26 February 2024 IE23/012/Validation Testing

Mr Dan Jarrold Threshing Barn Westerfield Ipswich Suffolk IP6 9AA

Dear Dan,

Re: Validation Testing -Wood Hall, Saxstead

Please find below the results of our recent soil sampling at Wood Hall Farm, Saxtead, Suffolk, IP13 9QA to support Conditions no. 14, 15 and 17 of planning application DC/22/4971/FUL. This report compliments our previous letter IE23/012 - Asbestos Delineation, dated 28th June 2023.

Development proposals comprise the demolition and rebuild of an agricultural barn to form a series of holiday lets. The architect's proposed layout for the development is included within **Appendix A**.

Fieldwork

An intrusive investigation was supervised by Daniel Fowles of JPC Environmental Services on the 13th February 2024. Site photographs taken during the ground investigation are presented in **Appendix B**. The fieldwork comprised 8 no. machine excavated trial pits, referenced TP201 to TP208, to a maximum depth of 1.60mbgl. The trial pit locations are presented within **Appendix C**, together with the associated logs.

Recovered soil samples, taken from immediately beneath the broken out concrete slab, were placed in laboratory supplied sealed plastic containers prior to being stored in cool boxes during transit to the laboratory.

Encountered Ground Conditions

A concrete slab was encountered at the surface of all trial pit locations ranging in thickness from 100mm to 400mm. No rebar or other reinforcement was noted within the concrete.

Made Ground was encountered at all trial pits, aside from TP207, underlying the concrete at 0.10mbgl to 0.40mbgl. The strata broadly comprised a sandy gravel or very gravelly fine sand. The gravel fraction comprised subangular to subrounded, fine to medium concrete, brick, flint and rare inclusions of asphalt. Cobbles of angular to subrounded flint and concrete were also encountered within this strata at TP208. The Made Ground was proved to depths ranging from 0.20mbgl to 0.45mbgl.

An additional layer of concrete was noted underlying the Made Ground at TP208 at 0.20mbgl with a thickness of 150mm.



















Natural superficial deposits of the Lowestoft Formation were encountered directly underneath the Made Ground at TP201 to TP206, and concrete at TP207 and TP208. The strata broadly comprised a slightly gravelly, sandy clay or a very sandy clay as noted at TP207 and TP208. The gravel fraction was predominantly subangular to rounded, fine to medium chalk and flint. All trial pits were completed within this stratum at depths between 0.40mbgl and 0.70mbgl.

Groundwater was encountered within TP201 at 0.65mbgl. Groundwater was not identified at any other trial pit.

Laboratory Results

A total of 8 no. soil samples, retrieved from TP201 to TP208 at various depths, were submitted for asbestos identification testing. The samples were submitted to Eurofins Chemtest who are UKAS accredited laboratory in accordance with ISO17025 and are also MCERTS accredited for soil analysis in accordance with the Environment Agency's scheme. The laboratory carries out Quality Assurance and Quality Control in accordance with BS ISO 17025 and participate in external laboratory comparison and quality control schemes. Details of the accreditation and the methods of analysis are provided on the relevant test reports contained in **Appendix D**.

No asbestos was identified in any sample.

Recommendations

We recommend a watching brief is maintained on site, particularly during the groundwork stage. During any ground works an appraisal of the exposed soils should be made by a competent person, this as an example could be the site manager. If any material is noted to show visual and/or olfactory signs of contamination it should be stockpiled separately and tested prior to its appropriate removal off-site or re-use. If soils suspected of being contaminated are encountered, it is recommended that a contaminated land specialist is consulted.

Kind regards,



Environmental Engineer
On behalf of JPC Environmental Services, A division of J P Chick & Partners Ltd

daniel.fowles@chick.co.uk

Enc. Appendices:

Appendix A: Architect's Layout Plan
Appendix B: Site Photographs

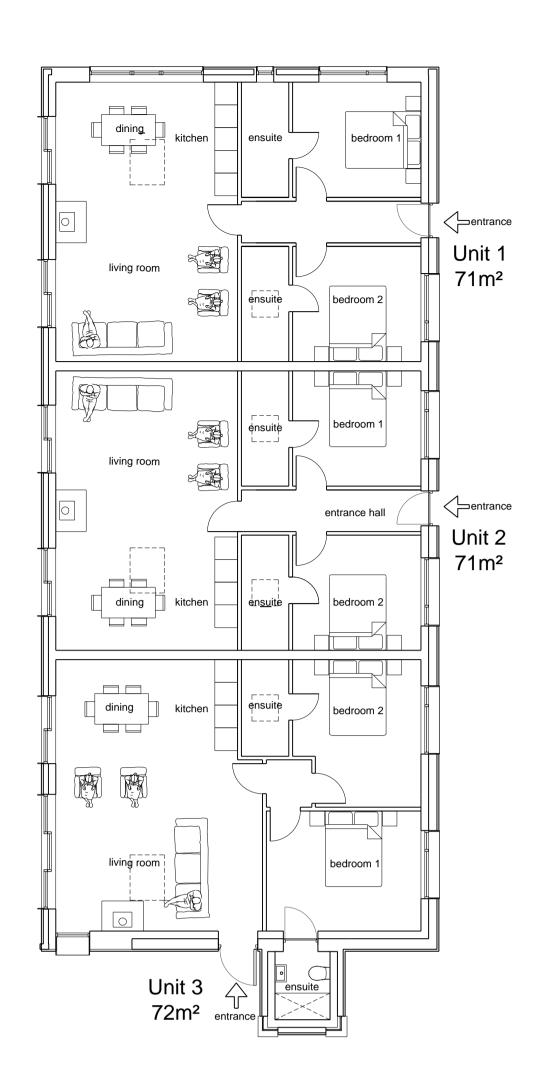
Appendix C: Exploratory Hole Information

