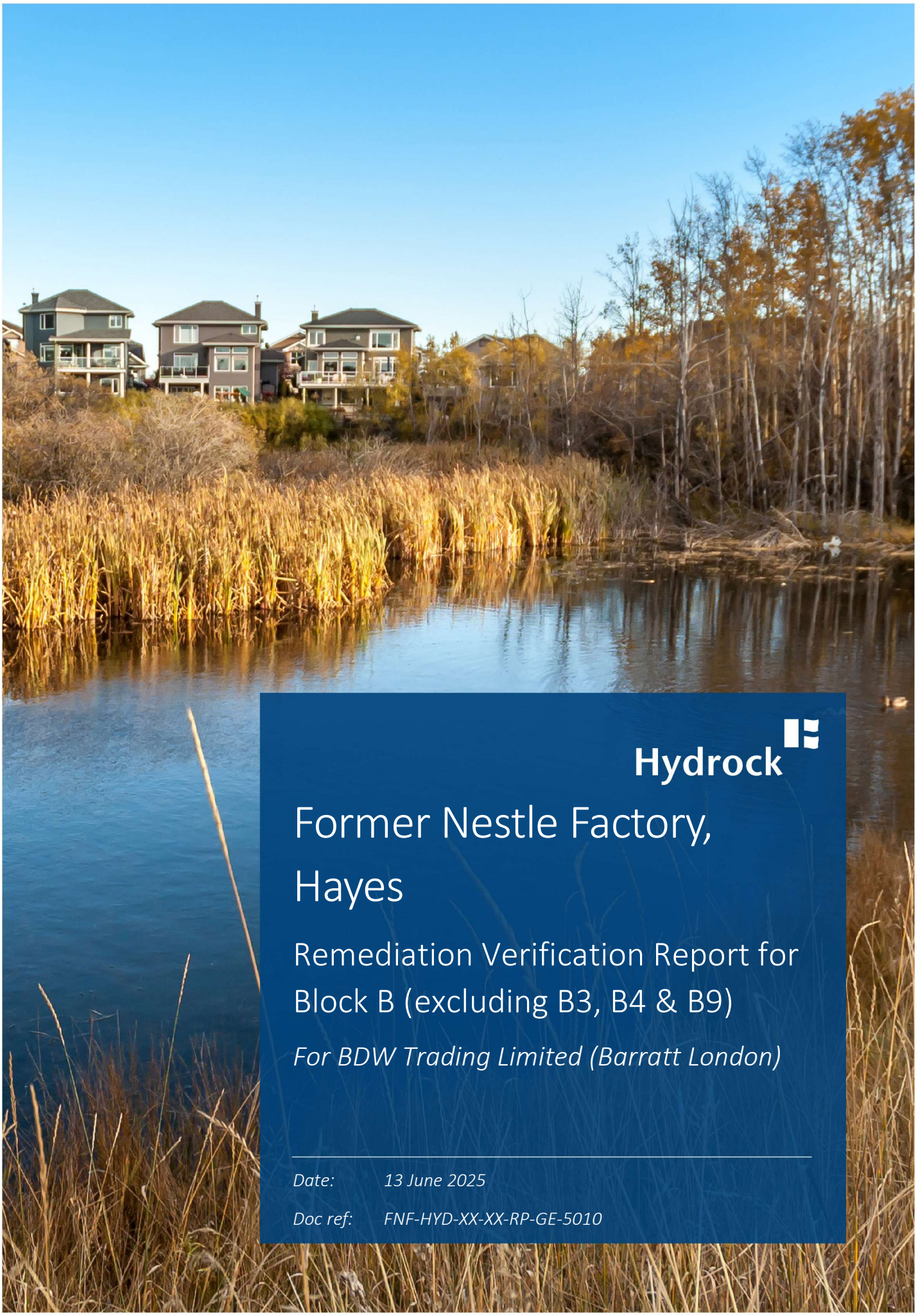

Hydrock

Former Nestle Factory, Hayes

Remediation Verification Report for Block B (excluding B3, B4 & B9)

For BDW Trading Limited (Barratt London)

