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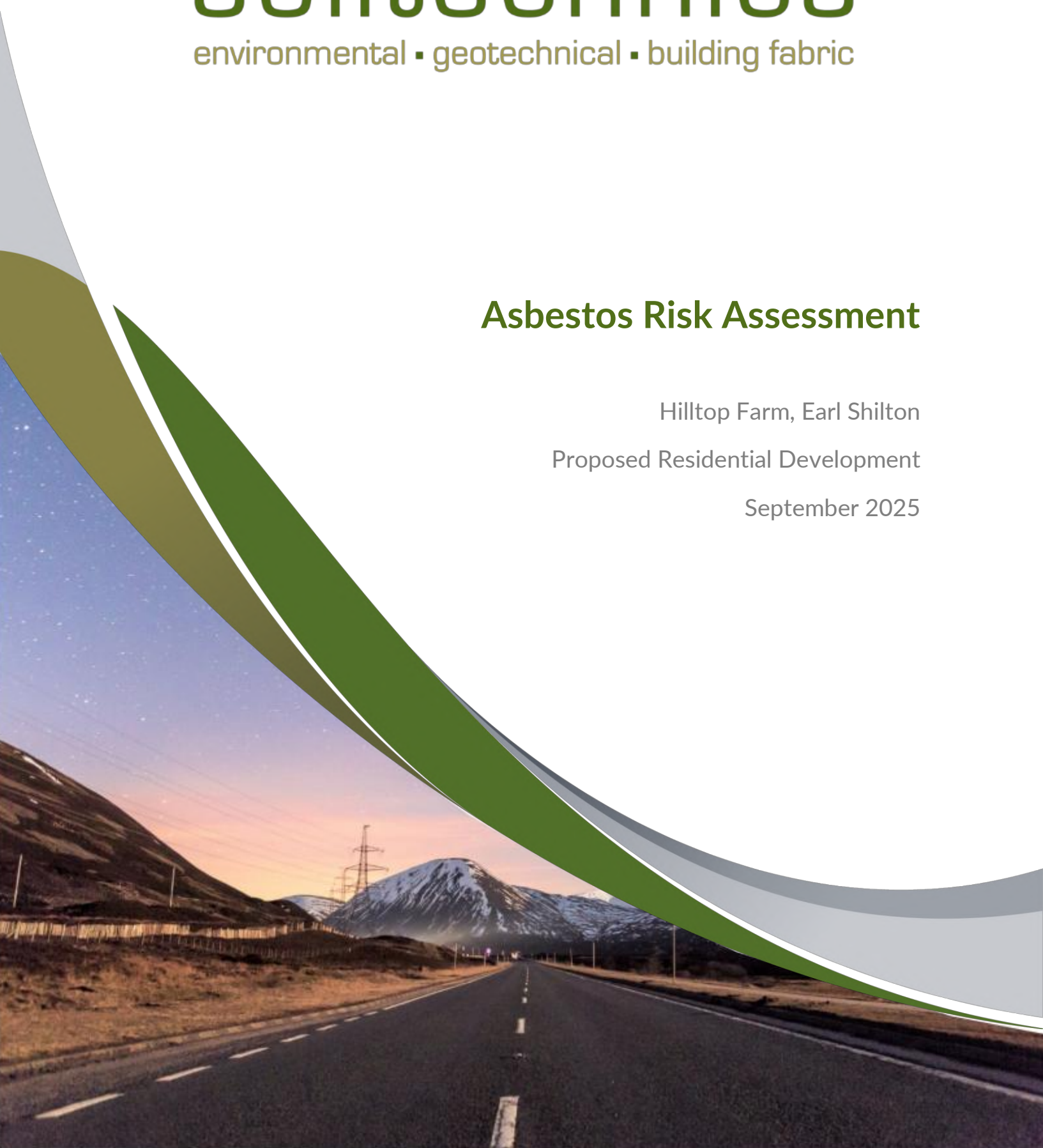
environmental • geotechnical • building fabric

Asbestos Risk Assessment

Hilltop Farm, Earl Shilton

Proposed Residential Development

September 2025



Hilltop Farm, Earl Shilton

Residential Development

Document Title: Asbestos Risk Assessment
Document No.: STX7263-R01-Rev_A
Date: September 2025
Prepared For: Snowdon Homes Ltd

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Document history and status

Revision	Date	Description	Author	Checker
A	September 2024	First Issue	JB	MOH

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1 Introduction

1.1 Scheme Outline

- 1.1.1 It is understood that the development is controlled under the Hinckley and Bosworth Borough Council planning regime, under planning application 23/01201/CONDIT, described as

23/01201/CONDIT

Variation of conditions 2 (Approved plans) and 19 (Hard and soft landscape) for planning permission 20/00916/FUL (Demolition of farm buildings and Ashby House and development of 50 dwellings comprising 49 no. affordable houses and 1no. bungalow to replace Ashby House, with access road off Leicester Road, open space, landscaping, drainage basin, and foul pumping station) Ashby House Hill Top Farm Hill Top Earl Shilton Leicester Leicestershire LE9 7DPA snapshot of the p

- 1.1.2 A snapshot of the proposed development layout is included below and also included in Appendix A.



