



Lucion Ground Engineering Limited
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VALIDATION REPORT
LAND OFF WINDMILL LANE
GOSBERTON RISEGATE
LINCOLNSHIRE

Report Reference No. 152826

On behalf of:-

R. K. Wilson Builders Limited
Sandpit Lane
Wisbech Road
Long Sutton
Lincolnshire
PE12 9AQ

August 2026



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R. K. Wilson Builders Limited
Sandpit Lane
Wisbech Road
Long Sutton
PE12 9AQ

5th August 2026
Our Ref: SW/152826

Dear Sirs,

Validation Report for Land off Windmill Lane, Gosberton Risegate, Spalding, Lincolnshire

Introduction

R. K. Wilson Builders Limited, the client, have constructed a new residential development at Land off Windmill Lane, Gosberton Risegate, Spalding, Lincolnshire. The development comprises six detached homes, with detached garages, associated parking, and gardens. The layout of the development is presented on a plan following this report text.

Lucion Ground Engineering Limited have been instructed by the client to undertake validation testing of the imported soils for the garden areas of the development. The purpose of this report is to provide validation that the imported soils conform to current soil quality requirements, as part of a package of information to be provided by the client for the remediation/validation of the site. A Remediation Method Statement report submitted by Lucion Ground Engineering Limited, reference 116974 and dated 13th August 2024, provided recommendations for remediation of the site, which should be consulted for further details. A Ground Investigation report written by Ground Engineering Limited, referenced C16066 and dated December 2023 also provides background information.

In summary, the made ground previously found to between 0.25m and 0.80m depth (associated with a land drain), was considered unsuitable for retention/re-use at the surface within landscaped and garden areas of the residential development and consequently remediation was considered necessary. Areas scheduled for soft landscaping or gardens will need to be stripped of the made ground and replaced with a surface covering of at least 0.60m of certified 'clean' topsoil, which would be considered to provide a suitable pathway break. This should be increased to at least 0.90m in any private rear garden areas where plants may be grown for consumption, such as vegetable or fruit gardens. All imported soils were to be certified 'clean' fill and considered suitable for use in accordance with UK legislation and Environment Agency policy. If site works revealed materials that appeared to be contaminated, the works were to stop and appropriate professional advice sought. The works were to be documented in a validation report on completion.

Registered Office:
Lucion Ground
Engineering Ltd.
Newark Road
Peterborough PE1 5UA



Remediation Work carried out by the client

It was understood that the client R. K. Wilson Builders Limited undertook the redevelopment of the site, which included removal of made ground soils, and replacement with imported soil in the landscaped and garden areas at ground level. The client has records of the soil removed from the site, imported soil and other materials. No unexpected contamination was reported by the client during the site clearance/excavation phases of the development.

Validation Works by Lucion Ground Engineering Limited

A site visit to sample the imported soil was undertaken by an engineer from Lucion Ground Engineering Limited on 3rd July 2026. Imported soil sampling positions, TP01 to TP06, were selected by Lucion Ground Engineering Limited to provide coverage of the rear garden areas of each plot. Representative small disturbed samples were taken using hand tools directly from hand excavated trial pits. The positions are shown on the exploratory hole location plan.

The records, presented following the plans, give the descriptions of the soils encountered, details of the samples taken, and the groundwater conditions observed during and on completion of excavation. Photographs of the completed garden areas are presented following the records.

Laboratory Work

The samples were inspected in the laboratory and assessments of the soil characteristics have been taken into account during preparation of the borehole records. The soil descriptions have been made in accordance with BS5930:2015+A1:2020. The chemical test results are presented following the exploratory hole records.

Chemical analysis of six soil samples was undertaken, by an independent laboratory, primarily for characterisation purposes. The samples were tested for a suite encompassing a wide range of potential contaminants outlined by the Environment Agency (EA) and National House Building Council (NHBC) document R&D 66; 2008 'Guidance for the Safe Development of Housing on Land Affected by Contamination'.

Strata Encountered

The imported soil was encountered at surface in the garden areas, locally covering naturally deposited Tidal Flat Deposit sand in HA03.

The imported soil generally comprised brown and light brown, with dark brown pockets, silty to very silty, fine and medium grained sand, with rare gravel of limestone in HA01. The surface layer of imported soil was encountered to between 0.60m and 0.80m below ground level, which was generally underlain by a layer of geotextile.