Date: *13 June 2025*

Doc ref: *FNF-HYD-XX-XX-RP-GE-5010*

DOCUMENT CONTROL SHEET

Issued by	Stantec Hydrock Limited 127 – 131 Great Suffolk Street London SE1 1PP	Tel: 0203 846 8456 www.Stantec.com
Client	BDW Trading Limited (Barratt London)	
Project name	Former Nestle Factory, Hayes	
Title	Remediation Verification Report for Block B	
Doc ref	FNF-HYD-XX-XX-RP-GE-5010	
Project no.	38533	
Status	S2	
Date	13/06/2025	

Document Production Record		
Issue Number	P03	Name
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Document Revision Record			
Issue Number	Status	Date	Revision Details
P01	S2	30/10/2025	First Issue.
P02	S2	02/05/2025	Second Issue following client comment.
P03	S2	13/06/2025	Third issue with additional laboratory results.

Stantec Hydrock Limited has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk

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1. INTRODUCTION

1.1 Background and Terms of Reference

Stantec Hydrock Limited (Stantec) has been commissioned by BDW Trading Limited (Barratt London) to prepare a Verification Report following the remediation and construction of Block B, Former Nestle Factory, Hayes, Middlesex UB3 4RF. (Approximate National Grid Reference: 510104E, 179224E)

A site wide Remediation Method Statement (RMS) has been produced in March 2018 (Hydrock Report ref. NES-HYD-XX-REM-GE-3000-S2-P1) detailing the overarching remedial approach for the wider development. Block B sits within the wider site RMS.

The remedial works undertaken by Barratt London and verified in this report address Block B geo-environmental remediation only. Stantec have produced a separate Geotechnical Feedback Report for Block B (FNF-HYD-XX-XX-GD-RP-GE-0010).

Stantec have not held a watching brief role during these remediation works.

1.2 The Site

Block B occupies an area in the north of the wider Former Nestle site and is made up of nine blocks (B1-B9). This report has been undertaken as verification for the demolition, enablement and construction phases of the whole Block B area.

See the Phasing Plan drawing (Makower Architects, Former Nestle Factory, Hayes, Masterplan-Phasing, Ref: MP701).

At the time of writing Blocks B1, B2, B5, B6, B7 and B8 have been completed and cover system validation undertaken. Further cover system validation testing testing will be required to subsequent blocks B3, B4 and B9 as landscaping areas are completed. For the avoidance of doubt, areas Validated under this verification report are shown on Stantec Drawing 38533-STN-XX-XX-DR-GE-1002.

Further validation for the remaining blocks as mentioned above will be submitted separately upon completion of testing.

1.3 Objectives

Reference should be made to the wider site RMS (Hydrock Report ref. NES-HYD-XX-REM-GE-3000-S2-P1) which presents details of the remedial and enablement objectives, including how the remediation of Block B should be undertaken and how the works were to be independently validated and verified by Stantec.

Remediation was required to ensure that upon completion of the development the ground conditions at the site can be shown to be suitable for the intended use and that they will not present unacceptable contamination risks to identified receptors under current regulatory regimes.

The purpose of this report is to verify that the remediation has been undertaken in accordance with the RMS at the site. This report includes a summary and commentary on:

- details of methodology and programme
- records of works undertaken and associated validation and monitoring records
- specialist Contractor validation reports

- supporting data
- final status of remediation and achievement of remedial objectives to satisfy the planning conditions; and
- additional risk assessment/non-scheduled reactive works undertaken; and
- an assessment of residual risks.

Information in this report relates to the contamination aspects of remediated materials, that of the shallow residual soils/materials to remain *in situ* following remediation, and of any imported materials required to complete the enabling works for the Block B area. The geotechnical assessment of any materials remaining *in situ* or subsequently imported and/or placed materials is outside the scope of this report. Hydrock have produced a separate Geotechnical Verification Report for Block B.

This document is subject to the approval of all regulatory parties including the Local Authority.