Figure 1-A: Snapshot of the proposed development

1.2 Brief

- 1.2.1 This report has been prepared following instructions received from Snowdon Homes Ltd This report details an Asbestos Risk Assessment to support the development of the scheme outlined above.
- 1.2.2 This report is required to assess the presence of asbestos containing materials (ACMs) within the area of the former buildings on site and associated risk to end users.

1.3 Aims and Objectives

1.3.1 The principal aim of this report is to satisfy the brief outlined above and thereby provide information to facilitate the safe development of the project.

1.3.2 The objectives of this report are outlined below:

- Undertaken fieldwork and sampling to confirm if ACMs are present within shallow soil horizons within the vicinity of demolished buildings
- If present, assess whether ACMs pose a significant risk to end users
- Recommend any further works.

1.4 Limitations

1.4.1 Soiltechnics disclaims any responsibility to our Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence in accordance with the terms of our contract, taking account of the resources, investigations and testing devoted to it by agreement with our Client. This report is confidential to our Client and Soiltechnics accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

2 The Site

2.1 Site Description

- 2.1.1 The site Hilltop Farm and is located immediately to the north of the town of Earl Shilton, Leicestershire, at approximate postal code LE9 7DP. Surrounding land uses included residential and light commercial properties to the south and east and agricultural land to the north and west.
- 2.1.2 The site is an irregular shaped piece of land, covering an area of approximately 1.5 ha.
- 2.1.3 The previous use of the site was agricultural with associated farm buildings located in the central and eastern sectors of the site.
- 2.1.4 The buildings have since been demolished prior to the commencement of the construction phase. An aerial view of the current site layout is shown below.



Figure 2-A: Aerial view of site layout

2.2 Potential Asbestos Contamination and Remedial Requirements

- 2.2.1 During demolition at the above site, suspected asbestos containing materials (ACM) were identified in the form of possible asbestos cement sheeting below the former floor slabs. It is understood that the material was removed prior to demolition of the buildings.
- 2.2.2 The Unexpected Contamination Discovery Strategy produced by Parsons, dated October 2023, ref: HFE-PPC-00-G-RP-0012/JPB outlined the requirement for the following post demolition of the buildings on site. The letter report is included in Appendix B for reference.
- Validation of the area from which the potential ACMs were removed should be completed once these materials are removed to confirm that no residual asbestos contamination remains.
 - Should the testing reveal the presence of asbestos fibres, then hotspot removal on a nominal 5x5m grid centred on the location of identified fibres should be undertaken.

3 Fieldwork

3.1 Objectives

3.1.1 The ground investigation scope and location of exploratory holes was determined by Soiltechnics Ltd, based upon our overall brief outlined in Section 1.

3.1.2 The objectives of the fieldwork were to:

- i) Establish the presence of asbestos on the surface and within shallow soils on site.
- ii) Obtain samples for subsequent laboratory testing.

3.2 Fieldwork Summary

3.2.1 Fieldwork was undertaken on 21st August 2025.

3.2.2 A summary of the samples taken and laboratory testing completed is set out in the table below. A site diary and photographic record of works undertaken is presented in Appendix C, and the sampling location plan is presented below. Footprints of former buildings are outlined in blue.

Material Sampled	Qty	Sample refs	Laboratory testing completed
Shallow hand pits	10	SL01-SL10	16 No. Asbestos screens from Made ground soils samples across varying depths.
Surface debris and suspected ACMs	5	SL11-SL15	ACM Bulk IDs to verify presence/absence of possible ACMs identified at surface.

Table 3-A: Summary of fieldwork undertaken



Figure 3-A: Sampling locations

3.2.3 All soils encountered were described in accordance with BS EN ISO 14688 “Identification and Classification of soil”.

- 3.2.4 Samples collected for chemical analysis have been taken and handled in accordance with BS ISO 18400-105:2017 *“Soil quality — Sampling Part 105: Packaging, transport, storage and preservation of samples”*.

3.3 Description of Soils/Summary of Site Observations

- 3.3.1 The soils encountered within the footprints of the former buildings were generally described as reddish/grey brown gravelly clay/sand with gravel comprising demolition material such as brick, concrete, ceramic and glass. Full descriptions and photos of soils are included within the site diary in Appendix C. Selected photos are included below.
- 3.3.2 Suspected asbestos containing materials (ACMs) were not encountered within any of the 10 hand pits undertaken. Very infrequent suspected asbestos surface debris was identified across the site. Subsequently, 5 pieces of suspected ACMs were sampled as a precaution and submitted for testing. One was confirmed as chrysotile cement (SL11) shown below. The other four were confirmed not to be ACM.