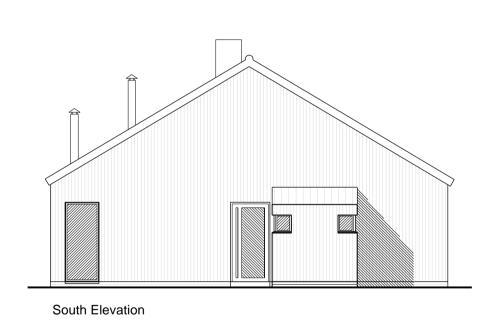
Appendix D: Laboratory Results



Appendix A – Architect's Layout Plan

Date: 26 February 2024 Our Reference: IE23/012/Validation Testing

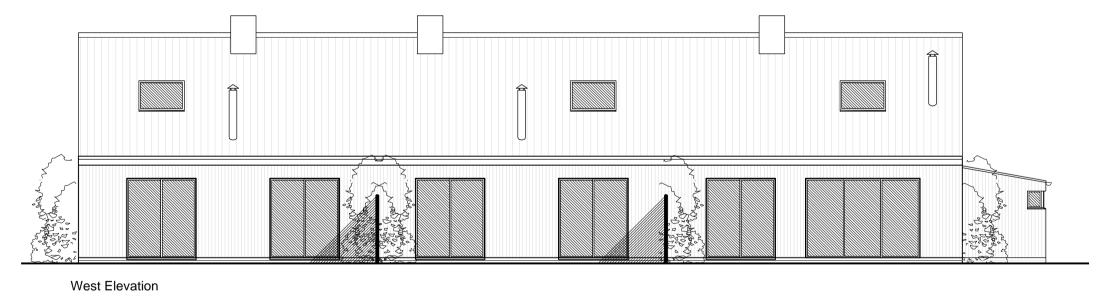


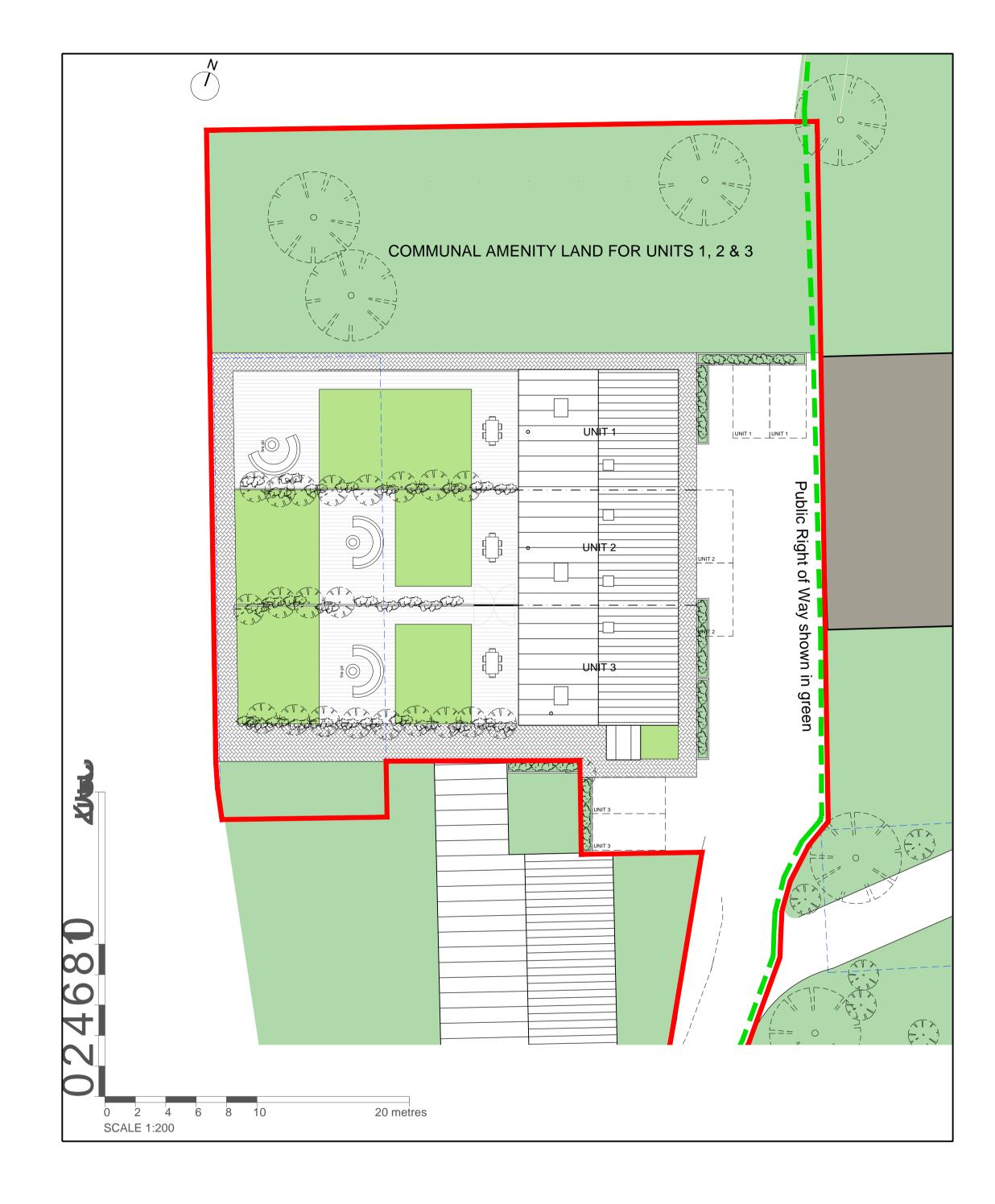


10 metres

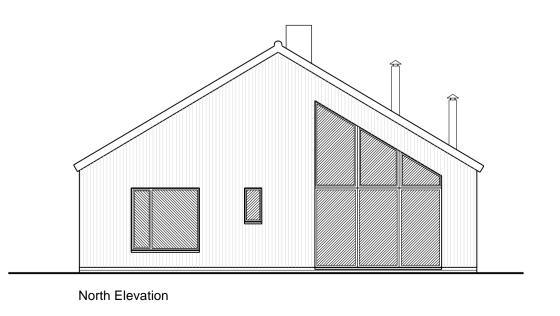
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SCALE 1:100





East Elevation



PROPOSED MATERIALS:

Walls: Corrugated metal sheets.
Roof: Corrugated metal sheets.
Windows: PPC aluminium frames and reveals. Colour - Anthracite.
Doors: PPC aluminium. Colour - Anthracite.





Appendix B –Site Photographs



Figure 1: View across the site from the southern site boundary looking north.



Figure 2: Excavation underway at TP201 looking northwest.



Figure 3: Ground conditions encountered within TP201.

Date: 26 February 2024 Our Reference: IE23/012/Validation Testing



Figure 4: Arisings from TP202.



Figure 5: Encountered ground conditions within TP203.



Figure 6: Encountered ground conditions within TP204.



Figure 7: Location and arisings of TP206 looking south.



Figure 8: Backfilled position TP206.

