

County to County Construction Limited  
60 Alstone Lane  
Cheltenham  
Gloucestershire  
GL51 8HE

Our ref: 5008/2

18 July 2023

*FAO: Henry Kidson, Director*

Dear Henry,

RE: BARN AT MANOR FARM, CHURCH ROAD, SWINDON VILLAGE, CHELTENHAM,  
GLOUCESTERSHIRE, GL51 9RB

It is proposed to convert an existing red-brick barn into a single residential property, complete with off-road parking and front and rear gardens. As instructed this Practice has undertaken a supplementary intrusive investigation and geo-environmental risk assessment to assess any potential impacts to human health and controlled waters, and the findings of which are reported below.

The geo-environmental assessment including quantitative contamination risk assessment has been carried out in accordance with BS10175:2011 “Code of Practice for the Investigation of Potentially Contaminated Sites” and Environment Agency (EA) document LCRM Land Contamination Risk Management (2020)”.

This report has been prepared in accordance with quotation reference Q23166, dated 19<sup>th</sup> June 2023 with instruction confirmed on the same day by Henry Kidson of County to County Construction Limited, to whom reliance on this report is presently restricted.

### ***Desk Study Summary***

This Practice has previously undertaken a site investigation on a larger site that includes the current site of interest (as reported in Wilson Report ref: 5008, dated August 2022 and to which reference should be made when reading this document). Those desk study findings relevant to this site have been summarised in Table 1 below.

**TABLE 1: SUMMARY GEO-ENVIRONMENTAL SEARCH RESULTS**

Item	Site Affected?	Abnormals Identified?
Site History	<p>Site already developed with barn (part of Manor Farm) since the earliest available mapping of 1884. Between 1994 and 1999 a barn extension is added to the north of the existing structure.</p> <p>The site appears to have remained unchanged up until 2023 when the barn extension was removed.</p>	No
Bedrock geology	Charmouth Mudstone Formation ( <b>ChM</b> )	Possible requirement for sulphate protection. Existing foundation detail unknown
Superficial deposits	<p>None recorded below site</p> <p>20m north: Cheltenham Sand and Gravel (<b>ChSG</b>)</p> <p>30m south of site: Alluvium (<b>AL</b>)</p>	No
Aquifer designation	<p><b>ChM</b>: Secondary Undifferentiated Aquifer</p> <p><b>AL and ChSG</b>: Secondary A Aquifer</p>	No
Groundwater Source Protection Zone	No	N/A
Groundwater vulnerability	Low	No
Drinking water safeguard zone	No	N/A
Abstractions	No	N/A
Surface water features	Wyman's Brook 50m south	Site not in Flood Zone
Recorded landfills <250m	No	N/A
Potentially infilled features	No	N/A
Radon affected	No	HSA indicates <1% of homes lie above the action level, therefore no protection measures required
UXO risk	Unlikely	Unlikely
Environmentally sensitive areas	No	Wyman's Brook 50m south
Pollution Incidents on/near site?	No	N/A
Contamination?	Made ground likely to be present	Localised elevations of toxic metals Arsenic and Lead plus the PAH compound Dibenz(a,h)anthracene recorded within near surface made ground within larger site that posed a potential risk to human health

Item	Site Affected?	Abnormals Identified?
		No elevated leachates recorded, suggesting no risk to controlled waters or groundwater resources

**Preliminary Risk Assessment And Conceptual Site Model**

The site and its immediate surroundings have been assessed in terms of current and historical land use and the environmental, geological and hydrogeological setting; the methodology of which is described in Appendix 3. In view of the proposed residential development, for risk assessment purposes the **critical receptor** would be a female child (age class 1-6) and our assessment has been progressed on this basis.

Review of historical mapping suggests that the site has been part of a farm since the earliest available mapping of 1884. It's not entirely clear, however based on Google Earth Aerial Mapping suggests that the farm may have become disused sometime between 2007 and 2017.

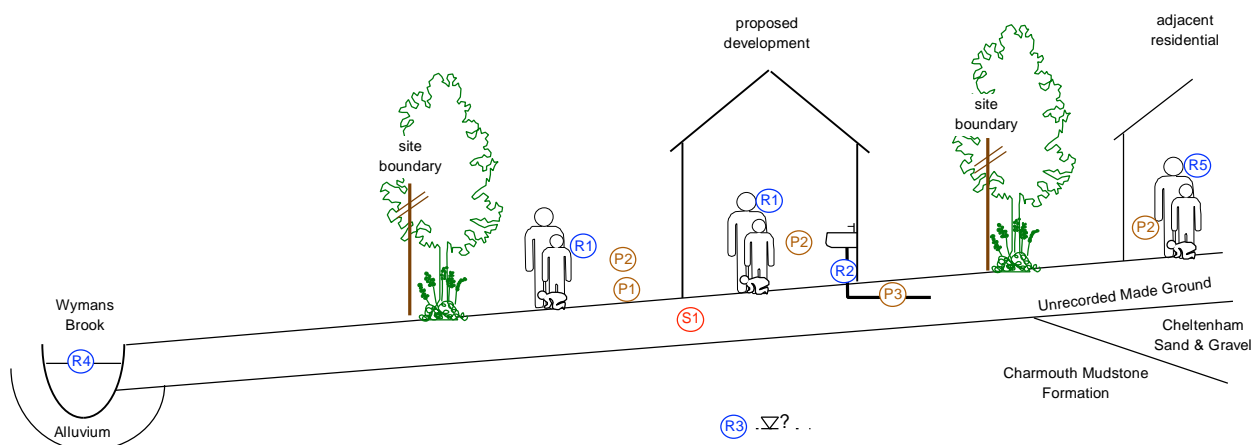
In view of the foregoing the potential sources and the **principal contaminants of concern** are presented in Table 2 below.

