



Comment C4/TP04.	Project 223159 – Saunderton
	Photo Plate 14
	Date 07/09/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AAe AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk


Comment

C4/TP05.

Project

223159 – Saunderton

Photo Plate

15

Date

07/09/2022

Originator

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Comment

C5/TP01.

Project

223159 – Saunderton

Photo Plate

16

Date

29/06/2022

Originator

Kieran Evans & Sam Davies



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Comment C5/TP02.	Project 223159 – Saunderton
	Photo Plate 17
	Date 07/09/2022
	Originator Kieran Evans & Sam Davies
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Comment C5/TP03.	Project 223159 – Saunderton
	Photo Plate 18
	Date 23/06/2022
	Originator Kieran Evans & Sam Davies
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Comment C5/TP04.	Project 223159 – Saunderton
	Photo Plate 19
	Date 07/09/2022
	Originator Kieran Evans & Sam Davies
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Comment

C5/TP05.

Project

223159 – Saunderton

Photo Plate

20

Date

29/06/2022

Originator

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Comment

C6/TP01.

Project

223159 – Saunderton

Photo Plate

21

Date

07/09/2022

Originator

Kieran Evans & Sam Davies



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Comment

.C6/TP02.

Project

223159 – Saunderton

Photo Plate

22

Date

07/09/2022

Originator

Kieran Evans & Sam Davies



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Comment

C6/TP03.

Project

223159 – Saunderton

Photo Plate

23

Date

07/09/2022

Originator

Kieran Evans & Sam Davies



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Comment

C6/TP04.

Project

223159 – Saunderton

Photo Plate

24

Date

07/09/2022

Originator

Kieran Evans & Sam Davies



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Comment

C6/TP05.

Project

223159 – Saunderton

Photo Plate

25

Date

07/09/2022

Originator

Kieran Evans & Sam Davies



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Comment D1/TP01.	Project 223159 - Sauderton
	Photo Plate 1
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
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Comment D1/TP01.	Project 223159 - Saunderton
	Photo Plate 2
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
	 AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment D1/TP02.	Project 223159 – Saunderton
	Photo Plate 3
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
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Comment

D1/TP02.

Project

223159 – Saunderton

Photo Plate

4

Date

06/09/22

Originator

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Comment D2/TP01.	Project 223159 – Saunderton
	Photo Plate 5
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
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Comment D2/TP02.	Project 223159 – Saunderton
	Photo Plate 6
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
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Comment

D2/TP03.

Project

223159 – Saunderton

Photo Plate

7

Date

06/09/22

Originator

Kieran Evans & Sam Davies



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Comment D2/TP04.	Project 223159 – Saunderton
	Photo Plate 8
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
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Comment

D2/TP04.

Project

223159 – Saunderton

Photo Plate

9

Date

06/09/22

Originator

Kieran Evans & Sam Davies



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Comment D2/TP05.	Project 223159 – Saunderton
	Photo Plate 10
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
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Comment D3/TP01.	Project 223159 – Saunderton
	Photo Plate 11
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment D3/TP02.	Project 223159 – Saunderton
	Photo Plate 12
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment D3/TP02.	Project 223159 – Saunderton
	Photo Plate 13
	Date 06/09/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment D3/TP03.	Project 223159 - Saunderton
	Photo Plate 14
	Date 08/11/22
	Originator Kieran Evans & Sam Davies
	 AAe Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment D3/TP04.	Project 223159 – Saunderton
	Photo Plate 15
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
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Comment D3/TP05.	Project 223159 - Saunderton
	Photo Plate 16
	Date 08/11/22
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment D4/TP01.	Project 223159 – Saunderton
	Photo Plate 17
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
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Comment D4/TP02.	Project 223159 – Saunderton
	Photo Plate 18
	Date 08/11/22
	Originator Kieran Evans & Sam Davies
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Comment D4/TP03.	Project 223159 – Saunderton
	Photo Plate 19
	Date 08/11/22
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment D4/TP04.	Project 223159 – Saunderton
	Photo Plate 20
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment D4/TP05.	Project 223159 – Saunderton
	Photo Plate 21
	Date 08/11/22
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment

WS207.

Project

223159 – Saunderton

Photo Plate

22

Date

06/09/22

Originator

Kieran Evans & Sam Davies



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Comment

D5/TP01.

Project

223159 – Saunderton

Photo Plate

23

Date

06/09/22

Originator

Kieran Evans & Sam Davies



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Comment D5/TP02.	Project 223159 – Saunderton
	Photo Plate 24
	Date 08/11/22
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment D5/TP03.	Project 223159 – Saunderton
	Photo Plate 25
	Date 01/11/22
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment D5/TP04.	Project 223159 – Saunderton
	Photo Plate 26
	Date 06/09/22
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment D5/TP05.	Project 223159 – Saunderton
	Photo Plate 27
	Date 01/11/22
	Originator Kieran Evans & Sam Davies
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Comment

Fuel Tank.

Project

223159 – Saunderton

Photo Plate

28

Date

08/11/22

Originator

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Comment

D6/TP01.

Project

223159 – Saunderton

Photo Plate

29

Date

06/09/22

Originator

Kieran Evans & Sam Davies



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Comment D6/TP02.	Project 223159 – Saunderton
	Photo Plate 30
	Date 01/11/22
	Originator Kieran Evans & Sam Davies
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Comment D6/TP03.	Project 223159 – Saunderton
	Photo Plate 31
	Date 01/11/22
	Originator Kieran Evans & Sam Davies
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Comment

D6/TP04.

Project

223159 – Saunderton

Photo Plate

32

Date

06/09/22

Originator

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Comment

D6/TP04.

Project

223159 – Saunderton

Photo Plate

33

Date

06/09/22

Originator

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Comment D6/TP05.	Project 223159 – Saunderton
	Photo Plate 34
	Date 01/11/22
	Originator Kieran Evans & Sam Davies
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Comment E1/TP01.	Project 223159 - Sauderton
	Photo Plate 1
	Date 06/09/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment E1/TP02.	Project 223159 – Saunderton
	Photo Plate 2
	Date 06/09/2022
	Originator Kieran Evans & Sam Davies
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Comment E2/TP01.	Project 223159 – Saunderton
	Photo Plate 3
	Date 06/09/2022
	Originator Kieran Evans & Sam Davies
	 AAe Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment

E2/TP02.

Project

223159 – Saunderton

Photo Plate

4

Date

06/09/2022

Originator

Kieran Evans & Sam Davies



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Comment

E2/TP03.

Project

223159 – Saunderton

Photo Plate

5

Date

06/09/2022

Originator

Kieran Evans & Sam Davies



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Comment

E2/TP04.

Project

223159 – Saunderton

Photo Plate

6

Date

06/09/2022

Originator

Kieran Evans & Sam Davies



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Comment E2/TP05.	Project 223159 – Saunderton
	Photo Plate 7
	Date 06/09/2022
	Originator Kieran Evans & Sam Davies
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Comment

E3/TP01.

Project

223159 – Saunderton

Photo Plate

8

Date

06/09/2022

Originator

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Comment

E3/TP02.

Project

223159 - Saunderton

Photo Plate

9

Date

08/11/2022

Originator

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Comment E3/TP03.	Project 223159 – Saunderton
	Photo Plate 10
	Date 05/10/2022
	Originator N/A
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippin, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment

E3/TP04.

Project

223159 - Sauderton

Photo Plate

11

Date

31/10/2022

Originator

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Comment E3/TP05.	Project 223159 – Saunderton
	Photo Plate 12
	Date 01/11/2022
	Originator Kieran Evans & Sam Davies
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	Photo Plate 13
	Date 01/11/2022
	Originator Kieran Evans & Sam Davies
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Comment

E4/TP02.

Project

223159 – Saunderton

Photo Plate

14

Date

01/11/2022

Originator

Kieran Evans & Sam Davies



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E4/TP03.

Project

223159 – Saunderton

Photo Plate

15

Date

01/11/2022

Originator

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Comment E4/TP04.	Project 223159 – Saunderton
	Photo Plate 16
	Date 01/11/2022
	Originator Kieran Evans & Sam Davies
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Comment E5/TP04.	Project 223159 – Saunderton
	Photo Plate 21
	Date 01/11/2022
	Originator Kieran Evans & Sam Davies
	 AA Environmental Limited Units 4-8 Cholswell Court Shippin, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment E5/TP05.	Project 223159 – Saunderton
	Photo Plate 22
	Date 01/11/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment E6/TP01.	Project 223159 – Saunderton
	Photo Plate 23
	Date 01/11/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment View of eastern boundary, taken from E6/TP02.	Project 223159 – Saunderton
	Photo Plate 24
	Date 01/11/2022
	Originator Kieran Evans & Sam Davies
	 AAe Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment

E6/TP03.

Project

223159 – Saunderton

Photo Plate

25

Date

01/11/2022

Originator

Kieran Evans & Sam Davies



AA Environmental Limited

Units 4-8 Cholswell Court

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Comment E6/TP04.	Project 223159 – Saunderton
	Photo Plate 26
	Date 01/11/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment E6/TP05.	Project 223159 – Saunderton
	Photo Plate 27
	Date 01/11/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment F2/TP01.	Project 223159 - Saunderton
	Photo Plate 1
	Date 13/10/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment F2/TP02.	Project 223159 - Saunderton
	Photo Plate 2
	Date 31/10/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk


Comment

F2/TP03.

Project

223159 - Saunderton

Photo Plate

3

Date

31/10/2022

Originator

Kieran Evans & Sam Davies


AA Environmental Limited

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Comment F3/TP01.	Project 223159 – Saunderton
	Photo Plate 4
	Date 31/10/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippin, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment F3/TP02.	Project 223159 – Saunderton
	Photo Plate 5
	Date 31/10/2022
	Originator Kieran Evans & Sam Davies
	 AA Environmental Limited Units 4-8 Cholswell Court Shippin, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment F3/TP03.	Project 223159 – Saunderton
	Photo Plate 6
	Date 31/10/2022
	Originator Kieran Evans & Sam Davies
	 AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment F4/TP01.	Project 223159 – Saunderton
	Photo Plate 7
	Date 08/11/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippin, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment F4/TP02.	Project 223159 – Saunderton
	Photo Plate 8
	Date 08/11/2022
	Originator Kieran Evans & Sam Davies
	 AAe Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment F4/TP03.	Project 223159 – Saunderton
	Photo Plate 9
	Date 08/11/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment F5/TP01.	Project 223159 – Saunderton
	Photo Plate 10
	Date 08/11/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment F5/TP03.	Project 223159 – Saunderton
	Photo Plate 11
	Date 08/11/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippin, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk



Comment F6/TP01.	Project 223159 – Saunderton
	Photo Plate 12
	Date 08/11/2022
	Originator Kieran Evans & Sam Davies
	 AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment F6/TP02.	Project 223159 – Saunderton
	Photo Plate 13
	Date 08/11/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aee-ltd.co.uk www.aee-ltd.co.uk



Comment F6/TP03.	Project 223159 – Saunderton
	Photo Plate 14
	Date 08/11/2022
	Originator Kieran Evans & Sam Davies
	 Environmental Consultants AA Environmental Limited Units 4-8 Cholswell Court Shippon, Abingdon OX13 6HX T: (01235) 536042 F: (01235) 523849 info@aae-ltd.co.uk www.aae-ltd.co.uk

APPENDIX 10

IMPORT MATERIAL TEST DATA



Jack Taylor
AA Environmental Ltd
4-8 Cholswell Court
Shippon
Abingdon
Oxford
OX13 6HX

Derwentside Environmental Testing Services Ltd
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410

DETS Report No: 22-08609

Site Reference: Saunderton

Project / Job Ref: 223159

Order No: None Supplied

Sample Receipt Date: 17/10/2022

Sample Scheduled Date: 17/10/2022

Report Issue Number: 1

Reporting Date: 20/10/2022

Authorised by:

Dave Ashworth
Technical Manager

Dates of laboratory activities for each tested analyte are available upon request.

Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.



DETS Ltd
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410



Soil Analysis Certificate						
DETS Report No: 22-08609	Date Sampled	13/10/22	13/10/22			
AA Environmental Ltd	Time Sampled	None Supplied	None Supplied			
Site Reference: Saunderton	TP / BH No	Crushed Aggregate	Crushed Aggregate			
Project / Job Ref: 223159	Additional Refs	S1	S2			
Order No: None Supplied	Depth (m)	None Supplied	None Supplied			
Reporting Date: 20/10/2022	DETS Sample No	616642	616643			

Determinand	Unit	RL	Accreditation					
Asbestos Screen ^(S)	N/a	N/a	ISO17025	Not Detected	Not Detected			
pH	pH Units	N/a	MCERTS	11.8	11.9			
Total Cyanide	mg/kg	< 2	NONE	< 2	< 2			
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	15	< 10			
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	0.02	< 0.01			
Sulphide	mg/kg	< 5	NONE	< 5	< 5			
TOC (Total Organic Carbon)	%	< 0.1	MCERTS	0.8	0.4			
Arsenic (As)	mg/kg	< 2	MCERTS	9	10			
W/S Boron	mg/kg	< 1	NONE	< 1	< 1			
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2	< 0.2			
Chromium (Cr)	mg/kg	< 2	MCERTS	15	13			
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2			
Copper (Cu)	mg/kg	< 4	MCERTS	13	19			
Lead (Pb)	mg/kg	< 3	MCERTS	10	11			
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	< 1			
Nickel (Ni)	mg/kg	< 3	MCERTS	9	10			
Selenium (Se)	mg/kg	< 2	MCERTS	< 3	< 3			
Vanadium (V)	mg/kg	< 1	MCERTS	23	21			
Zinc (Zn)	mg/kg	< 3	MCERTS	40	39			
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2			

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Method Description page describes if the test is performed on the dried or as-received portion
Subcontracted analysis (S)



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Maidstone
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Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 22-08609	Date Sampled	13/10/22	13/10/22			
AA Environmental Ltd	Time Sampled	None Supplied	None Supplied			
Site Reference: Saunderton	TP / BH No	Crushed Aggregate	Crushed Aggregate			
Project / Job Ref: 223159	Additional Refs	S1	S2			
Order No: None Supplied	Depth (m)	None Supplied	None Supplied			
Reporting Date: 20/10/2022	DETS Sample No	616642	616643			

Determinand	Unit	RL	Accreditation				
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1		
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1		
Acenaphthene	mg/kg	< 0.1	MCERTS	0.22	0.20		
Fluorene	mg/kg	< 0.1	MCERTS	0.21	0.19		
Phenanthrene	mg/kg	< 0.1	MCERTS	2.30	2.02		
Anthracene	mg/kg	< 0.1	MCERTS	0.47	0.43		
Fluoranthene	mg/kg	< 0.1	MCERTS	2.44	2.33		
Pyrene	mg/kg	< 0.1	MCERTS	1.95	1.92		
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	1.23	1.32		
Chrysene	mg/kg	< 0.1	MCERTS	1.10	0.99		
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	1.11	1.07		
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	0.47	0.44		
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	1.07	1.12		
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	0.55	0.49		
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	0.10	< 0.1		
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	0.45	0.37		
Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	13.7	12.9		



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Soil Analysis Certificate - TPH CWG Banded