1.4 Sources of Information

In preparing this report the following documents were consulted and should be read in conjunction with it:

- Card Geotechnics Limited, 'Nestle Hayes – Phase 4, Geotechnical and Geoenvironmental Interpretive Report' Ref: CG/38249B
- Eurofins Source Approval Testing (From Springbridge Direct) Report no: 15-15142-2
- Henry Construction Progress Reports
  - HEN-08-B/F2/F3/F4-0-RP-001 October 2021
  - HEN-08-B/F2/F3/F4-0-RP-002 November 2021
  - HEN-08-B/F2/F3/F4-0-RP-003 November 2021
  - HEN-08-B/F2/F3/F4-0-RP-004 November 2021
  - Henry Construction Progress Report 06 February 2022
  - Henry Construction Progress Report 08 March 2022
- Hydrock. March 2018. 'Remediation Method Statement'. Ref. NES-HYD-XX-REM-GE-3000-S2-P1.
- Hydrock. April 2017. 'Desk Study and Ground Investigation'. Ref. R/151867/002.
- I2 Analytical Reports: 25-018779 & 25-029203
- Rye Demolition: Statement of On Site Production of Aggregates from Waste, February 2021.
- Socotec Laboratory testing reports (material gradings):
  - Reports: UXB0540780_1 to 8
- Waste Transfer Notes. Thames Materials Ltd, provided by O'Halloran and O'Brien.
  - Ticket Numbers: 307478, 320836, 321197 and 362991.

1.5 Limitations

The report has been prepared by Stantec on the basis of available information obtained during the study period. Although every reasonable effort has been made to gather all relevant information, all potential environmental constraints or liabilities associated with the site may not have been revealed.

The report has been prepared for the exclusive benefit of BDW Trading Limited (Barratt London) and those parties designated by them for the purpose of providing information on the remediation and validation works to be undertaken during the enablement and construction phase of the development. The report contents should only be used in that context. Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

Stantec has used reasonable skill, care and diligence in the design of the remediation of the site and the verification strategy. The inherent variation in ground conditions allows only definition of the actual conditions at the locations and depths of boreholes at the time of the investigation. At intermediate locations, conditions can only be inferred. Information provided by third parties has been used in good faith and is taken at face value. However, Stantec cannot guarantee the accuracy or completeness of any information provided by others.

The work has been carried out in general accordance with recognised best practice as detailed in guidance documents such as in the Land contamination: risk management (LCRM) (gov.uk), BS5930:2015 and BS10175:2011&A2:2017.

2. BACKGROUND AND RISK ASSESSMENT SUMMARY

2.1 Site Location and Land Use

The site is located off Nestles Avenue, Hayes, Greater London, UB3 4RF. The National Grid Reference of the approximate centre of the site is 510104E, 179224N.

Block B is located in the north of the wider site.

The site formerly comprised several large industrial sheds and buildings with associated infrastructure, separated primarily by hardstanding asphalt and concrete surfacing. There are sporadic mature trees near the southern site boundary of the site.

The site is bounded to the north-east by the Grand Union Canal.

2.2 Geology, Hydrology and Hydrogeology

The general geology of the site area is shown on the 1:50,000 geological map of North London (Sheet 256). Superficial deposits of the Lynch Hill Gravel Member are present on site, comprising sand and gravel. These overlie the London Clay Formation, comprising grey brown silty clay. Made Ground was anticipated across the site associated with the factory development.

The Lynch Hill Gravel Member is classified by the Environment Agency as a Principal Aquifer. The London Clay Formation is unproductive strata. The site is not within a groundwater Source Protection Zone (SPZ).

The Grand Union Canal runs adjacent to the northern site boundary. The River Crane flows north to south approximately 300m east of the site and ultimately discharges into the River Thames 10km southwest of the site.

The site is in Flood Zone 1 (low probability of flooding).

2.3 Ground Investigations and Risk Assessment Summary

Ground investigations were undertaken in 2017 and 2021 across the site by Hydrock and CGL respectively.

The source-pathway-receptor linkages given in Table 1 are those which, following the risk evaluation process, required mitigation.

