GRM Development Solutions Ltd
Laurus House
First Avenue
Centrum 100
Burton upon Trent
Staffordshire
DE14 2WH

Tel: 01283 551 249
Web: www.grm-uk.com

Our Ref: P11089/Val.01
Date: 29th October 2026

Joshua Winfield
David Wilson Homes East Midlands
By Email Only

Dear Joshua,

RE: Common Lane, Barwell – Validation of Asbestos Removal (south east) and Pesticide Testing

Further to your instruction, GRM Development Solutions (GRM) has attended site to collect verification samples for asbestos and pesticide screens. This letter report details the findings and recommendations for any further works.

Introduction / Background

GRM has recently prepared a Phase II Site Appraisal report, reference GRM/P11089/PIISAR dated October 2026. Prior to attending site for the intrusive investigation, GRM was notified that asbestos containing materials (ACM) were potentially present in derelict agricultural structures on site (stables and sheds) in the north and south west. As such, these buildings were not accessed during the intrusive investigation, and a recommendation was made in the report for verification testing following removal of any ACM. A copy of the Site Hazards Plan is provided in Appendix A which includes reference to the two areas with derelict buildings. It should be noted that no asbestos fibres were recorded in any samples recovered from across the site during the Phase II investigation, including topsoil in the vicinity of the stables.

Following the Phase II investigation, GRM were informed by the client that specialist contractors had removed asbestos sheeting from the structures in the south west using the wet asbestos method. A copy of their waste consignment note is provided in Appendix B.

Following recommendations in the Phase II report, GRM was instructed to collect samples of the surface soils in the vicinity for asbestos screens to confirm no residual asbestos contamination was present (such as loose fibres or microscopic fragments).

Pesticide screens were also included in this phase of works given the historic uses of the site including allotment gardens.

Site Works

GRM attended site on 15th October 2026. Three samples were collected for asbestos screens (ACM1-3), and four topsoil samples were collected for pesticide screens (Pest-1, 2, 3 and 5). All samples were recovered from the surface or just below. The sample locations are indicated on the plan provided in Appendix C.

A copy of the results is provided in Appendix D (E26-13891-GRM-26-46875) which confirms that no asbestos or pesticides were recorded above the laboratory limits of detection in the samples analysed.

Conclusions

The additional testing confirms that no asbestos or pesticides have been detected and the risk can be reduced to negligible for everywhere with the exception of the structures in the north.

Further validation works will be required once ACM are removed from structures in the north (currently fenced off due to ecological constraints).

Further works that GRM can complete

- asbestos screens on soils in the north once ACMs have been removed from remaining derelict structures.

Further works that a specialist will need to complete

- ACM removal, disposal and compliance with Control of Asbestos Regulations (CAR 2012).