**TABLE 2: PRINCIPAL CONTAMINANTS OF CONCERN**

	Potential Sources	Principal Contaminants of Concern
ON-SITE	Topsoil, unrecorded made ground	Toxic and phytotoxic metals Petroleum Hydrocarbons (TPH) Polyaromatic Hydrocarbons (PAH)
OFF-SITE	None	None

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

**FIGURE 1: PRELIMINARY CONCEPTUAL SITE MODEL (NTS)**



**TABLE 3: SUMMARY OF PRELIMINARY POTENTIAL POLLUTANT LINKAGES**

Potential Sources	Pathways	Receptors					Comments	Preliminary Risk Assessment
		R1	R2	R3	R4	R5		
<b>ON-SITE</b>								
<b>S1</b>	<b>P1</b>	X					Unrecorded made ground likely to be present near surface due to past historic usage as a farm	Low
	<b>P2</b>	X				X		
	<b>P3</b>		X					
	<b>P4</b>			X	X			
	<b>P5</b>							
	<b>P6</b>							
<b>OFF-SITE</b>								
<b>SOURCES</b>	<b>S1</b>	Unrecorded made ground potentially elevated in toxic/phytotoxic metals, TPH and PAH						
<b>PATHWAYS</b>	<b>P1</b>	Direct dermal contact or ingestion, including via soil on vegetables for consumption						
	<b>P2</b>	Inhalation of dust and vapours						
	<b>P3</b>	Permeation into new water supply pipework						
	<b>P4</b>	Vertical leaching of leachable contaminants in unsaturated zone and lateral migration in saturated zone						
	<b>P5</b>	Landfill gas migration through unsaturated zone and accumulation within confined spaces						
	<b>P6</b>	Radon gas migration through unsaturated zone and accumulation within confined spaces						
<b>RECEPTORS</b>	<b>R1</b>	Future site users (critical receptor is female child age class 1-6)						
	<b>R2</b>	Potable water supply						
	<b>R3</b>	Groundwater (ChM classifies as a Secondary Undifferentiated aquifer. Alluvium and CHSG both classify as Secondary A aquifers)						
	<b>R4</b>	Surface waters (Wyman's Brook located 50m beyond Southern boundary)						
	<b>R5</b>	Adjacent site users (residential)						

The findings of the Phase 1 desk study suggest a low risk that the site may contain contaminants at elevations sufficient to pose a significant risk to human health or environmental receptors. Given the sensitivity of a proposed residential development it was considered prudent to undertake a 'due diligence' intrusive ground investigation, the results of which are reported below. All contamination test results have been incorporated into an appropriate quantitative risk assessment to determine risk levels to the obvious receptors in the form of future site users and groundwater quality, as well as those less obvious such as the proposed buildings and infrastructure, such that any necessary remedial measures can be identified and recommended to ensure that the developed site will be "fit for purpose".

### **Site Works**

The ground investigation was undertaken on 21<sup>st</sup> June 2023 by trial pitting using a mechanical excavator. Three trial pits were excavated up to 1.10m depth at positions selected by the client (and agreed by this Practice) to target proposed garden areas. The pit arisings were logged on site including detailed measurements, photographs and soil sampling for laboratory contamination analysis following which they were backfilled with surplus arisings and surfaces reinstated as found. Pit logs are attached and their positions are indicated on drawing 5008/2/2.

Upon completion all trial pits were backfilled and surface soils replaced.

### **Laboratory Testing - Contamination**

Six representative samples of near surface made ground and subsoil were taken; those soils to be scheduled for organic analysis were sealed within opaque amber glass jars to prevent loss of any volatiles during transit, whilst those for inorganic testing were placed in plastic tubs, all with chain of custody labelling. All samples were sent to the UKAS-accredited i2 Analytical Limited where analysis selectively comprised the following:

- Toxic and phytotoxic metals
- Speciated polyaromatic hydrocarbon (PAH) compounds
- Asbestos Screen and ID
- Soil organic matter
- Total petroleum hydrocarbons (TPH)

### **Ground Conditions**

Made ground was encountered from surface in all trial pits to depths of between 0.25m and 0.7m. Made ground generally comprised soft, dark brown, slightly sandy, gravelly, silty plastic clay, with the gravel fraction consisting of angular to sub-rounded fine to coarse brick, ceramic fragments, limestone and ash. Locally in TP3 between 0.60m – 0.70m, a loose, black and grey, clayey, sandy

gravel layer was also encountered that had a strong hydrocarbon odour. Below made ground pits identified a cohesive weathered firm grey silty plastic clay of the recorded ChM which was encountered to terminal depths. All pits remained dry and stable during the time they were left open prior to backfilling.

### **Contamination Risk Assessment**

The contamination risk assessment has been carried out in general accordance with the methodology described in Appendix 3. Testing has included samples of near-surface made ground and subsoil to assess its suitability for retention within a proposed development. Tier 1 risk modelling has adopted the '**Residential with Plant Uptake**' land use scenario, including the pathway of direct ingestion via vegetables grown for consumption, and the 'critical receptor' is taken as a female child of age class 1-6.

The test results are presented in full in Appendix 3, and for ease of reference Table 4 below provides a summary of the maximum measured concentrations of each determinant against respective Tier 1 generic assessment criteria – the published 'Suitable for Use Levels' (S4ULs).

**TABLE 4: SUMMARY OF SOIL CHEMICAL TEST RESULTS**

Determinand	Maximum Concentration (mg/kg)	S4UL Residential with plant uptake (mg/kg)*	Exceedances / Tests Undertaken (No.)	Notes
Arsenic	39	37	1 / 6	TP1/0.30m
Cadmium	2.1	11	0 / 6	
Chromium	33	910	0 / 6	
Chromium VI	<1.2	6	0 / 6	
Lead	1,700	200*	1 / 6	TP1/0.30m
Mercury	<0.3	40	0 / 6	
Selenium	<1.0	250	0 / 6	
Nickel	42	130	0 / 6	
Copper	200	2,400	0 / 6	
Zinc	680	3,700	0 / 6	
Benzo(a)anthracene	22	11	1 / 6	TP3/0.35m
Benzo(b)fluoranthene	38	3.3	1 / 6	TP3/0.35m
Benzo(a)pyrene	31	2.7	1 / 6	TP3/0.35m
Dibenz(a,h)anthracene	5.5	0.28	1 / 6	TP3/0.35m

Determinand	Maximum Concentration (mg/kg)	S4UL Residential with plant uptake (mg/kg)*	Exceedances / Tests Undertaken (No.)	Notes
Asbestos Screen and ID	ND	<0.001%	0 / 2	
TPH C16 - C21	1900	540	1 / 2	TP2/0.20m
TPH C21 – C40	3200	1500	2 / 2	TP2/0.20m TP3/0.35m
<b>Notes:</b> * CIEH Suitable for Use Levels (S4UL) based on soil organic matter = 2.5% ** DEFRA Category 4 Screening Level (C4SL)				

The findings presented in Table 4 above and within Appendix 3 indicate that all concentrations of phytotoxic metals are acceptable, and additionally no loose fibres of asbestos were detected. It is noted however that near surface made ground is locally elevated in the toxic metals Arsenic and Lead, plus various PAH and TPH compounds above their respective Tier 1 GAC. These may pose a risk to the health of future site users so have been considered in more detail below.

