SHADBOLT
ENVIRONMENTAL

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22 September 2026

Urban & Civic (Alconbury) Ltd.
The Club
Alconbury Enterprise Campus
Alconbury Weald
Huntingdon
Cambridgeshire
PE28 4XA

[redacted]

2906 – Alconbury Weald, KP3 – Parcel 11 – Service Trench Validation

Dear [redacted]

Please find below our validation report following the investigation of potentially contaminated shallow soils, undertaken as part of the ongoing development works in the KP3 South area (Tranche A) at Alconbury Weald.

Introduction

The Shadbolt Group (TSG), were commissioned by the Client, **Urban and Civic (Alconbury) Ltd.,** to undertake an intrusive site investigation within the area known as KP3 South - Tranche A (Residential) at their Alconbury Weald development site. Tranche A comprises an area approximately 2km long by approximately 500m wide which runs along the length of the former runway and taxi ways. The development work is ongoing and is to comprise residential and amenity end use. Parcel 11 is a residential parcel on the southwest of the wider KP3 development area and was formerly designated as Parcel AA and may be referred to as such is some previous reports.

Background

Intrusive ground investigations were undertaken in Tranche A and reported by SG in November 2022. Given the history of the site as a former military airfield a range of contaminants had been anticipated, however the majority of samples submitted for chemical analysis reported concentrations of potential contaminants to be within guideline values for a Residential (with plant uptake) end use, which represents the most sensitive receptor and accordingly has the most stringent assessment criteria.

Following the site investigations a Remediation Strategy was produced in November 2024 (V4) in support of the proposed development. The soil contamination assessment within the report highlighted certain elevated contaminant concentrations and included Benzo(a)pyrene (4.3mg/kg) within clay subsoil at 0.30-0.40m bgl in WS-AA01.

'Shadbolt Environmental' is a trading name of 'Shadbolt Consulting Ltd'. 'Shadbolt Consulting Ltd' is a limited company registered in England and Wales. Registered number: 8819849. Registered office: The Shadbolt Group, Shadbolt Studios, 319 Kingsway North, Gateshead, NE11 0JH.

Statistical analysis (undertaken for the interpretative ground investigation report), determined WS-AA-01 not to be a hotspot, but to provide surety and mitigate the potential risk to construction workers and future site users, shallow soils at the localised area around WS-AA-01 have been excavated and validation samples recovered from the excavation for chemical analysis.

Validation

SG attended site on 24th July 2026 to review the works undertaken and to take validation samples for submission to our nominated environmental laboratory, Derwentside Environmental Testing Ltd. (Normec DETS) , a UKAS and MCERTS accredited laboratory (UKAS Accreditation No. 2139).

6 No. samples of subsoil (recovered from the excavation sides and base) were submitted for geochemical analysis (comprising of metals, TPH, PAH and asbestos) the analysis of which returned levels of contaminants to be within screening value limits, with the exception of 1no. sample with a marginal exceedance (2.3mg/kg) of Benzo(a)pyrene, the limit being 2.2mg/kg.

The initial potential risk has been reduced bringing this area in to line with the wider development. It is therefore considered that no further remediation works are required with respect to the potential contamination noted within the vicinity of WS-AA-01.

The laboratory chemical analysis report and photographs of the excavations are presented for reference in **Appendix B** and **C** respectively.

Summary

Following works undertaken by LK Construction Ltd and witnessed by Shadbolt Group and the receipt of supporting environmental sample analysis, the aims of the Remediation Strategy have been met with regards to the location at WS-AA-01 and the proposed development works are considered able to proceed without significant risk to construction workers or future site users.

We understand that further geotechnical validation works and further earthworks to allow the formation of a suitable development platform are proposed. Validation of these elements will be detailed under separate cover and collated into a final summary validation report upon completion of all validation works for the parcel.

If, during the remaining works, further visual or olfactory evidence of potential contamination is identified further works and a supplementary validation report may be required.

