

**MCCANN HOMES LTD**

The Coach House  
Lower End Road  
Wavendon  
MK17 8AU

Steve Vaton

22 March 2024

**Subject:** Pendley Farm, Tring. Plots 1-4 Garden validation  
**Our ref:** L-22473-2.4.2-24-232-KRP

Dear Mr Vaton

This letter reports the results of a verification inspection of remedial activities with regards soil contamination in gardens areas of Plots 1 through to 4 inclusive, of the above development.

IDOM has previously prepared a Remediation Statement reference L-22473-2.4.2-22-703-SE, dated 18 October 2022 which specified the following remedial works be undertaken:

Surface inspection to confirm whether fragment of visible bulk asbestos materials remain.

Reduced dig either to a depth sufficient to expose natural soils within gardens or excavation to permit replacement with 300 mm of topsoil.

A representative of IDOM attended site on 21 March 2024 to inspect garden areas of dwellings numbered 1 to 4 inclusive (as shown on the attached Tempietto Architects' development layout plan provided by McCann Homes).

An initial walkover of the areas around the new dwellings observed they had been constructed with internal fitting out works remaining. Compacted gravel of crushed brick and concrete had been placed under patio areas. The internal courtyard and parking areas had been filled with compacted Type 1 gravel and kerbs placed. Proposed landscaped borders along facades had been formed ready for import of topsoil and had gravelly sand at the base indicative of virgin quarry stone.

From a walkover of the exposed surfaces, no visible bulk asbestos was observed and the developer confirms surface materials and piles of rubbish had been removed.

Rear garden areas were noted be formed from recently placed soft brown clay which had been spread to dry out before disposal and brown sandy gravelly clay with red brick and tile fragments. A laser level was used to set a reduced level dig to -300 mm below finished levels and the upper soils were then scraped away from the gardens of Plots 1-4 whilst IDOM was on site. These comprised brown clay with brick, flint and some glazed tile, rare wood and metal. This was piled up to the side and it is understood this will be disposed of off-site. The laser level was then used to check at various points to confirm the dig was at or below -300 mm as required by the remedial strategy. Photographs from the walkover and reduced level dig are appended.

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The developer confirms that site-won topsoil stripped from greenfield areas to the north (currently in stockpile) will be replaced over the reduced dig and in the planted areas within the courtyard.

Inspection of plots 5-6 will be reported separately.

Yours sincerely



Keith Paramor



General view east of buildings





General view north of buildings



Reduced level dig Plot 1





Reduced level dig Plot 1-2 looking west



Reduced dig plot 1 garden looking south





Reduced dig Plots 3 and 4 gardens



Reduced dig formation



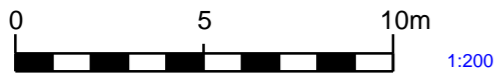


Courtyard area border ready for topsoil

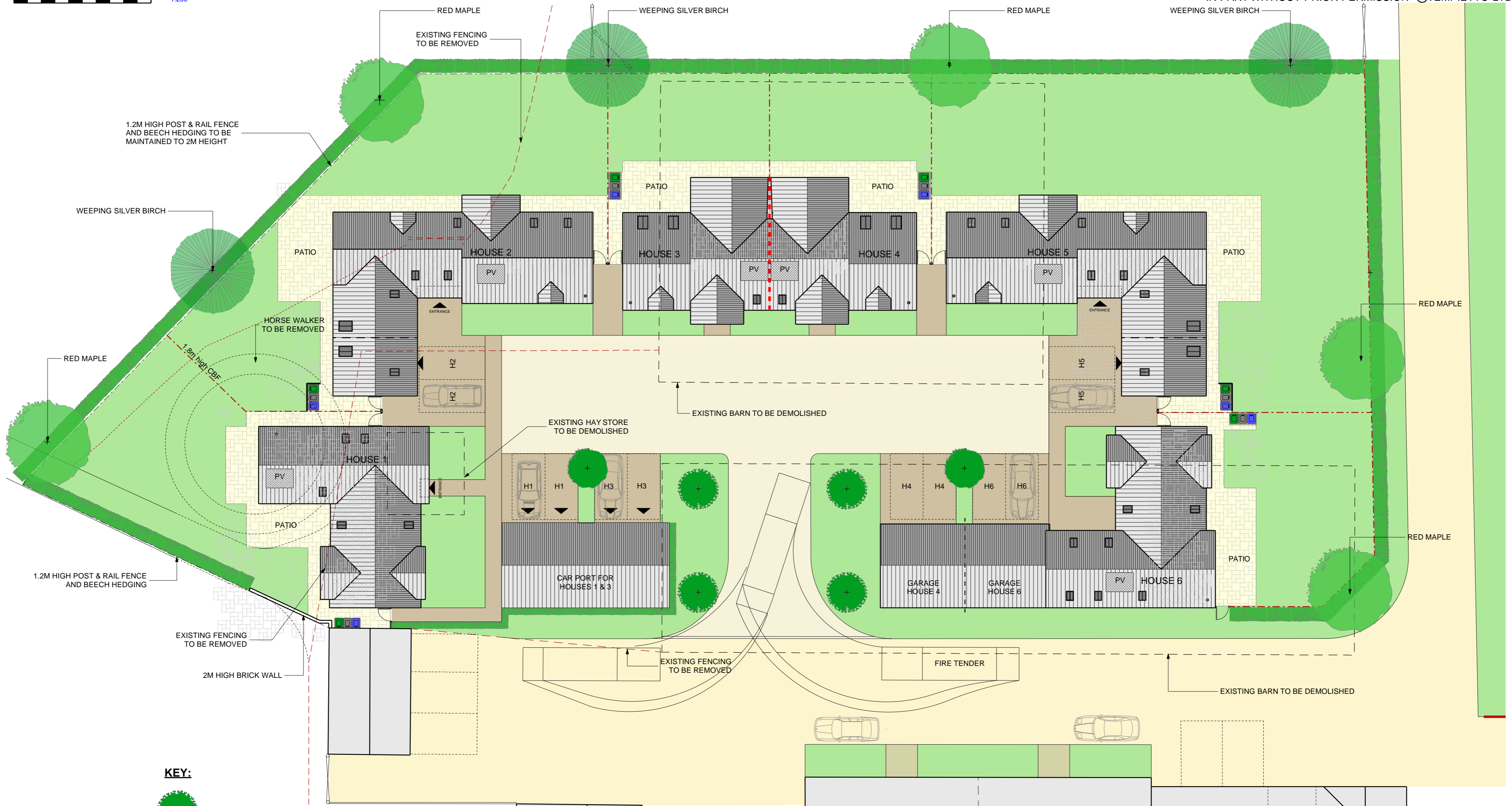


Courtyard area border ready for topsoil

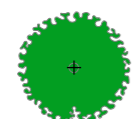







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**KEY:**

-  NEW TREES
-  PERMEABLE TEGULAR BLOCK PAVING
-  RESIN BOUND GRAVEL
-  PHOTOVOLTAIC



Rev. Date      Amendment

Pendley Farm, Tring

PROPOSED RESIDENTIAL DEVELOPMENT

for  
Pendley Properties Ltd.

Drawing Title  
Site Layout Plan



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Drawing No. 2105/50

Scale: 1:200 @ A2

Date: January 2020

File: HOUSES 2105 2-VARIANT.pln

View date: 20/01/2020