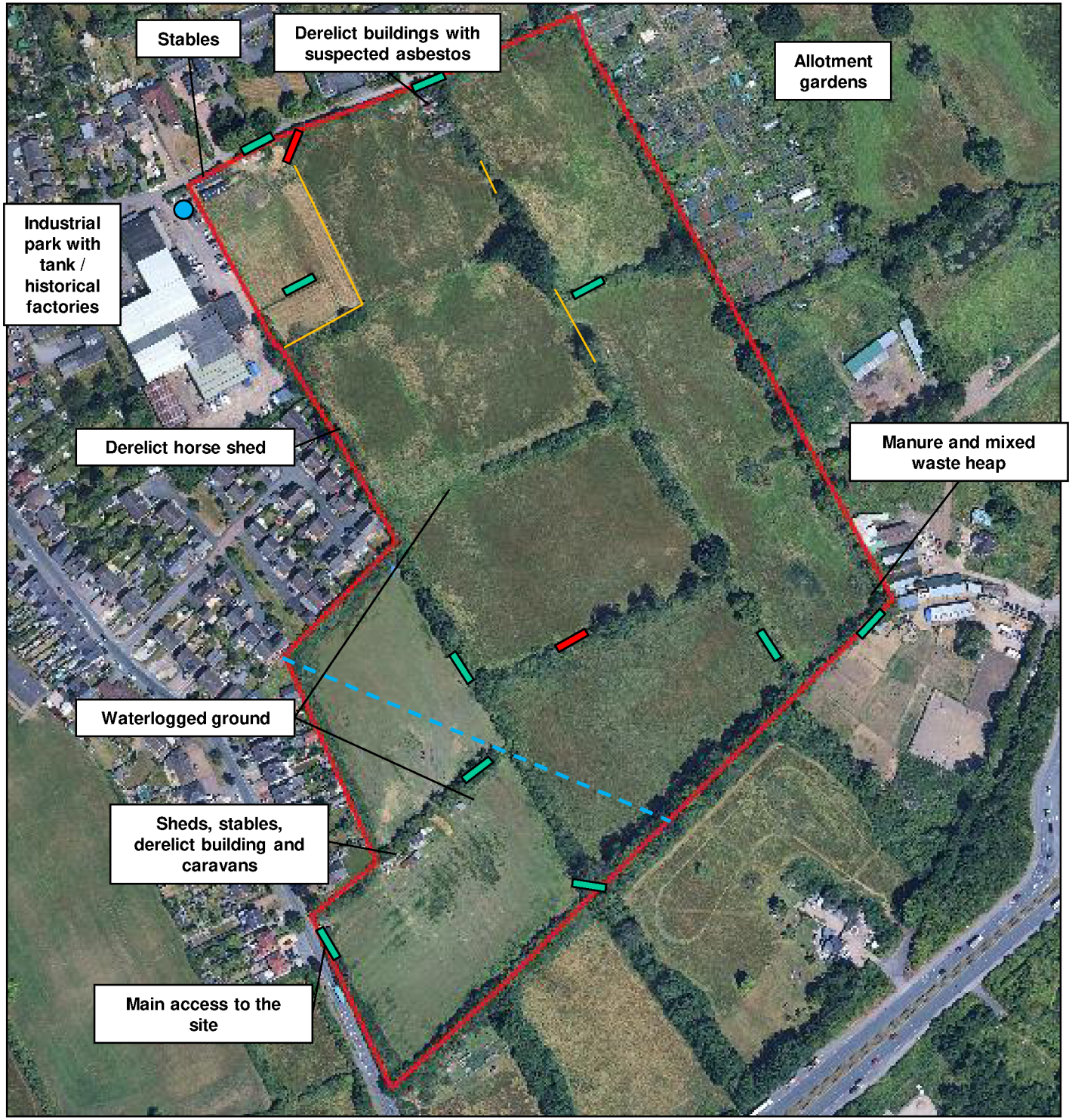
We trust this is suitable for your current requirements, should you require any further information or would like any clarification of the points raised please do not hesitate to contact us.

Yours sincerely,
for GRM Development Solutions Limited

Siobhan Jackson BSc (Hons) MIEnvSc CEnv
Principal Geo-environmental Scientist

Enc:
Appendix A – P11089 Site Hazards Plan
Appendix B – Hazardous Waste Consignment Note (provided to GRM)
Appendix C – Sample Location Plan
Appendix D – Chemical Analysis Certificate (E26-13891-GRM-26-46875)

Appendix A P11089 Site Hazards Plan



DO NOT SCALE

NOTES:

- Access points
- Unusable access points
- Wire fence
- Tank
- Recorded inland river (not observed)

GRM Development Solutions Ltd
Laurus House, First Ave, Centrum 100,
Burton-on-Trent, Staffordshire
Tel: 01283 551 249
info@grm-uk.com www.grm-uk.com

CLIENT:
David Wilson Homes (East Midlands)

PROJECT:
The Common, Barwell, Leicestershire

TITLE:
Site Hazards Plan

SCALE@SIZE :	ISSUE:
NTS	FINAL
DESIGN/DRAWN by :	DATE:
JM	December 2025
PROJECT No:	DRAWING No:
P11089	1

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Appendix B Hazardous Waste Consignment Note (provided to GRM)

WEIGHBRIDGE TICKET/WASTE TRANSFER NOTE
CUSTOMER COPY

Carl Wright (Haulage & Plant) Ltd
Plot 14, Baker Brook Ind Est, Wigwam Lane
Hucknall, Nottingham NG15 7SZ
Tel: **01159 640224** Fax: **01159 640505**

Site Licence: EPR/LP3790VC WCL: CB/DU67772 VAT Reg No: 457 327041 Company Reg No: 3875528 England

Customer O/N	Date	Ticket No	Vehicle Reg	Haulier WCL	Direction	Account
JRS27372549	29/09/2026	101902	LN22 RZE		INWARD	TOTARE1