Firstly, considering the toxic metal Arsenic, a single sample (TP1/0.3m) recorded a value of 39mg/kg that very slightly exceeds its GAC of 37mg/kg. Whilst such a nominal exceedance is not considered to pose a significant risk to the health of future site users, the same sample also contains the toxic metal Lead, which at a concentration of 1,700mg/kg significantly exceeds its GAC of 200mg/kg, thereby confirming that remediation/mitigation measures are necessary to protect human health. Recommended remediation/mitigation measures are discussed below.

Regarding organic compounds, elevated TPH (C16-C40 – i.e. diesel and heavy mineral oil) was recorded in TP2/0.2m and TP3/0.35m, whilst TP3/0.35m also contained elevations of various PAH compounds, all of which exceed their respective GAC thresholds and indicate that remediation/mitigation measures are necessary to protect human health.

### **Remediation / Mitigation**

Contamination has been recorded within surface made ground below the site that is considered to pose a potential risk to human health.

Firstly, concerning the area of site covered by building footprint, obviously once converted the building will have a new concrete floor slab that will serve to break the potential pollutant linkage of direct contact to TPH contaminated soil below. Consideration has also been given to whether such soil could present a vapour risk, however the results in Appendix 3 confirm that there are no petroleum range hydrocarbons nor any naphthalene that could generate harmful vapours. Based on the foregoing, no remedial/mitigation works are considered necessary within the building footprint.

Concerning external garden areas, a potential pollutant linkage has been identified and given the type and concentrations of compounds present, the depth of contamination and the small volume of soil affected, the recommended course of remedial action is to remove all made ground from garden areas.

Following removal, it will likely be necessary to make up reduced levels back up to existing. Any imported topsoil (and subsoil) should be certified (ideally pre-import) as uncontaminated and suitable for a residential end use and records of compliance will need to be provided to the LPA.

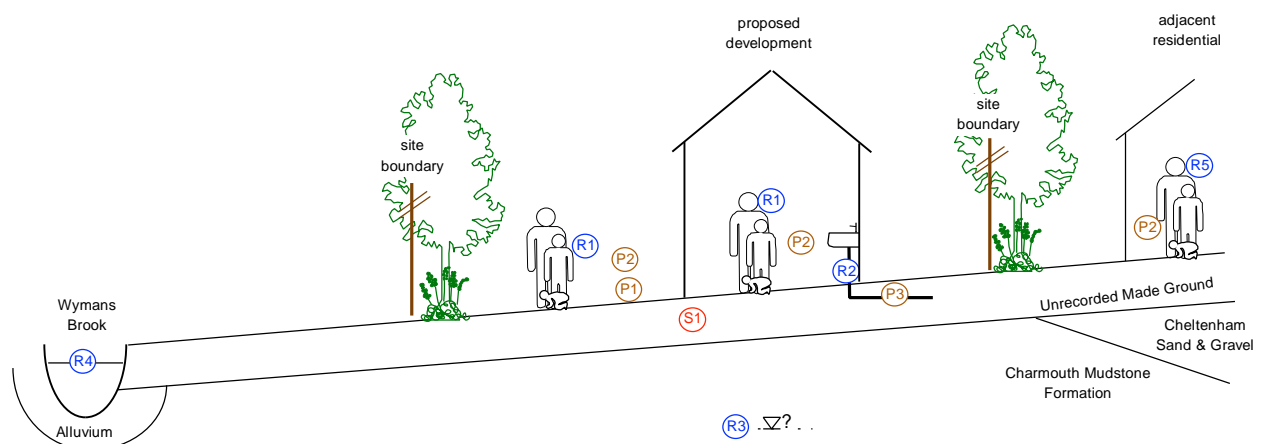
**Water Supply Pipework**

In addition to the above, consideration has been given to the potential effects of recorded concentrations on new water utility pipework. The results of the contamination testing undertaken as part of this investigation suggest that organic contamination is present within made ground below the building footprint and that upgraded barrier pipework will therefore be necessary. As always it is recommended that advice be sought from the local regulatory authority prior to ordering, since it is possible that their specific in-house thresholds may differ markedly from those within the most recent guidance by UK Water Industry Research (UKWIR) report “Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites” (2010).

**Refined Conceptual Site Model**

In view of the above discussions, the preliminary Conceptual Site Model has been refined as shown in Figure 2 below.

**FIGURE 2: REFINED CONCEPTUAL SITE MODEL (NTS)**





**TABLE 5: SUMMARY OF IDENTIFIED/POTENTIAL POLLUTANT LINKAGES**

Potential Sources	Pathways	Receptors					Comments	Refined Risk Rating	Remedial/Mitigation Requirements
		R1	R2	R3	R4	R5			
<b>ON-SITE</b>									
<b>S1</b>	<b>P1</b>	X					Potentially significant elevations of Lead, PAH and TPH within near surface made ground	High	Retention of contaminated soil below concrete floor slab within building footprint. Removal of soil within garden areas. Upgraded barrier pipework for potable water supply
	<b>P2</b>	X				X			
	<b>P3</b>		X						
	<b>P4</b>								
	<b>P5</b>								
	<b>P6</b>								
<b>OFF-SITE</b>									
<b>None</b>									
<b>SOURCES</b>	<b>S1</b>	Elevated toxic metals, PAH and TPH in shallow surface made ground							
<b>PATHWAYS</b>	<b>P1</b>	Direct dermal contact or ingestion of soil attached to vegetables							
	<b>P2</b>	Inhalation of dust and vapours							
	<b>P3</b>	Permeation into new water supply pipework							
	<b>P4</b>	Vertical leaching of leachable contaminants in unsaturated zone and lateral migration in saturated zone							
	<b>P5</b>	Landfill gas migration through unsaturated zone and accumulation within confined spaces							
	<b>P6</b>	Radon gas migration through unsaturated zone and accumulation within confined spaces							
<b>RECEPTORS</b>	<b>R1</b>	Future site users (critical residential receptor is female child of age class 1-6)							
	<b>R2</b>	Potable water supply							
	<b>R3</b>	Groundwater (Charmouth Mudstone Formation (ChM) classified as a 'Secondary undifferentiated aquifer)							
	<b>R4</b>	Surface waters (Wyman's Brook located 55m beyond southern boundary)							
	<b>R5</b>	Adjacent site users (residential)							