DETS Report No: 22-08609	Date Sampled	13/10/22	13/10/22			
AA Environmental Ltd	Time Sampled	None Supplied	None Supplied			
Site Reference: Saunderton	TP / BH No	Crushed Aggregate	Crushed Aggregate			
Project / Job Ref: 223159	Additional Refs	S1	S2			
Order No: None Supplied	Depth (m)	None Supplied	None Supplied			
Reporting Date: 20/10/2022	DETS Sample No	616642	616643			

Determinand	Unit	RL	Accreditation					
Aliphatic >C5 - C6	mg/kg	< 0.01	NONE	< 0.01	< 0.01			
Aliphatic >C6 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05			
Aliphatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2			
Aliphatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2			
Aliphatic >C12 - C16	mg/kg	< 3	MCERTS	< 3	< 3			
Aliphatic >C16 - C21	mg/kg	< 3	MCERTS	15	10			
Aliphatic >C21 - C34	mg/kg	< 10	MCERTS	147	119			
Aliphatic (C5 - C34)	mg/kg	< 21	NONE	162	129			
Aromatic >C5 - C7	mg/kg	< 0.01	NONE	< 0.01	< 0.01			
Aromatic >C7 - C8	mg/kg	< 0.05	NONE	< 0.05	< 0.05			
Aromatic >C8 - C10	mg/kg	< 2	MCERTS	< 2	< 2			
Aromatic >C10 - C12	mg/kg	< 2	MCERTS	< 2	< 2			
Aromatic >C12 - C16	mg/kg	< 2	MCERTS	2	< 2			
Aromatic >C16 - C21	mg/kg	< 3	MCERTS	11	10			
Aromatic >C21 - C35	mg/kg	< 10	MCERTS	32	45			
Aromatic (C5 - C35)	mg/kg	< 21	NONE	46	55			
Total >C5 - C35	mg/kg	< 42	NONE	208	184			



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Maidstone
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Tel : 01622 850410



Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 22-08609	Date Sampled	13/10/22	13/10/22			
AA Environmental Ltd	Time Sampled	None Supplied	None Supplied			
Site Reference: Saunderton	TP / BH No	Crushed Aggregate	Crushed Aggregate			
Project / Job Ref: 223159	Additional Refs	S1	S2			
Order No: None Supplied	Depth (m)	None Supplied	None Supplied			
Reporting Date: 20/10/2022	DETS Sample No	616642	616643			

Determinand	Unit	RL	Accreditation					
Benzene	ug/kg	< 2	MCERTS	< 2	< 2			
Toluene	ug/kg	< 5	MCERTS	< 5	< 5			
Ethylbenzene	ug/kg	< 2	MCERTS	< 2	< 2			
p & m-xylene	ug/kg	< 2	MCERTS	< 2	< 2			
o-xylene	ug/kg	< 2	MCERTS	< 2	< 2			
MTBE	ug/kg	< 5	MCERTS	< 5	< 5			



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Tel : 01622 850410



Soil Analysis Certificate - Sample Descriptions	
DETS Report No: 22-08609	
AA Environmental Ltd	
Site Reference: Saunderton	
Project / Job Ref: 223159	
Order No: None Supplied	
Reporting Date: 20/10/2022	

DETS Sample No	TP / BH No	Additional Refs	Depth (m)	Moisture Content (%)	Sample Matrix Description
616642	Crushed Aggregate	S1	None Supplied	4.3	Brown sandy clay with stones and concrete
616643	Crushed Aggregate	S2	None Supplied	5.2	Brown gravelly sand with stones and concrete

Moisture content is part of procedure E003 & is not an accredited test

Insufficient Sample ^{I/S}

Unsuitable Sample ^{U/S}



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Soil Analysis Certificate - Methodology & Miscellaneous Information	
DETS Report No: 22-08609	
AA Environmental Ltd	
Site Reference: Saunderton	
Project / Job Ref: 223159	
Order No: None Supplied	
Reporting Date: 20/10/2022	

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazine followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 - C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	Fraction Organic Carbon (FOC)	Determination of TOC by combustion analyser.	E027
Soil	D	Organic Matter (SOM)	Determination of TOC by combustion analyser.	E027
Soil	D	TOC (Total Organic Carbon)	Determination of TOC by combustion analyser.	E027
Soil	AR	Exchangeable Ammonium	Determination of ammonium by discrete analyser.	E029
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

D Dried
AR As Received

AA Enviromental Limited

For the attention of Kieran Evans

Report No: A14430-2

Issue No 01

LABORATORY TEST REPORT

Project Name	SAUNDERTON		
Project Number	A14430-2	Date samples received	24/10/2022
Your Ref	A14430	Date written instructions received	19/10/2022
Purchase Order	223159	Date testing commenced	07/11/2022
Please find enclosed the results as summarised below			
Figure / Table	Test Quantity	Description	ISO 17025 Accredited
	2	Summary of Geotechnical Results	See Sheets
	2	Particle Size Distribution	Yes
	2	CLASSIFICATION TEST FOR THE CONSTITUENTS OF COARSE RECYCLED AGGREGATE	Yes
Remarks : Complete			
Issued by : S Gilchrist		Date of Issue : 07/11/2022	Key to symbols used in this report S/C : Testing was sub-contracted
 Approved Signatories : 08/11/2022			
D McGiff (Laboratory Coordinator), C Loudon (Quality Manager), C Donnelly (Laboratory Supervisor), I McMillan (Site Supervisor)			
Unless we are notified to the contrary, samples will be disposed after a period of one month from this date. The results reported relate to samples received in the laboratory only. All results contained in this report are provisional unless signed by an approved signatory This report should not be reproduced except in full without the written approval of the laboratory. Under multisite accreditation the testing contained in this report may have been performed at another Terra Tek laboratory. The enclosed results remain the property of Terra Tek Limited and we reserve the right to withdraw our report if we have not received cleared funds in accordance with our standard terms and conditions Only those results indicated in this report are UKAS accredited and any opinions or interpretations expressed are outside the scope of UKAS accreditation. Feedback on the this report may be left via our website www.terratek.co.uk/contact-us			



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Terra Tek Ltd is registered in Scotland No. 121594
 Offices in Airdrie, Birmingham and Aston Clinton

Head Office : 62 Rochsolloch Road, Airdrie, ML6 9BG

 TERRA TEK SITE INVESTIGATION AND LABORATORY SERVICES				Site SAUNDERTON												Contract No A14430			
				Client AA Enviromental Limited															
				Engineer												~ Indicates test not carried out			
Sample Identification				Lab Sample ID	Non Engineering Sample Description	Water Content	Atterberg limits					Particle Density	Density		Total Stress			Other Tests	
Exploratory Hole	Depth m	Sample Ref	Sample Type				Liquid Limit	Plastic Limit	Plasticity Index	Percentage retained 425µm	Atterberg Classification		Bulk	Dry	Shear Strength	Apparent Cohesion C	Angle of Shearing Resistance Phi		
S1			B	197346	MADE GROUND: grey slightly sandy slightly silty fine to coarse GRAVEL with cobbles, concrete and fragments of brick	~		~	~	~		~	~	~	~	~	~	PSD Constituent Materials	
S2			B	197347	MADE GROUND: grey slightly silty slightly sandy fine to coarse GRAVEL with cobbles, concrete and fragments of brick	~		~	~	~		~	~	~	~	~	~	PSD Constituent Materials	
Notes				Opinions and interpretations are outside the scope of UKAS accreditation		UKAS Accredited Test Y/N		Test details are given on the 'Notes on Laboratory Procedures' sheet										See individual report sheets	
Originator		Checked & Approved		SUMMARY OF GEOTECHNICAL TESTS															
SG		SG 08/11/2022																	

Site SAUNDERTON

Client AA Enviromental Limited

Engineer

Contract No **A14430**

Hole ID S1

Sample

Depth (m)

Sample Type B

Particle Size	% Passing
125.0 mm	100
80.0 mm	94
63.0 mm	72
40.0 mm	60
20.0 mm	49
10.00 mm	30
4.00 mm	20
2.00 mm	16
1.00 mm	14
500 µm	12
250 µm	10
125 µm	9
63 µm	8.4

Reception date

24.10.22

Name of Source

Unknown

Location of Source

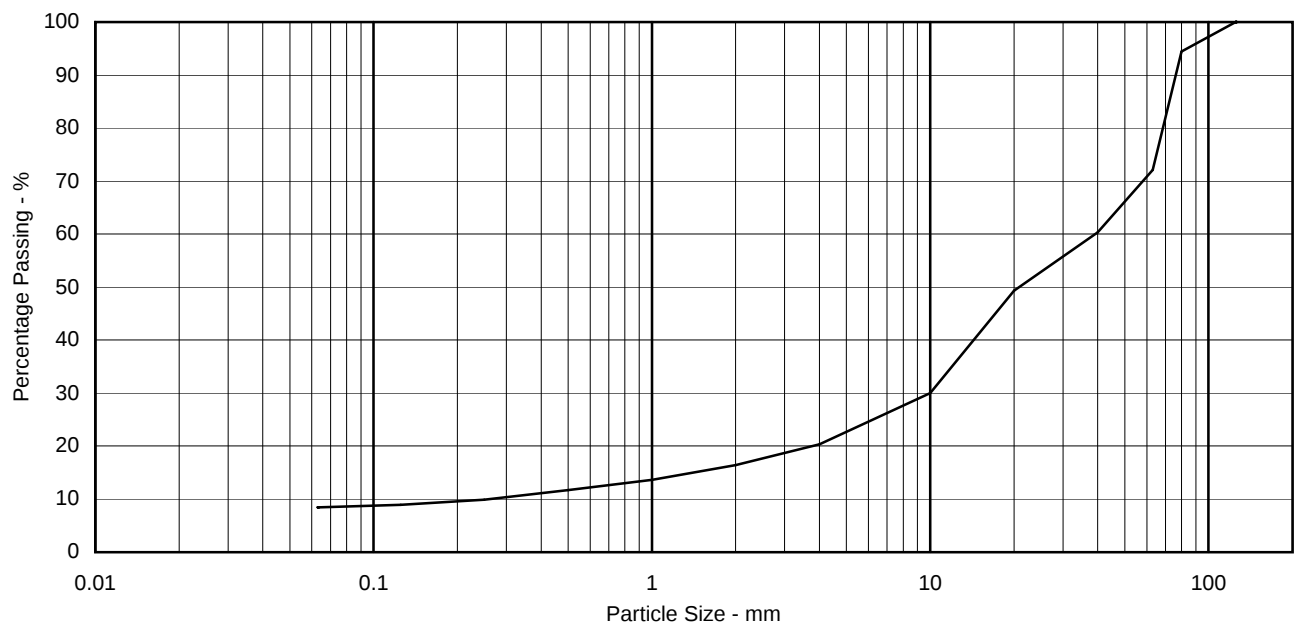
Unknown

Non Engineering Description

MADE GROUND: grey slightly sandy slightly silty fine to coarse GRAVEL with cobbles, concrete and fragments of brick

Notes

The sample as received and tested indicates grading compliance with SHW Series 600 :- 6F5



Originator

Checked & Approved

SG

SG

08/11/2022

PARTICLE SIZE DISTRIBUTION

BS EN 933-1:2012 Washing and Sieving



Sheet 1 of 1

Site SAUNDERTON

Client AA Enviromental Limited

Engineer

Contract No **A14430**

Hole ID S2

Sample

Depth (m)

Sample Type B

Particle Size	% Passing
125.0 mm	100
80.0 mm	95
63.0 mm	73
40.0 mm	62
20.0 mm	51
10.00 mm	30
4.00 mm	20
2.00 mm	16
1.00 mm	13
500 µm	11
250 µm	9
125 µm	8
63 µm	7.8

Reception date

24.10.22

Name of Source

Unknown

Location of Source

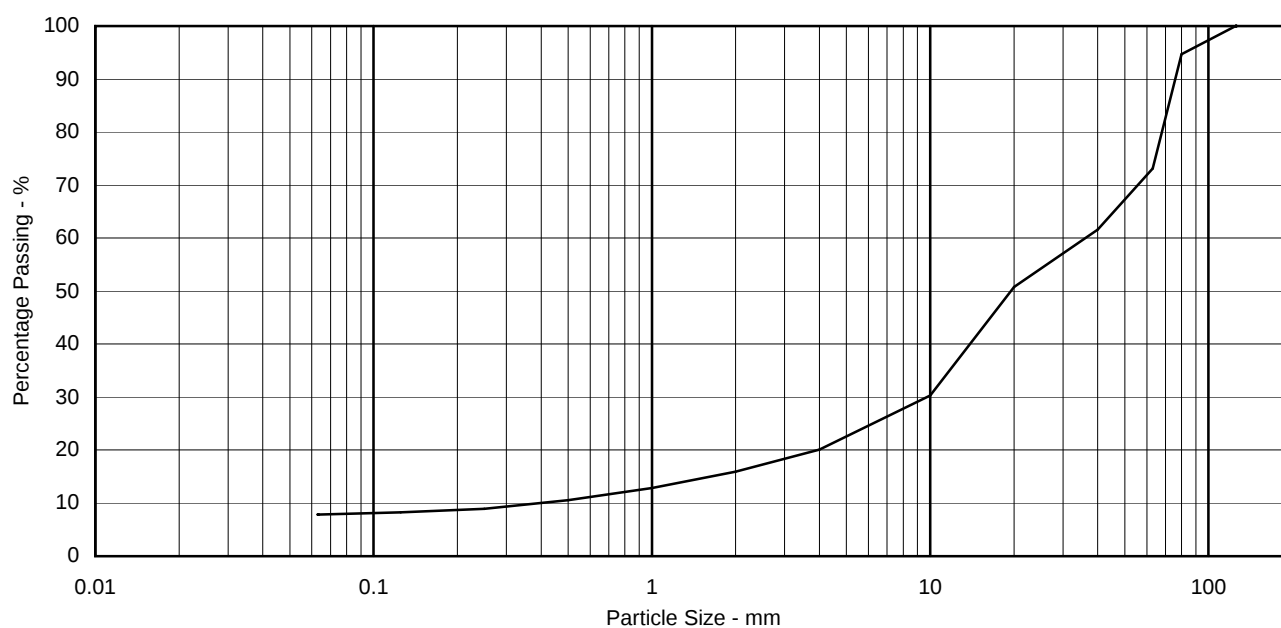
Unknown

Non Engineering Description

MADE GROUND: grey slightly silty slightly sandy fine to coarse GRAVEL with cobbles, concrete and fragments of brick

Notes

The sample as received and tested indicates grading compliance with SHW Series 600 :- 6F5



