

RSK have completed three phases of intrusive works at the site, with the initial investigation completed in November 2021 providing site wide coverage;

- Although not specifically targeting structures identified on the Air Ministry Site Plan of 1948, we believe that the intrusive locations have provided sufficient coverage of the site to assess and characterise the underlying ground conditions;
- WS12 was drilled close to the former sewage works which encroached onto part of the active site. Ground conditions encountered comprised made ground to 1.2m, overlying firm gravelly clay with no evidence of contamination associated with a wastewater treatment facility.
- Samples of made ground and natural soils from WS12 were tested for a broad suite of analysis and results were compared to residential human health criteria;
- Samples tested from WS12, as well as the wider site also revealed **no exceedances of the residential assessment criteria**;
- The report concluded that the potentially complete contaminant linkages identified in the PRA were absent, though did also state that although no contamination was identified, it may be “encountered in discreet locations but would unlikely be widespread”.
- A second intrusive phase of investigation was completed at site and reported in November 2023, designed to fill in data gaps from the previous site works.
- Given the confirmed proposed commercial end use, all laboratory data (including data from the first SI) was compared to the RSK commercial assessment criteria, and again identified no exceedances of these criteria, though asbestos was identified in one location.
- The report again concluded that widespread contamination would be unlikely, but data gaps existed due to works not being completed inside building (which had been identified as a former RAF maintenance works)
- A final phase of intrusive works were completed in the building footprints, following demolition of the existing buildings, and reported in February 2026. Chemical testing of samples identified two additional detects for asbestos in TP204 and TP210, as well as two exceedances of PAHs in single sample of made ground from TP204. Testing of the underlying natural soils returned values below the assessment criteria and confirmed that the contaminants had been delineated vertically.
- The ground conditions identified on site have identified shallow made ground across the majority of the site, overlying generally cohesive soils, which would limit contaminant migration
- The third report concluded that contaminant linkages had been identified, but were highly localised, and given that the development involved the construction of three large warehouses, as well as a cut and fill exercise to reprofile the site, risk to future site users was considered low.
- Potential risks to groundworkers redeveloping the site should be managed through CDM regulations.
- The final comment in this report was that if unexpected contamination was identified, works should stop and that further sampling may be necessary.

In summary,

The site works completed by RSK have not identified significant widespread contamination, and given the proposed commercial end use (involving the construction of three large warehouses, and areas of hardstanding, combined with the cut and fill exercise required to reprofile the site), risks to site users would be considered as low. However, given the presence of large slabs

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remaining across the site, the potential for limited contamination to be present that has not been identified by intrusive works.

During any redevelopment of the site, it is recommended that that site operatives have Asbestos Awareness training, and if any previously unidentified contamination is encountered, works should stop, with additional sampling and assessment recommended.

Based on our recent discussion and the information provided above, are you able to confirm that no further works are required at the site?

Kind regards

Richard Newberry

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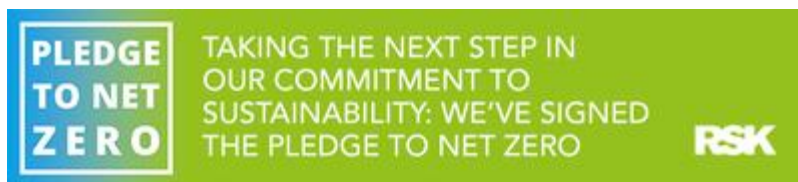
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