### Caveats

In line with best industry practice the scope of contamination testing has been based upon the site history, proposed land usage and actual findings, with reference where necessary to DoE Industry Profiles and DEFRA/EA guidance. To the best of our knowledge information concerning the land quality assessment is accurate at the date of issue, however subsurface conditions including ground contamination may vary spatially and with time. There may be conditions pertaining to the site not disclosed by the above sources of information which might have a bearing upon the recommendations made, were such conditions known. We have however used our professional

judgement in order to limit this during the investigation. Should any unexpected contamination be encountered during ongoing works it is recommended that this be referred back to this Practice for further assessment.

The conclusions and recommendations made in respect of land quality do not address any potential risks to site operatives or ground workers during the construction stage. These issues should be addressed by the Principal Contractor in accordance with the relevant statutory procedures and regulations (CDM Regulations 2015).

It is important that these limitations be clearly recognised when the findings and recommendations of this report are being interpreted. Additional assessment may be necessary should a significant delay occur between report date and implementation of the proposed scheme to which it relates.

### ***Conclusions and Recommendations***

In summary, the findings of the foregoing quantitative contamination risk assessment suggest that contaminated made ground is present beneath the entire site. Whilst the proposed concrete floor slab will break the pollutant linkage inside the building footprint and mean that contaminated soil can remain beneath the existing building without posing a risk to human health, it has been recommended that made ground in external garden areas is removed.

Any topsoil and subsoil imported to make up external ground level should be certified as uncontaminated and suitable for a residential end use. All water supply pipework should be installed as upgraded barrier pipework.

I trust that this suitably addresses your requirements, however please do not hesitate to contact me should you require anything further. This report is subject to our standard terms and conditions.