Originator

Checked & Approved

SG

SG

08/11/2022

PARTICLE SIZE DISTRIBUTION

BS EN 933-1:2012 Washing and Sieving



Sheet 1 of 1

 TERRA TEK SITE INVESTIGATION AND LABORATORY SERVICES				Site SAUNDERTON										Contract No A14430	
				Client AA Enviromental Limited											
				Engineer											
Sample Identification				Lab Sample ID	Material	Date Received	Constituent Material						Comments		
Exploratory Hole	Depth m	Sample Ref	Sample Type				Clay, soil, metals, wood, plastic, rubber, plastic (X) %	Concrete, concrete products, mortar, concrete masonry (Rc) %	Unbound aggregates, natural stone, hydraulically bound aggregates (Ru) %	Clay masonry units (bricks and tiles), non-floating concrete (Rb) %	Bituminous materials (Ra) %	Glass products (Rg) %			
S1			B	197346	MADE GROUND: grey slightly sandy slightly silty fine to coarse GRAVEL with cobbles, concrete and fragments of brick	24.10.22	0	64.9	19	15.3	0.7	0			
S2			B	197347	MADE GROUND: grey slightly silty slightly sandy fine to coarse GRAVEL with cobbles, concrete and fragments of brick	24.10.22	0	58.9	24.1	16.4	0.5	0			
Notes															
Opinions and interpretations are outside the scope of UKAS accreditation															
Drying temperature = 40°C															
UKAS Accredited Test Y/N N															
Originator		Approved		CLASSIFICATION TEST FOR THE CONSTITUENTS OF COARSE RECYCLED AGGREGATE BS EN 933-11:2009											
SG		SG 08/11/2022													

AA Enviromental Limited

For the attention of Jack Taylor

Report No: A14430
Issue No 01

LABORATORY TEST REPORT

Project Name		SAUNDERTON DATA CENTRE	
Project Number	A14430	Date samples received	28/07/2022
Your Ref	A14430	Date written instructions received	28/07/2022
Purchase Order	223159	Date testing commenced	04/08/2022
Please find enclosed the results as summarised below			
Figure / Table	Test Quantity	Description	ISO 17025 Accredited
App X.	2	Summary of Geotechnical Tests	See Sheets
	2	Particle Size Distribution	Yes
	2	Classification Test for the Constituents of Coarse Recycled Aggregate	Yes
	~	Notes on Laboratory Procedures	N/A
Remarks :			
Issued by : S. McDonagh		Date of Issue : 09/08/2022	Key to symbols used in this report S/C : Testing was sub-contracted
Approved Signatories :  09/08/2022			
D McGiff (Laboratory Coordinator), C Loudon (Quality Manager), C Donnelly (Laboratory Supervisor), I McMillan (Site Supervisor)			
Unless we are notified to the contrary, samples will be disposed after a period of one month from this date. The results reported relate to samples received in the laboratory only. All results contained in this report are provisional unless signed by an approved signatory This report should not be reproduced except in full without the written approval of the laboratory. Under multisite accreditation the testing contained in this report may have been performed at another Terra Tek laboratory. The enclosed results remain the property of Terra Tek Limited and we reserve the right to withdraw our report if we have not received cleared funds in accordance with our standard terms and conditions Only those results indicated in this report are UKAS accredited and any opinions or interpretations expressed are outside the scope of UKAS accreditation. Feedback on the this report may be left via our website www.terratek.co.uk/contact-us			



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 TERRA TEK SITE INVESTIGATION AND LABORATORY SERVICES				Site SAUNDERTON DATA CENTRE												Contract No A14430			
				Client AA Enviromental Limited															
				Engineer												~ Indicates test not carried out			
Sample Identification				Lab Sample ID	Non Engineering Sample Description	Moisture Content	Atterberg limits					Particle Density	Density		Total Stress			Other Tests	
Exploratory Hole	Depth m	Sample Ref	Sample Type				Liquid Limit	Plastic Limit	Plasticity Index	Percentage retained 425µm	Atterberg Classification		Bulk	Dry	Shear Strength	Apparent Cohesion C	Angle of Shearing Resistance Phi		
S1			B	197346	MADE GROUND: grey slightly sandy slightly silty fine to coarse GRAVEL with cobbles, concrete and fragments of brick	~		~	~	~		~	~	~	~	~	~	PSD Constituent Materials	
S2			B	197347	MADE GROUND: grey slightly silty slightly sandy fine to coarse GRAVEL with cobbles, concrete and fragments of brick	~		~	~	~		~	~	~	~	~	~	PSD Constituent Materials	
Notes				Opinions and interpretations are outside the scope of UKAS accreditation		UKAS Accredited Test Y/N		Test details are given on the 'Notes on Laboratory Procedures' sheet										See individual report sheets	
Originator		Checked & Approved		SUMMARY OF GEOTECHNICAL TESTS															
SM		 09/08/2022																	

TERRA TEK

SITE INVESTIGATION AND LABORATORY SERVICES

Site SAUNDERTON DATA CENTRE

Client AA Enviromental Limited

Engineer

Contract No **A14430**

Hole S1

Sample Ref

Depth (m)

Sample Type B

Particle Size	% Passing
125.0 mm	100
90.0 mm	100
75.0 mm	92
50.0 mm	76
37.5 mm	60
28.0 mm	46
20.0 mm	29
14.0 mm	22
10.0 mm	14
6.30 mm	8
5.00 mm	7
3.35 mm	6
2.00 mm	5
1.18 mm	5
600 µm	4
425 µm	4
300 µm	4
212 µm	4
150 µm	3
63 µm	3

Non Engineering Description

MADE GROUND: grey slightly sandy slightly silty fine to coarse GRAVEL with cobbles, concrete and fragments of brick

Sample Proportions - %

Cobbles	17.2
Gravel	77.6
Sand	2.4
Silt & Clay	2.9

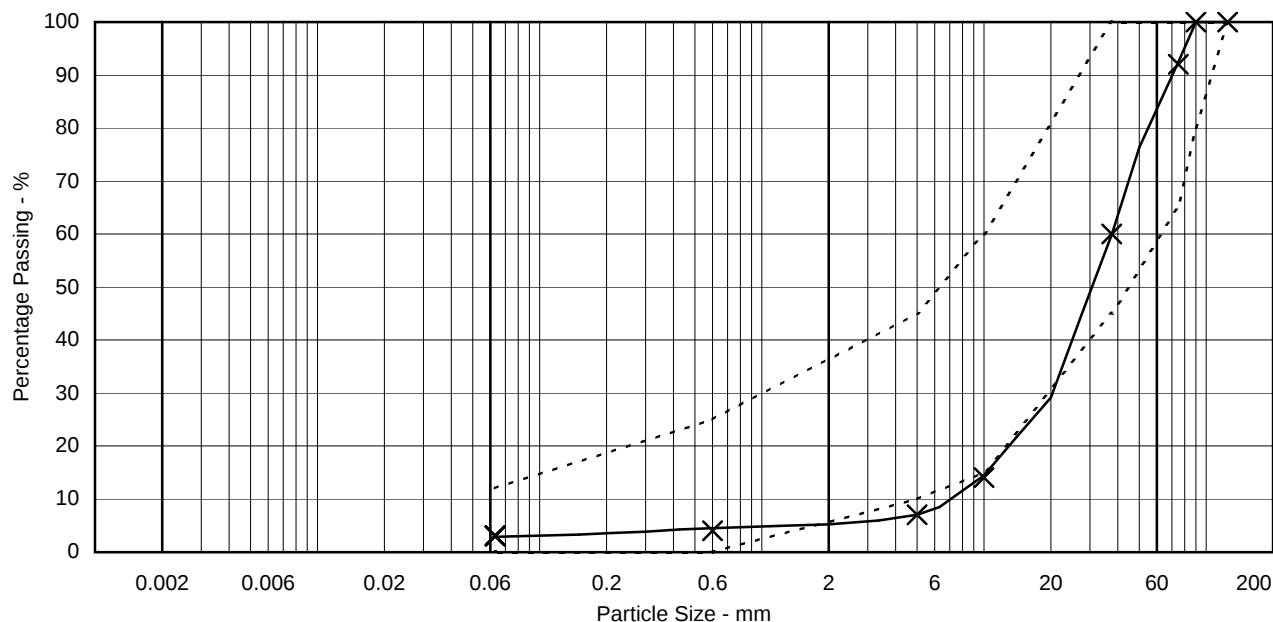
Particle Diameter - mm

D100	90
D60	38
D10	7.1
Uniformity Coefficient	5.4

Notes

The sample as received and tested indicates grading does not comply with the following material classes noted in SHW series 600 :- 6F2

Clay	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	Cobbles
	Silt			Sand			Gravel			



Originator

Checked & Approved

SK

SM
09/08/2022**PARTICLE SIZE DISTRIBUTION**

Grading Requirements for the Specification of Highway Works Materials Class 6F2
BS1377:Part 2:1990 Clause 9.2 - Wet Sieving



TERRA TEK SITE INVESTIGATION AND LABORATORY SERVICES	Site	SAUNDERTON DATA CENTRE	Contract No	A14430
	Client	AA Enviromental Limited	Hole	S2
	Engineer		Sample Ref	
			Depth (m)	
			Sample Type	B

Particle Size	% Passing
125.0 mm	100
90.0 mm	100
75.0 mm	96
50.0 mm	51
37.5 mm	43
28.0 mm	32
20.0 mm	19
14.0 mm	14
10.0 mm	9
6.30 mm	6
5.00 mm	6
3.35 mm	5
2.00 mm	4
1.18 mm	4
600 µm	3
425 µm	3
300 µm	3
212 µm	2
150 µm	2
63 µm	2

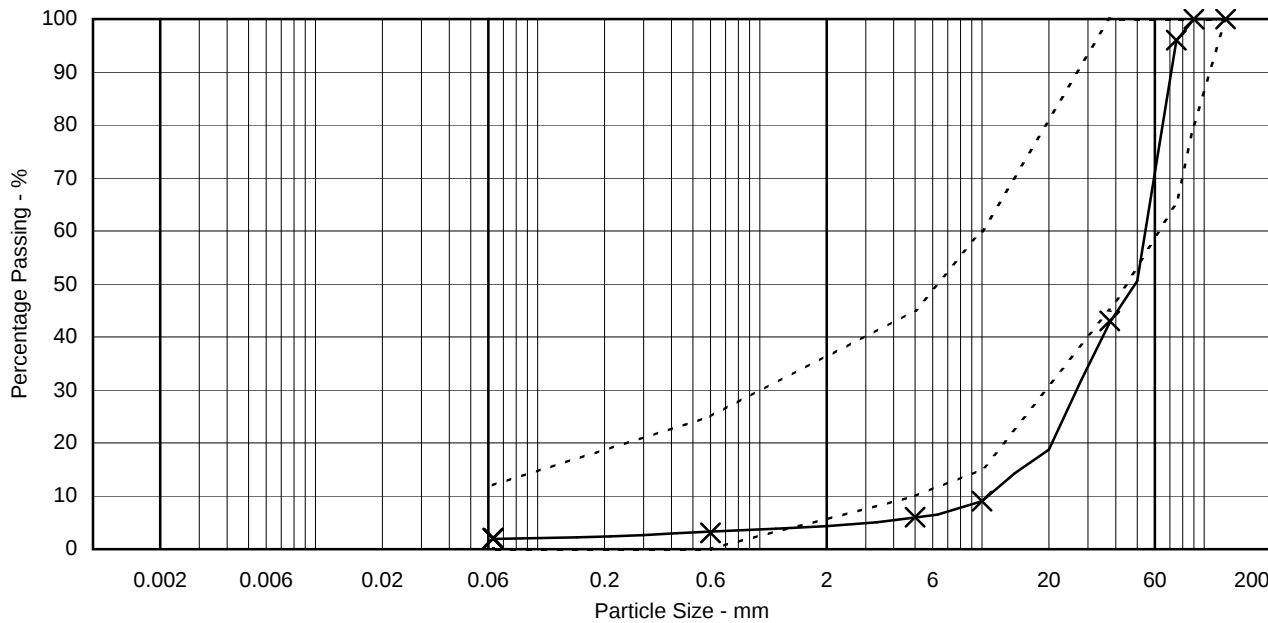
Non Engineering Description
MADE GROUND: grey slightly silty slightly sandy fine to coarse GRAVEL with cobbles, concrete and fragments of brick

Sample Proportions - %	
Cobbles	31.3
Gravel	64.4
Sand	2.4
Silt & Clay	1.9

Particle Diameter - mm	
D100	90
D60	54
D10	11
Uniformity Coefficient	4.9

Notes
The sample as received and tested indicates grading does not comply with the following material classes noted in SHW series 600 :- 6F2

Clay	Fine	Medium	Coarse	Fine	Medium	Coarse	Fine	Medium	Coarse	Cobbles
	Silt			Sand			Gravel			



Originator	Checked & Approved	PARTICLE SIZE DISTRIBUTION Grading Requirements for the Specification of Highway Works Materials Class 6F2 BS1377:Part 2:1990 Clause 9.2 - Wet Sieving	
SG	 09/08/2022		

 TERRA TEK SITE INVESTIGATION AND LABORATORY SERVICES				Site SAUNDERTON DATA CENTRE										Contract No A14430	
				Client AA Enviromental Limited											
				Engineer											
Sample Identification				Lab Sample ID	Material	Date Received	Constituent Material						Comments		
Exploratory Hole	Depth m	Sample Ref	Sample Type				Clay, soil, metals, wood, plastic, rubber, plastic (X) %	Concrete, concrete products, mortar, concrete masonry (Rc) %	Unbound aggregates, natural stone, hydraulically bound aggregates (Ru) %	Clay masonry units (bricks and tiles), non-floating concrete (Rb) %	Bituminous materials (Ra) %	Glass products (Rg) %			
S1			B	197346	MADE GROUND: grey slightly sandy slightly silty fine to coarse GRAVEL with cobbles, concrete and fragments of brick	29.7.22	0.1	77.4	19.1	3.3	0.1	0			
S2			B	197347	MADE GROUND: grey slightly silty slightly sandy fine to coarse GRAVEL with cobbles, concrete and fragments of brick	29.7.22	0.1	88.2	4.1	7.6	0	0			
Notes															
Opinions and interpretations are outside the scope of UKAS accreditation															
Drying temperature = 40°C															
UKAS Accredited Test Y/N N															
Originator		Approved		CLASSIFICATION TEST FOR THE CONSTITUENTS OF COARSE RECYCLED AGGREGATE BS EN 933-11:2009											
SG		 09/08/2022													

NOTES ON LABORATORY PROCEDURES

Samples of soil and rock taken during the site works are examined in the laboratory and assessments of their characteristics used to supplement field observations, and in-situ and laboratory test results, in the preparation of the borehole records. Preparation and testing is carried out to the requirements of British or other international Standards where applicable, or otherwise in accordance with good practice. UKAS accredited tests are indicated thus : (N). All other tests reported or opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

GEOTECHNICAL INVESTIGATION and TESTING - Laboratory Testing of Soil

Water Content (N)
 Bulk density - linear measurement method (N)
 Determination of particle size distribution - sieving, pipette and hydrometer methods (N)
 Incremental loading oedometer test (N)
 Determination of liquid limit, plastic limit and plasticity & liquidity indexes (N)

STANDARD SPECIFICATIONS

BS EN ISO 17892-1: 2014
 BS EN ISO 17892-2: 2014
 BS EN ISO 17892-4: 2016
 BS EN ISO 17892-5: 2017
 BS EN ISO 17982-12: 2018

SOILS for civil engineering purposes

Moisture content - oven drying method (N)
 Atterberg Limits (N)
 Density - linear measurement (N)
 Particle density - gas jar (N)
 Particle size distribution - sieving, pipette and hydrometer methods (N)
 Mass Loss on Ignition (N)
 Dry density/moisture content relationship (N)
 California Bearing Ratio (N)
 Moisture condition value - natural moisture and moisture content relation methods (N)
 Determination of maximum and minimum dry densities for granular soils
 One-dimensional consolidation properties (N)
 Permeability in a triaxial cell (N)
 Determination of shear strength by laboratory vane method
 Shear strength - small shear box (N)
 Undrained shear strength - triaxial test. Single and multistage loading methods (N)
 Moisture condition value - natural moisture content (N)