Table 1: Final Conceptual Model and Residual Risks

Contaminant Linkage			Comments	
Sources	Pathways	Receptors	General	Mitigation
Hydrock 2017				
Chromium (VI) in the Made Ground and natural soils.	Ingestion, inhalation or direct contact.	Human health.	GACs are exceeded, sometimes by a significant margin although data indicates Chromium to be ubiquitous in the natural geology.	Mitigation required.
Lead in the Made Ground.	Ingestion, inhalation	Human health.	Lead has been recorded in Made Ground at a maximum	Mitigation required.

	or direct contact.		exceedance of approximately 2.5 times the GAC.	
Hotspots of petroleum hydrocarbons and PAH within Made Ground.	Ingestion, inhalation or direct contact.	Human health.	Significant exceedance of the GACs.	Mitigation required.
Asbestos fibres from insulation or asbestos-containing materials in the buildings.	Inhalation of fugitive dust.	Human health (site neighbours).	Asbestos noted in old buildings.	Removal will be required. However, removal under controlled conditions should limit off-site emissions.
CGL 2021				
Arsenic, Lead and Beryllium in the made ground @ TP204	Ingestion, inhalation or direct contact.	Human Health	1 location with GAC exceedances, indicative of hotspot contamination.	Mitigation enabled through basement excavation works.
Exceedances of cadmium, chromium III, lead, copper and nickel	Controlled waters	Lynch Hill Gravel Member Principal Aquifer	Exceedances were recorded, however the site is not in SPZ and water is not for potable extraction. Source of contamination likely to be removed during excavation of basement.	Mitigation enabled through basement excavation works.
Asbestos	Inhalation of fugitive dust.	Human health	Asbestos identified in soil samples on site @ <0.001%.	Mitigated through use of appropriate PPE and watching brief during construction.

3. REMEDIATION METHODOLOGY

3.1 Summary of Remediation Stages

3.1.1 Background

Based upon the findings of the ground investigation, risk assessment and remedial options appraisal the following remedial activities were proposed to deliver the site as Suitable for Use (SFU) for the defined residential end use. Full details are provided in the RMS (Ref. NES-HYD-XX-REM-GE-3000-S2-P1).

3.1.2 Summary of Tasks

The existing buildings and infrastructure were to be demolished in accordance with the Client's Demolition Specification and were undertaken by Rye Demolition Ltd. In summary, the required works were:

- site clearance.
- removal of asbestos by specialist contractors in accordance with the asbestos survey and relevant legislation.
- demolition of site buildings and ancillary structures to 2.5m below slab level.
- removal of basements and backfill to ground level.
- removal of above and below ground tanks and associated pipework and foul drainage; and
- processing the demolition arisings to the Earthworks Specification.

The following works were considered necessary during the Enablement Phase of works:

- delineation and excavation of petroleum hydrocarbon hotspots and validation of soils below and around all tanks, pipes and drains and hotspots.
- removal of any free phase hydrocarbons and disposal according to current legislation.
- ex-situ remediation or disposal of petroleum hydrocarbon contaminated soils.
- excavate to the required levels.
- processing and screening of arisings.
- reuse of appropriate soils and materials management of soils to the Earthworks Specification.
- placement of soils to the Earthworks Specification.
- installation of a working platform (if required).
- off-site disposal of unsuitable or waste material; and
- validation during enablement works.

The following works were considered necessary during the Construction Phase of works and are to be undertaken by Henry Construction Ltd and any other appointed contractors:

- barrier pipe for potable water supplies (to be confirmed by the regulator).
- over-excavation of service trenches and backfilling with 'clean' soil.
- installation of the engineered cover system in garden and POS areas; and
- validation of the engineered cover system.

4. REMEDIATION WORKS UNDERTAKEN

4.1 Introduction

The remediation works being verified in this report were undertaken by:

- Demolition Phase – Rye Demolition
- Enablement Phase – Henry Construction Ltd
- Construction – Getjar Ltd & O'Halloran and O'Brien Ltd (OHOB)

It is to be noted that both Henry construction and Rye demolition have since dissolved since their involvement in the project.

4.2 Remediation Works

The scope of the works comprised Tasks D1 to D6 (Demolition), Tasks E1 to E9 (Enablement) and Tasks C1 to C4 (Construction) as detailed in the RMS.

The following sections discuss the works completed with reference to the original tasks set out in the RMS.

4.3 Demolition Phase

4.3.1 Task D1: Pre-start and site clearance

Due to dissolution of the demolition contractor, no pre-start and site clearance records have been provided to Stantec for review.