Site Address: Total Reclaims Demolition ltd
Opposite 98 The Common Leicester LE9 8BR

SIC 45.25

Site Contact No:

Invoice Address: Total Reclaims Demolition ltd
Bakerbrook Ind Est
Wigwam Lane
Hucknall
Notts
NG15 7SH

Office Contact No: 0115 9632009

Comments:

Extra Items:

Weighing Information

Gross	3,220 kg	29/09/26 09:47:22	
Tare	3,080 kg	29/09/26 10:06:14	
Deductions	kg		
Nett	140 kg		

Pricing:

Price	£0.00
Items	
VAT	£0.00
Total	£0.00

Product 5 BONDED Asbestos **Priced** **Per**

EWC 17 06 05

Customer Print:_____ **Weighbridge Print:** _____

Customer Sign:_____ **Weighbridge Sign:** _____

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England and Wales) Regulations 2011

Form HWCN01v112

The Hazardous Waste Regulations 2005: PO: JRS | 273 | 72549

Consignment Note

PRODUCER	HOLDER/ CARRIER	CONSIGNOR	COPY	(Delete as appropriate)

Environment Agency

PART A Notification Details

1 Consignment note code: T O T A L R 2 7 3 0 1

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail):

Barwell
Opposite 98 The Common
Leicester
Postcode: LE9 8BR Tel: [redacted]
Email: [redacted]

3 The waste will be taken to (name, address and postcode):

Carl Wright, Wigwam Lane,
Postcode NG15 7SZ

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail):

Postcode: Tel:

PART B Description of the waste

1 The process giving rise to the waste(s) was: Demolition Works

2 SIC (2007) for the process giving rise to the waste: 45.25 /

3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified):

Description of waste	List of wastes EWC code	Quantity	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
Asbestos	1 7 0 6 0 5	1 parcel	Chrysotile	>15%	Solid	H7	1 parcel

EWC code	UN identification numbers:	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling number(s) requirements:
1 7 0 6 0 5	UN2590	Chrysotile	9	III	

PART C Carrier's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers.

If schedule of carriers is attached tick here: [ ])

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection, the round number & collection number are: /

1 Carrier name: Total Reclaims Demolition Ltd Driver: Luke Hallam

On behalf of (name, address, postcode, telephone, e-mail):

Total Reclaims Demolition Ltd, Melvyn Robert House, Wigwam Lane,
Hucknall, Nottingham NG15 7SZ
[redacted]

2 Carrier Registration no./reason for exemption: [redacted]

3 Vehicle registration no: LN22 RZE

Signature [redacted]

Date 29092026 Time 0830

PART D Consignor's certificate

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1 Consignor name: Total Reclaims Demolition

On behalf of (name, address, postcode, telephone, e-mail):

Total Reclaims Demolition Ltd
Melvyn Robert House, Wigwam Lane
Hucknall, Nottingham NG15 7SZ
Tel: [redacted]
Email: [redacted]

Signature [redacted]

Date 29092026 Time 0830

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170605	140 KG	ACC	D15

1 I received this waste at the address given in A3 on: Date: 29092026 Time: 0950

2 Vehicle registration no. (or mode of transport if not road): LN22 RZE.

Name: [redacted]

I certify that waste permit/exempt waste operation number: EP3790NC

Postcode Carl Wright (Haulage & Plant) L... Georgia House Wigwa... Nottingham...

Signature [redacted]

Authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are: 1

Date 29/09/2026 Time 1015

Appendix C Sample Location Plan



NOTES:

- NOTES

CLIENT: **David Wilson Homes (East Mids)**	TITLE: **Exploratory Hole Location Plan**	PROJECT No: **P11089**	DATE: Sept 2026
PROJECT: **The Common, Barwell**		DESIGN/DRAWN: GS	FIGURE: 01
		ISSUE: Final	

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Appendix D Chemical Analysis Certificate (E26-13891-GRM-26-46875)

ENVIRONMENTAL CHEMISTRY TESTING LABORATORIES
A PHENNA GROUP COMPANY

Analytical Test Report	**E26/13891/GRM/26-46875**	**Tested on Behalf of**
Clients Project Reference	P11089-Common Lane, Barwell	GRM Development Solutions
Clients Order Number	P11089	Laurus House
Sample(s) Analysed	8	First Avenue
Sample(s) received / instructed	19/10/2026 / 19/10/2026	Centrum 100
Sample(s) Tested	21/10/2026 to 27/10/2026	Burton Upon Trent
Report issued	27/10/2026	DE14 2WH
Report issue number	1	

Signed

[redacted]

Emily Blissett
Report Manager

Notes:

General

This report shall not be reproduced except in full

Please refer to Methodologies page for details pertaining to the analytical methods undertaken.