We trust the above is sufficient for your needs at present, however, should you require any further information please do not hesitate to contact the undersigned.

Yours faithfully,



Senior Geo environmental Engineer

Appendix A - Report Conditions

Appendix B - Chemical Testing Data

Appendix C - Site Photographs

APPENDIX A

REPORT CONDITIONS

REPORT CONDITIONS

REMEDIATION VALIDATION REPORT

This report is produced for the benefit of ***Urban and Civic (Alconbury) Ltd.,*** *in accordance with the terms of the appointment.*

This report has been prepared in accordance with the terms and conditions of the appointment and relates to the condition of the site at the time of ground investigations. No warranty is provided as to the possibility of future changes in the condition of the site.

Shadbolt Group takes no responsibility for conditions which occur between the individual exploratory holes. Whilst every effort has been made to interpret the conditions between investigation locations, such information is only indicative.

Whilst the contamination assessment detailed within this report reflects our view, because there are no exact UK definitions of these matters, being subject to risk analysis, Shadbolt Group are unable to give categoric assurances that they will be accepted by authorities or funds without question. This report is prepared and written for the purposed uses stated in the report and should not be used in a different context without reference to Shadbolt Group. In time, improved practices or amended legislation may necessitate a re-assessment.

The report is limited to the geotechnical and environmental aspects detailed within the report, and is necessarily restricted and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents.

APPENDIX B

CHEMICAL TESTING DATA

Certificate of Analysis

Certificate Number 26-21171 *Issued:* 11-Sep-26

Client Shadbolt Group
18 Bewick Road
Gateshead
NE8 4DP

Our Reference 26-21171

Client Reference ~ 2906

Order No ~ (not supplied)

Contract Title ~ Alconbury KP3

Description 6 Soil samples.

Date Received 26-Aug-26

Date Started 26-Aug-26

Date Completed 11-Sep-26

Test Procedures Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By [redacted]
Operations Manager

2139

Sample Deviations present. See Deviation Table Section for details.

Normec DETS Limited
Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY
Tel: 01207 582333 • email: info-dets@normecgroup.com • normecdets.com

Summary of Chemical Analysis
Soil Samples

Our Ref 26-21171
Client Ref ~ 2906
Contract Title ~ Alconbury KP3

	Lab No	2741304	2741305	2741306	2741307	2741308	2741309
	Sample ID ~	WS-AA01-North	WS-AA01-South	WS-AA01-East	WS-AA01-West	WS-AA01-Base 1	WS-AA01-Base 2
	Depth ~	0.60	0.80	0.80	0.60	1.20	1.20
	Other ID ~						
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	31/07/2026	31/07/2026	31/07/2026	31/07/2026	31/07/2026	31/07/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Preparation							
Stones >20mm	DETSC 1003*	1	% m/m	3.0	1.0	6.0	4.0	3.0	5.0
Moisture Content	DETSC 1004	0.1	%	11	8.6	10	7.0	8.7	8.3
Metals							
Arsenic	DETSC 2301#	0.2	mg/kg	11	11	15	12	12	10
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.4	0.3	0.3	0.2	0.3	0.3
Cadmium	DETSC 2301#	0.1	mg/kg	0.1	0.2	0.2	0.2	0.2	0.1
Chromium	DETSC 2301#	0.15	mg/kg	19	14	22	16	15	36
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	21	8.5	19	11	12	25
Lead	DETSC 2301#	0.3	mg/kg	26	7.9	15	7.6	7.7	28
Mercury	DETSC 2325#	0.05	mg/kg	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg	22	16	29	19	19	31
Selenium	DETSC 2301#	0.5	mg/kg	0.6	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	59	43	54	44	38	130
Inorganics							
pH	DETSC 2008#		pH	7.6	8.5	8.2	8.7	8.6	8.8
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.3	< 0.1	0.1	< 0.1	< 0.1	< 0.1
Organic matter	DETSC 2002#	0.1	%	2.5	1.2	1.5	0.8	0.8	0.8
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	110	79	72	52	68	95
Petroleum Hydrocarbons							
EPH >C10-C40	DETSC 3521#	10	mg/kg	< 10.00	37.07	< 10.00	< 10.00	31.43	< 10.00
PAHs							
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	0.05	< 0.03	< 0.03	0.04	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.22	< 0.03	< 0.03	0.16	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	0.14	< 0.03	< 0.03	0.10	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg	< 0.03	2.0	0.18	0.09	1.8	0.03
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	0.57	0.06	< 0.03	0.50	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	3.7	0.34	0.17	2.9	0.05
Pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	3.3	0.29	0.13	2.5	0.03
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	1.6	0.15	0.07	1.3	< 0.03
Chrysene	DETSC 3303	0.03	mg/kg	< 0.03	1.3	0.15	0.09	1.3	< 0.03
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	2.6	0.24	0.13	1.8	< 0.03
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	1.1	0.11	0.05	0.82	< 0.03
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	2.3	0.18	0.07	1.5	< 0.03
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.91	0.10	0.05	0.62	< 0.03
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	0.10	< 0.03	< 0.03	0.05	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	< 0.03	1.0	0.10	0.05	0.61	< 0.03
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	< 0.10	21	1.9	0.90	16	0.11