Figure 3-B: Soil within the vicinity of SL01



Figure 3-C: Hand pit undertaken and location SL04



Figure 3-D: Soils sampled at SL06



Figure 3-E: Confirmed chrysotile cement in SL11

4 Laboratory Results

4.1.1 The below table summarises the outcome of the laboratory results. Full copies of laboratory testing certificates can be found in Appendix D.

Material Sampled	No. samples	Sample refs	Laboratory testing outcome
Soils within hand pits	16	SL01-SL10	1 of 16 samples (SL06) indicating trace levels of chrysotile cement
Suspected ACMs on surface	5	SL11-SL15	1 of 5 samples (SL11) confirmed as ACM in the form of chrysotile cement

Table 4-A: Summary of laboratory results

5 Asbestos Risk Assessment

5.1 Context

- 5.1.1 The risk of harm associated with the asbestos relates to amount fibres present within the shallow soils and the potential for air-borne generation to occur. The risk to end users is fundamentally a function of the degree of respirable fibres that could be easily liberated upon disturbing the material and duration of exposure.
- 5.1.2 To allow for a comprehensive risk assessment to occur, many aspects need to be taken into consideration, including the type and volume of asbestos, the host matrix, where it is within the development, duration of disturbance, proximity to receptors, and so forth. The following sections provide this further detail as necessary, which inform risk assessment model parameters.
- 5.1.3 To aid in the risk assessment, the receptor Decision Support Tool (rDST) from the Joint Industry Working Group on Asbestos in Soils and Construction Materials (JIWG) has been utilised, using a residential setting as a precaution.
- 5.1.4 The rDST tool was created to provide the industry with a consistent decision making format that is aligned with UK health & safety and environmental regulatory guidance. It has also been created to assist in contaminated land risk assessment under CLR11 (now LCRM).
- 5.1.5 The spreadsheet has been completed based upon our understanding of the site and use of the site for residential housing. The sheets are included in Appendix E.

5.2 Exposure Scenarios & Material Use

- 5.2.1 Asbestos is only a risk to end users at the site if the material is exposed at surface or disturbed during excavation works.
- 5.2.2 There are no suitable resources of topsoil on site and therefore, there is a requirement for the import of topsoil for use within soft landscaping areas. This will effectively provide a clean cover of limited thickness over any asbestos impacted soils within areas of soft landscaping.
- 5.2.3 The following use scenarios have been assumed:
- Placement beneath 150-300mm topsoil within soft landscaping areas
 - Placement beneath hardstanding areas within residential property boundaries
- 5.2.4 Due to the rarity of ACMs on site, in a residential end use scenario, the assumption is therefore made that there will be no regular long term exposure to the material placed beneath hardstanding or soft standing areas. It is assumed there may be infrequent short term exposure in areas of soft landscaping through gardening excavation activities.
- 5.2.5 Possible exposure scenarios would be gardening activities, utilities maintenance and localised excavation works, such as for fencing, lighting or small extensions. Natural processes such as bioturbation can bring ACMs to the surface. It is worth noting, that the CAR-SOIL guidance indicates that mechanical excavation is unlikely to cause 'deterioration' of ACMs contained within the material matrix, and works such as utilities repair would cause little 'disturbance'. It is worth noting that in the context of CAR-SOIL, the terms 'deterioration' and 'disturbance' relate to the impact of activities on ACMs and fibres, and not host matrix.

5.3 Risk Assessment Outcomes

5.3.1 All rDST models are presented within Appendix E and are summarised below.

Type and quantity of Asbestos	Modelled Risk Output		
	Risk to end users from material placed below hardstanding	Risk to end users through gardening activities from materials below topsoil in soft landscaping areas	Risk level to future maintenance workers and infrequent excavations
Trace quantities of bonded ACMs	Negligible	Very Low	Very Low

Table 5-A: Summary of rDST Outcomes

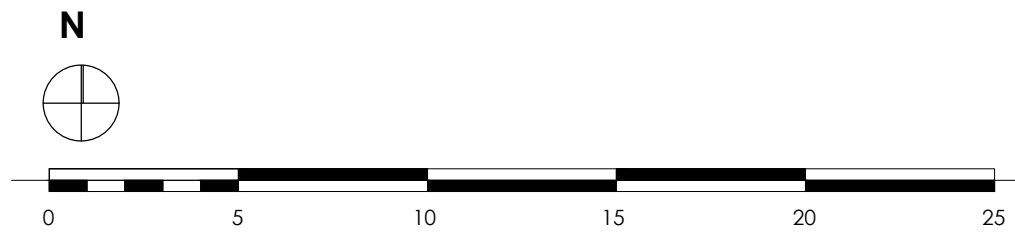
- 5.3.2 In the modelled scenario for the material under hardstanding, the long term risk to end users was deemed to be negligible. Where more precautionary parameters were adopted, assuming the material is under soft landscaped areas and uncontrolled excavation works could bring the materials closer to surface, the risk falls within the 'very low' category.
- 5.3.3 The 'very low' risk category is also applied to modelled scenarios for utilities and maintenance workers. For instance, where the installation of fencing may expose the worker to the material at depth.
- 5.3.4 Generally, the trace concentrations of bonded chrysotile present do not pose an unacceptable risk of harm to end users in any scenario, and the ACMs are sufficiently bonded to withstand the minimal levels of disturbance and deterioration that could occur if excavations works were to expose the materials.
- 5.3.5 Overall, the models indicate that materials arising from the demolition of former buildings will not pose an unacceptable level of risk to human health