4.3.2 Task D2: Asbestos Removal

No information has been provided regarding asbestos surveys or removal of any asbestos containing materials from the fabric of the preexisting structures in Block B Area.

The CGL ground investigation found Asbestos to be present in concentrations of <0.001% within Made Ground soils at 6 no. locations on site.

All of these locations have since been covered by buildings, hardstanding or where an engineered cover system is in place. It is reasonable to assume this will break the Source-Pathway-Receptor linkage.

4.3.3 Task D3: Demolition of Hardstanding, Existing Buildings and Above and Below Ground Structures

The buildings across the wider Nestle site were demolished between August 2018 – August 2020 by Rye Demolition. No contractor's validation reports were provided.

Stantec did not witness the demolition of the on-site structures.

4.3.4 *Task D4: Existing Above Ground and Below Ground Tanks, Existing Drainage System and Associated Pipework*

The buildings that previously stood in the Block B area were demolished at some point between August 2018 to August 2020. Any below ground structures will have been removed to allow for the construction of the basement and deep foundations at Block B. This is evidenced by photos of the enablement works at Block B and the Henry Construction progress Reports (See Appendix A).

The Client has verbally informed Stantec that no below ground tanks were removed from the area of Block B.

Stantec were not present on site to witness any of these activities.

4.3.5 *Task D5: Examination of Soils Below and Around All Tanks, Pipes and Drains*

It was confirmed by Barratt Homes by email on 23rd April 2025 that no on-site remediation was undertaken during the enablement works of Block B and no unforeseen contamination was observed during the demolition and enablement phases for Block B.

4.3.6 *Task D6: Processing and Reuse of Arisings*

Evidence of reuse of site-won material is presented in the Henry Construction Progress Reports. Large stockpiles of crushed site-won aggregate were used in the make-up of the piling mat/development platform. 8 no. laboratory gradings were provided from Henry Construction to show that the material was of 6N grade and suitable for reuse. However no chemical testing was undertaken to prove that the site-won soils were in line with the site RTVs as set out in the RMS.

A stockpile of approximately 2000m^3 arising from the demolition and enablement works at Block B including made ground, natural soils, demolition and construction waste has been moved away from Block B to another part of the wider Barratt Homes construction site to be prepared for disposal. (As of June 2025). This material is unsuitable for reuse. No surveyed drawings of the stockpile have been provided.

It is understood that Barratt Homes has appointed Kane Haulage Ltd to dispose of this stockpile for disposal. It would be the under the duty of care of Kane Haulage Ltd as the appointed contractor to ensure this waste material is disposed of under the relevant waste management regulations.

Chemical was testing undertaken by Stantec on the 10th April 2025 shows that the stockpile material sampled was not in exceedance of the site RTVs (See I2 analytical report 25-018779 (Samples SP1 to SP6) in Appendix B). However, due to the requirement of further processing, additional testing will be required for processing and/or disposal by the appointed waste haulage contractor (Kane Haulage Ltd).

4.4 Enablement Phase

4.4.1 *Task E1: Examination of Petroleum Hydrocarbon Hotspots*

Petroleum Hydrocarbon hotspots were not identified in the area of Block B during the ground investigation phase and no specific hot spot remediation was detailed within the RMS for Block B.

The potential for unforeseen contamination was however possible and where encountered the RMS required the appointed contractor to evaluate and establish appropriate remedial measures to address the contamination identified.

It was confirmed by Barratt Homes by email on 23rd April 2025 that no hotspots of contamination were discovered during the enablement works at Block B.

4.4.2 Task E2: Removal of Free Phase Hydrocarbons

Petroleum Hydrocarbon hotspots were not identified in the area of Block B during the ground investigation phase and no specific hot spot remediation was detailed within the RMS for Block B.

It was confirmed by Barratt Homes by email on 23rd April 2025 that no on-site remediation was undertaken during the enablement works of block B, including removal of hotspots.

4.4.3 Task E3: Ex situ Remediation of Petroleum Hydrocarbon Contaminated Soils

Petroleum Hydrocarbon hotspots were not identified in the area of Block B during the ground investigation phase and no specific hot spot remediation was detailed within the RMS for Block B.