BS 1377:Part 2: 1990
 BS 1377:Part 2: 1990
 BS 1377:Part 2: 1990
 BS 1377:Part 2: 1990
 BS 1377:Part 2: 1990
 BS 1377:Part 3: 2018 TP042 using muffle furnace
 BS 1377:Part 4:1990
 BS 1377:Part 4:1990
 BS 1377:Part 4:1990
 BS 1377:Part 4:1990
 BS 1377:Part 5:1990
 BS 1377:Part 6:1990
 BS 1377:Part 7:1990
 BS 1377:Part 7:1990
 BS 1377:Part 7:1990
 SDD Tech Memo SH7/83

AGGREGATES

Particle size distribution - washing and sieving (N)
 Aggregate crushing value - particle size 10mm and greater (N)
 Ten percent fines value (dry and soaked) (N)
 Aggregate Impact Value
 Particle size distribution - sieving method (N)
 Particle shape- flakiness index (N)
 Resistance to fragmentation by the Los Angeles Method (N)
 Determination of the water content by drying in a ventilated oven (N)
 Particle density and water absorption (N)
 Magnesium Sulphate Test (N)

BS 812: Part 103: Section 103.1: 1985
 BS 812: Part 110: 1990
 BS 812: Part 111: 1990
 BS 812: Part 112: 1990
 BS EN 933-1: 2012
 BS EN 933-3: 2012
 BS EN 1097-2: 2020
 BS EN 1097-5 2008
 BS EN 1097-6: 2013
 BS EN 1367-2: 2009

UNBOUND & HYDRAULICALLY BOUND MIXTURES

Laboratory reference density and water content - Proctor compaction (N)
 Laboratory reference density and water content - Vibrating hammer (N)
 Moisture condition value (N)
 Determination of California bearing ratio (N)
 Determination of degree of pulverisation (N)

BS EN 13286-2 2010
 BS EN 13286-4 2003
 BS EN 13286-46 2003
 BS EN 13286-47 2012
 BS EN 13286-48 2005

ROCK

Point load strength and anisotropy indices (N)

 End preparation of rock specimens for compressive strength (N)
 Unconfined compressive strength (N)

 Unconfined compressive strength (N)
 Porosity and density - by saturation and calliper techniques (N)

 Determination of water content (N)

 Slake Durability Index (N)

ISRM Commission on Testing Methods, Suggested Method for Determining Point Load Strength: 1985
 ASTM D 4543-08
 The Complete ISRM Suggested Methods - Rock Characterization Testing 1974: 2006
 ASTM D 7012/14 - Method C
 The Complete ISRM Suggested Methods - Rock Characterization Testing 1974: 2006
 The Complete ISRM Suggested Methods - Rock Characterization Testing 1974: 2006
 The Complete ISRM Suggested Methods - Rock Characterization Testing 1974: 2006
 The Complete ISRM Suggested Methods - Rock Characterization Testing 1974: 2006

CHEMICAL AND CONTAMINATION TESTS

An extensive range of UKAS and MCERTS chemical and contamination test procedures is available for the identification and quantification of levels of contamination in the ground. Selection of the test methodology and suite of contaminants to be determined is based upon site history, conditions revealed in the course of the investigation, and intended future use. Procedures are described and referenced as appropriate in the text of this report.

CONCRETE

Samples of concrete taken during the site works are examined in the laboratory and testing is carried out to the requirements of British or other international Standards where applicable, or otherwise in accordance with good practice.

SOIL DESCRIPTION

Laboratory (non-engineering) soil descriptions are generally given in accordance with Section 6 of BS 5930: 2015

Originator	Checked & Approved	SOIL, AGGREGATE, ROCK CONCRETE TESTING	 Appendix X
CL	DM		



2183

Final Report

Report No.: 22-26900-1
Initial Date of Issue: 19-Jul-2022
Client AA Environmental Ltd

Client Address: Units 4 to 8
Cholswell Court
Shippon
Abingdon
Oxfordshire
OX136HX

Contact(s): Reporting

Project 223159 Sanderton

Quotation No.: **Date Received:** 15-Jul-2022

Order No.: **Date Instructed:** 15-Jul-2022

No. of Samples: 6

Turnaround (Wkdays): 3 **Results Due:** 19-Jul-2022

Date Approved: 19-Jul-2022

Approved By:



Details: Stuart Henderson, Technical
Manager

Results - Soil

Project: 223159 Sanderton

Client: AA Environmental Ltd	Chemtest Job No.:		22-26900	22-26900	22-26900	22-26900	22-26900	22-26900
Quotation No.:	Chemtest Sample ID.:		1469137	1469138	1469139	1469140	1469141	1469143
Order No.:	Client Sample Ref.:						C2/TP05	C2/TP01
	Client Sample ID.:		V1	V2	V3	V4	V/B1	V/B1
	Sample Location:		CRUSHED STOCKPILE	CRUSHED STOCKPILE	CRUSHED STOCKPILE	CRUSHED STOCKPILE		
	Sample Type:		SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Date Sampled:		13-Jul-2022	13-Jul-2022	13-Jul-2022	13-Jul-2022	13-Jul-2022	13-Jul-2022
	Asbestos Lab:		NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB
Determinand	Accred.	SOP	Units	LOD				
ACM Type	U	2192		N/A	-	-	-	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected

Test Methods

SOP	Title	Parameters included	Method summary
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Comments or interpretations are beyond the scope of UKAS accreditation

The results relate only to the items tested

Uncertainty of measurement for the determinands tested are available upon request

None of the results in this report have been recovery corrected

All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis

All Asbestos testing is performed at the indicated laboratory

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

Sample Deviation Codes

- A - Date of sampling not supplied
- B - Sample age exceeds stability time (sampling to extraction)
- C - Sample not received in appropriate containers
- D - Broken Container
- E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt

All water samples will be retained for 14 days from the date of receipt

Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:

customerservices@chemtest.com

APPENDIX 11

GROUNDWATER MONITORING RESULTS

		Pre-existing health																		Newly Initiated Health (2022)																	
		Ann 2017 (P1)		Ann 2017 (P2)		RPS 2017		RPS 2018		RPS 2019 (P1)		RPS 2019 (P2)		RPS 2020		RPS 2021		RPS 2022		RPS 2023		RPS 2024		RPS 2025		RPS 2026		RPS 2027		RPS 2028		RPS 2029		RPS 2030			
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
Data Sampled		RPS1		RPS2		RPS3		RPS4		RPS5		RPS6		RPS7		RPS8		RPS9		RPS10		RPS11		RPS12		RPS13		RPS14		RPS15		RPS16		RPS17		RPS18	
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223159- Saunderton Groundwater Level Data										
BH	Date	Measurement from top of standpipe (SP) or top over cover (C)	Z (m AOD)	Water Level (m)	Base of BH (m)	Water Level (m AOD)	Base of BH (m AOD)	Easting	Northing	Notes
BH101	27/7/22	C	124.65	19.58	30.18	105.07	94.47	480908.00	198555.00	
BH103	27/7/22	C	133.35	DRY	28.55	DRY	104.80	480612.00	198512.00	
BH105	2/8/22	C	130.95	27.055	30.12	103.90	100.83	480924.00	198401.00	
Abstraction BH	2/8/22	C	129.00	25.55	-	103.45	-	-	-	
BH401	2/8/22	C	122.683	16.81	30.08	105.88	92.61	480838.59	198696.69	
BH402	2/8/22	C	138.875	35.97	45.85	102.91	93.03	480671.99	198397.27	
BH403	2/8/22	C	122.683	41.57	53.68	81.11	69.01	480838.59	198696.69	
BH401	16/8/22	C	122.683	17.19	30.15	105.49	92.53	480838.59	198696.69	
BH402	15/8/22	C	138.875	36.31	45.25	102.57	93.63	480671.99	198397.27	
BH403	22/8/22	C	122.683	41.85	52.88	80.83	69.80	480838.59	198696.69	
BH101	4/10/22	C	124.65	21.11	30.15	103.54	94.50	480908.00	198555.00	
BH103	3/10/22	C	133.35	28.81	28.84	104.54	104.51	480612.00	198512.00	
BH105	3/10/22	C	130.95	28.47	30.39	102.48	100.56	480924.00	198401.00	
Abstraction BH	3/10/22	C	129.00	26.84	-	102.16	-	-	-	
BH401	4/10/22	C	122.683	18.29	30.13	104.39	92.55	480838.59	198696.69	
BH402	3/10/22	C	138.875	37.33	45.82	101.55	93.06	480671.99	198397.27	
BH403	3/10/22	C	122.683	42.84	52.61	79.85	70.08	480838.59	198696.69	
BH101	15/11/22	C	124.65	21.62	30.56	103.03	94.09	480908.00	198555.00	
BH103	14/11/22	C	133.35	-	-	-	-	480612.00	198512.00	Flush top not located - likely excavated
BH105	14/11/22	C	130.95	28.87	30.56	102.08	100.39	480924.00	198401.00	
Abstraction BH	14/11/22	C	129.00	27.10	-	101.90	-	-	-	
BH401	15/11/22	C	122.683	18.83	30.46	103.85	92.22	480838.59	198696.69	
BH402	14/11/22	C	138.875	37.63	45.47	101.25	93.41	480671.99	198397.27	
BH403	14/11/22	C	122.683	43.20	53.27	79.48	69.41	480838.59	198696.69	

APPENDIX 12

CONTRACTOR'S ASBESTOS MANAGEMENT PLAN



Prepared for: -
Former Molins Site
Haw Lane
Saunderton
Buckinghamshire
HP14 4JD

13th June 2022

Asbestos Management Plan and Method Statement

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1. Introduction.

1.1 Scope of works.

Enterprise Skip Hire Limited is to cover the demolition and earthworks in preparation for four data centre buildings and electricity substation.

The enabling works included clearance of remaining debris and non-retained structures, excavation to reduce ground levels across most of the development area and installation of a substation compound.

The required reduced level excavation necessitates the removal of the majority of the made ground from across the future development platform. It was estimated that 195,000m³ of inert materials would be removed from site.

The construction work be undertaken in one phase with the normal operational hours of 7.00 to 1800 Monday to Friday and 8.00 to 13.00 on a Saturday over a proposed 6-months period.

1.2 Purpose of the Asbestos Management Plane and Method Statement.

The purpose of this document is to set out the following all in accordance with the Remediation Strategy (2010). Due to all the current procedures and measures in place, the company do not feel it necessary to undertake any air or dust monitoring. If any circumstances arise, this will be reconsidered.

- Appraisal of the identified and likely locations of Asbestos Containing Materials (ACM)
- Methods of excavation in the made ground as well as a watching brief for ACM identification.
- Protocol for inspecting arising's, initial visual identification of ACM, follow up and verification testing.
- Stockpiling of arising's: protocol, coverage and safeguarding
- Protocol for ACM removal where necessary.

1.3 Reference and Guidance Documents.

This document has been prepared in accordance with the provision of the Control of Asbestos Regulations (CAR) 2012 and the guidance in the CL:AIRE (2016), Control of Asbestos Regulations 2012 – Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition Materials: Industry guidance. Other documents are listed below:

- Construction (Design and Management) Regulations 2015. Environmental Protection Act 1990.
- Health and Safety at Work Act 1971.
- HSE (2012) Asbestos Essentials – Advice on non-licensed work with asbestos.
- HSE (2012) Asbestos; The licensed Contractors' guide HSG247
- HSE (2013) Managing and working with asbestos. Control of Asbestos Regulations 2012- Approved code of practice and guidance.
- HSE (2017) Asbestos health and safety. www.hse.gov.uk/asbestos/index.htm
- The Environmental Protection (Duty of Care) Regulations 1991.
- The Hazardous Waste (England and Wales) 2016.

2. Responsibilities.

The duty to manage asbestos is contained in Regulation 4 of the Control of Asbestos Regulations (CAR) 2012. The duty holder is regarded as the owner of the non-domestic premises or the person or organisation that has clear responsibility for the maintenance or repair of non-domestic premises.

The duty holder is responsible for ensuring that appropriate preventive and control measures are implemented and maintained. Employees and workers must also be committed to working in accordance with the policies and measures provided by the duty holder.

The CAR 2012 requires the duty holder to:

- Take reasonable steps to find out if there are materials containing asbestos in non-domestic premises, and if so, its amount, where it is and what condition it is in.
- Presume materials contain asbestos unless there is strong evidence that they do not.
- Make, and keep up-to-date, a record of the location and condition of the asbestos-containing materials – or materials which are presumed to contain asbestos
- Assess the risk of anyone being exposed to fibres from the materials identified.
- Prepare a plan that sets out in detail how the risks from these materials will be managed.
- Take the necessary steps to put the plan into action.
- Periodically review and monitor the plan and the arrangements to act on it so that the plan remains relevant and up-to-date.
- Provide information on the location and condition of the materials to anyone who is liable to work on or disturb them.

All site workers and personnel have responsibility to:

- Take reasonable care for their own health and safety.
- Take reasonable care that their acts or omissions do not adversely affect the health and safety of other persons.
- Comply with instructions given for their own safety and health and that of others.
- Comply with all work procedures and instructions related to asbestos.
- Co-operate with supervisors and managers in their fulfilment of legislative obligations.
- Report immediately to their supervisor any perceived safety or health risk.
- Wear and maintain in good order all protective clothing and apparatus provided by the manager or supervisor for personal protection.
- Ensure all equipment is in good working order.

Visitors at the site have a responsibility in relation to asbestos to:

- Comply with instructions given for their own safety and health and that of others.
- Comply with all work procedures and instructions related to asbestos.
- Co-operate with the duty holder or site manager in their fulfilment of legislative obligations.
- Take care of their safety and health and that of others.
- Report immediately to the site manager any perceived safety or health risk.

3. Asbestos Identification and Risk Assessment.

The risk to human health from asbestos is related to the inhalation of asbestos fibres. Therefore, any asbestos cement fragments or friable materials present a negligible risk if buried and undisturbed. Friable asbestos may generate elevated airborne fibre levels if lying on the surface or disturbed and cement fragments may also do so if they are broken up and pulverised such as may occur during planned excavation works of made ground at the site.

