NOTES

- Pit logged from surface
- Pit dry and stable
- Soil sample taken at 0.0-0.3m depth



Scale: NTS	Client: Mowles Developments Limited	Logged By: TC
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Site: LAND OPPOSITE Nos 6 AND 7 SILVER STREET, GASTARD, CORSHAM, WILTS SN13 9PY				TRIAL PIT No. TP3
Job No. 5710	Date 08-06-26	Ground Level (c.m, AOD) 87m	Co-Ordinates (c.) E 388,281 N 168,668	



DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, dark brown, organic, clayey, fine sandy CLAY, with rare fine to medium gravel of limestone and profuse roots throughout
- B CLAY: probable stiff, light brown, slightly sandy, dry and desiccated CLAY; occasional fine live roots encountered to 0.8m
0.8m : becoming gravelly, possibly normally hydrated (gravel is medium to coarse, subangular, crystalline grey limestone)
(Forest Marble Formation - FMb)

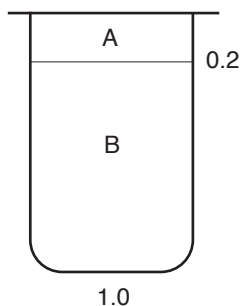
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.4m depth



Scale: NTS	Client Mowles Developments Limited	Logged By: TC
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Site: LAND OPPOSITE Nos 6 AND 7 SILVER STREET, GASTARD, CORSHAM, WILTS SN13 9PY				TRIAL PIT No. TP4
Job No. 5710	Date 08-06-26	Ground Level (c.m, AOD) 87m	Co-Ordinates (c.) E 388,232 N 168,714	



DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, dark brown, organic, clayey, fine SAND/fine sandy CLAY, with many roots from overlying grass
- B CLAY: probable stiff, light brown, slightly sandy to sandy, dry desiccated CLAY with rare roots
0.5m : becoming possibly normally hydrated and no obvious signs of live roots below
(*Forest Marble Formation - FMb*)

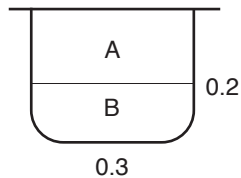
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.0-0.2m depth



Scale: NTS	Client Mowles Developments Limited	Logged By: TC
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Site: LAND OPPOSITE Nos 6 AND 7 SILVER STREET, GASTARD, CORSHAM, WILTS SN13 9PY				TRIAL PIT No. TP5
Job No. 5710	Date 08-06-26	Ground Level (c.m, AOD) 87m	Co-Ordinates (c.) E 388,227 N 168,698	



DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, dark brown, organic, clayey, fine SAND/fine sandy CLAY, with rare fine gravel of charcoal and many roots from overlying grass and adjacent hedgerow
- B CLAY: probable stiff, light brown, slightly sandy to sandy, dry and desiccated CLAY with many roots
(Forest Marble Formation - FMb)

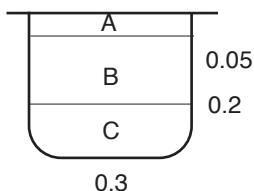
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.0-0.2m depth



Scale: NTS	Client Mowles Developments Limited	Logged By: TC
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Site: LAND OPPOSITE Nos 6 AND 7 SILVER STREET, GASTARD, CORSHAM, WILTS SN13 9PY				TRIAL PIT No. TP6
Job No. 5710	Date 08-06-26	Ground Level (c.m, AOD) 87m	Co-Ordinates (c.) E 388,245 N 168,683	



DETAILS OF SUBSOIL

- A MADE GROUND: probable very loose, purplish-brown, sandy GRAVEL of fine to coarse, subangular to angular limestone
- B TOPSOIL: probable soft, dark brown, slightly sandy CLAY with many live roots from overlying grass and adjacent hedgerow
- C CLAY: probable stiff, light brown, slightly sandy, dry desiccated CLAY with many roots (*Forest Marble Formation - FMb*)

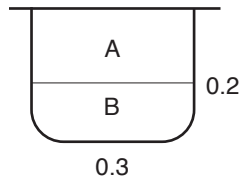
NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.0-0.05m depth