It was confirmed by Barratt Homes by email on 23rd April 2025 that no on-site remediation was undertaken during the enablement works of block B.

4.4.4 Task E4: Excavate to the Required Formation Level

Block B now sits over a basement car park, and excavations were undertaken to accommodate the construction of the basement and foundations accordingly. Photos of the basement excavation works are provided in Appendix A.

The two Henry Construction progress reports from March 2022 state that the reduced level dig at Block B was ongoing at this time. However no further evidence is provided regarding the depth required or the relevant design of the reduced dig level.

4.4.5 Task E5: Asbestos Mitigation

The RMS states that all excavated soils and the formation level shall be inspected for suspect material and, if encountered, any visible Asbestos Containing Materials (ACM) will be handpicked and disposed of by a suitably qualified contractor. Stantec did not witness these works being undertaken and have not been provided with evidence of this work for review.

It is understood by Stantec that no visible asbestos was encountered during the enablement works.

On 10th April 2025 Stantec took 6 no. samples from the Block B arisings stockpile of demolition/enablement arisings (Samples SP1 – SP6, See I2 laboratory report 25-018779 in Appendix B). No asbestos was detected in any of the samples taken. Furthermore, any reused material of a similar source at Block B will be underneath hardstanding inhibiting direct contact with people. It is a reasonable assumption that the Source-Pathway-Receptor linkage will be broken.

4.4.6 Task E6: Reuse of Soils Which Pass the Reuse RTVs

Reuse of site won material as Class 6N structural fill was undertaken at Block B. The production of this material is discussed in the Rye Group, Method Statement of On-Site Production of Aggregates from Waste.

Gradings provided by Henry construction show 6N classification of 8 no. 100kg samples of site-won crushed demolition arisings dated March 2022. This material was reused on site in the construction of the piling mat and development platform, aligning with the time that these works were undertaken on site as stated in the Henry Construction Progress Reports.

Stantec did not witness these works and no chemical laboratory testing information has been provided to show compliance with site RTV's. However, any reused material at Block B will be underneath the building or hardstanding. It is a reasonable assumption that the Source-Pathway-Receptor linkage will be broken.

No further information regarding the reuse of soils on site has been provided.

The site does not have a Materials Management Plan in place. Reuse of any remaining soils, such as those from the remaining Block B arisings stockpile will not be permitted and should be disposed of as waste under the duty of care of the appointed waste haulage contractor Kane Haulage Ltd.

4.4.7 Task E7: Off-Site Disposal of Waste Material

The RMS requires any material excavated from site to be appropriately disposed or re-used in accordance with industry accepted code of practice.

Barratt Homes have provided waste summary information from their waste removal provider that details that 26T of hazardous waste was produced and removed from site, along with other general construction waste. Stantec understand that the Hazardous waste removed from site was from a former hardstanding area within the footprint of Block B.

No individual waste tickets have been provided to detail the source of the hazardous waste and Stantec did not witness this.

As of April 2025, the Block B arisings stockpile consists of mixed demolition arisings, including natural soils, Made Ground and concrete and construction waste. This is assumed to be the remaining arisings demolition and enablement works from 2020.

It is understood that Barratt Homes has appointed Kane Haulage Ltd to dispose of this stockpile. It is under the duty of care of Kane Haulage Ltd as the appointed contractor to ensure this waste material is disposed of correctly under the relevant waste management regulations.

4.4.8 Task E8: Validation Criteria during Enablement Works

The RMS requires that the contractor is responsible for undertaking a suitable environmental testing regime to indicate that all material remaining on site is in line with the residential RTVs associated with the development. The contractor is to provide all environmental testing results to Stantec for review.

No evidence of validation sampling by the contractor has been provided due to insolvency of the contractor. Retrospective testing to show compliance with the residential RTVs has been undertaken on the Block B stockpiled arisings and landscaped areas by Stantec (See Tasks E5 and C4). This material has been moved away from Block B onto the wider Barratt Homes construction site to be prepared for disposal.

4.4.9 Task E9: Enablement Contractor's Verification Reports

The RMS states that the Contractor will provide the following validation reports:

- Materials Management Validation Report
- Remediation Validation Report.