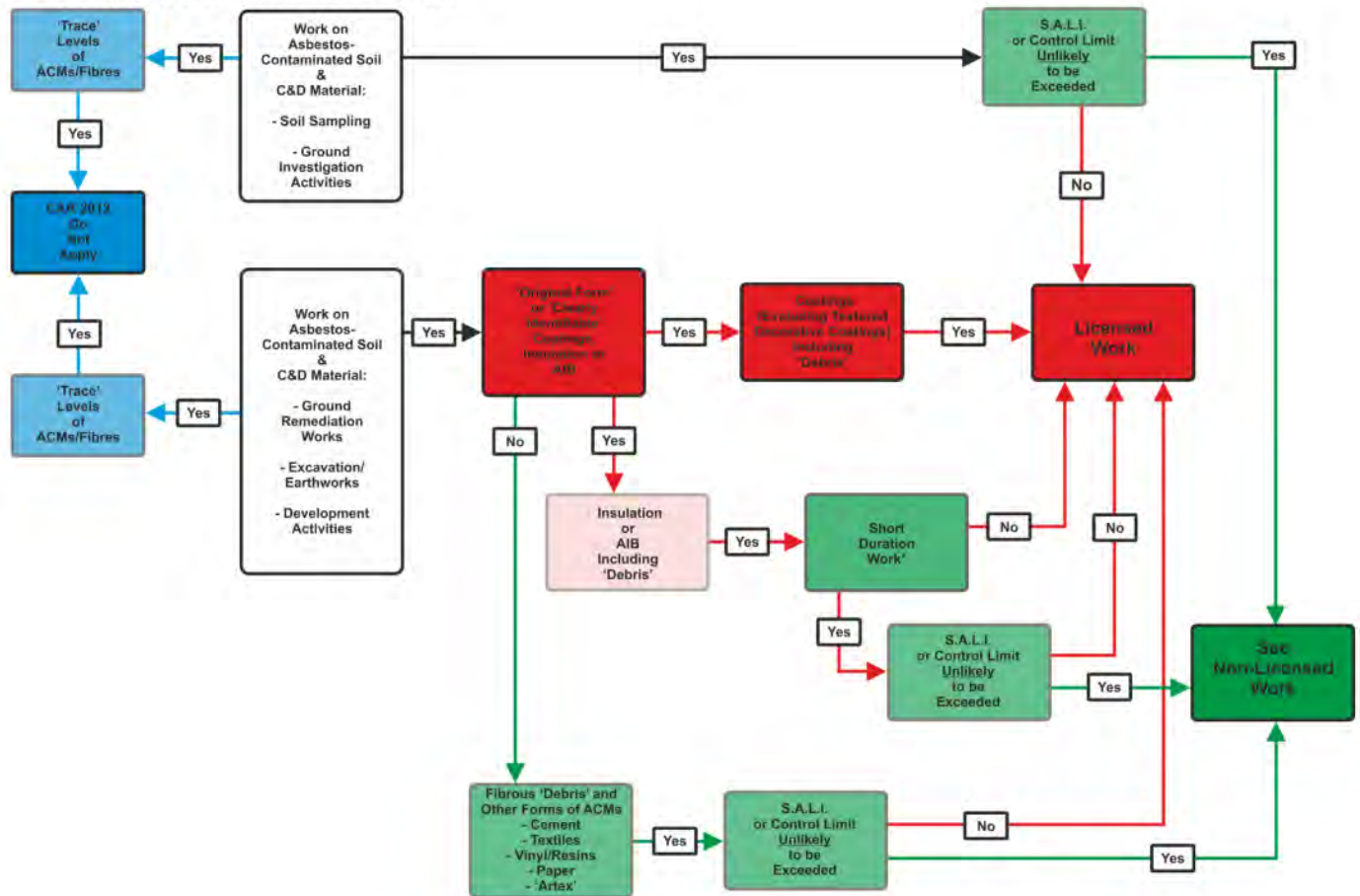
Based on the available information from ground investigations, it is considered that the works to be undertaken at the site is considered 'non-licensed' work. However, the type and quantity of ACM identified during the works will confirm if the works will be notifiable.

The HSE guidance document 'Asbestos Essentials – Advice on non-licensed work with asbestos' and the CL:AIRE (2016) Industry Guidance document provide guidance to help with decision making as to whether a license is required or if the work is notifiable. This is summarised in the CL:AIRE (2016) Decision Flow Chart shown in Chart 1.

All excavation works into Made Ground at the site will be covered by Control of Asbestos Regulations (CAR) 2012 relevant Health and Safety guidance. In addition, workers involved with excavation and clearing must be trained and competent, and appropriate measures must be used to eliminate asbestos exposure or reduce it to as low as is reasonably practicable. Mitigation measures include:

- Construction/maintenance workers to wear EN149 type FFP3 disposal respiratory protective equipment (RPE)
- Manual/localised dust suppression measures are implemented
- Localised and basic decontamination facilities are provided.

Licensed Work Decision Flowchart



4. Asbestos Work Procedures.

4.1 General.

This section has been prepared in accordance to CAR 2012 and it describes the procedures and possible methodologies to be used by contractors and construction workers during the excavation, handling and disposal or placement of potential asbestos containing materials identified during Phase 1 and 2 of the former Molins Site.

Although the planned works is considered not to require an asbestos licence, precautions should be taken during the works to prevent health impacts should ACMs be encountered during the works.

Through the site induction process, all site personnel are to be educated regarding the potential risks associated with asbestos containing materials which may be encountered on the surface or in excavated Made Ground. The information to be provided during the induction sessions should include identification of friable and non-friable asbestos, awareness of hazards associated with asbestos, emergency procedures and proper storage and disposal of asbestos material.

All site personnel are to be made aware of the procedures (see Chart 2) that should be adhered to should suspected asbestos containing materials be identified at the site.

4.2 Plan of Work.

Regulation 7 of the CAR 2012 requires that a written Plan of Work be prepared prior to the commencement of works at the site. The Plan of Work should contain the information regarding:

- The nature and probable duration of the work;
- The number of people involved in the work;
- The work address, location and site layout with a description of where and nature of ACM that may be encountered.
- The methods to be used to prevent or reduce exposure to asbestos, e.g. prevention and control measures and arrangements for the handling and disposal of asbestos waste;
- The type of equipment, including PPE and RPE, used for:
 - o Protecting and decontaminating those carrying out the work;
 - o Protecting other people present at or near the worksite.

4.3 Asbestos Management Procedures

Regulation 24 of the CAR 2012 requires that any detected raw asbestos and asbestos waste is properly packaged, labelled, stored and transported.

Prior to the commencement of excavation of Made Ground, a visual inspection should be carried out by a competent person and any identified ACMs removed following the procedures detailed in Section 4.3.1. During excavation and loading activities, dust emissions from the excavation face and trucks being loaded are to be suppressed at all times using water spray or other suitable dust suppression technique.

Excavator operator and truck drivers are to work in an enclosed cabin with movements outside of the cabin to be reduced to a minimum. All site personnel in the work area are to wear appropriate personal protective equipment (PPE).

4.3.1 Asbestos Containing Materials at the Surface.

Where limited amount of ACMs (i.e. asbestos fragments/sheets or any fibrous asbestos) are identified or suspected at the surface of the site, precautions to prevent fibre release should be taken. The ACMs should be securely sealed and double-bagged in suitable, labelled bags or wrapping. The bags used must be designed to ensure that no asbestos fibres can be released during handling and transport. Stronger packages will be required if the waste contains sharp metal fragments or materials that could puncture the bags.

It is recommended that large item of rigid ACM such as sheets of asbestos cement should not be broken up or cut down for disposal in bags. The intact rigid waste should be double wrapped in suitable polythene sheeting (1000 gauge) or other suitable material and labelled accordingly.

If the asbestos waste is not disposed of immediately, the sealed bags or wrapped packages (for large rigid ACMs) should be locked in a suitable and clearly marked storage area, i.e. a lockable skip or freight container.

4.3.2. Pre-Sampling Prior to Excavation

Where possible, prior to excavation, representative samples from areas of planned excavation works within the Made Ground shall be collected. The representative samples of the Made Ground should be obtained by a competent person and sent to the laboratory for asbestos identification and quantification.

In the unlikely event of there being large volumes of excavated waste contaminated by asbestos, it may not be practicable to place material into plastic bags or bulk packaging. Consideration may be given to the placement of material directly into an appropriate pre-lined bulk container such as a haulage vehicle or a roll-on, roll-off skip. Procedures should be in place to minimise the spread of asbestos during the loading operation and to prevent spread from the load while it is being transported on the road.

4.3.2 Asbestos Containing Materials in Excavated Ground

Excavation works within Made Ground where pre-sampling has not occurred shall be undertaken under a watching brief and supervision of a suitably 'competent person' to visually check for the presence of potential ACM. A competent person should possess adequate qualifications, such as suitable training and sufficient knowledge, experience and skill for the safe performance of the proposed works.

Made Ground encountered during the excavation should be quarantined at first and stored with suitable sheets or geo-fabric covering pending asbestos assessments. Representative samples of the Made Ground should be obtained by a competent person and sent to the laboratory for asbestos identification.

The procedure to be followed in the event of asbestos being detected in the Made Ground is shown in Chart 2. The primary response should be to avoid any further disturbance of the material and prevent access to the stockpile area by the placement of barricades. If the materials appears friable or there is a risk of further disturbance from the weather such as high winds the material may be dampened down and covered with heavy gauge polythene or geo-fabric either of which should then be properly secured and warning signs should be put in place and the discovery should be included in any daily toolbox talks.

4.4 Transportation and Disposal of Asbestos Waste.

The strategy for the contained transport of asbestos materials to landfill should be considered based on the type and volume of the waste. Transportation and disposal will be undertaken by specialist registered contractors in accordance with the specific requirements of the Hazardous Waste (England and Wales) Regulations 2016.

Bags, wrapping or packaging containing asbestos waste should be appropriately labelled and transported directly to a suitably permitted disposal site. Wherever possible and practical, asbestos contaminated waste should be transported in an enclosed vehicle, skip or freight container. In all circumstances, a suitable receptacle should be used to transport bagged or wrapped asbestos waste to make sure that the bags and packaging cannot become damaged or open up and release asbestos material or asbestos fibres during transit. Similarly, bulk containers into which bulk excavated waste materials are loaded should be capable of being transported in a manner that eliminates the spread of asbestos.

All incidents concerning the uncovering of suspected ACM are to be dealt with and recorded in accordance with the HSE Regulations. The record should include:

- Date and time of detection;
- Nature and description of the ACM;
- Response action taken and date of action.

Once the material has been confirmed as containing asbestos the material may be removed Registered Contractor with a completed consignment note or the signs taken down if it is confirmed as non-asbestos.

APPENDIX 13

PERMITS AND LICENSES



POLLUTION PREVENTION AND CONTROL ACT 1999

LOCAL AUTHORITY POLLUTION PREVENTION AND CONTROL PART "B" INSTALLATION PERMIT

Buckinghamshire Council (the regulator) in exercise of its powers under Regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016 (as amended) (SI 2010 No. 675) hereby permits:

Installation Stockpiling, loading, unloading and crushing of bricks, tiles and concrete:

P J Labour Services Ltd
Wayside
Aylesbury
Buckinghamshire
HP18 0PZ

Tel: 01296 655131

Grid ref: 477805, 215978

Name and address of operator

P J Labour Services Ltd
Wayside
Aylesbury
Buckinghamshire
HP18 0PZ

Registered office of company

P J Labour Services Ltd
5 Technology Park
Colindeep Lane
Colindale
London
NW9 6BX

Company Registration No. 03229168

Date of current permit issue

10th November 2021

Reference

EH/00024636 v.7

Legislation

Pollution Prevention and Control Act 1999

The Environmental Permitting (England and Wales) Regulations 2016 (as amended) (SI 2010 No. 675) (hereafter referred to as the EP Regulations)

(The objective of this legislation is summarised in the attached notes)

Reference for compliance

PG 3/16(12) – Statutory guidance for mobile crushing and screening

Category of Permitted Activity

Statutory Instrument 2010 No. 675 (as amended) Schedule 1 Part 2 Chapter 3 – Mineral Industries

Section 3.5 – Other Mineral Activities

Part B (c) – The crushing, grinding or other size reduction, with machinery designed for that purpose, of bricks, tiles or concrete

Statement of Permitting

The operator is hereby permitted to carry on the activity of crushing, grinding or other size reduction, with machinery designed for that purpose, of bricks, tiles or concrete and other mineral products as designated by regulation (hereinafter called the activity or installation) at the installation known as P J Labour Services, Wayside, Aylesbury, Buckinghamshire HP18 0PZ.

This activity is subject to the conditions stipulated in this Permit.

The operator's attention is drawn to The Environmental Permitting (England and Wales) Regulations 2016 (as amended), Part 2 concerning the issue of permits and appeals, and Part 4, which relates to enforcement of permit conditions and offences.

The relevant local authority/regulator is Buckinghamshire Council; hereafter referred to as the regulator.

Description of Permitted Activity

- No concrete crushing is undertaken at the site itself. The concrete crushers are mobile and are located from one site to another to operate on a temporary basis. Such operations are covered by this permit.
- A concrete crusher is transported/delivered to a site in England or Wales with a fully trained operator.
- Demolition and waste material including concrete, hardcore and rubble are fed into the concrete crusher(s) by 360° excavator or loading shovel where it is crushed and stockpiled.
- Crushed material is either reused on site or is loaded onto road vehicles for onward transportation to another point of use or storage.

Superseded Authorisations/Permits relating to this installation			
Holder	Date of Issue	Reference	Comments
P J Labour Ltd	August 2006	AVDC/EPA 39	Permit first issued
P J Labour Ltd	September 2010	AVDC/EPA 39/VAR/10	Variation to include one new crusher and amendment to conditions
P J Labour Ltd	June 2011	AVDC/EPA 39/10/VAR3	Variation to remove three crushers and to add three new crushers and amendment to conditions
P J Labour Ltd	August 2012	AVDC/EPA 39/10/VAR4	Variation to remove two crushers and to add two new crushers
P J Labour Ltd	February 2014	AVDC/EPA39/VAR 02/14	Variation to remove two crushers and to add two new crushers
P J Labour Ltd	June 2014	AVDC/EPA39/VAR 060614	Variation to add one new crusher
P J Labour Ltd	March 2016	EH/00024636	Variation to amend and update conditions
P J Labour Ltd	June 2017	EH/00024636 v.2	Variation to remove one crusher and add one new crusher and to add one new soil screener
P J Labour Ltd	July 2018	EH/00024636 v.3	Variation to remove one crusher and add one new crusher
P J Labour Ltd	May 2019	EH/00024636 v.4	Variation to add one new crusher
P J Labour Ltd	June 2019	EH/00024636 v.5	Variation to add one new crusher
P J Labour Ltd	September 2021	EH/00024636 v.6	Variation to update registered office of company address, to remove six crushers and to add two new crushers
P J Labour Ltd	November 2021	EH/00024636 v.6	Variation to add one new crusher

Conditions

The above-named company is permitted to operate a concrete crushing installation using the following concrete crushers and soil screeners, subject to compliance with the following conditions.

Schedule of plant and equipment			
Make	Plant type	Model	Serial number
Kleeman	Crusher	K002/MC 100R EVO	K0020015
McCloskey	Crusher	J40V2	75283
Sandvik	Crusher	QJ241	QJ241-10200
Sandvik	Crusher	QJ241	A20QJ241009
Sandvik	Crusher	QJ241	QJ241-10011

Asbestos

- Asbestos shall not be crushed or screened

Notifications

- The operator shall, before the mobile plant is operated, notify the regulator of the site where the mobile plant is to be operated, and the regulator who issued the permit:
 - where and when the mobile plant is expected to start operating; and

b. the serial numbers of the mobile plant involved

3. The operator shall submit to the regulator who issued the permit any changes to the list of permitted plant. The plant new to the list shall not be used until the regulator has approved the alteration to the list of permitted plant.

Emissions and monitoring

4. No visible particulate matter shall be emitted beyond the site boundary.
5. The emission requirements and methods and frequency of monitoring set out in Table 1 shall be complied with.
6. All plant and equipment capable of causing, or preventing, emissions shall be maintained in accordance with the manufacturer's instructions. Records shall be kept of such maintenance.