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-21171
Client Ref ~ 2906
Contract Title ~ Alconbury KP3

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2741304	WS-AA01-North 0.60	SOIL	NAD	none	[redacted]
2741305	WS-AA01-South 0.80	SOIL	NAD	none	
2741306	WS-AA01-East 0.80	SOIL	NAD	none	
2741307	WS-AA01-West 0.60	SOIL	NAD	none	
2741308	WS-AA01-Base 1 1.20	SOIL	NAD	none	
2741309	WS-AA01-Base 2 1.20	SOIL	NAD	none	

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 26-21171
Client Ref ~ 2906
Contract ~ Alconbury KP3

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2741304	WS-AA01-North 0.60 SOIL	31/07/26	GJ 250ml, GJ 60ml, PT 1L	EPH/Aliphatic/Aromatic (14 days), Naphthalene (14 days), PAH MS (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2741305	WS-AA01-South 0.80 SOIL	31/07/26	GJ 250ml, GJ 60ml, PT 1L	EPH/Aliphatic/Aromatic (14 days), Naphthalene (14 days), PAH MS (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2741306	WS-AA01-East 0.80 SOIL	31/07/26	GJ 250ml, GJ 60ml, PT 1L	EPH/Aliphatic/Aromatic (14 days), Naphthalene (14 days), PAH MS (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2741307	WS-AA01-West 0.60 SOIL	31/07/26	GJ 250ml, GJ 60ml, PT 1L	EPH/Aliphatic/Aromatic (14 days), Naphthalene (14 days), PAH MS (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2741308	WS-AA01-Base 1 1.20 SOIL	31/07/26	GJ 250ml, GJ 60ml, PT 1L	EPH/Aliphatic/Aromatic (14 days), Naphthalene (14 days), PAH MS (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	
2741309	WS-AA01-Base 2 1.20 SOIL	31/07/26	GJ 250ml, GJ 60ml, PT 1L	EPH/Aliphatic/Aromatic (14 days), Naphthalene (14 days), PAH MS (14 days), pH + Conductivity (7 days), Cyanide/Mono pHoh (14 days)	

Key: G-Glass P-Plastic J-Jar T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
# -MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

Symbol key at end of report

Information in Support of the Analytical Results

Our Ref 26-21171
Client Ref ~ 2906
Contract ~ Alconbury KP3

End of Report Ver 26.05.23

APPENDIX C

SITE PHOTOGRAPHS



Excavation around location of WS-AA-01





Excavation of utility (drainage) trench adjacent to WS-AA-01



Adjacent drainage excavations