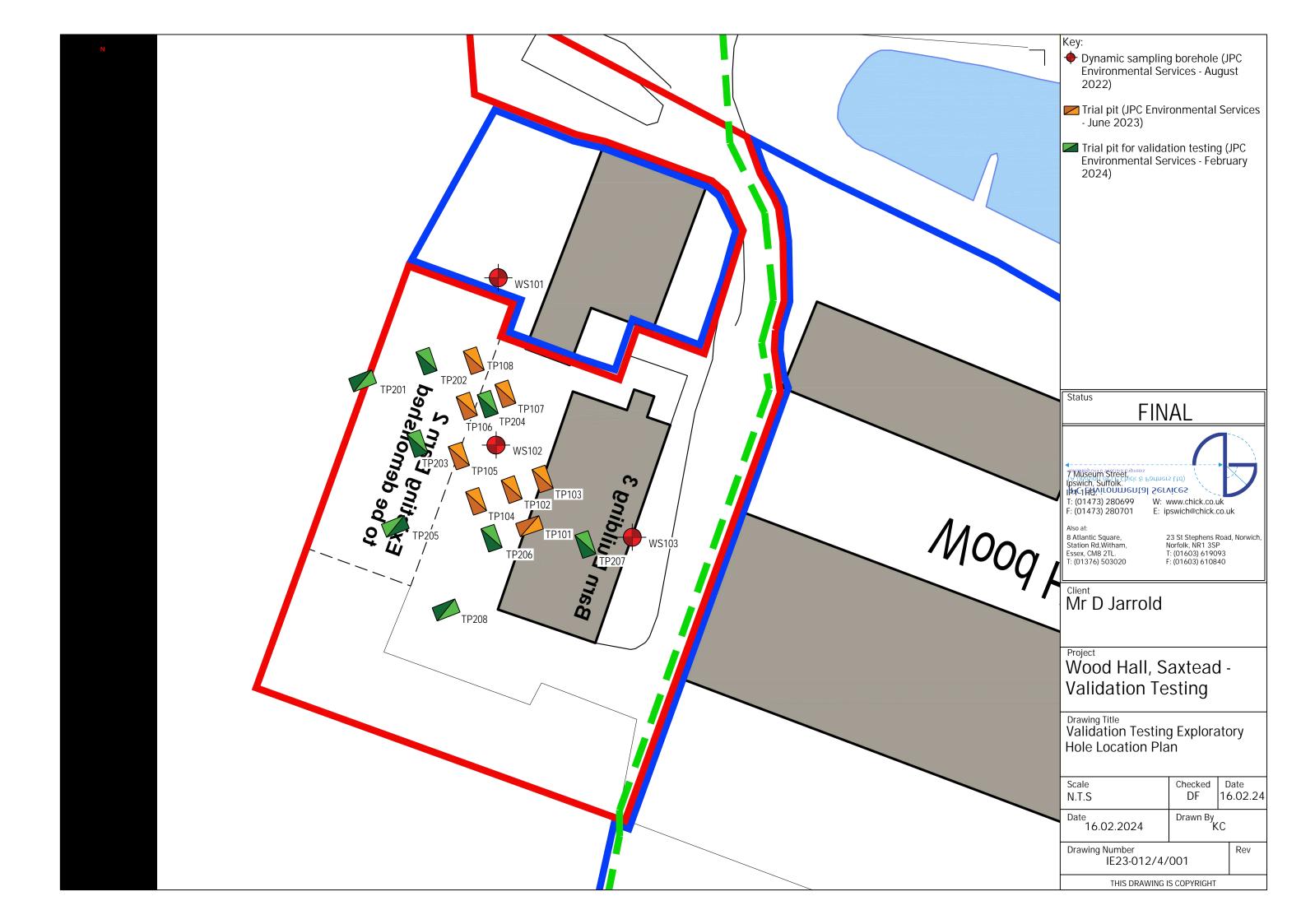


Figure 9: Ground conditions encountered within TP207.