Aggregates delivery and storage

7. Dusty materials (including dusty wastes) shall only be stored in suitable open stockpiles or stock bays and shall be subject to suppression and management techniques to minimise dust emissions.

Crushers and screening units

8. Crushers shall be totally contained or fitted with a water suppression system over the crusher aperture.
9. Where the use of water as a method of dust suppression is necessary in order to meet the emission limits, it shall be used. In such circumstances, if water of the required pressure is not available for use on the suppression system, then the process shall not operate.
10. Deposits of dust on external parts of the plant shall be cleaned off at the end of each working day in order to minimise the potential for wind entrainment.
11. Processed materials likely to generate dust shall be conditioned with water prior to internal transfer.

Belt conveying

12. All dusty materials, including wastes, shall be moved via fully enclosed conveyors. All transfer points shall, where necessary, be enclosed or used with dust suppression to minimise wind entrainment of dust.

Loading, unloading and transport

13. No potentially dusty materials (including wastes) or finished products, shall arrive on or leave the site other than by the use of sheeted or covered vehicles.

Roadways and transportation

14. All areas where there is regular movement of vehicles shall have a consolidated surface capable of being cleaned and these surfaces shall be kept clean and in good repair or shall be kept wet.
15. Vehicles shall not track material from the site onto the highway.

Records and training

16. Written or computer records of all tests and monitoring shall be kept by the operator for at least 2 years. They and a copy of all manufacturers' instructions referred to in this permit shall be made available for examination by the regulator. Records shall be kept of operator inspections, including those for visible emissions.
17. Staff at all levels shall receive the necessary training and instruction to enable them to comply with the conditions of this permit. Records shall be kept of relevant training undertaken.

Best available techniques

18. The best available techniques shall be used to prevent or, where that is not practicable, reduce emissions from the installation in relation to any aspect of the operation of the installation which is not regulated by any other condition of this permit.
19. If the operator proposes to make a change in operation of the installation, they must, at least 14 days before making the change, notify the regulator in writing. The notification must contain a description of the proposed change in operation. It is not necessary to make such a notification if an application to vary this permit has been made and the application contains a description of the proposed change. In this condition "change in operation" means a change in the nature or functioning, or an extension, of the installation, which may have consequences for the environment.

Table 1 – Emission limits, monitoring and other provisions				
Substance	Source	Emission limit/ Provisions	Type of monitoring	Monitoring frequency
Particulate matter	Whole process	Avoidance of visible emissions crossing the site boundary	Recorded operator observations	On start-up and at least two more occasions each day
Smoke	Engines	No visible smoke during normal operation	Recorded operator observations	On start-up and at least two more occasions each day

Signed:


Date: 1st November 2021

Designation: Environmental Protection Officer
 Authorised by Buckinghamshire Council to sign on that behalf.

Environmental Health
 Regulatory Services
 Directorate of Planning, Growth and Sustainability

The Gateway
 Gatehouse Road
 Aylesbury
 Bucks, HP19 8FF

01296 585605
 envhealth.av@buckinghamshire.gov.uk

End of Permit

EXPLANATORY NOTES

These explanatory notes do not form part of the permit

This Permit is issued under Regulation 13 of the Environmental Permitting (England and Wales) Regulations 2016 (SI 2010 No.675) (as amended) ("the EP Regulations") to operate an installation carrying out one or more of the activities listed in Part B to Schedule 1 of those Regulations, to the extent authorised by the permit.

The operator shall use the best available techniques for preventing or where that is not practical, reducing emissions from the installation.

Schedule 8 details where the definition of BAT can be obtained within the IPPC Directive. Article 2(11) of the IPPC Directive defines "best available techniques" as follows:

"Best available techniques" shall mean the most effective and advanced stage in the development of activities and their methods of operation which indicate the practical suitability of particular techniques for providing in principle the basis for emission limit values designed to prevent, and where that is not practical, generally to reduce emissions and the impact on the environment as a whole.

- "techniques" shall include both the technology used and the way in which the installation is designed, built, maintained, operated and decommissioned.

- "available techniques" shall mean those developed on a scale which allows implementation in the relevant industrial sector, under economically and technically viable conditions, taking into consideration the cost and advantages, whether or not the techniques are used or produced inside the Member State in question, as long as they are reasonably accessible to the operator;

- "best" shall mean most effective in achieving a high general level of protection of the environment.

In determining the best available techniques, special consideration should be given to the items listed in Annex IV"

Confidentiality

The permit requires the operator to provide information to the regulator. The regulator will place the information onto the public register in accordance with the requirements of the EP Regulations. If the operator considers that any information provided is commercially confidential, it may apply to the Council to have such information withheld from the register as provided in the EP Regulations. To enable the regulator to determine whether the information is commercially confidential, the operator should clearly identify the information in question and should specify clear and precise reasons.

Changes in operations and variations to the permit

This permit may be varied in the future. If at any time the activity, or the aspect of the activity regulated by the permit conditions changes such that the conditions no longer reflect the activity and require alteration, the regulator should be contacted at least 14 days before the changes are made.

Surrender of the permit

Where the operator intends to cease the operation of an installation (in whole or in part) the regulator should be informed in writing, such notification must include the information specified in Regulation 24(3) of the EP Regulations.

Transfer of the permit or part of the permit

Before the permit can be wholly or partially transferred to another person, a joint application to transfer the permit has to be made by both the existing and proposed holders, in accordance with Regulation 21 of the EP Regulations. A transfer will be allowed unless the Authority considers that the proposed holder will not be the person who will have control over the operation of the installation or will not ensure compliance with the conditions of the transferred permit.

Responsibility under other legislation

This permit is given in relation to the requirements of the EP Regulations. Your responsibilities for health and safety in the workplace remain in place. This permit does not detract from any other statutory requirements such as any need to obtain planning permission, building regulation approval and waste disposal licence or discharge consent from the Environment Agency.

Environmental Management Systems

It is desirable to put in place some form of structured environmental management system (EMS), whether by adopting published standards (ISO 14001 or the EU Eco Management and Audit Scheme [EMAS]) or by setting up an EMS tailored to the nature and size of the activity.

Annual subsistence fees

The annual subsistence charge is payable on 1 April each year. An invoice will be issued by the regulator, which will provide further details on how to pay.

Appeal against permit conditions

Anyone who is aggrieved by the conditions attached to an environmental permit can appeal to the appropriate person. Appeals must be made in accordance with the requirements of Regulation 31 and Schedule 6 of the EP Regulations.

Appeals in England be made to the Secretary of State for Environment, Food and Rural Affairs no later than 6 months from the date of the decision (the date on the bottom of the Permit) at the following address:

The Planning Inspectorate
Environment Team, Major & Specialist Casework
Room 4/04 – Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Tel: 0117 372 8726

Fax: 0117 372 8139

A person who wants to make an appeal must –

- (a) send the Planning Inspectorate written notice of the appeal and the documents specified below; and
- (b) at the same time send the regulator (the Council) copies of the notice and documents
 - A statement of the grounds of appeal;
 - A copy of any relevant paperwork;
 - A copy of any relevant environmental permit;
 - A copy of any relevant correspondence between the appellant and the regulator;

- A copy of any decision or notice which is the subject matter of the appeal; and
- A statement indicating whether the appellant wishes the appeal to be in the form of a hearing or dealt with by way of written representation.

An appellant may withdraw an appeal by notifying the Planning Inspectorate in writing and must send a copy of that notification to the regulator

Please Note

- an appeal under paragraph (1) does not have the effect of suspending the decision or notice in question: Any decision or notice must still be complied with.

On determining an appeal under paragraph (1) in respect of a notice the appropriate authority –

- (a) may quash or affirm the notice; and
- (b) if it affirms, may do so in its original form or with such modifications as it thinks fit.

End of explanatory notes

APPENDIX 14

REMEDIATION STRATEGY ADDENDUM

Intended for
Avalon DC Limited

Date
August 2022

Project Number
16200011947-004

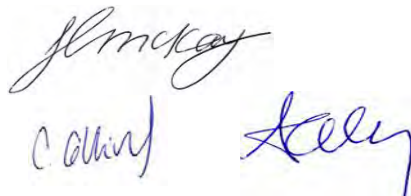
FORMER MOLINS SITE, SAUNDERTON **REMEDIATION STRATEGY ADDENDUM**

REMEDIATION STRATEGY ADDENDUM FORMER MOLINS SITE, SAUNDERTON

Project No. **16200011947-004**
Issue No. **01**
Date **03 August 2022**
Made by **Jo McKay**
Checked by **Charles Collins**
Approved by **Andy Mcvey**

Made by:

Checked/Approved by:



This report is produced by Ramboll at the request of the client for the purposes detailed herein. This report and accompanying documents are intended solely for the use and benefit of the client for this purpose only and may not be used by or disclosed to, in whole or in part, any other person without the express written consent of Ramboll. Ramboll neither owes nor accepts any duty to any third party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by their reliance on the information contained in this report.

Version Control Log

Revision	Date	Made by	Checked by	Approved by	Description
1	03/08/2022	JM	CC	AM	Issue to Client

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EXECUTIVE SUMMARY

Ramboll UK Limited (Ramboll) was instructed by Avalon DC Limited (the “Client”), to prepare a Remediation Strategy Addendum for the redevelopment at the former Molins site, Haw Lane, Saunderton, Buckinghamshire. The redevelopment initially comprises the removal of remaining existing structures and preparation a development platform, followed by the construction of the new data centre facility.

A Remediation Strategy for the site was produced by RPS in 2010 in relation to the proposed development. This was submitted to Local Authority Planning Department in support of the discharge of Condition 7 of planning permission PI11/00197/ADRC and Condition 7 was subsequently discharged.

This addendum report provides updates to the 2010 strategy to reflect changes to guidance and best practice in the intervening period since the strategy was developed. The addendum strategy also takes into consideration additional investigation data collected in 2014 and the current site status.

The key elements of the Remediation Strategy Addendum comprise:

- Details of environmental investigation work undertaken since 2010 and the current status of the site.
- Additional remediation requirements for the site as follow:
 - Additional hotspot / potential source area removal
 - Updated material management methodology
 - Groundwater monitoring programme
 - Groundwater well decommissioning
 - Imported soils for landscaped areas
 - Update of the remediation target criteria
 - Requirements in relation to permits and licensing
 - Requirements in relation to water supply pipes

1. INTRODUCTION

1.1 General Introduction

Ramboll UK Limited ("Ramboll") was instructed by Avalon DC Limited (the "Client"), to prepare a Remediation Strategy Addendum for the former Molins site, Haw Lane, Saunderton, Buckinghamshire (the "site").

This addendum report is required in connection with the development of the site as a data centre, the groundworks for which are currently in progress.

1.2 Background

The original remediation strategy¹ was produced by RPS in 2010. This document has been submitted to Local Authority Planning Department and the associated planning condition (refer to section 1.3) was subsequently discharged.

This addendum report provides updates to the 2010 strategy to reflect changes to guidance and best practice in the intervening period since the agree remediation strategy was developed, including:

- UK Government guidance on land contamination risk management (LCRM); Environment Agency, October 2020 (<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>).

The addendum strategy also takes into consideration additional investigation data collected in 2014 and the current site status.

This addendum strategy should be read in conjunction with the 2010 Remediation Strategy by RPS.

1.3 The Proposed Development

The development includes four data centre buildings. The planning application for the development (re: 08/05740/FULEA) was approved in November 2008. Ramboll understand that since this time the proposed development scheme has not been significantly altered albeit, in 2022, a Section 73 application was submitted in relation to proposed minor amendment to the proposed scheme. This primarily involves the relocation of the proposed electricity substation from the south of the site to the north-east. The proposed development layout is presented in Figure 1, Appendix 1.

The planning decision notice included contaminated land conditions, including Condition 7 (remediation method statement). Following submission of the RPS Remediation Strategy, Condition 7 was discharged in March 2011 (planning ref: PI11/00197/ADRC).

1.4 General Limitations and Reliance

This report has been prepared by Ramboll exclusively for the intended use by the client in accordance with the agreement between Ramboll and the client (proposal reference 1620011947 Molins Ground Contamination Proposal_3.0, dated 21st July 2022) defining, among others, the purpose, the scope and the terms and conditions for the services. No other warranty, expressed or implied, is made as to the professional advice included in this report or in respect of any matters outside the agreed scope of the services or the purpose for which the report and the associated agreed scope were intended or any other services provided by Ramboll.

¹ Site Remediation Strategy – Saunderton Data Centre; RPS, dated November 2010 (ref: BES0131 R 101103)

In preparation of the report and performance of any other services, Ramboll has relied upon publicly available information, information provided by the client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Ramboll was accurate, complete and available to Ramboll within the reporting schedule.

Ramboll's services are not intended as legal advice, nor an exhaustive review of site conditions and/or compliance. This report and accompanying documents are initial and intended solely for the use and benefit of the client for this purpose only and may not be used by or disclosed to, in whole or in part, any other person without the express written consent of Ramboll. Ramboll neither owes nor accepts any duty to any third party, unless formally agreed by Ramboll through that party entering into, at Ramboll's sole discretion, a written reliance agreement.

2. CURRENT SITE CONDITION

Since submission of the RPS remediation strategy in 2010, additional stages of environmental work have taken place, including:

- Desk Study and Ground Investigation – Former Molins Factory; Hydrock, dated November 2014 (ref: R/13649/004)
- Remediation Statement – Former Molins Site; GEA, dated June 2020 (ref: J20063A)

The 2014 assessments were carried out in connection with a proposed alternative residential development scheme and the 2020 Statement was not submitted to the regulatory authorities.

2.1 Summary of Recent Environmental Work

The 2014 Hydrock investigation included two groundwater monitoring wells at down-hydraulic gradient positions to the former factory buildings and 37 No. trial pits.

The investigation recorded asbestos in the made ground and six 'hot spots' where elevated concentrations of polyaromatic hydrocarbons (PAHs), total petroleum hydrocarbon (TPH) and semi-volatile organic compounds (SVOCs) were recorded in shallow soil in excess of generic assessment criteria for a residential end-use. The location of the 'hot spots' is shown in Figure 2A, Appendix 1.

Groundwater sampling carried out as part of the investigation did not identify dissolved hydrocarbons and risks to controlled water were assessed to be low.

The 2020 revised remediation strategy was developed by GEA in the context of a the permitted end-use and alternative remediation target levels developed. Ten 'hot spots' of either organic or asbestos impacted soils were identified as requiring excavation and off-site disposal as shown in Figure 2B, Appendix 1.

2.2 Current Site Status

Earthworks to prepare the development platform at the site are currently underway. The enabling works includes clearance of remaining debris and non-retained structures, excavation to reduced ground levels across the majority of the development area and installation of a substation compound. The required reduced level excavation necessitates the removal of the majority of the made ground from across the future development platform.

An additional ground investigation has been recently carried out by AA Environmental Ltd (AAE) to provide soil characterisation data for waste disposal and / or re-use purposes.

2.3 Conceptual Site Model

The additional investigation data does not alter the overarching objectives and conceptual site model which formed the basis of the 2010 RPS remediation strategy. The principal receptor includes groundwater within the underlying chalk aquifer. The future development includes widespread hardstanding and building cover which limits the risk to future site users from localised contamination in the underlying soil.