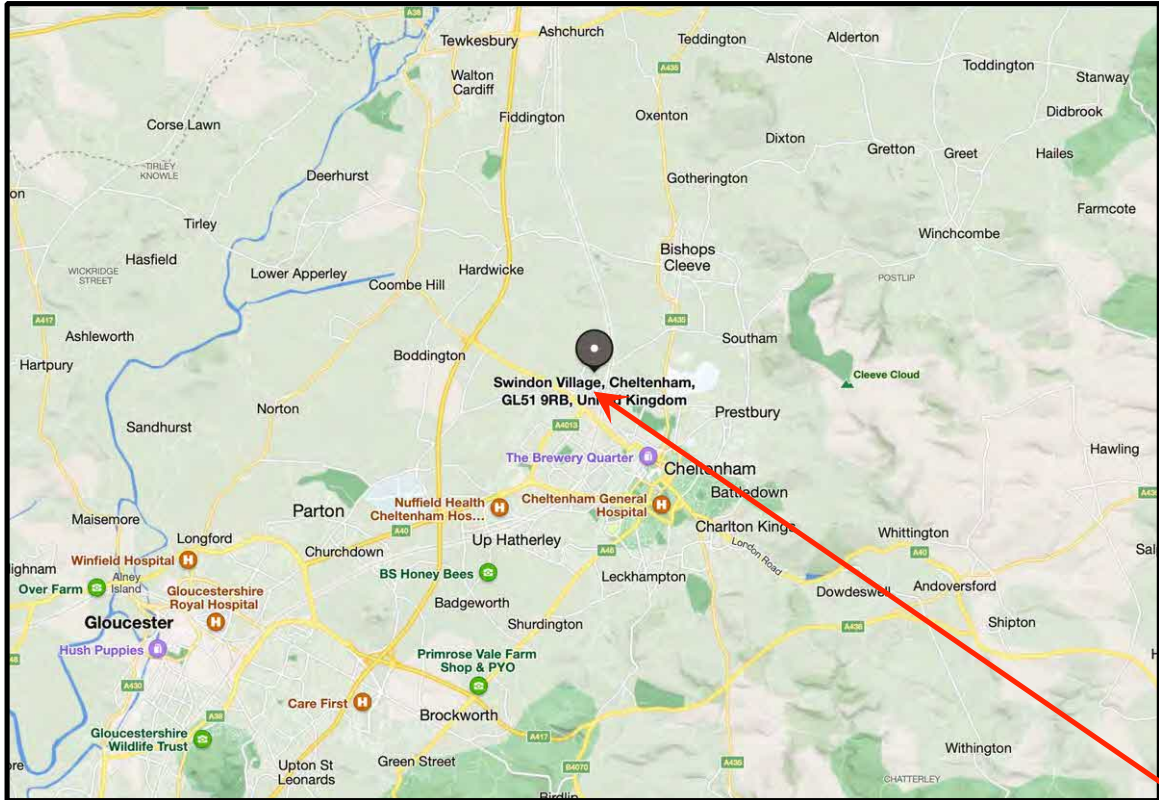
Yours sincerely,



TIMOTHY D COE BSc (Hons) MSc FGS  
PRINCIPAL GEOLOGIST  
for  
WILSON ASSOCIATES (CONSULTING) LIMITED

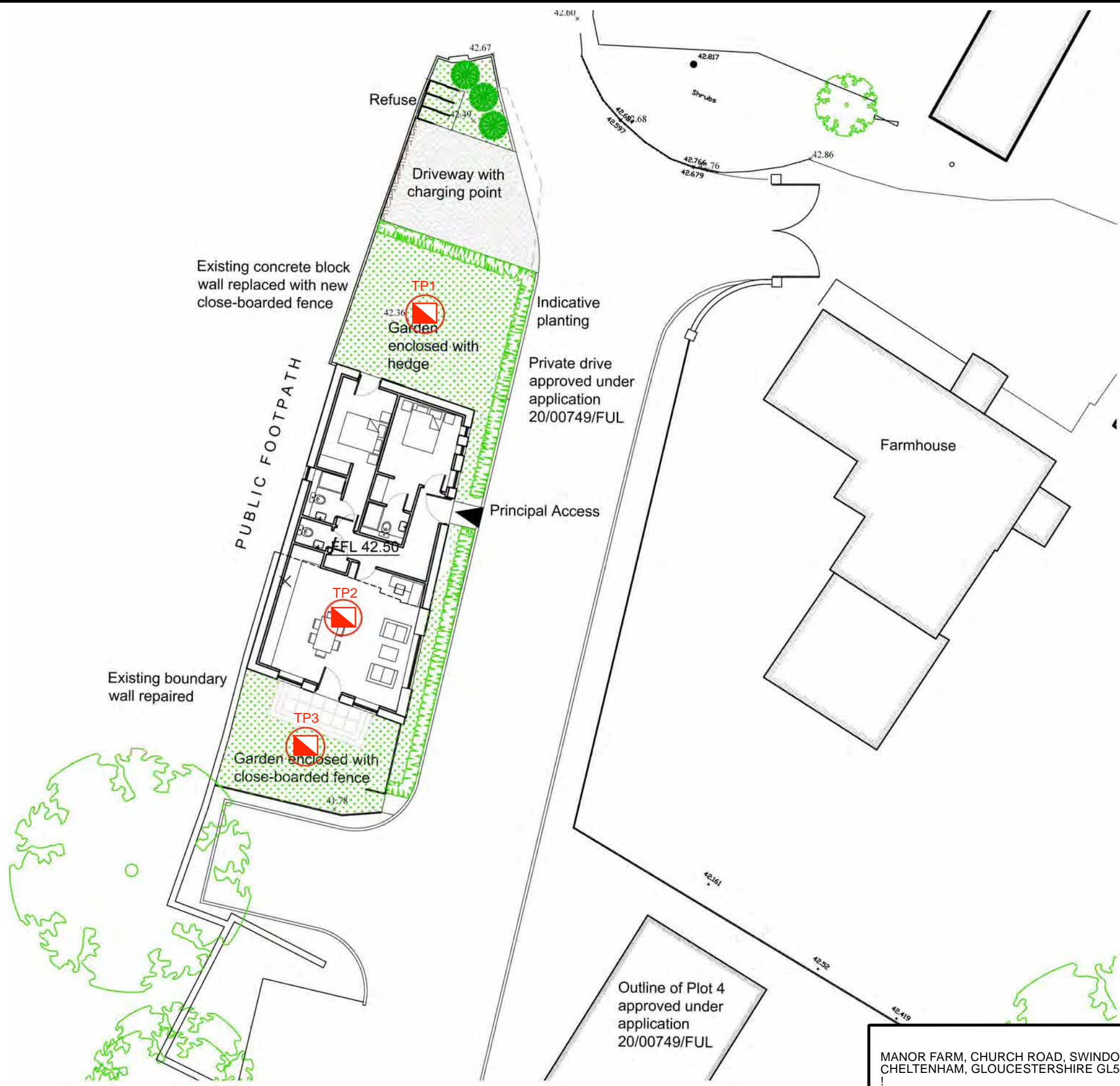
SITE LOCATION (based on Microsoft Bing and Google Earth Mapping)

Job No. 5008/2	Drawing No. 5008/2/1	Scale: NTS	Date: 22-06-23
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THE!  
SITE





MANOR FARM, CHURCH ROAD, SWINDON VILLAGE,  
CHELTENHAM, GLOUCESTERSHIRE GL51 9RB!



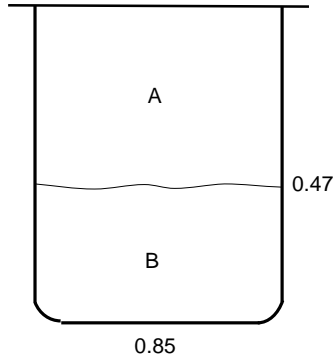
PROPOSED DEVELOPMENT LAYOUT (based upon DHA Architects drg 86 Rev C, dated Jan 2022) SHOWING INVESTIGATION LOCATIONS

Job No. 5008/2	Drawing No. 5008/2/2	Scale: 1:200@A3	Date: 22-06-23
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# **APPENDIX 1**

## **TRIAL PIT LOGS WITH PHOTOGRAPHS**

<b>Site:</b> MANOR FARM, CHURCH ROAD, SWINDON VILLAGE, CHELTENHAM GL1 9RB				<b>TRIAL PIT No.</b>  <b>TP1</b>
<b>Job No.</b> 5008/2	<b>Date</b> 21-06-23	<b>Ground Level (c.m, AOD)</b> 42.00m	<b>Co-Ordinates (c.)</b> E 393,489 N 224,842	



**DETAILS OF SUBSOIL!**

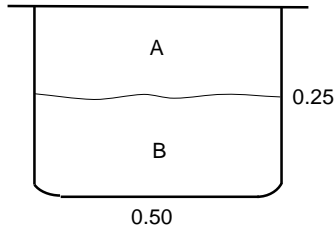
- !  
 A! MADE GROUND: soft, dark brown, slightly sandy, gravelly, silty!  
 ! plastic CLAY. Gravel is angular to sub-rounded, fine to coarse of!  
 ! brick, ceramic and ash deposit!  
 ! 0.40m: 1no metal pipe!  
 !  
 B! CLAY: soft, grey mottled dark brown, slightly sandy, silty plastic!  
 ! CLAY!  
 ! (*Charmouth Mudstone Formation*)!  
 !  
 !

**NOTES!**

- !  
 1! Pit logged by descent to 0.85m depth!  
 2! No roots encountered!  
 3! Pit dry and stable!  
 4! Soil samples taken at 0.30 and 0.50m depth!  
 5! Pit dimensions (W x D x L) 0.80 x 0.85 x 1.60m.  
 !