Date: 26 February 2024 Our Reference: IE23/012/Validation Testing



Appendix C – Exploratory Hole Information





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Project									BOREH	OLE	No
Woo	d Hall, S	axtead							TP2	204	
Job No		Date	13-02-24		Ground Le	evel (m AOD)	Co-Ordinates (Eastin	g/ Northing)	164	2U I	
IE23/	/012		13-02-24		5	50.50	E 626,467.0	N 264,962.0			
Contractor									Sheet		
Prov	ided By (Client							1 o	f 1	
SAMPLE	ES & TE	STS	ı – et				STRATA			sy.	nent 11
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50.10 0.40 50.00 0.45 MADE GROUND: multicoloured of dark greyish brown and reddish brown slightly sandy GRAVEL of angular to subrounded fine to coarse concrete brick flint and asphal. Firm light grey mottled or angular to rounded fine to medium chalk and flint. (LOWESTOFT FORMATION - DIAMICTON)	Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thick- ness)	DESCRIPTION	Geolog	Instrument /Backfill
10.70 ES1 Firm light grey mottled orangish brown slightly gravelly sandy CLAY. Gravel is subangular to rounded fine to medium chalk and flint. (LOWESTOFT FORMATION - DIAMICTON)	-				50.10		0.40			
	0.70	ES1		<u>‡</u>			(0.25)	Firm light grey mottled orangish brown slightly gravelly sandy CLAY. Gravel is subangular to rounded fine to medium chalk and flint.		
	-						-			
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	5						-			

(TP).GPJ GINT STD AGS 3_1.GDT 26/2/24						-							
SAXSTEAD	Во	oring Prog	gress ar	nd Wate	r Observation	ons		(Chiselling	<u> </u>	Water	Added	GENERAL
SAX	Date	Time	Depth	Dept	Casing h Dia. mm	Water Dpt	Fı	om	То	Hours	From	То	REMARKS
IE23-012 - WOOD HALL	13-02-24	09.00	0.70			0.65							Trial Pit Length: 1.90m. Trial Pit Width: 0.90m. Orientation: 170°
UK BH E													



Project				BOREHOLE No
Wood Hall, Sax	tead			TP202
Job No	Date 13-02-24	Ground Level (m AOD)	Co-Ordinates (Easting/ Northing)	17202
IE23/012	13-02-24	50.60	E 626,459.0 N 264,959.0	
Contractor				Sheet
Provided By Cli	ient			1 of 1

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SAMPLES & TESTS	<u> </u>	STRATA		nent III
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Depth lype Result O.35 ES1	50.45 (0.15) 50.30 (0.15)	Concrete. 15 MADE GROUND: multicoloured of dark grevish brown and reddish	e	Insurance of the control of the cont
		<u> </u>	- 1	

(TP).GPJ GINT STD AGS 3_1.GDT 26/2/24							-							
SAXSTEAD	Во	oring Prog	gress a	nd Wa	ater Ob	servatio	ns		(Chiselling	<u> </u>	Water	Added	GENERAL
SAX	Date	Time	Depth	ı D	Casi epth	ng Dia. mm	Water Dpt	Fr	om	То	Hours	From	То	REMARKS
UK BH IE23-012 - WOOD HALL	13-02-24	09.30	0.40				DRY							Trial Pit Length: 1.60m. Trial Pit Width: 1.00m. Orientation: 170°
AGS3 L		ensions in male 1:18.75	etres	Client		Mr D Ja	rrold		Methodol Plant		3 Tonno	e Excavat	or	Logged By DF



Project				BOREHOLE No
Wood Hall, Sax	tead			TD202
Job No	Date 13-02-24	Ground Level (m AOD)	Co-Ordinates (Easting/ Northing)	TP203
IE23/012	13-02-24	50.70	E 626,465.0 N 264,957.0	
Contractor				Sheet
Provided By Cli	ent			1 of 1

SAMPLES & TESTS		1	1	STRATA	>	ent 1
	Reduce Level	d	Depth (Thick- ness)	DESCRIPTION	Geolog	Instrument /Backfill
	Reduce Level	Degend 0	Depth (Thickness) 0.10 0.20 (0.25) 0.45 (0.15) 0.60	Concrete. MADE GROUND: multicoloured of dark greyish brown and reddish brown slightly sandy GRAVEL of angular to subrounded fine to coarse concrete brick flint and asphalt. Firm light grey mottled orangish brown stained dark grey slightly gravelly sandy CLAY. Gravel is subangular to rounded fine to medium chalk and flint. (LOWESTOFT FORMATION - DIAMICTON) Firm light grey mottled orangish brown slightly gravelly sandy CLAY. Gravel is subangular to rounded fine to medium chalk and flint. (LOWESTOFT FORMATION - DIAMICTON)	Geology	A CONTRACTOR OF THE PROPERTY BACKTUM
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(TP).GPJ GINT STD AGS 3_1.GDT 26/2/24						-							
SAXSTEAD	Вс	ring Prog	gress a	nd Wate	r Observatio	ons		(Chiselling	<u> </u>	Water	Added	GENERAL
SAX	Date	Time	Deptl	1 Dept	Casing h Dia. mm	Water Dpt	Fr	om	То	Hours	From	То	REMARKS
IE23-012 - WOOD HALL	13-02-24	10.00	0.60			DRY							Trial Pit Length: 1.60m. Trial Pit Width: 1.00m. Orientation: 170°
AGS3 UK BH IE													