The 2010 strategy included for removal of contaminated soil 'hot spots' identified at this time. Update information includes the presence of other 'hot spots' and potential sources of contamination outside of the proposed development footprint (e.g. settlement tanks, soakaways, waste water lagoon, substation with leaking transformer, possible groundwater well-head and pump-house). Suspected asbestos containing materials have also been observed in peripheral areas of landscaping adjacent to the eastern and western site boundaries.

These additional potential source areas have been included within this addendum strategy.

3. REMEDIATION STRATEGY UPDATES

3.1 Introduction

The 2010 RPS remediation strategy included for delineation / removal of nine soil 'hot spots', the implementation of a discovery strategy during the ground works, off-site disposal of contaminated soils and associated validation.

This addendum strategy outlines the following additional remediation requirements for the site:

- Additional hotspot / potential source area removal
- Updated material management methodology
- Groundwater monitoring programme
- Groundwater well decommissioning
- Imported soils for landscaped areas (if required)
- Update of the remediation target criteria
- Requirements in relation to permits and licensing
- Requirements in relation to water supply pipes

3.2 Additional Hotspot / Potential Source Area Removal

Additional hotspots to those listed in the 2010 strategy and potential sources of contamination have been identified outside of the proposed development footprint.

Other known features include settlement tanks, soakaways, waste-water lagoon, a substation with leaking transformer, possible groundwater well-head and pump-house. Suspected asbestos containing materials have also been observed in peripheral areas of landscaping adjacent to the eastern and western site boundaries. These areas are shown in Figure 4, Appendix 1.

Previous investigations and risk assessments have not identified significantly contaminated soils or groundwater which pose an unacceptable risk to receptors. Based on the previous ground condition information, any significantly contaminated soils which may be present are expected to be localised.

It is proposed that a system of appropriate inspection and assessment of shallow soils is implemented for these areas.

The contractor will provide an appropriately qualified remediation engineer to supervise the work and keep records of visual and olfactory observations, ground conditions and preferential migration pathways. Volatile vapour readings of the shallow soils will be recorded using a portable photoionization detector (PID).

In line with the discovery strategy detailed in the 2010 remediation strategy, localised areas of significantly contaminated soil requiring excavation would include:

- soils heavily impacted with hydrocarbons and free phase hydrocarbons; and
- unusual and significant discolouration, staining or odours.

In addition, if visible asbestos containing materials (ACMs) are encountered, these will need to be removed by the contractor from the made ground. Visible ACMs would be hand-picked and require off-site disposal to an appropriately licensed waste management facility.

The approach for 'hot spot' excavation of localised significantly impacted soils (where encountered) should follow the approved methodology detailed in Section 4.3 of the 2010 RPS strategy.

3.3 Updated Materials Management Methodology

3.3.1 Material Re-Use

The overall site level is intended to be lowered and the potential for material re-use is therefore limited (primarily need in the north corner).

Where feasible, any material re-used during the work should be carried out in accordance with the principles set out in the CL:AIRE Definition of Waste: Industry Code of Practice (DoWCoP)². The DoWCoP provides a consistent and efficient process which enables the reuse of excavated materials on-site or movement between sites. Implementation of DoWCoP supports sustainable and cost-effective development of land and can provide an alternative to Environmental Permits or waste exemptions.

The contractor will maintain records of the excavation, movement, tracking and placement of materials. Material excavation must be recorded and materials tested against relevant criteria prior to placement in suitable locations. A material tracking system should be used and relevant records to be kept in order that verification of material movements can be undertaken at a later date. The contractor will be responsible for ensuring the suitability of materials placed as general fill and ensuring appropriate environmental and geotechnical testing is undertaken. Environmental re-use criteria are included in Section 4, Table 4.2 below.

Direct Transfer

In order to reduce volumes of waste soil disposed of to landfill, surplus clean naturally occurring soils generated as part of the site preparation works may be directly transferred to other sites for re-use. This must also be undertaken in accordance with the principles set out in the DoWCoP.

The contractor is responsible for ensuring the requirements of relevant waste and materials management legislation are met.

3.3.2 Imported Aggregates

If there is a requirement to use imported material on-site, such as the imported engineering fill, the contractor should ensure that this is carried out under the WRAP Protocol³.

The contractor should provide the following documentation for imported material:

- date of supply;
- product description to aggregates standard and customer specification;
- the name and contact details of the aggregate producer;
- the quantity imported to site by weight and volume;
- a statement that the aggregate was produced in compliance with the Quality Protocol; and
- the locations on site where the imported aggregate was used, including the depth/thickness of fill (e.g. the depth placed within excavations).

Prior to use on-site, the imported material should be inspected by the contractor for visible signs of contamination such as asbestos, hydrocarbon staining or odours. Appropriate testing and chemical analysis will also be required to be undertaken to ensure imported material is suitable for its intended use.

² The Definition of Waste: Development Industry Code of Practice (DoWCoP); CL:AIRE (2008)

³ Aggregates from inert waste – Quality Protocol; Waste & Resource Action Programme (WRAP) and Environment Agency (2013)

3.4 Soils for Landscaped Areas

It is understood that some areas of soft landscaping will be created as part of the proposed development. The contractor should confirm that either:

1. The existing soil in landscaping areas is appropriate for its use; **or**
2. If not appropriate, clean soil is imported and tested to confirm its quality.

If using existing soils, the contractor should provide soil sampling data to confirm that the soil meets the remediation targets detailed in Table 4.1. A sampling frequency of two sample per 10m by 10m area of landscaping is required. In addition, a minimum of four samples per area of soft landscaping will be required for asbestos analysis only. This is in addition to any landscaping requirements (see also bullet points below).

Imported soil for landscaping purposes should comprise subsoil and topsoil which meets the requirements of the British Standards for subsoil and topsoil (BS8601:2013 and BS3882:2015) and has been chemically verified to ensure it is suitable for its intended use. The chemical threshold levels are detailed in Table 4.1 should also be met. Validation samples should be collected from the imported soil once placed **in-situ** at the development, to verify that the soil is not contaminated. The rate of testing shall be **one sample per 100m³**, or a minimum of three samples if the volume is less.

3.5 Groundwater Monitoring Programme

It was previously agreed between RPS and the EA that a programme of groundwater monitoring would be implemented. This is not detailed in the 2010 remediation strategy.

Three groundwater monitoring wells (BH101, BH103, BH105) remain present along with a potential abstraction well located in the south-west of the site.

A programme of groundwater monitoring will be implemented utilising the existing well network. In addition, three new groundwater monitoring wells (BH401, BH402, BH403) are to be installed, including one well up-gradient (NE corner of site) and two boreholes adjacent to the down-gradient site boundary (W and SW). Figure 3, Appendix 1 shows the location of the well network.

Groundwater monitoring sampling and frequency shall include:

- a minimum frequency of one round during ground works using low flow techniques. One round of monitoring to be carried out following completion of the ground works.
- Collection of field water quality parameters (ORP, DO, sCond, pH, temp)
- Groundwater analysis to include speciated petroleum hydrocarbons and BTEX (TPH CWG), PAHs and volatile organic compounds (VOCs).

The monitoring wells will require protection during the construction phase. At present it is recommended that the protection comprise a concrete ring placed encompassing the well and signage denoting the monitoring well's presence, thereby protecting it from plant or excavation.

3.6 Groundwater Well Decommissioning

An existing groundwater abstraction well is known to be present in the south-west of the site. A suspected well-head and pumping equipment has also been identified in the north-eastern corner of the site.

The existing abstraction wells (where identified) and the network of groundwater monitoring wells (refer to section 3.5) are to be retained for the duration of the groundworks. Following completion of the verification monitoring, the contractor will ensure the well network is

decommissioned in line with the EA's guidance on decommissioning redundant boreholes and wells⁴.

3.7 Permits and Licenses

It is the responsibility of the contractor to obtain all relevant licenses, exemptions, consents and deployment forms relevant to the works prior to beginning any work. The contractor will notify Ramboll and the client of any necessary permits, consents or license applications. The contractor shall comply with and give all notices required by any regulation or by-law applicable to the works, including treatment and reuse of the material on-site (including soil and water discharges).

3.8 Water Supply Pipes

Buried water supply pipes can be at risk from permeation and accelerated deterioration from certain contaminants. Where appropriate, detailed assessment of existing and future pipe materials shall be undertaken by the contractor, who should also liaise with the local water supply company and are directed to the following document for guidance:

- Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites; UK Water Industry Research (UK WIR), 2010 (Ref. 10/WM/03/21).

⁴ Good Practice for Decommissioning Boreholes and Wells; Environment Agency, October 2012

4. REMEDIAL TARGET CONCENTRATIONS

4.1 2010 Remedial Target Concentrations

RPS previously derived Remedial Target Concentrations (RTCs) for soil protective of both human health and controlled waters which is detailed in the 2010 Remediation Strategy. The soil RTCs were based on the result of qualitative and quantitative risk assessment of the available soil quality dataset and a quantitative risk assessment for controlled waters.

4.2 Updated Remedial Target Concentrations

There have been updates to methodologies and toxicology information since the RTC were derived in 2010. Where the existing RTC are not considered stringent enough (i.e. current GAC are lower than the RTC), Ramboll has reviewed and derived updated RTC to meet current standards. The updated RTC for the soil are designed to be protective of human health taking into account updated physical-chemical and toxicologic data for the relevant compounds.

The updated RTC has been derived for specific land-use at the site post development, based on the proposed development layout, and includes updated RTC for both hardstanding and building area and for soft landscaping areas. For the soft landscaping areas, it has been assumed that there is the potential for public access and therefore both commercial end use standards and public open space standards has been taken into consideration.

The 2010 RTC also included controlled water targets for soil for TPH aromatic fractions C10-12 and C12-16, as such these have been carried forward and applied in the updated RTC to be protective of controlled waters.

The updated RTCs and re-use criteria are provided in Tables 4.1 and 4.2 below (*note that these are not intended for use as import criteria*).

Table 4.1. UPDATED REMEDIAL TARGET CONCENTRATIONS

Determinand	Hardstanding and Buildings			Soft Landscaping Areas		
	Source of RPS RTC	Agreed RPS Target Level (mg / kg)	Updated Ramboll Hardstanding Target Level* (mg / kg)	Source of RPS RTC	Agreed RPS Target Level (mg / kg)	Updated Ramboll Landscaping Target Level& (mg / kg)
Benzene	SGV (Industrial)	95	15	GAC (Industrial)	95	15"
Toluene	SGV (Industrial)	4,400	4,400	GAC (Industrial)	4,400	4,400
Ethylbenzene	SGV (Industrial)	2,800	2,800	GAC (Industrial)	2,800	2,800
o-xylene	SGV (Industrial)	2,600	2,600	GAC (Industrial)	2,600	2,600
m-xylene	SGV (Industrial)	3,500	3,400	GAC (Industrial)	3,500	3,400"
p-xylene	SGV (Industrial)	3,200	3,200	GAC (Industrial)	3,200	3,200
Aliphatic C5-6	GAC (Industrial)	3,400	2,400	GAC (Industrial)	3,400	2,400"
Aliphatic C6-8	GAC (Industrial)	8,300	5,300	GAC (Industrial)	8,300	5,300"
Aliphatic C8-10	GAC (Industrial)	2,100	1,300	GAC (Industrial)	2,100	1,300"
Aliphatic C10-12	GAC (Industrial)	10,000	6,100	GAC (Industrial)	10,000	6,100"
Aliphatic C12-16	GAC (Industrial)	61,000	43,000	GAC (Industrial)	61,000	23,000

Table 4.1. UPDATED REMEDIAL TARGET CONCENTRATIONS

Aliphatic C16-35	GAC (Industrial)	-	1,000,000	GAC (Industrial)	1,600,000	410,000
Aliphatic C35-44	GAC (Industrial)	-	1,000,000	GAC (Industrial)	1,600,000	410,000
Aromatic C5-7	GAC (Industrial)	28,000	15	GAC (Industrial)	28,000	15"
Aromatic C7-8	GAC (Industrial)	59,000	33,000	GAC (Industrial)	59,000	33,000"
Aromatic C8-10	GAC (Industrial)	3,700	2,200	GAC (Industrial)	3,700	2,200"
Aromatic C10-12	GAC Industrial [Controlled Waters]	10,000 [425]	425 ^	Controlled Waters	17,000	425 ^
Aromatic C12-16	Controlled Waters	1,900	1,900 ^	Controlled Waters	36,000	1,900 ^
Aromatic C16-21	GAC (Industrial)	-	29,000	GAC (Industrial)	28,000	7,900
Aromatic C21-35	GAC (Industrial)	-	29,000	GAC (Industrial)	28,000	7,900
Aromatic C35-44	GAC (Industrial)	-	29,000	GAC (Industrial)	28,000	7,900
Acenaphthene	-	-	75,000	GAC (Industrial)	85,000	28,000
Acenaphthylene	-	-	76,000	GAC (Industrial)	84,000	28,000
Anthracene	-	-	520,000	GAC (Industrial)	530,000	150,000

Table 4.1. UPDATED REMEDIAL TARGET CONCENTRATIONS						
Benzo(a)anthracene	-	-	BaP Surrogate	GAC (Industrial)	90	BaP Surrogate
Benzo(a)pyrene	-	-	76	GAC (Industrial)	14	21
Benzo(b)fluoranthene	-	-	BaP Surrogate	GAC (Industrial)	100	BaP Surrogate
Benzo(ghi)perylene	-	-	BaP Surrogate	GAC (Industrial)	650	BaP Surrogate
Benzo(k)fluoranthene	-	-	BaP Surrogate	GAC (Industrial)	140	BaP Surrogate
Chrysene	-	-	BaP Surrogate	GAC (Industrial)	140	BaP Surrogate
Dibenzo(ah)anthracene	-	-	BaP Surrogate	GAC (Industrial)	13	BaP Surrogate
Fluoranthene	-	-	23,000	GAC (Industrial)	23	23
Fluorene	-	-	60,000	GAC (Industrial)	64,000	19,000
Indeno(123-cd)pyrene	-	-	BaP Surrogate	GAC (Industrial)	60	BaP Surrogate
Naphthalene	GAC (Industrial)	200	110	GAC (Industrial)	200	110"
Phenanthrene	-	-	22,000	GAC (Industrial)	22,000	6,200
Pyrene	-	-	54,000	GAC (Industrial)	54,000	15,000

Table 4.1. UPDATED REMEDIAL TARGET CONCENTRATIONS

Asbestos	NA	No Identifiable Asbestos	No Identifiable Asbestos [%]	NA	No Identifiable Asbestos	No Identifiable Asbestos [%]
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Notes:

* Updated Hardstanding Guideline Assessment Criteria are based on Ramboll GACs for Commercial/Industrial end use. These are based on the standard GAC scenario for Commercial/Industrial with 1% Soil Organic Matter in a Sand. The phys-chem and toxicological data is taken from a range of literature sources including the Environment Agency Science Report documents, LQM's S4UL publication, CLAIRE documentation and other relevant published literature sources.

& Updated Landscaping Guideline Assessment Criteria are based on Ramboll GACs for Public Open Space 2. These are based on the standard GAC scenario for Public Open Space 2 with 1% Soil Organic Matter in a Sand. It is noted that where the Commercial/Industrial GAC is more stringent, this value has been adopted for landscaped areas as a precautionary approach (marked as ").