<b>Scale:</b> 1:20	<b>Client</b> County to County Construction Limited	<b>Logged By:</b> TB
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<b>Site:</b> MANOR FARM, CHURCH ROAD, SWINDON VILLAGE, CHELTENHAM GL1 9RB				<b>TRIAL PIT No.</b>  <b>TP2</b>
<b>Job No.</b> 5008/2	<b>Date</b> 21-06-23	<b>Ground Level (c.m, AOD)</b> 42.00m	<b>Co-Ordinates (c.)</b> E 393,488 N 224,835	



**DETAILS OF SUBSOIL!**

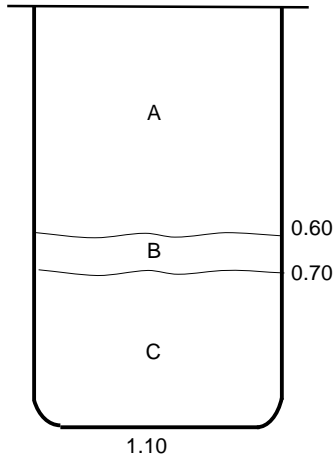
- !
- A! MADE GROUND: soft, dark brown, slightly sandy, slightly gravelly, very silty! plastic CLAY. Gravel is angular to sub-angular, fine to medium of! limestone, brick and ash deposit!
- !
- B! CLAY: firm, grey mottled brown, slightly plastic CLAY!  
(*Charmouth Mudstone Formation*)!
- !

**NOTES!**

- !
- 1! Pit logged by descent to 0.50m depth!
- 2! No roots encountered!
- 3! Pit dry and stable!
- 4! Soil samples taken at 0.20 and 0.40m depth!
- 5! Pit dimensions (W x D x L) 0.70 x 0.50 x 1.30m.
- !

<b>Scale:</b> 1:20	<b>Client</b> County to County Construction Limited	<b>Logged By:</b> TB
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<b>Site:</b> MANOR FARM, CHURCH ROAD, SWINDON VILLAGE, CHELTENHAM GL1 9RB				<b>TRIAL PIT No.</b>  <b>TP3</b>
<b>Job No.</b> 5008/2	<b>Date</b> 21-06-23	<b>Ground Level (c.m, AOD)</b> 42.00m	<b>Co-Ordinates (c.)</b> E 393,487 N 224,831	



**DETAILS OF SUBSOIL!**

- !  
A! MADE GROUND: soft, dark brown, slightly sandy, very gravelly, silty!  
! plastic CLAY with rare cobbles. Gravel is angular to sub-angular,!  
! fine to coarse of concrete, brick, ceramic and charcoal!  
!  
B! MADE GROUND: loose, black and grey, very clayey, sandy,!  
! angular to sub-angular, fine to coarse GRAVEL of limestone !  
! ash deposit with strong hydrocarbon smell!  
! ! !  
C! CLAY: firm, grey, silty plastic CLAY!  
! (*Charmouth Mudstone Formation*)!  
!  
!

**NOTES!**

- !  
1! Pit logged by descent to 1.10m depth!  
2! No roots encountered!  
3! Pit dry and stable!  
4! Soil samples taken at 0.35 and 0.65m depth!  
5! Pit dimensions (W x D x L) 0.70 x 1.10 x 1.80m.  
!

<b>Scale:</b> 1:20	<b>Client</b> County to County Construction Limited	<b>Logged By:</b> TB
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## **APPENDIX 2**

### **CERTIFIED CONTAMINATION TEST RESULTS**

**SUMMARY OF CONTAMINATION TEST RESULTS**

Sample Ref	Sample Depth (m)	Sample of	SOILS						TIER 1: GENERIC ASSESSMENT CRITERIA						
			TP1	TP1	TP2	TP2	TP3	TP3	S4UL (Residential with plant uptake)	S4UL (Residential without plant uptake)	S4UL (Allotments)	S4UL (Commercial)	S4UL (Public Open Space - Residential)	S4UL (Public Open Space - Park)	
			0.30	0.50	0.20	0.40	0.35	0.65							
			made ground (clay)	ChM (clay)	made ground (clay)	ChM (clay)	made ground (clay)	made ground (gravel)							
DETERMINAND (mg/kg)															
TOXIC METALS	Arsenic		39	6.8	9	11	10	9	37	40	43	640	79	170	
	Cadmium		< 0.2	< 0.2	2.1	< 0.2	0.7	< 0.2	11	85	1.9	190	120	532	
	Chromium VI		< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	6	6	1.8	33	8	220	
	Chromium		25	30	15	24	33	13	910	910	18,000	8,600	1,500	33,000	
	Lead		1700	46	100	10	57	17	200♣	310♣	80♣	2330♣	630♣	1300♣	
	Mercury		< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	40	56	19	1100	120	240	
	Nickel		42	31	19	20	17	15	180	180	53	980	230	800	
	Selenium		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	250	430	88	12000	1100	1800	
PHYTOTOXIC METALS	Copper		130	24	72	19	200	19	2,400	7,100	520	68,000	12,000	44,000	
	Zinc		640	58	680	44	190	83	3,700	40,000	620	730,000	81,000	170,000	
	Moisture Content (%)		17	18	21	15	10	18							
	Stone Content (%)		< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1							
	Organic Matter (%)		-	-	22	-	-	-							
	Soil Organic (%)		-	1.6	-	-	-	-							
	Asbestos Screen		Not-detected	-	-	-	Not-detected	-							
SPECIATED POLYAROMATIC HYDROCARBONS (PAH)	<b>Total PAH</b>		9.75	< 0.80	5.1	< 0.80	250	2.1							
	Naphthalene		< 0.05	< 0.05	< 0.05	< 0.05	0.23	< 0.05	5.6	5.6	10	460 (183)s	4,900	1,900 (183)s	
	Acenaphthylene		0.16	< 0.05	0.08	< 0.05	1.1	< 0.05	420	4,600 (212)s	69	97,000 (212)s	15,000	30,000	
	Acenaphthene		< 0.05	< 0.05	< 0.05	< 0.05	0.78	< 0.05	510	4,700 (141)s	85	97,000 (141)s	15,000	30,000	
	Fluorene		< 0.05	< 0.05	< 0.05	< 0.05	0.59	0.22	400	3,800 (76.5)s	67	68,000	9,900	20,000	
	Phenanthrene		0.38	< 0.05	< 0.05	< 0.05	8.1	0.51	220	1,500	38	22,000	3,100	6,200	
	Anthracene		< 0.05	< 0.05	< 0.05	< 0.05	4.1	< 0.05	5,400	35,000	950	540,000	74,000	150,000	
	Fluoranthene		1.2	< 0.05	0.73	< 0.05	33	0.25	560	1600	130	23,000	3,100	6,300	
	Pyrene		1.3	< 0.05	0.67	< 0.05	32	0.25	1,200	3,800	270	54,000	7,400	15,000	
	Benzo(a)anthracene		0.68	< 0.05	0.33	< 0.05	22	0.11	11	14	6.5	170	29	56	
	Chrysene		0.81	< 0.05	0.37	< 0.05	19	0.11	22	31	9.4	350	57	110	
	Benzo(b)fluoranthene		1.4	< 0.05	0.68	< 0.05	38	0.17	3.3	4	2.1	44	7.2	15	
	Benzo(k)fluoranthene		0.57	< 0.05	0.2	< 0.05	14	0.1	93	110	75	1200	190	410	
	Benzo(a)pyrene		1.3	< 0.05	0.43	< 0.05	31	0.13	2.7	3.2	2.00	35	5.7	12	
	Indeno(1,2,3-cd)pyrene		0.81	< 0.05	0.58	< 0.05	19	0.13	36	46	21	510	82	170	
	Dibenz(a,h)anthracene		0.15	< 0.05	< 0.05	< 0.05	5.5	< 0.05	0.28	0.32	0.27	3.6	0.57	1.3	
Benzo(ghi)perylene		0.96	< 0.05	1	< 0.05	23	0.12	340	360	470	4000	640	1,500		
TOTAL PETROLEUM HYDROCARBONS (BANDED)	C6 - C8		-	-	< 0.1	-	< 0.1	-	230	230	600,000	17,000 (322)s	610,000	220,000 (322)s	
	C8 - C10		-	-	< 0.1	-	< 0.1	-	65	65	770	4800	13,000	18,000 (190)v	
	C10 - C12		-	-	< 1.0	-	1.8	-	180	590	31	28000	5,000	9700	
	C12 - C16		-	-	150	-	73	-	330	2300	57	37000	5,100	10000	
	C16 - C21		-	-	1900	-	560	-	540	1900	110	28,000	3,800	7,700	
	C21-C40		-	-	3200	-	2700	-	1500	1900	820	28,000	38,000	7,800	
	C6 - C40		-	-	5300	-	3300	-							