Project				BOREHOLE No
Wood Hall, Sax	tead			TD204
Job No	Date 13-02-24	Ground Level (m AOD)	Co-Ordinates (Easting/ Northing)	TP204
IE23/012	13-02-24	51.00	E 626,471.0 N 264,960.0	
Contractor				Sheet
Provided By Cl	ient			1 of 1

SAMPLE	2C & T1	CCTC					STRATA		ıt
		Test	Water	Reduced Level	Legend	Depth (Thick-	DESCRIPTION	Geology	Instrument /Backfill
Depth	Type No	Result	^	Level		_ ness)		Ge	Ins
				50.85		(0.15) 0.15	Concrete.		
				50.75		0.25	MADE GROUND: light brown very gravelly fine SAND. Gravel is subangular to subrounded fine to medium concrete.		
0.30	ES1					(0.25)	Firm light grey mottled orangish brown slightly gravelly sandy CLAY. Gravel is subangular to rounded fine to medium chalk and flint. (LOWESTOFT FORMATION - DIAMICTON)		
				50.50	<u> </u>	0.50	(LOWESTOFT FORMATION - DIAMICTON)		
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SAX	Date	Time	Depth	ı D	Casi epth	ng Dia. mm	Water Dpt	Fr	om	То	Hours	From	То	REMARKS
UK BH IE23-012 - WOOD HALL	13-02-24	10.30	0.50				DRY							Trial Pit Length: 1.70m. Trial Pit Width: 1.10m. Orientation: 170°
AGS3 L		ensions in male 1:18.75	etres	Client		Mr D Ja	rrold		Methodol Plant		3 Tonno	e Excavat	or	Logged By DF



Project				BOREHOLE No
Wood Hall, Sax	tead			TP205
Job No	Date 13-02-24	Ground Level (m AOD)	Co-Ordinates (Easting/ Northing)	17203
IE23/012	13-02-24	51.00	E 626,463.0 N 264,949.0	
Contractor				Sheet
Provided By Cli	ient			1 of 1

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SAMPLE	ES & T	ESTS	<u> </u>				STRATA		nent
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thick- ness)	DESCRIPTION	Geology	Instrument Backfill
				50.90		0.10	Concrete.		
				50.80	$\times\!\!\times\!\!\times\!\!\times$	0.20	MADE GROUND: multicoloured of dark greyish brown and reddish brown slightly sandy GRAVEL of angular to subrounded fine to coarse concrete brick flint and asphalt.		
0.25	ES1			50.55		(0.25)	Firm light grey mottled orangish brown slightly gravelly sandy CLAY. Gravel is subangular to rounded fine to medium chalk and flint. (LOWESTOFT FORMATION - DIAMICTON)		
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(TP).GPJ GINT STD AGS 3_1.GDT 26/2/24							-							
SAXSTEAD	Во	ring Prog	gress a	nd Wa	ter Ob	servatio	ns		(Chiselling	g 5	Water	Added	GENERAL
SAX	Date	Time	Depth	De	Casir	ng Dia. mm	Water Dpt	Fr	om	То	Hours	From	То	REMARKS
UK BH IE23-012 - WOOD HALL	13-02-24	11.00	0.45				DRY							Trial Pit Length: 1.60m. Trial Pit Width: 1.20m. Orientation: 170°
AGS3 L	All dime	nsions in m	etres	Client		Mr D Ja	rrold		Meth	od/	3 Tonn	e Excavat	or	Logged By DF



Project				BOREHOLE No
Wood Hall, Sax	tead			TP206
Job No	Date 13-02-24	Ground Level (m AOD)	Co-Ordinates (Easting/ Northing)	17200
IE23/012	13-02-24	51.30	E 626,473.0 N 264,940.0	
Contractor				Sheet
Provided By Cli	1 of 1			