Scale: NTS	Client: Mowles Developments Limited	Logged By: TC
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Site: LAND OPPOSITE Nos 6 AND 7 SILVER STREET, GASTARD, CORSHAM, WILTS SN13 9PY				TRIAL PIT No. TP7
Job No. 5710	Date 08-06-26	Ground Level (c.m, AOD) 87m	Co-Ordinates (c.) E 388,296 N 168,675	



DETAILS OF SUBSOIL

- A TOPSOIL: probable soft, dark brown, organic, sandy CLAY, with profuse roots from overlying grass, weeds, brambles and adjacent trees
- B CLAY: probable stiff, light brown, dry and desiccated CLAY with many roots
(Forest Marble Formation - FMb)

NOTES

- 1 Pit logged from surface
- 2 Pit dry and stable
- 3 Soil sample taken at 0.0-0.2m depth



Scale: NTS	Client Mowles Developments Limited	Logged By: TC
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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		Sample Ref		LEACHATE	EA EQS
Sample Depth (m)		TP1 0.00-0.20	TP1 0.60	TP2 0.00-0.30	TP3 0.40	TP4 0.00-0.20	TP5 0.00-0.20	TP6 0.00-0.05	TP7 0.00-0.20	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	TP6			
Sample of		Topsoil	Clay (FMb)	Topsoil	Clay (FMb)	Topsoil	Topsoil	Made Ground	Topsoil									0.00-0.05			
DETERMINAND (mg/kg)																		Made Ground			
TOXIC METALS	pH	7	7.7	7.1	7.9	6.9	7.5	8.2	7.2										5.1	50	
	Arsenic	12	16	13	10	8.7	14	21	15	37	40	43	640	79	170				0.09	0.08-0.25	
	Cadmium	0.2	< 0.2	0.5	< 0.2	< 0.2	0.3	1.1	1.5	11	85	1.9	190	120	532				< 5.0		
	Chromium VI	U/S ^{U/S g}	< 1.8	U/S ^{U/S g}	< 1.8	U/S ^{U/S g}	U/S ^{U/S g}	< 1.8	U/S ^{U/S g}	6	6	1.8	33	8	220				8.3	4.7	
	Chromium VI by IC	< 1.80	-	< 1.80	-	< 1.80	< 1.80	-	3.21										8.3	7.2	
	Chromium	20	31	22	21	17	21	9.7	26	910	910	18,000	8,600	1,500	33,000				< 0.5	0.07	
	Lead	58	25	140	11	37	59	43	170	200 ♣	310 ♣	80 ♣	2330 ♣	630 ♣	1300 ♣				3.4	20	
	Mercury	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	0.4	40	56	19	1100	120	240				< 4.0		
	Nickel	19	28	23	23	14	20	8.1	23	180	180	230	980	230	3400				1.8	1-28	
	Selenium	< 1.0	< 1.0	1	1.2	< 1.0	< 1.0	< 1.0	< 1.0	250	430	88	12000	1100	1800				52	8-125	
PHYTOTOXIC METALS	Copper	20	15	40	12	19	22	7	31	2,400	7,100	520	68,000	12,000	44,000						
	Zinc	140	83	240	35	68	210	240	2800	3,700	40,000	620	730,000	81,000	170,000						
	Moisture Content (%)	26	15	23	11	26	19	5.8	30												
	Stone Content (%)	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	44.5	< 0.1												
	Soil Organic	-	1.6	-	-	-	-	-	-												
	Asbestos Screen	Not-detected	-	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected												
SPECIATED POLYAROMATIC HYDROCARBONS (PAH)	Total PAH	4.18	< 0.80	23.1	< 0.80	3.66	5.75	< 0.80	10.3										<0.32 ^{NA}		