**CIEH/LQM** s= GAC/S4UL presented exceeds the solubility saturation limit, which is presented in brackets  
**CIEH/LQM** v= GAC/S4UL presented exceeds the vapour saturation limit, which is presented in brackets  
**CIEH/LQM** d= S4UL based on a threshold protective of direct skin contact with phenol (guideline in brackets based on health effects following long term exposure provided for illustration only)  
**S4UL** LQM/CIEH published Suitable for use levels (2015)  
**DEFRA** ♣= C4SL (2014)  
 ND = None detected  
 Based on Soil Organic Matter of 2.5% (all levels expressed as mg/kg)

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



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## Analytical Report Number : 23-40552

Project / Site name:	Manor Farm	Samples received on:	21/06/2023
Your job number:	5008-2	Samples instructed on/ Analysis started on:	21/06/2023
Your order number:	5008-2-TB	Analysis completed by:	28/06/2023
Report Issue Number:	1	Report issued on:	28/06/2023
Samples Analysed:	6 soil samples		

Signed: \_\_\_\_\_

Dominika Warjan  
Reporting Specialist  
For & on behalf of i2 Analytical Ltd.

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

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

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

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting

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

Analytical Report Number: 23-40552  
Project / Site name: Manor Farm  
Your Order No: 5008-2-TB

Lab Sample Number				2721543	2721544	2721545	2721546	2721547
Sample Reference				TP1	TP1	TP2	TP2	TP3
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.30	0.50	0.20	0.40	0.35
Date Sampled				21/06/2023	21/06/2023	21/06/2023	21/06/2023	21/06/2023
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	17	18	21	15	10
Total mass of sample received	kg	0.001	NONE	0.3	0.3	0.3	0.3	0.3

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	-	-	-	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	KWB	N/A	N/A	N/A	KWB

#### General Inorganics

Organic Matter	%	0.1	MCERTS	-	-	22	-	-
Organic Matter (automated)	%	0.1	MCERTS	-	1.6	-	-	-

#### Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.23
Acenaphthylene	mg/kg	0.05	MCERTS	0.16	< 0.05	0.08	< 0.05	1.1
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.78
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.59
Phenanthrene	mg/kg	0.05	MCERTS	0.38	< 0.05	< 0.05	< 0.05	8.1
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	4.1
Fluoranthene	mg/kg	0.05	MCERTS	1.2	< 0.05	0.73	< 0.05	33
Pyrene	mg/kg	0.05	MCERTS	1.3	< 0.05	0.67	< 0.05	32
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.68	< 0.05	0.33	< 0.05	22
Chrysene	mg/kg	0.05	MCERTS	0.81	< 0.05	0.37	< 0.05	19
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.4	< 0.05	0.68	< 0.05	38
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.57	< 0.05	0.2	< 0.05	14
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.3	< 0.05	0.43	< 0.05	31
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.81	< 0.05	0.58	< 0.05	19
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.15	< 0.05	< 0.05	< 0.05	5.5
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.96	< 0.05	1	< 0.05	23

#### Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	9.75	< 0.80	5.1	< 0.80	250

#### Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	39	6.8	9	11	10
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	2.1	< 0.2	0.7
Chromium (hexavalent)	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	25	30	15	24	33
Copper (aqua regia extractable)	mg/kg	1	MCERTS	130	24	72	19	200
Lead (aqua regia extractable)	mg/kg	1	MCERTS	1700	46	100	10	57
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	42	31	19	20	17
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	640	58	680	44	190

Analytical Report Number: 23-40552  
 Project / Site name: Manor Farm  
 Your Order No: 5008-2-TB