SAMPLES & TESTS Depth Typ Test Excelled Legend Legend			r Eq. o. E						CTD AT A								ıt
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S1.00 S0.00 S0.0	ŀ					51.1		0.15									
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Boring Progress and Water Observations Chiselling Water Added GENERAL REMARKS Talm Depth	ŀ						<u> </u>		Firm	light g elly sai	grey mottle ndy CLAY	d orangish t . Gravel is s	prown staine Subangular t	ed dark grey to rounded fi	slightly ine to medium		
Firm light grey mottled orangish brows slight to medium chalk and flint. CLOWESTOFT FORMATION - DIAMICTON	+ ,	n 50	ES1			50.8	0	0.50	chall	and f	lint. OET EODN	MATION	DIAMICTO	OM)	//		
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Boring Progress and Water Observations Chiselling Water Added GENERAL REMARKS Trial Pit Length: 1.70m. Trial Pit Width: 1.30m. Orientation: 170° All dimensions in metres Client Mr D Jarrold Method/ 3 Tonne Excavator Logged By DE	1.6							-									
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Boring Progress and Water Observations Date Time Depth Dia. mm Upt Depth Dia. mm Dpt	S -							-									
All dimensions in metres Client Mr D Jarrold Method/ 3 Tonne Excavator Logged By DE	5							-									
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All dimensions in metres Client Mr D Jarrold Method/ 3 Tonne Excavator Logged By DE	SAX		Ť		л г	Casi Depth	ng Dia. mm		Fı			Ť	From	То			
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All dimensions in metres Scale 1:18.75 Client Mr D Jarrold Method/ Plant Used 3 Tonne Excavator Logged By DF	90														Trial Pit Width:	1.30m	
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All dimensions in metres Scale 1:18.75 Client Mr D Jarrold Method/ Plant Used 3 Tonne Excavator Logged By DF	HB																
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SA Y	Date	Time	Depth	Cas Depth	Casing Water Depth Dia. mm Dpt			То	Hours	From	То	REMARKS
JK BH IEZS-UIZ - WOOD HALL	13-02-24	11.30	0.50	•		DRY						Trial Pit Length: 1.70m. Trial Pit Width: 1.30m. Orientation: 170°
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Project				BOREHOLE No
Wood Hall, Sax	tead			TP207
Job No	Date 13-02-24	Ground Level (m AOD)	Co-Ordinates (Easting/ Northing)	17207
IE23/012	13-02-24	51.70	E 626,481.0 N 264,945.0	
Contractor				Sheet
Provided By Cli	ent			1 of 1

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SAMPLES	S & TE	ESTS	¥				STRATA	35	nent III
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thick- ness)	DESCRIPTION	Geology	Instrument /Backfill
-				51.55		(0.15)	Concrete.		
0.20	ES1					- (0.30)	Orangish brown very sandy CLAY. (LOWESTOFT FORMATION - DIAMICTON)		
				51.25	<u>-</u>	0.45			
						-			
-						-			
-						-			
						-			
-						-			
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D (TP).GPJ GINT STD AGS 3_1.GDT 26/2/24	- - - - -					-						
SAXSTEA	Во	oring Pro	gress a		r Observatio			Chisellin	g	Water	Added	GENERAL
SAX	Date	Time	Depth	Dept	Casing Water Depth Dia. mm Dpt			То	Hours	From	То	REMARKS
IE23-012 - WOOD HALL	13-02-24	12.00	0.45		DRY							Trial Pit Length: 1.70m. Trial Pit Width: 1.00m. Orientation: 170°
UK BH IE23-01												



Project				BOREHOLE No
Wood Hall, Sax	tead			TP208
Job No	Date 13-02-24	Ground Level (m AOD)	Co-Ordinates (Easting/ Northing)	17200
IE23/012	13-02-24	51.20	E 626,471.0 N 264,939.0	
Contractor				Sheet
Provided By Cli	ient			1 of 1

			_						
SAMPLES	S & TI	ESTS	7.	L			STRATA	gy	nen III
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thick- ness)	DESCRIPTION	Geology	Instrument /Backfill
0.40	Type No ES1		Wat	51.10 51.00 50.85 50.65	Legend	Depth (Thick-ness) 0.10 0.20 (0.15) 0.35 0.40 (0.15) 0.55	Concrete. MADE GROUND: multicoloured of light greyish brown and cream very gravelly fine SAND with a medium cobble content. Gravel is angular to subrounded fine to coarse flint concrete and brick. Cobbles are angular to subrounded flint and concrete. Concrete.	Geolo	Para Para Para Para Para Para Para Para
						-			