6 Conclusions and Recommendations

6.1 Risk to End Users

- 6.1.1 Ground investigation works did not identify visual ACMs within any of the 10 hand pits. The visual inspection of surface debris indicated suspected ACMs were infrequent; 5 samples of suspected ACM submitted for ACM ID testing as a precaution. Laboratory results indicate trace chrysotile cement in 1 of 16 soil samples submitted, and 1 of 5 suspected asbestos pieces confirmed as chrysotile cement.
- 6.1.2 This Asbestos Risk Assessment report has shown that the material within the footprint of the demolished buildings can be used safely within the scheme, providing it is placed at shallow depth beneath soft landscaping or hardstanding cover.
- 6.1.3 As a safe and suitable use for the material has been established, the off-site disposal of the material to landfill is considered an unsustainable approach and should only be undertaken if a material surplus occurs.
- 6.1.4 The material must not be taken off site to another development site as general fill or for other uses.

Appendix A Drawings



EXTERNAL WORKS LEGEND

- 1800mm high lockable close board timber gate with galvanneal steel catch, hasp and staple for postlock. Clear width 900mm
- 1800mm high lockable 7ft and 6ft timber gate with galvanneal steel catch, hasp and staple for postlock. Clear width 900mm
- 1800mm high close-boarded fence with
- 1800mm high close-boarded fence with
- 900/1000mm high metal railing with 'anti trap bow' to LAP
- 900mm high brickwork boundary wall with brick coping & the crease detail and with 900mm close board fence on top with 450x450mm brick piers 2000mm high
- Retaining wall/structure to structural engineers details
- Retaining wall/structure to structural engineers details with 900mm high brickwork boundary wall on top with brick coping & the crease detail and with 900mm close board fence on top with 450x450mm brick piers 2000mm high
- Low level retaining wall/structure to structural engineers details to max 450mm change in level
- Slab on edge/gravel board to structural engineers details
- Retaining wall/structure to structural engineers details topped with close-boarded fence to a min. height of 1.8m
- Retaining wall/structure to structural engineers details with 1100mm timber palisade fencing/guarding
- Retaining wall/structure to structural engineers details with Acoustic barrier/fence 2.4m/2.6m high as indicated to specialist detail - refer to acoustic report
- Acoustic barrier/fence 2.4m/2.6m high as indicated to specialist design & detail
- Retaining wall/structure to structural engineers details with 1800mm high anti-climb fencing to pumping station
- 1800mm high anti-climb fencing & gates to pumping station to specialist design & detail
- 420mm timber fence rail
- 1200mm high timber post and rail fence with mesh infill with existing / proposed hedge planting
- Existing hedge
- Proposed hedge
- concrete block retaining wall
- 240 litre general waste bin
- 240 litre recycling waste bin
- 240 litre garden waste bin
- triple wheeled bin storage
- 450x450mm concrete paving slabs - colour Buff. 1200x2400mm
- 900mm wide individual paths, 1200mm wide shared paths
- Permeable lock paving to parking bays, colour Brindle or similar. Parking spaces delineated with Charcoal colour block paving
- Tarmac
- min 1200x1200mm flat landing to entrance doors with 900mm wide path, rear path 1800mm deep with additional paving for rear spaces. 400 x 400mm concrete paving slabs. Caravel margins to paths and paths doubling buildings
- Rotary clothes dryer
- EVCP fixed to house
- EVCP fixed to fence / wall
- EVCP island
- EVCP ducting
- EVCP to be designed and installed as described in BS EN 4185 to have a minimum nominal rated output of 7kW, be fitted with a universal socket, an indicator to show the equipment's charging status that uses lights or a visual display, be a minimum of a Mode 3 specialised system for electric vehicle charging supplied from a dedicated circuit, or equivalent, as defined in BS EN IEC 61851-1. Meet the requirements of BS 7471 and in the BS Code of Practice: Electric Vehicle Charging Equipment Installation
- Landscaping adjacent to parking spaces must have a mature growth height or be maintained at no higher than 500mm
- Soft landscaping to be in accordance with detailed landscape layout
- Refer to structural engineers drawing for extent of retaining concrete gravel boards and retaining walls