A total of 6 no. validation/progress reports were provided dated between October 2021 to March 2022, detailing the enablement works undertaken at Block B.

It is understood no unforeseen contamination was encountered and no on-site remediation was undertaken at Block B during the enablement phase. Stantec were not present on site during these works.

No further information was provided due to insolvency of Henry Construction.

4.5 Construction Phase

4.5.1 Task C1: Installation of Barrier Pipe

Protectaline barrier pipe was installed by Henry Construction in 2021. Evidence for this is seen in photographs taken provided in the Henry Construction progress reports from October to November (Reports Ref: HEN-08-B/F2/F3/F4-0-RP-001 – 004). The specification product data sheet for the pipe that has been installed is presented in Appendix A.

Stantec did not witness the installation.

4.5.2 Task C2: Excavation of Foundations and Drainage System

Excavation for foundations and the drainage system are evidenced by Henry Construction progress reports from October to November 2021 (Reports Ref: HEN-08-B/F2/F3/F4-0-RP-001 – 004) Henry Construction Progress Report 06 and 08 from February 2022 and March 2022 respectively and photographs received from site in March 2022 (See Appendix A). These provide photographic evidence of trenching works for services, piling mat preparation utilising site-won crushed aggregate, installation of sheet piles, construction of capping beams and the reduced level dig.

Barratt London have confirmed that formation level of foundations was in natural strata at the site.

Stantec did not witness the excavations.

4.5.3 Task C3: Over-Excavation of Service Trenches and Backfilling with 'Clean' Soil

Photographic evidence of over excavation of service trenches is seen in the Henry Construction progress reports presented in Appendix A.

A selection of photographs and a statement from Getjar also show over excavation of service trenches and backfill with imported sand as part of the installation of the district heating system in 2020. District heating plans, relevant photos and the statement from Getjar are available in Appendix A.

Four waste transfer notes have been provided by the contractor O'Halloran and O'Brien for the delivery of materials used in the back fill of site service trenches (See Appendix A). The materials were delivered to site between April 2024 and January 2025 and include:

- Two loads of Sharp sand
- One load of Reject Sand, and
- One load of Recycled 10mm Shingle

Stantec did not witness the excavation and backfill of service trenches on site at the time of installation.

On the 2nd June 2025, Stantec attended the site and two environmental soils samples were taken from backfill materials in open service trenches at two locations around Block B (ST01-ST02). (See drawing: 38533-STN-XX-XX-DR-GE-0001). Laboratory testing confirmed that that the backfill materials used at

these locations are compliant with the site Remedial Target Values (RTV) and Public Open Space Residential CLEA land use scenario.

4.5.4 *Task C4: Installation of the Engineered Cover System*

At the time Stantec second site visit (2nd June 2025) installation of the cover system soils at Blocks B1 and B5 to B9 are complete. For Block B2, due to the capping soils not being placed at the site of the Stantec site visit on the 2nd of June, Barratt Homes undertook sampling and verification pits within the planter to the west of B2 (locations TS1 and TS2). At the time of writing, no topsoil has been placed across planting areas for Blocks B3 and B4 (Areas not included in this report).

Two source approval chemical tests have been provided by Barratt Homes for samples taken on the 6th May 2025 for soils provided by Springbridge Direct Ltd (Eurofins Report 25-15142 provided in Appendix A); however, despite the requests from Stantec, total imported volumes of soils and tickets to support this import by Barratt Homes have not been provided. Therefore, the volume of soils imported is unknown, and sampling has been undertaken at a frequency to obtain good spatial coverage in accordance with the RMS.

Nineteen samples for chemical testing were taken during two visits by Stantec from planters across Block B podium at Blocks B1 and B5 to B9 and from landscaped areas at ground level to check compliance with the RTVs for imported soils (See sample location plan 38533-STN-XX-XX-DR-GE-0001).

Chrysotile asbestos was detected in soil samples taken from HP108 and HP110 at Block B9. The RMS states that all imported soils must be free from asbestos, and as such are not compliant. Therefore, Block B9 cannot be validated until these soils are replaced.