Lab Sample Number	2721543			2721544			2721545			2721546			2721547		
Sample Reference	TP1			TP1			TP2			TP2			TP3		
Sample Number	None Supplied			None Supplied			None Supplied			None Supplied			None Supplied		
Depth (m)	0.30			0.50			0.20			0.40			0.35		
Date Sampled	21/06/2023			21/06/2023			21/06/2023			21/06/2023			21/06/2023		
Time Taken	None Supplied			None Supplied			None Supplied			None Supplied			None Supplied		
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status												

Petroleum Hydrocarbons

Parameter	Units	Limit of detection	Accreditation Status	2721543	2721544	2721545	2721546	2721547
TPH Texas (C6 - C8) HS_1D_TOTAL	mg/kg	0.1	NONE	-	-	< 0.1	-	< 0.1
TPH Texas (C8 - C10) HS_1D_TOTAL	mg/kg	0.1	NONE	-	-	< 0.1	-	< 0.1
TPH Texas (C10 - C12) EH_CU_1D_TOTAL	mg/kg	1	MCERTS	-	-	< 1.0	-	1.8
TPH Texas (C12 - C16) EH_CU_1D_TOTAL	mg/kg	4	MCERTS	-	-	150	-	73
TPH Texas (C16 - C21) EH_CU_1D_TOTAL	mg/kg	10	MCERTS	-	-	1900	-	560
TPH Texas (C21 - C40) EH_CU_1D_TOTAL	mg/kg	10	MCERTS	-	-	3200	-	2700
TPH Texas (C6 - C40) EH_CU+HS_1D_TOTAL	mg/kg	10	NONE	-	-	5300	-	3300

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

Analytical Report Number: 23-40552

Project / Site name: Manor Farm

Your Order No: 5008-2-TB

Lab Sample Number				2721548
Sample Reference				TP3
Sample Number				None Supplied
Depth (m)				0.65
Date Sampled				21/06/2023
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status	
Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	18
Total mass of sample received	kg	0.001	NONE	0.3

Asbestos in Soil	Type	N/A	ISO 17025	-
Asbestos Analyst ID	N/A	N/A	N/A	N/A

#### General Inorganics

Organic Matter	%	0.1	MCERTS	-
Organic Matter (automated)	%	0.1	MCERTS	-

#### Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05
Fluorene	mg/kg	0.05	MCERTS	0.22
Phenanthrene	mg/kg	0.05	MCERTS	0.51
Anthracene	mg/kg	0.05	MCERTS	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.25
Pyrene	mg/kg	0.05	MCERTS	0.25
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.11
Chrysene	mg/kg	0.05	MCERTS	0.11
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.17
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.1
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.13
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.13
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.12

#### Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	2.1
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#### Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2
Chromium (hexavalent)	mg/kg	1.2	NONE	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	13
Copper (aqua regia extractable)	mg/kg	1	MCERTS	19
Lead (aqua regia extractable)	mg/kg	1	MCERTS	17
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	83

Analytical Report Number: 23-40552  
 Project / Site name: Manor Farm  
 Your Order No: 5008-2-TB

Lab Sample Number				2721548
Sample Reference				TP3
Sample Number				None Supplied
Depth (m)				0.65
Date Sampled				21/06/2023
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status	
<b>Petroleum Hydrocarbons</b>				
TPH Texas (C6 - C8) <small>HS_1D_TOTAL</small>	mg/kg	0.1	NONE	-
TPH Texas (C8 - C10) <small>HS_1D_TOTAL</small>	mg/kg	0.1	NONE	-
TPH Texas (C10 - C12) <small>EH_CU_1D_TOTAL</small>	mg/kg	1	MCERTS	-
TPH Texas (C12 - C16) <small>EH_CU_1D_TOTAL</small>	mg/kg	4	MCERTS	-
TPH Texas (C16 - C21) <small>EH_CU_1D_TOTAL</small>	mg/kg	10	MCERTS	-
TPH Texas (C21 - C40) <small>EH_CU_1D_TOTAL</small>	mg/kg	10	MCERTS	-
TPH Texas (C6 - C40) <small>EH_CU+HS_1D_TOTAL</small>	mg/kg	10	NONE	-

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

Analytical Report Number : 23-40552

Project / Site name: Manor Farm

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
2721543	TP1	None Supplied	0.3	Brown sand with gravel.
2721544	TP1	None Supplied	0.5	Brown clay with gravel.
2721545	TP2	None Supplied	0.2	Brown loam and sand with gravel and vegetation.
2721546	TP2	None Supplied	0.4	Brown clay and sand with gravel.
2721547	TP3	None Supplied	0.35	Brown loam and sand with gravel.
2721548	TP3	None Supplied	0.65	Brown clay and loam with gravel.



Analytical Report Number : 23-40552

Project / Site name: Manor Farm

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES.	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil.	L038-PL	D	MCERTS
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
Moisture Content	Moisture content, determined gravimetrically. (30 oC)	In house method.	L019-UK/PL	W	NONE
Organic matter in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate.	In house method.	L023-PL	D	MCERTS
Speciated EPA-16 PAHs in soil	Determination of PAH compounds in soil by extraction in dichloromethane and hexane followed by GC-MS with the use of surrogate and internal standards.	In-house method based on USEPA 8270	L064-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
TPH Texas (Soil)	TPH Texas bands C6-C10 by HS/GC-MS & C10-C40 by GC-FID	In-house method	L088/L076	D	MCERTS
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate.	In house method.	L009-PL	D	MCERTS

Analytical Report Number : 23-40552

Project / Site name: Manor Farm

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Hexavalent chromium in soil (Lower Level)	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry.	In-house method	L080-PL	W	NONE

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

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

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

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 300C.

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

## Information in Support of Analytical Results

### List of HWOL Acronyms and Operators

Acronym	Descriptions
HS	Headspace Analysis
MS	Mass spectrometry
FID	Flame Ionisation Detector
GC	Gas Chromatography
EH	Extractable Hydrocarbons (i.e. everything extracted by the solvent(s))
CU	Clean-up - e.g. by Florisil®, silica gel
1D	GC - Single coil/column gas chromatography
2D	GC-GC - Double coil/column gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics
AR	Aromatics
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - understore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total

## CONDITIONS OF CONTRACT - CONSULTANCY SERVICES

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