PRELIMINARY

REV	DATE	REVISION	BY
1	09.10.2023	ISSUED FOR TENDERS	PNW
2	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
3	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
4	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
5	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
6	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
7	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
8	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
9	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
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23	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
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44	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
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46	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
47	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
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49	09.10.2023	REVISED TO REFLECT COMMENTS	PNW
50	09.10.2023	REVISED TO REFLECT COMMENTS	PNW

PROJECT	Hill Top Farm
DRAWING TITLE	EXTERNAL WORKS
DRAWING SCALE	DATE DRAWN
1:200 (A0)	09.10.2023
DRAWN BY	CHECKED BY
PNW	Simon Oakley
JSA NUMBER	DRAWING NUMBER
202305	01N



Key:

- Exploratory Holes
- Sampling Location
- Footprint of former buildings

Notes

1) Base image provided by Google.

2) All drawn features are approximate.

Contains OS data © Crown copyright [and database right] [2024]
Map data © 2024 Google

A	Sept 2025	First issue
REV	DATE	COMMENT ON VARIATION

soiltechnics

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PROJECT

Hilltop Farm, Earl Shilton

TITLE

Sampling Location Plan

DRAWING No.

STX7163-D01

Appendix B Unexpected Contamination Discovery Letter

Our ref: HFE-PPC-00-G-RP-0012/JPB/UnexpectedContaminationLetter

Tom Hall
Technical Director
Tricas Construction Ltd
Unit 1,
Buntsford Business Park,
Buntsford Park Road,
Bromsgrove,
B60 3DX.

9 October 2023

Dear Tom,

**UNEXPECTED CONTAMINATION DISCOVERY STRATEGY
HILLTOP FARM, EARL SHILTON**

Introduction and Scope

PPCP Ltd t/a Patrick Parsons have been requested by Tricas Construction Ltd to provide advice and recommendations in regards to the suspected Asbestos Containing Materials encountered at Hilltop Farm, Earl Shilton which is being developed for a proposed new residential development.

Potential Asbestos Contamination

During demolition at the above site, suspected asbestos containing materials (ACM) were identified in the form of possible asbestos cement sheeting below the former floor slabs.

Recommendations for Demolition Phase Remediation

It is understood that the demolition contractors on site are appropriately trained and licensed to deal with asbestos. The material requires to be moved temporarily to continue with the demolition and to control the potential spread of asbestos fibres. Precautions in line with the HSE's guidance on dealing with ACM should be followed which should include, but not necessarily limited to;

- Damping down during excavation to prevent dust and or fibre release,
- Storage on impermeable surfacing or sheeting,
- Covering of the material to prevent spread of fibres,
- Removal from site at the earliest opportunity to an appropriate waste facility. Transfer tickets and waste disposal records should be maintained.

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The soils associated with the suspected ACM i.e. immediately above / below the horizon containing the potential ACM (~0.1-0.2m thickness) should also be segregated as above to ensure that if they contain any trace asbestos fibres that these are not more widely distributed around the site.

Significant care should be taken when tracking around this area that the soils are not inadvertently spread and thus fibres are not transferred to otherwise clean soils. The key is control of the ACM materials and potentially impacted soils such that this does not affect clean soils in the wider site.

Validation of the area from which the potential ACMs were removed should be completed once these materials are removed to confirm that no residual asbestos contamination remains. This should be undertaken by obtaining surface soils sampling on a minimum of a nominal 5x5m grid over the area of the suspected ACM, with samples screened for the presence of asbestos fibres, with quantification testing if detected.

Should the testing reveal the presence of asbestos fibres, then hotspot removal on a nominal 5x5m grid centred on the location of identified fibres should be undertaken. This will involve the removal of 0.1-0.2m thickness of material, which should also be segregated as above, followed by validation testing at the rates above to confirm that the source of the asbestos fibres is fully removed, or the site level has been reduced such that there is sufficient space to accommodate an appropriate thickness clean capping layer in this area to remove any residual risk to human health (600mm in private gardens or 300mm in soft landscaping – any clean capping with require validation to demonstrate that it will act to remove the risk to human health.

Discovery Strategy – Asbestos

Should additional suspended ACMs be encountered the following recommendations should be followed:

- Suspected ACM should be removed and disposed of offsite in accordance with current HSE guidance,
- If the ACM are to be moved temporarily prior to offsite disposal they should be stored as above,
- Once the suspected ACMs are removed from the area of demolition and it is safe for inspection / assessment, then an experienced Geoenvironmental Engineer should attend site to inspect the post-demolition site to assess if there are any obvious evidence of ACM contamination and obtain samples over the area of encountered suspected ACM to determine if the surrounding soils are impacted by asbestos fibres,
- Should the testing reveal asbestos impacted soils then a revised remedial strategy should be formed.

Discovery Strategy – Unexpected Contamination

During future site redevelopment, groundworkers should remain vigilant for previously unrecorded or unexpected visual and/or olfactory evidence of contamination, or ground conditions which appear inconsistent with those identified during the ground investigation completed by PP.