Benzene and Benzo(a)pyrene GACs are based on the C4SL approach and toxicity assessment for Low Level of Concern, the remaining contaminants are based on Minimal Risk toxicology assessment.

TPH Aromatic 5-7 and TPH Aromatic 7-8 are assumed to be equivalent to benzene and toluene, and as such the GACs for these compounds have been applied to the relevant TPH Carbon chains.

^ Values are based on original remedial targets, based on protection of Controlled Waters

[%] Whilst the intention is to remove all asbestos from the site, where this is not practicable areas may be capped with hardstanding or an appropriate cover system comprising clean materials and a marker layer.

Table 4.2 UPDATED SOIL RE-USE CRITERIA FOR AREAS BENEATH HARDSTANDING			
Determinand	Hardstanding and Building Areas		
	Source of RPS RTC	Agreed RPS Target Level (mg / kg)	Updated Ramboll Hardstanding Target Level* (mg / kg)
Benzene	SGV (Industrial)	95	15
Toluene	SGV (Industrial)	4,400	4,400
Ethylbenzene	SGV (Industrial)	2,800	2,800
o-xylene	SGV (Industrial)	2,600	2,600
m-xylene	SGV (Industrial)	3,500	3,400
p-xylene	SGV (Industrial)	3,200	3,200
Aliphatic C5-6	GAC (Industrial)	3,400	2,400
Aliphatic C6-8	GAC (Industrial)	8,300	5,300
Aliphatic C8-10	GAC (Industrial)	2,100	1,300
Aliphatic C10-12	GAC (Industrial)	10,000	6,100
Aliphatic C12-16	GAC (Industrial)	61,000	43,000
Aliphatic C16-35	GAC (Industrial)	-	1,000,000
Aliphatic C35-44	GAC (Industrial)	-	1,000,000
Aromatic C5-7	GAC (Industrial)	28,000	15
Aromatic C7-8	GAC (Industrial)	59,000	33,000
Aromatic C8-10	GAC (Industrial)	3,700	2,200
Aromatic C10-12	GAC Industrial [Controlled Waters]	10,000 [425]	425^
Aromatic C12-16	Controlled Waters	1,900	1,900^
Aromatic C16-21	GAC (Industrial)	-	29,000

Table 4.2 UPDATED SOIL RE-USE CRITERIA FOR AREAS BENEATH HARDSTANDING			
Aromatic C21-35	GAC (Industrial)	-	29,000
Aromatic C35-44	GAC (Industrial)	-	29,000
Acenaphthene	-	-	75,000
Acenaphthylene	-	-	76,000
Anthracene	-	-	520,000
Benzo(a)anthracene	-	-	BaP Surrogate
Benzo(a)pyrene	-	-	76
Benzo(b)fluoranthene	-	-	BaP Surrogate
Benzo(ghi)perylene	-	-	BaP Surrogate
Benzo(k)fluoranthene	-	-	BaP Surrogate
Chrysene	-	-	BaP Surrogate
Dibenzo(ah)anthracene	-	-	BaP Surrogate
Fluoranthene	-	-	23,000
Fluorene	-	-	60,000
Indeno(123-cd)pyrene	-	-	BaP Surrogate
Naphthalene	GAC (Industrial)	200	110
Phenanthrene	-	-	22,000
Pyrene	-	-	54,000
Asbestos	NA	No Identifiable Asbestos	No Identifiable Asbestos [%]

Notes:

* Updated Hardstanding Guideline Assessment Criteria are based on Ramboll GACs for Commercial/Industrial end use. These are based on the standard GAC scenario for Commercial/Industrial with 1% Soil Organic Matter in a Sand. The phys-chem and toxicological data is taken from a range of literature sources including the Environment Agency Science Report documents, LQM's S4UL publication, CLAIRE documentation and other relevant published literature sources.

& Updated Landscaping Guideline Assessment Criteria are based on Ramboll GACs for Public Open Space 2. These are based on the standard GAC scenario for Public Open Space 2 with 1% Soil Organic Matter in a Sand. It is noted that where the Commercial/Industrial GAC is more stringent, this value has been adopted for landscaped areas as a precautionary approach (marked as ").

Benzene and Benzo(a)pyrene GACs are based on the C4SL approach and toxicity assessment for Low Level of Concern, the remaining contaminants are based on Minimal Risk toxicology assessment.

TPH Aromatic 5-7 and TPH Aromatic 7-8 are assumed to be equivalent to benzene and toluene, and as such the GACs for these compounds have been applied to the relevant TPH Carbon chains.

^ Values are based on original remedial targets, based on protection of Controlled Waters

% Whilst the intention is to remove all asbestos from the site, where this is not practicable areas may be capped with hardstanding or an appropriate cover system comprising clean materials and a marker layer.

APPENDIX 1 FIGURES



Legend

Site Boundary

Figure Title
Proposed Development Layout

Project Name
Former Molins Site, Haw Lane,
Saunderton

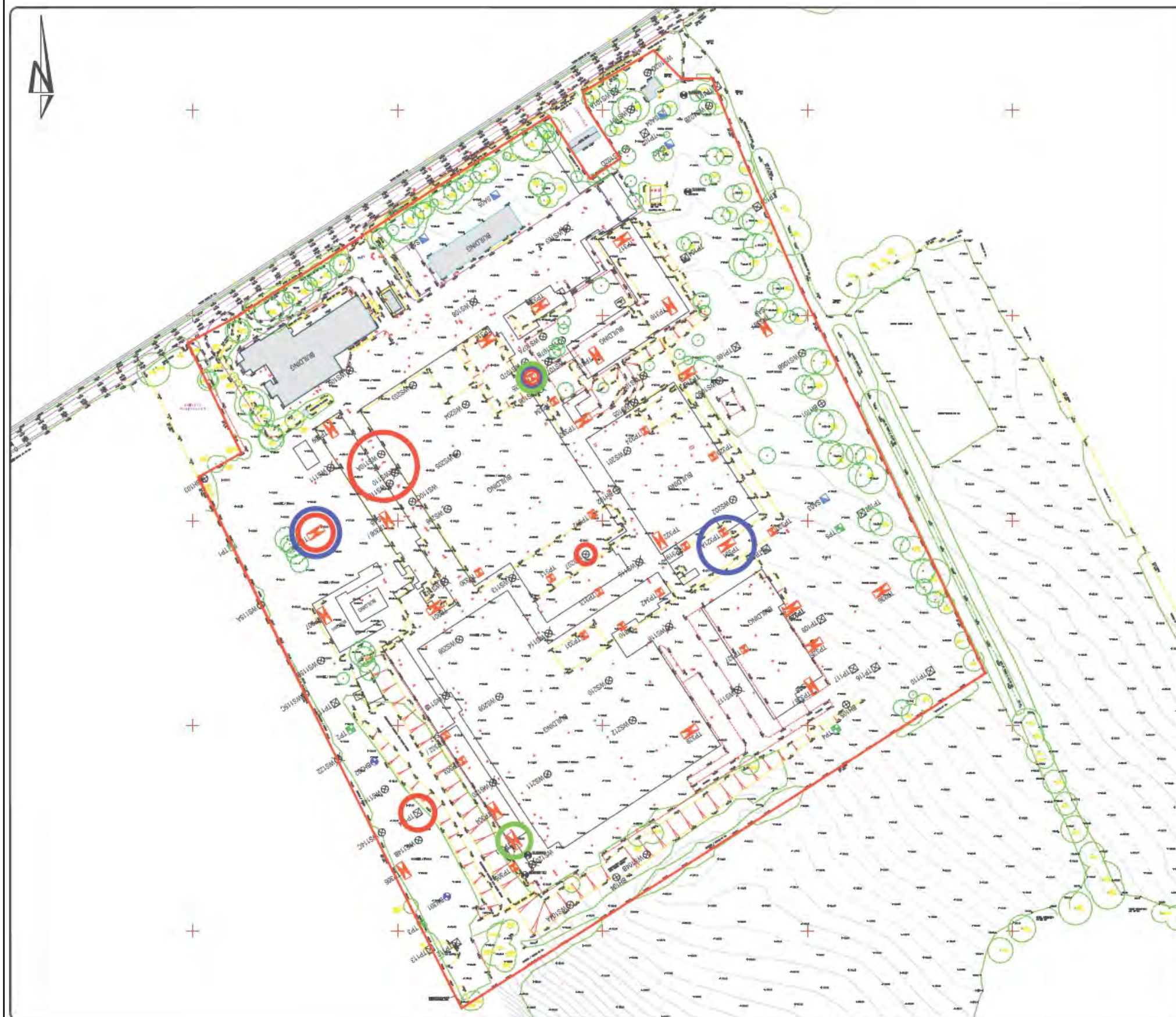
Project Number 1620011947-004	Figure No. 1
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Date July 2022	Prepared By CC
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Scale Not to Scale	Issue 1
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Client
Avalon DC

RAMBOLL



Notes:

Based on topographical survey by MK surveys dated June 2014 (reference 19751 Rev -)

Site boundary

Cut Slope

Terra Tec Ground Investigation - July 2009

Chalk Borehole

Window sample

Trial pit

Additional window sample

RPS Investigation - May 2009

Trial pit

Hydrock Soakaway Investigation/Due Diligence Report - October 2013

Trial pit/soakaway

Hydrock Investigation - August 2014

Borehole

Trial pit / Soakaway

Identified Hotspots

PAHs

Petroleum Hydrocarbons

SVOCs

NOTES

Pervasive asbestos has been identified in the Made ground across the site

A	13/11/14	Initial issue	NG	AJ
Rev	Date	Description	By	Ctd

Hydrock

Over Court Barns
Over Lane
Almondsbury
Bristol BS32 4DF
TEL: 01454 619 533
FAX: 01454 614 125
E-Mail: bristol@hydrock.com
or visit www.hydrock.com

Client
ST CONGAR

Project
HAW LANE
SAUNDERTON

Title
Zonation Plan

Drawing Status
INFORMATION

Job No.
C13649

Drawn	Checked	Scale at A2	Date	Issue Date
NG	AJ	1:1,250	13/11/14	13/11/14

Drawing No.	Revision
13649 - G004	A

Legend

Site Boundary

Figure Title
Soil Remediation Hotspot
Locations (Hydrock,2014)

Project Name
Former Molins Site, Haw Lane,
Saunderton

Project Number 1620011947-004	Figure No. 2A
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Date July 2022	Prepared By CC
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Scale Not to Scale	Issue 1
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Legend

Site Boundary

Figure Title
Soil Contamination Hotspot Locations (GEA, 2020)

Project Name
Former Molins Site, Haw Lane, Saunderton

Project Number 1620011947-004	Figure No. 2B
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Date July 2022	Prepared By CC
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Scale Not to Scale	Issue 1
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Legend

- Site Boundary
- Proposed Additional Groundwater Monitoring Well
- Existing Abstraction Well
- Existing Groundwater Monitoring Well

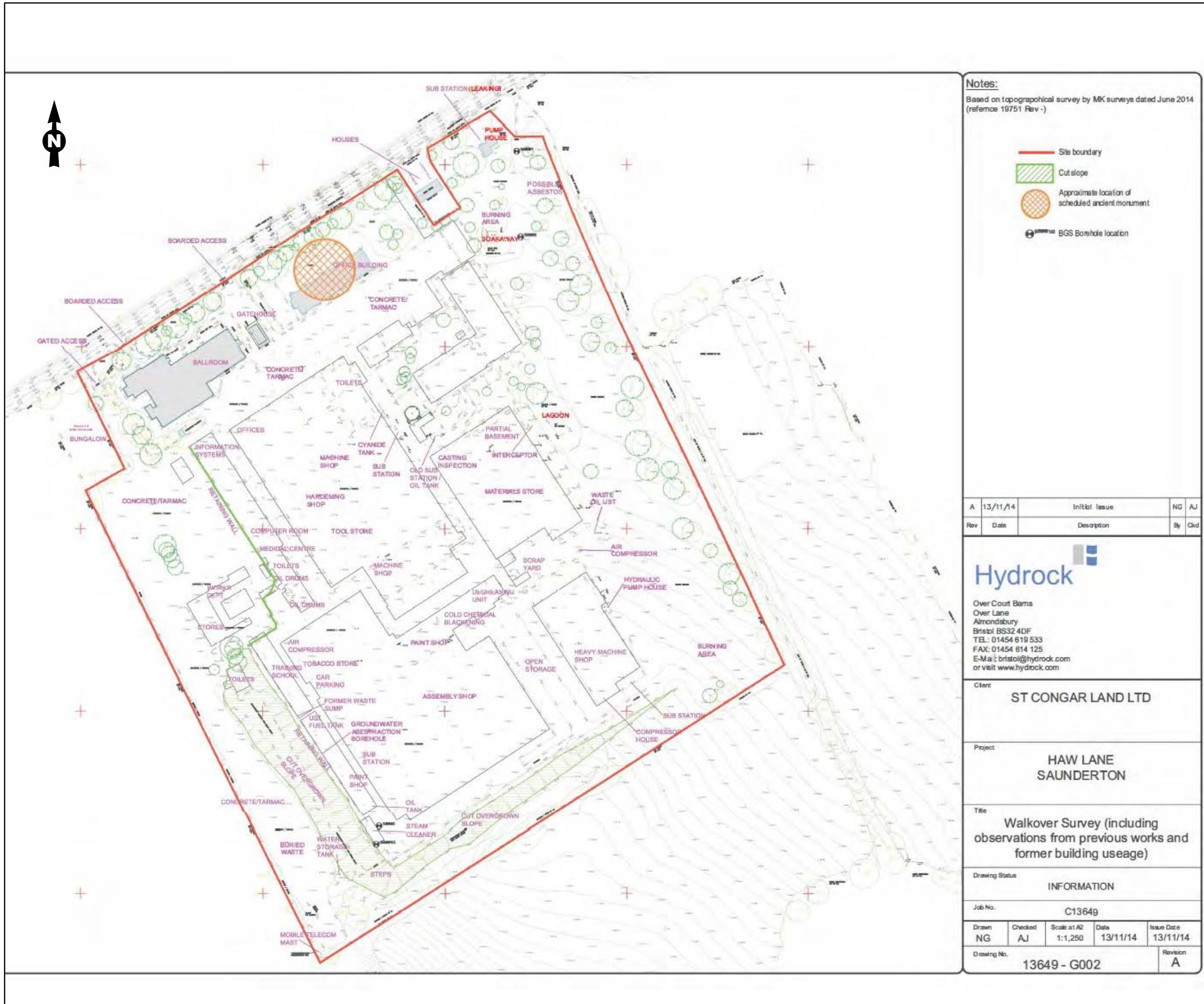
Figure Title
Borehole Location Plan

Project Name
Former Molins Site, Saunderton

Project Number 1620011947-004	Figure No. 3
Date July 2022	Prepared By CTC
Scale Not to Scale	Issue 1

Client
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Legend

Site Boundary

Figure Title
Potential Residual Contamination Sources (Hydrock, 2014)

Project Name
Former Molins Site, Haw Lane, Saunderton

Project Number
1620011947-004

Figure No.
4

Date
July 2022

Prepared By
CC

Scale
Not to Scale

Issue
1

Client
Avalon DC