(TP).GPJ GINT STD AGS 3_1.GDT 26/2/24							-							
SAXSTEAD	Во	oring Prog	gress a	nd Wa	iter Ob	servatio	ns		(Chiselling	g 5	Water	Added	GENERAL
SAX	Date	Time	Depth	ı De	Casir epth]	ng Dia. mm	Water Dpt	Fr	om	То	Hours	From	То	REMARKS
UK BH IE23-012 - WOOD HALL	13-02-24	12.30	0.55				DRY							Trial Pit Length: 2.20m. Trial Pit Width: 1.30m. Orientation: 170°
AGS3 L		ensions in male 1:18.75	etres	Client		Mr D Ja	rrold		Meth	od/ Used	3 Tonne	e Excavat	or	Logged By DF



Appendix D -Laboratory Results



Eurofins Chemtest Ltd Depot Road Newmarket

CB8 NAI

Final Report

Report No.: 24-04434-1

Initial Date of Issue: 19-Feb-2024

Re-Issue Details:

Client J P Chick & Partners Limited

Client Address: 7 Museum Street

Ipswich Suffolk IP1 1HQ

Contact(s): Adam Steele

Daniel Fowles

Project IE23/012 Wood Hall Farm

Quotation No.: Q23-32480 Date Received: 15-Feb-2024

Order No.: IE23/012 Date Instructed: 15-Feb-2024

No. of Samples: 8

Turnaround (Wkdays): 5 Results Due: 21-Feb-2024

Date Approved: 19-Feb-2024

Approved By:

Details: Stuart Henderson, Technical

Manager

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: IE23/012 Wood Hall Farm

Client: J P Chick & Partners Limited			Chem	ntest Jo	b No.:	24-04434	24-04434	24-04434	24-04434	24-04434	24-04434	24-04434
Quotation No.: Q23-32480		Chemtest Sample ID.:			1766533	1766534	1766535	1766536	1766537	1766538	1766539	
Order No.: IE23/012		Client Sample Ref.:		ES1	ES1	ES1	ES1	ES1	ES1	ES1		
		Sample Location:		TP201	TP202	TP203	TP204	TP205	TP206	TP207		
		Sample Type:			SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	
		Top Depth (m):		0.50	0.35	0.25	0.30	0.25	0.30	0.20		
		Date Sampled:		13-Feb-2024	13-Feb-2024	13-Feb-2024	13-Feb-2024	13-Feb-2024	13-Feb-2024	13-Feb-2024		
		Asbestos Lab:		NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB		
Determinand	HWOL Code	Accred.	SOP	Units	LOD							
ACM Type		U	2192		N/A	ı	-	-	-	-	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected						

Results - Soil

Project: IE23/012 Wood Hall Farm

Client: J P Chick & Partners Limited			Chem	itest Jo	b No.:	24-04434
Quotation No.: Q23-32480		CI	hemtes	t Samp	le ID.:	1766540
Order No.: IE23/012			Clien	t Sample	Ref.:	ES1
			Sar	nple Loc	cation:	TP208
				Sample	Type:	SOIL
		Top Depth (m):			0.40	
		Date Sampled:			13-Feb-2024	
		Asbestos Lab:			NEW-ASB	
Determinand	HWOL Code	Accred.	SOP	Units	LOD	
ACM Type		U	2192		N/A	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected

Test Methods

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

Report Information

Key **UKAS** accredited MCERTS and UKAS accredited M Unaccredited N This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for S this analysis This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited SN for this analysis This analysis has been subcontracted to an unaccredited laboratory Т 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

Water Sample Category Key for Accreditation

DW - Drinking Water

GW - Ground Water

LE - Land Leachate

NA - Not Applicable

PL - Prepared Leachate

PW - Processed Water

Report Information

RE - Recreational Water

SA - Saline Water

SW - Surface Water

TE - Treated Effluent

TS - Treated Sewage

UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up

MC - Mathematical Clean Up

FC - Florisil Clean Up

If you require extended retention of samples, please email your requirements to: <u>customerservices@chemtest.com</u>