Samples were supplied by customer, results apply to the samples as received.

Samples will be retained for 14 days after issue of this report with the exception of the asbestos test portion which is held for 6 months unless otherwise requested.

Where specification limits are included these are for guidance only. Where a measured value has been highlighted this is not implying acceptance or failure and certainty of measurement values have not been taken into account.

Uncertainty of measurement values are available on request.

Moisture Content was determined in accordance with ECT method statement MS - CL - Sample Prep, oven dried at <30°C.

Moisture Content is reported as a percentage of the dry mass of soil, this calculation is in accordance with BS1377, Part 2, 1990, Clause 3.2

Stone Content was determined in accordance with ECT method statement MS - CL - Sample Prep and refers to the percentage of stones retained on a 10mm BS test sieve.

MCERTS Accreditation only covers the SAND, CLAY and LOAM matrices

Please note: Where further analysis is required, samples identified as containing asbestos are screened and tested on an as received basis. No correction is made for moisture content and other than the asbestos test(s) these results are not covered by our accreditation.

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation

Deviating Samples

On receipt samples are compared against our sample holding and handling protocols, where any deviations have been noted these are reported on our deviating sample page (if present)

Accreditation Key

U = UKAS Accreditation, M = MCERTS Accreditation, N = Unaccredited, SC = Subcontracted

ENVIRONMENTAL CHEMISTRY TESTING LABORATORIES
A PHENNA GROUP COMPANY

E26/13891/GRM/26-46875

P11089-Common Lane, Barwell

Analytical Test Results - ENV Analysis Solids

Lab Reference					917479	917480	917481
Client Sample ID					ACM-1	ACM-2	ACM-3
Client Sample Location					-	-	-
Client Sample Type					D	D	D
Client Sample Number					-	-	-
Supplier / Source					-	-	-
Client Material					-	-	-
Depth - Top (m)					0.1	0.1	0.1
Depth - Bottom (m)					0.1	0.1	0.1
Date of Sampling					15/10/2026	15/10/2026	15/10/2026
Time of Sampling					1000	1000	1000
Sample Matrix					Soil	Soil	Soil
Determinant	**Code**	**Units**	**LOD**	**Accreditation**			
Asbestos	ASB	p/a	-	U	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Pesticide Screen	PESTS	mg/kg	-	N	-	-	-

***For details on the specific matrices covered by the determinant please consult the methods page**

UKAS TESTING 4150

ENVIRONMENTAL CHEMISTRY TESTING LABORATORIES
A PHENNA GROUP COMPANY

E26/13891/GRM/26-46875

P11089-Common Lane, Barwell

Analytical Test Results - ENV Analysis Solids

Lab Reference					917482	917483	917484
Client Sample ID					Pest-1	Pest-2	Pest-3
Client Sample Location					-	-	-
Client Sample Type					ES	ES	ES
Client Sample Number					-	-	-
Supplier / Source					-	-	-
Client Material					-	-	-
Depth - Top (m)					0.1	0.1	0.1
Depth - Bottom (m)					0.1	0.1	0.1
Date of Sampling					15/10/2026	15/10/2026	15/10/2026
Time of Sampling					1000	1100	1100
Sample Matrix					Clay	Clay	Clay
Determinant	**Code**	**Units**	**LOD**	**Accreditation**			
Asbestos	ASB	p/a	-	U	-	-	-
Pesticide Screen	PESTS	mg/kg	-	N	Undetected < 1mg/kg	Undetected < 1mg/kg	Undetected < 1mg/kg