No further exceedances of the site RTVs were detected, showing that the rest of the topsoil placed on site at Blocks B1, B2, B5, B6, B7, B8 and the central podium area are compliant with the sitewide RMS.

Full laboratory results are Provided in I2 analytical reports 25-018779, 25-029203 in Appendix B.

With regards to Block B2; laboratory testing results provided by Barratt show that the soils tested and depth of the placed soil appear compliant with the RMS. However, Stantec did not witness these works and has not independently verified this.

Full laboratory testing results for samples taken by Barratt are provided in Appendix A : Normec DETS report 25-05543.

All validation locations of the cover system showed sufficient depth of topsoil with geotextile membrane observed as the base of the excavations. No visible asbestos containing materials were observed. Validation photos are provided in Appendix B.

For the areas of the Block B cover system not verified in this report, further validation visits have been agreed as per Hydrock Fee proposal 38533-HYD-XX-XX-FP-GE-0002 and the validation results for the remaining blocks and the landscaping areas on the outer perimeter of Block B will be issued as additional appendices to this report. The areas remaining to be validated are shown on Stantec Drawing (38533-STN-XX-XX-DR-GE-1002). At the time of writing, two further visits have been allowed for.

5. VALIDATION AND VERIFICATION BY STANTEC

Stantec undertook an infrequent auditing role during the Enablement works as part of a wider site supervision role at the former Nestle Factory.

In addition, Stantec can confirm that specific hot spot removal of contaminants was considered not necessary within the footprint of Block B, based on the ground investigation data.

Only areas ready for occupancy were validated by Stantec. Stantec understands the landscaped areas not yet complete (and not covered in this report) are to be validated in a separate planning submission and further validation testing will be undertaken as required in agreement with the NHBC. It is strongly recommended that these are completed in line with the requirements of the RMS. The areas remaining to be validated are shown on Stantec Drawing (38533-STN-XX-XX-DR-GE-1002).

Failure to complete the landscaping and cover system in line with the RMS will necessitate the retrospective assessment of landscaping materials and where these are not suitable, it will be necessary for these to be replaced.

As detailed in Stantec fee proposal 38533-HYD-XX-XX-FP-GE-0002, further site visits and laboratory sampling are to be undertaken by Stantec for the verification of Blocks B3, B4 and B9 as these works are completed on site. The results of which will be included as an addendum to this report.

6. SUMMARY AND CONCLUSIONS

6.1 Summary of Remediation Works

There is limited evidence that remediation works at the site have been conducted in general accordance with the Hydrock RMS; however, it is Stantec's opinion that despite this lack of evidence, mainly due to contractor insolvency, residual risks to human health have been reduced to an acceptable level due to the following:

- Petroleum Hydrocarbon hotspots were not identified in the area of Block B during the ground investigation phase and no specific hot spot remediation was detailed within the RMS for Block B.
- The stockpiled arisings have been moved from away Block B in preparation for processing and/or disposal.
- Chemical testing of the site won Block B enablement arisings stockpile, now moved onto the wider Barratt Homes construction site, were not in exceedance of site RTVs and is not deemed a risk to human health. Kane Haulage Ltd has been appointed by Barratt Homes to facilitate the processing and/or disposal of this waste.
- Chemical testing of complete landscaped areas reported two exceedances of the site RTV's comprising two instances of asbestos fibres.
    - » Due to the presence of Asbestos in HP108 and HP110 at Block B9, this area cannot be validated until this material has been replaced and retested to check for compliance with the RMS.
- Stantec believes that the cover system for Blocks B1 and B5 to B8 has been installed as per the RMS. Future validation by Stantec will be required following remedial works at Block B9, the completion of planting areas at block B3 and B4. and surrounding landscaping of the adjacent roads/parking areas and riverside landscaping.
- Soils for planters at Block B2 were tested and validated by Barratt Homes only, as these soils were placed after Stantec's visit on 2nd June 2025. As laboratory testing and photographs were provided by Barratt Homes these have not been verified by Stantec; however, the data provided appears to be in accordance with the RMS.
- The presence of significant basement excavations, hardstanding cover and evidence of the correctly installed cover system in landscaped areas will break any potential source, pathway, receptor linkage to end users of the building.

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