	Naphthalene	< 0.05	< 0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.05	2.3	2.3	4.1	190 (76.4)s	4,900	1,200 (76.4)s				0.09	2.4	
	Acenaphthylene	< 0.05	< 0.05	0.13	< 0.05	< 0.05	< 0.05	< 0.05	0.06	170	2,900 (86.1)s	28	83,000 (86.1)s	15,000	29,000				<0.02 ^{NA}		
	Acenaphthene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	210	3,000 (57.0)s	34	84,000 (57.0)s	15,000	29,000				0.03		
	Fluorene	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	170	2800 (30.9)s	27	63,000 (30.9)s	9,900	20,000				0.03		
	Phenanthrene	0.22	< 0.05	1	< 0.05	0.18	0.28	0.1	1.4	95	1,300 (36)s	15	22,000	3,100	6,200				0.08		
	Anthracene	< 0.05	< 0.05	0.2	< 0.05	0.05	0.05	< 0.05	< 0.05	2,400	31,000 (1.17)v	380	520,000	74,000	150,000				<0.02 ^{NA}		
	Fluoranthene	0.7	< 0.05	3.9	< 0.05	0.53	0.95	0.13	1.9	280	1500	52	23,000	3,100	6,300				<0.02 ^{NA}		
	Pyrene	0.6	< 0.05	3.5	< 0.05	0.48	0.86	0.12	1.7	620	3,700	110	54,000	7,400	15,000				<0.02 ^{NA}		
	Benzo(a)anthracene	0.4	< 0.05	2.2	< 0.05	0.33	0.49	0.07	0.64	7.2	11	2.9	170	29	49				<0.02 ^{NA}		
	Chrysene	0.47	< 0.05	2.3	< 0.05	0.46	0.66	0.09	1.1	15	30	4.1	350	57	93				<0.02 ^{NA}	0.03	
	Benzo(b)fluoranthene	0.47	< 0.05	2.5	< 0.05	0.47	0.65	0.09	1	2.6	3.9	0.99	44	7.1	13				<0.02 ^{NA}	0.03	
	Benzo(k)fluoranthene	0.31	< 0.05	1.6	< 0.05	0.25	0.37	< 0.05	0.65	77	110	37	1200	190	370				<0.02 ^{NA}	0.05	
	Benzo(a)pyrene	0.49	< 0.05	2.6	< 0.05	0.41	0.64	0.07	0.76	2.2	3.2	0.97	35	5.7	11				<0.02 ^{NA}		
	Indeno(1,2,3-cd)pyrene	0.24	< 0.05	1.3	< 0.05	0.23	0.32	< 0.05	0.45	27	45	9.5	500	82	150				<0.02 ^{NA}		
	Dibenz(a,h)anthracene	< 0.05	< 0.05	0.35	< 0.05	0.07	0.08	< 0.05	0.12	0.24	0.31	0.14	3.5	0.57	1.1				<0.02 ^{NA}	Sum of = 0.002	
	Benzo(ghi)perylene	0.28	< 0.05	1.6	< 0.05	0.25	0.41	< 0.05	0.51	320	360	290	3900	640	1,400				<0.02 ^{NA}		
TOTAL PETROLEUM HYDROCARBONS (BANDED)	C6 - C8	< 0.01	-	-	-	< 0.01	< 0.01	-	-	100	100	13,000	7,800	6,000	150,000						
	C8 - C10	< 0.02	-	-	-	< 0.02	< 0.02	-	-	27	27	320	2,000	13,000	14,000						
	C10 - C12	< 2.0	-	-	-	< 2.0	< 2.0	-	-	74	250	13	16,000	5,000	9,200						
	C12 - C16	< 4.0	-	-	-	< 4.0	< 4.0	-	-	140	1,800	23	36,000	5,100	10,000						
	C16 - C21	< 10	-	-	-	< 10	< 10	-	-	260	1,900	46	28,000	3,800	7,600						
	C21 - C40	10	-	-	-	< 10	< 10	-	-	1,100	1,900	370	28,000	3,800	7,800						
	C6 - C40	12	-	-	-	< 10	10	-	-												
PETROL RANGE ORGANICS	C6 - C10	< 1.0	-	-	-	< 1.0	< 1.0	-	-												
	C10 - C40	12	-	-	-	< 10	10	-	-												

CIEHLOM

WFD (groundwater)

WFD (fresh surface water)

EA EQS

UK DWS

WHO

=

v

d

S4UL

S4UL

DEFRA

ND

Based on Soil Organic Matter of 1% (all levels expressed as mg/kg)