Examples of contamination may include, but may not be limited to blue billy, oil-stained soils, free phase oily liquid within soils, buried waste materials, fibrous materials, strong odours or marked variation in soil colour and should any unexpected ground conditions be encountered during construction, the following procedures should be adopted:

- All works in the area should be ceased and cordoned off;

- Patrick Parsons or similar geo-environmental consultant should attend site to inspect the area and if necessary collect samples for chemical analysis;
- If the inspection and/or chemical testing confirm the presence of additional contamination, the results will be shared with the LA EHO and any changes to the remedial strategy agreed. No works in the area will be undertaken to agreement has been reached;
- If the inspection and/or chemical testing confirm that no additional contamination is present, then works can proceed with no alteration to the remedial strategy.

Remediation

The previous Phase II Ground investigation report (10056074-AUK-XX-XX-RP-ZZ-0003-01- Phase 2 Geo-Environmental Interpretative Report by Arcadis dated October 2022) did not record any contaminants above the relevant screening values used and as such no recommendations for remediation were presented.

The report noted that suspected Asbestos Containing Materials were visually identified in both the existing buildings at the site and on the surface during the investigation. Asbestos fibres had been recorded in three made ground samples and the testing confirmed the presence of chrysotile fibres at concentrations of <0.001%. No recommendations remedial measures are included the above report in regards to asbestos.

It is considered that the post-demolition asbestos testing of the formation horizon should include the areas where asbestos fibres were identified in the shallow made ground soils to ensure that they do not represent a wider risk.

If evidence of wider asbestos contamination is identified then these recommendations should be reviewed and a revised remedial strategy should be produced.

Following review of this report a copy of it should be submitted to the Local Authority planning department and acceptance of the proposed remedial measures and proposals accepted in writing.

Yours sincerely,



John Baron
Associate Director

Appendix C Site Diary

Project: Hilltop Farm, Earl Shilton	Job No.: STX7163	Engineer: LT
Day: Thursday	Date: 21/08/2025	Weather: Sunny

Brief description of general site works being carried out
Compacting fill, general construction activities
Purpose of the site visit
To obtain samples for asbestos screening.
Details of the Site Inspection / Watching Brief
General Comments: Hand pits undertaken within footprint of former buildings to take soil samples for asbestos screen. Any visual suspected ACMs on surface or within pits handpicked for ACM ID testing Details of any contamination observed: No contamination noted, visual or olfactory. No suspected visual asbesots encountred within hand pits. Visual suspected asbestos on surface was infrequent. 5 samples collected as a precaution and submitted for testing. Samples Taken: SL01 0.05 and 0.3 m bgl - Reddish brown sandy gravel of concrete, flint and brick. Becoming brown sandy gracelly CLAY at 0.1m bgl SL02 0.05 and 0.3 m bgl – Reddish brown sandy CLAY SL03 0.05 and 0.3 m bgl – Grey sandy gravelly CLAY with gravel of concrete, flint and brick. Becoming reddish brown gravelly sandy CLAY with rare cobbles of brick and gravel of concrete and flint at 0.7m bgl SL04 0.05 and 0.25 m bgl – Grey clayey gracelly SAND with gravel of flint concrete and brick. Becoming reddish brown slightly clayey gracelly SAND with gravel of flint, concrete, ceramic and brick at 0.1m bgl. SL05 0.05 and 0.3 m bgl – Reddish brown sandy CLAY. SL06 0.05 and 0.3 m bgl – Grey brown slightly sandy gravelly CLAY with gravel of brick concrete, plastic and glass. SL07 0.05 and 0.2 m bgl – Grey brown sandy GRAVEL of concrete, flint, brick and plastic. At 0.1m bgl becomes brown gravelly SAND with gravel of flint, brick, glass and plastic. SL08 0.05 and 0.3 m bgl – Grey brown very gravelly SAND with gravel of flint, brick, concrete and ceramic SL09 0.05 and 0.3 m bgl – Grey brown gravelly slightly clayey SAND with gravel of concrete, flint and brick. SL10 0.05 and 0.3 m bgl – Reddish brown sandy CLAY with gravel of concrete and brick SL11 (ACM ID) – suspected piece of ACM SL12 (ACM ID) – suspected piece of ACM SL13 (ACM ID) – suspected piece of ACM SL14 (ACM ID) – suspected piece of ACM SL15 (ACM ID) – suspected piece of ACM
Material Movements

Summary of any ongoing material movements:

Movement of clean imported material around site as required for construction

Watching Brief Record

Client instructions, variations, extra work:
N/A
Projected programme:
Anticipated date / focus of next site visit
N/A
Photographic Evidence



SL01 – Spatial



SL02 – Hand pit



Arisings from SL03



SL04



SL05 – spatial



SL06



SL06 – soils



SL08



SL10



SL11 – Confirmed chrysotile cement

Appendix D Laboratory Testing Results



Final Report

Report No.: 25-28002-1

Initial Date of Issue: 09-Sep-2025

Re-Issue Details:

Client *Soiltechnics Limited*

Client Address: *1st Floor Unit 9 Westpoint Enterprise
Park
Clarence Avenue
Trafford Park
Manchester
M17 1QS*

Contact(s): *Admin*

Project *STX7163 Hilltop Farm, Earl Shilton*

Quotation No.: **Date Received:** 27-Aug-2025

Order No.: POR023305 **Date Instructed:** 27-Aug-2025

No. of Samples: 21

Turnaround (Wkdays): 10 **Results Due:** 09-Sep-2025

Date Approved: 09-Sep-2025

Approved By:

Details: David Smith, Technical Director

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

Bulk Identification Certificate

Client:

Date Sampled:

Date Received:

Soiltechnics Limited
21-Aug-2025
27-Aug-2025

Project:

Job Number:

Date Reported:

STX7163 Hilltop Farm, Earl
Shilton
25-28002
09-Sep-2025

Chemtest Sample ID	Clients Sample ID	Clients Sample Ref.	Client Reference	Top (m)	Bottom (m)	SOP	Accred.	Laboratory	Material	Result
2019995	SL11-0-1	1	SL11	0.00		2185	U	NEW-ASB	Cement	Chrysotile
2019996	SL12-0-1	1	SL12	0.00		2185	U	NEW-ASB	-	No Asbestos Detected
2019997	SL13-0-1	1	SL13	0.00		2185	U	NEW-ASB	-	No Asbestos Detected
2019998	SL14-0-1	1	SL14	0.00		2185	U	NEW-ASB	-	No Asbestos Detected
2019999	SL15-0-1	1	SL15	0.00		2185	U	NEW-ASB	-	No Asbestos Detected

The in-house procedure SOP2185 is in accordance with the requirements of Appendix 2 of the Analyst Guide (HSG 248).

The results relate only to items tested as supplied by the client.

Bulk sample disclaimer: Material type reported is based on the opinion of the analyst and is outside the scope of UKAS accreditation.

All asbestos bulk samples, sub-sampled soils and containers associated with asbestos-containing samples are retained for 6 months. Containers from non-asbestos samples are disposed of after 30 days.

Results - Soil

Project: STX7163 Hilltop Farm, Earl Shilton

Client: Soiltechnics Limited		Chemtest Job No.:	25-28002	25-28002	25-28002	25-28002	25-28002
Quotation No.:		Chemtest Sample ID.:	2019979	2019980	2019981	2019982	2019983
Order No.: POR023305		Client Sample Ref.:	1	2	1	1	2
		Client Sample ID.:	SL01-0.05-1	SL01-0.3-2	SL02-0.05-1	SL03-0.05-1	SL03-0.3-2
		Client Reference:	SL01	SL01	SL02	SL03	SL03
		Sample Type:	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):	0.05	0.30	0.05	0.05	0.30
		Date Sampled:	21-Aug-2025	21-Aug-2025	21-Aug-2025	21-Aug-2025	21-Aug-2025
		Time Sampled:	9:33	9:34	9:34	9:35	9:35
		Asbestos Lab:	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB
Determinand	HWOL Code	Accred.	SOP	Units	LOD		
ACM Type		N	2192		N/A	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected

Results - Soil

Project: STX7163 Hilltop Farm, Earl Shilton

Client: Soiltechnics Limited		Chemtest Job No.:	25-28002	25-28002	25-28002	25-28002	25-28002	25-28002
Quotation No.:		Chemtest Sample ID.:	2019984	2019985	2019986	2019987	2019988	2019989
Order No.: POR023305		Client Sample Ref.:	1	2	2	1	2	1
		Client Sample ID.:	SL04-0.05-1	SL04-0.25-2	SL0.5-0.3-2	SL06-0.05-1	SL06-0.3-2	SL07-0.05-1
		Client Reference:	SL04	SL04	SL05	SL06	SL06	SL07
		Sample Type:	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):	0.05	0.25	0.30	0.05	0.30	0.05
		Date Sampled:	21-Aug-2025	21-Aug-2025	21-Aug-2025	21-Aug-2025	21-Aug-2025	21-Aug-2025
		Time Sampled:	9:35	9:35	9:36	9:36	9:37	9:37
		Asbestos Lab:	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB
Determinand	HWOL Code	Accred.	SOP	Units	LOD			
ACM Type		N	2192		N/A	-	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected

Results - Soil

Project: STX7163 Hilltop Farm, Earl Shilton

Client: Soiltechnics Limited		Chemtest Job No.:	25-28002	25-28002	25-28002	25-28002	25-28002
Quotation No.:		Chemtest Sample ID.:	2019990	2019991	2019992	2019993	2019994
Order No.: POR023305		Client Sample Ref.:	2	2	1	2	1
		Client Sample ID.:	SL07-0.2-2	SL08-0.3-2	SL09-0.05-1	SL09-0.3-2	SL10-0.05-1
		Client Reference:	SL07	SL08	SL09	SL09	SL10
		Sample Type:	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):	0.20	0.30	0.05	0.30	0.05
		Date Sampled:	21-Aug-2025	21-Aug-2025	21-Aug-2025	21-Aug-2025	21-Aug-2025
		Time Sampled:	9:37	9:38	9:38	9:38	9:39
		Asbestos Lab:	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB	NEW-ASB
Determinand	HWOL Code	Accred.	SOP	Units	LOD		
ACM Type		N	2192		N/A	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2185	Identification of Asbestos in Bulk Samples by Polarised Light Microscopy	Asbestos	Polarised light microscopy	
2192	Asbestos Quantification in Soils Sediments Ballast & Aggregate Crushed Concrete & Demolition Rubble	Asbestos	Polarised light microscopy / Gravimetry	

Report Information

Key

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

Text example All items indicated in italic font represent customer-supplied information that may not be independently verified by the laboratory

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

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 EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ 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.

NEW_ASB Eurofins Chemtest Limited, 11 Depot Road, Newmarket, CB8 0AL

DURHAM Eurofins Chemtest Limited, Unit A North Wing, Prospect Business Park, Crookhall Lane, Consett, Co Durham, DH8 7PW

Sample Deviation Codes

As a result of any of the below deviations applying, the test results may be unreliable

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 - The required amount of sample for analysis was not received

H - Appropriate cooling measures were not taken for sample transportation

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.

Report Information

Water Sample Category Key for Accreditation

DW - Drinking Water (Non-Regulatory)
GW - Ground Water
LE - Land Leachate
NA - Not Applicable
PL - Prepared Leachate
PW - Processed Water
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

HWOL Acronym System

HS - Headspace analysis
EH - Extractable hydrocarbons – i.e. everything extracted by the solvent
CU - Clean-up – e.g. by Florisil, silica gel
1D - GC – Single coil gas chromatography
Total - Aliphatics & Aromatics
AL - Aliphatics only
AR - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

Asbestos Tests LOD = LOQ

Limit of Detection = Limit of Quantification for asbestos results only

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

Appendix E JIWG Decision Support Tools

Decision Support Tool for Receptor Risk Ranking

Stage 1		Score
Hazard Identification		
Select ACM type (run model for each type to generate 'Worst Case' output)	Bonded ACMs: cement, vinyl, composites, textured decorative coatings, bitumen products	0
Extent of degradation of ACMs	Weathered (Slight degradation in ACM; material still retains its basic integrity)	2
Friability and degree of bonding by matrix (ACM matrix, not ground materials)	Non-friable ACM or ACM with fibres firmly linked in a matrix	0
Distribution of Visible Asbestos Across Affected Area	Sporadic/random occurrences of visible contamination by ACMs	2
Asbestos fibre type	Chrysotile alone	0
Sub-total		4
Hazard ranking		Very Low

No warranty, expressed or implied, or reliance, is provided in relation to the use of this tool.
It is contingent on users to satisfy themselves that the output from the tool is relevant and appropriate to the assessment being made.



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Asbestos in Soil and Construction & Demolition Materials

Stage 2		Score
Emission Factors		
Amount of asbestos fibre in selected ACM/fibre type as % of host material	Low quantities - >0.01 to <0.05 %wt/wt	2
Respirable fibre index for ACM - RIVM report 711701034 (2003)	Low	2
Activity type and effect on deterioration of ACMs	Minimal disturbance, no deterioration expected	1
Best description of primary host material matrix	Made Ground - Recycled Aggregate, Track Ballast	4
Sub-total		9
Exposure ranking		Low

Stage 3			
Pathway and Receptor Sensitivity		Score	
Receptor category	Residential	No score required	
Age of Receptor	Infant (under 5)	4	
Duration of exposure/site occupancy	> 1hr <10 hr daily exposure (e.g. part-time to full time occupational exposure or extended daily recreational exposure)	3	
Receptor ranking		7	High
Combined hazard, exposure and receptor ranking			Low
Pathway: Distance of Receptor from Source	In or within 10m of area of disturbance	4	
Pathway: Depth to impacted material	Material buried at shallow depth, potential to be disturbed by excavation	C	
Pathway ranking		4C	Low
Overall ranking			Very Low



Joint Industry Working Group
Asbestos in Soil and Construction & Demolition Materials

Project Reference	STX7163
Site Name	Hilltop Farm, Earl Shilton
Client	Snowdon Homes
Run by	Jonny Beer of Soiltechnics Ltd
Date	12-Sep-25
Reviewed by	Mark Hamill
Characterisation of scenario being evaluated	Soils within footprint of demolished buildings Model: ACMs Scenario: Residential setting, material at shallow depth.
Interpretation of scenario ranking by DST	Safe to be placed at depth across the site.