***For details on the specific matrices covered by the determinant please consult the methods page**

UKAS TESTING 4150

ENVIRONMENTAL CHEMISTRY TESTING LABORATORIES
A PHENNA GROUP COMPANY

E26/13891/GRM/26-46875

P11089-Common Lane, Barwell

Analytical Test Results - ENV Analysis Solids

Lab Reference					917486
Client Sample ID					Pest-5
Client Sample Location					-
Client Sample Type					ES
Client Sample Number					-
Supplier / Source					-
Client Material					-
Depth - Top (m)					0.1
Depth - Bottom (m)					0.1
Date of Sampling					15/10/2026
Time of Sampling					1100
Sample Matrix					Clay
Determinant	**Code**	**Units**	**LOD**	**Accreditation**	
Asbestos	ASB	p/a	-	U	-
Pesticide Screen	PESTS	mg/kg	-	N	Undetected < 1mg/kg

***For details on the specific matrices covered by the determinant please consult the methods page**

ENVIRONMENTAL CHEMISTRY TESTING LABORATORIES
A PHENNA GROUP COMPANY

E26/13891/GRM/26-46875

P11089-Common Lane, Barwell

Sample Descriptions

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Description	Moisture Content (%)	Stone Content (%)	Passing 2mm test sieve (%)
917482	Pest-1	-	SOIL	-	Brown slightly gravelly sandy clay with rare organic matter	19	< 0.1	-
917483	Pest-2	-	SOIL	-	Brown slightly gravelly sandy clay with rare organic matter	13	< 0.1	-
917484	Pest-3	-	SOIL	-	Brown slightly gravelly sandy clay with rare organic matter	13	< 0.1	-
917486	Pest-5	-	SOIL	-	Brown slightly gravelly sandy clay with rare organic matter	15	< 0.1	-

E26/13891/GRM/26-46875

P11089-Common Lane, Barwell

Analysis Methodologies - Please refer to sample comments page (if present) for any changes to methods Methods

Site addresses where testing is performed: Leicester - 7-11 Harding Street, Leicester, LE1 4DH
Poole - Unit D11, Admiralty Park, Station Road, Holton Heath, Poole, BH16 6HX and Unit 14 Blackhill Rd W, Poole BH16 6LE

Test Code	Test Name / Reference	Sample condition for analysis	Sample Preparation	Test Site	Accredited Matrices	Test Details
ASB	MS - AS - Asbestos	-	-	Leicester	SOIL, BULK MATERIAL	Fibre identification is in accordance with in house documented methods which are based on the procedure documented in the HSE Document HSG 248 "Asbestos: The analysts guide for sampling, analysis and clearance procedures"
PESTS	MS - CL - Pesticides	As received	Passing 10mm test sieve	Leicester		Determination of pesticides in soils via GC-MS, results based on as received analysis
SAMPLEPREP	MS - CL - Sample Preparation	-	-	Leicester		Preparation of samples (including determination of moisture content) to allow for subsequent analysis



GRM

We understand land

GRM provide specialist ground, environmental, structural and design services for landowners and developers across the UK.

Our experience spans a wide range of sectors including private residential, social housing, healthcare, education, commercial, and industrial. Our sole aim is to maximise the potential of the site and thereby the commercial return for our clients.

Land Appraisal
Phase I Desk Studies | Phase II Site Investigations | Soakaway Testing
Environmental Impact Assessments & Reports | Due Diligence Audits

Environmental
Preliminary Risk Assessments | Detailed Quantitative Risk Assessments
Ground Gas Assessments | Material Management Plans
Remediation Strategies & Validation | Waste Classification Assessments

Mining
Coal Mining Risk Assessments | Coal Mining Investigations | Treatment of Mine Workings | Mine Shafts | Subsidence | Mineral Resource Assessments

Geotechnical
Geotechnical Investigations | Earthworks | Slope Stability
Retaining Wall Design | Ground Stability | Vibration Assessments
Value Engineering | Settlement Analysis

Design
Detailed Foundation Schedules | Highways AIP's | Superstructure Design
Detailed Design of SUDS, Highways, and Sewer Structures

Site Services
Foundation Inspections | Gas Membrane Inspections
Remediation Inspections | Structural Inspections

GRM are proud to have provided services for a wide range of clients including

Bellway Homes | Vistry | Taylor Wimpey | Persimmon Homes | Barratt Redrow
NHS Trusts | Local Authorities | Severn Trent | VINCI | Tilbury Douglas
MOD | Structural and Civil Engineers

We also work with key partners to deliver a range of other support services and surveys including topographical, ecology, tree, archaeological, flood risk, and utilities.

Please contact us for an informal discussion on how we can save both time and money on your development project:

www.grm-uk.com | 01283 551249 | info@grm-uk.com