WFD (groundwater)

WFD (fresh surface water)

EA EQS

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

SUMMARY OF PESTICIDES TEST RESULTS

Sample Ref Sample Depth (m) Sample of	SOILS	S4UL (Residential with plant uptake)	S4UL (Residential without plant uptake)	S4UL (Allotments)	S4UL (Commercial)	S4UL (Public Open Space - Residential)	S4UL (Public Open Space - Park)
	TP2						
	0.00-0.30						
Sample of	Topsoil						
DETERMINAND (mg/kg)							
Alpha-BHC (Benzene Hexachloride)	< 0.01						
Alachlor	< 0.01						
Bifenthrin	< 0.01						
Cyhalothrin (Lambda)	< 0.01						
Gamma-BHC (Lindane, gamma HCH)	< 0.01						
Omethoate	< 0.01						
1,2,3-Trichlorobenzene	< 0.01	1.5	1.5	4.7	102	1800	770 (134)jv
1,3,5-Trichlorobenzene	< 0.01	0.33	0.33	4.7	23	1,700	380 (36.7)jv
2,6-Dichlorobenzonitrile	< 0.01						
Dimethylvinphos	< 0.01						
Demeton-O	< 0.01						
Demeton-S	< 0.01						
Endrin Aldehyde	< 0.01						
Endrin Ketone	< 0.01						
Hexachlorobutadiene	< 0.01						
Phosphamidon (Sum)	< 0.01						
1,2,4,5-Tetrachlorobenzene	< 0.01						
Cis-Permethrin	< 0.01						
Endosulfan sulfate	< 0.01						
Etrifos	< 0.01						
Fenvalerate (Sum)	< 0.01						
Hexachlorobenzene	< 0.01						
Mevinphos, E+Z	< 0.01						
Pentachlorobenzene	< 0.01						
Pirimiphos-ethyl	< 0.01						
Propetamphos	< 0.01						
Tecnazene	< 0.01						
Triadimefon	< 0.01						
Trans-Permethrin	< 0.01						
Aldrin	< 0.01	5.7	7.3	3.2	170	18	30
Azinphos-methyl	< 0.01						
Beta-BHC	< 0.01						
Cis-Chlordane	< 0.01						
Chlorfenvinphos	< 0.01						
Chlorpyrifos	< 0.01						
Chlorothalonil	< 0.01						
Carbophenothion	< 0.01						
Cyfluthrin (Sum)	< 0.01						
Delta-BHC	< 0.01						
Dieldrin	< 0.01	0.97	7.0	0.17	170	18	30
Deltamethrin	< 0.01						
Heptachlor Exo-epoxide	< 0.01						
Endrin	< 0.01						
Endosulfan I (alpha isomer)	< 0.01	7.4	160 (0.003)jv	1.2	5,600 (0.003)jv	1,200	2,400
Endosulfan II (beta isomer)	< 0.01	7.00	190 (0.00007)jv	1.1	6,300 (0.00007)jv	1,200	2,400
Fenthion	< 0.01						
Heptachlor	< 0.01						
Isodrin	< 0.01						
Methacrifos	< 0.01						
O,p'-DDD	< 0.01						
O,p'-DDE	< 0.01						
O,p'-DDT	< 0.01						
Parathion	< 0.01						
Parathion-methyl	< 0.01						
Pendimethalin	< 0.01						
Phorate	< 0.01						
Phosalone	< 0.01						
P,p'-DDD	< 0.01						
P,p'-DDE	< 0.01						
P,p'-DDT	< 0.01						
P,p'-Methoxychlor	< 0.01						
Propyzamide	< 0.01						
Triazophos	< 0.01						
Trans-Chlordane	< 0.01						
Cypermethrin (Sum)	< 0.01						
Dichlorvos	< 0.01	0.032	6.4	0.0049	140	16	26
Dimethoate	< 0.01						
Diazinon	< 0.01						
Ethion	< 0.01						
Fenitrothion	< 0.01						
Malathion	< 0.01						
Pirimiphos-methyl	< 0.01						
Trifluralin	< 0.01						
Azinphos-ethyl	< 0.01						

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.