In HA03, beneath the imported soil at 0.70m depth, light brown and orange brown, silty fine grained was encountered to at least the base of the hole at 1.00m depth. These soils were considered to represent superficial Tidal Flat Deposit sand.

COMMENTS ON THE CHEMICAL TEST RESULTS

The results of the laboratory chemical testing on samples of soil have primarily been compared to soil screening values (SSVs) produced by Land Quality Management Limited (LQM) and the Chartered Institute for Environmental Health (CIEH) presented in their document ‘The LQM/CIEH S4ULs for Human Health Risk Assessment: 2015 (Publication Number S4UL3608)’. The LQM/CIEH S4ULs are intended for use in assessing the potential risks posed to human health by contaminants in soil and are transparently-derived and cautious ‘trigger values’ above which further assessment of the risks or remedial action may be needed. The S4ULs (Suitable for Use Levels) have been derived, in accordance with UK legislation and Environment Agency policy, using a modified version of the Environment Agency CLEA 1.06 software.

Reference has also been given to AGAC soil screening values produced by Society of Brownfield Risk Assessment (SoBRA) as documented in their July 2020 publication ‘Development of Acute Generic Assessment Criteria for Assessing Risks to Human Health from Contaminants in Soil’. With the absence of a S4UL for cyanide, the SoBRA AGAC has been used as the soil screening criteria within this report because the acute dose toxicity thresholds for free cyanide are very close to the chronic dose toxicity thresholds.

In 2014 the Department for Environment Food and Rural Affairs (DEFRA) published, in their document SP1010, Category 4 Screening Levels (C4SL) for several contaminants including lead. The C4SL represent screening levels below which the land could be considered suitable for a specified use and definitely not contaminated land in respect of those determinands. With the absence of S4UL for lead the C4SL has been used as the soil screening criteria within this report.

For each contaminant the adopted soil screening criteria have been calculated for the following land uses:

- Residential use with home grown produce
- Residential use without home grown produce
- Commercial and industrial use

The intended purpose of the SSVs are as “intervention values” in the regulatory framework for assessment of human health risks in relation to land use. These values are not binding standards, but are intended to inform judgements about the need for action to ensure that a new use of land does not pose any unacceptable risks to the health of the intended users.

Tables 1 and 2 presented to the rear of this report text compare the test results for the topsoil with the SSVs in relation to the specified uses. The number of test results, which exceed these values, are also provided.

Residential usage values are considered appropriate screening values for the residential development.

Discussion of Results of Soil Analysis

None of the elements and compounds exceeded the associated soil screening values for residential end uses, or the soil screening values for commercial/industrial end uses.

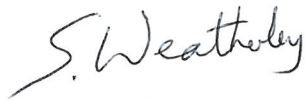
The imported soil was not noted to have olfactory or visual evidence of fuel contamination. In the samples tested, total petroleum hydrocarbon (TPH) concentrations were all less than 20.1mg/kg (laboratory detection limit), which are not considered significant.

No asbestos containing materials (ACM) were observed within the imported soils during site work, or during testing in the laboratory.

Conclusions

In conclusion, the imported soil would be considered suitable for use exposed at the surface in the proposed landscaped and garden areas of the residential development.

LUCION GROUND ENGINEERING LIMITED

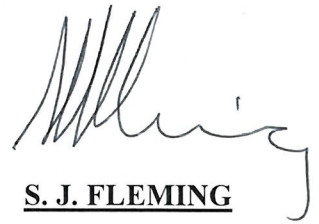


S. WEATHERLEY

B.Eng.(Hons.)

C.Geol., F.G.S.

Associate



S. J. FLEMING

M.Sc., M.C.S.M.,

C.Geol., F.G.S.,

Ground Engineering Director

Table 1: Comparison of Chemical Test Results for Imported Soil with Soil Screening Values (SSVs)

Determinand	No. of Samples	Min Value mg/kg	Max Value mg/kg	Number of Samples Exceeding SSV for			Assessment Method	Soil Screening Criteria 1.0% SOM		
				Residential with home grown produce	Residential without home grown produce	Commercial/ Industrial		Residential with home grown produce mg/kg	Residential without home grown produce mg/kg	Commercial/ Industrial mg/kg
Organic Matter	6	0.7%	2.6%	-	-	-	-	-	-	-
Arsenic	6	8.7	16	0	0	0	S4UL	37	40	640
Cadmium	6	0.1	0.2	0	0	0	S4UL	11	85	190
Total Chromium	6	12	27	0	0	0	S4UL	910	910	8600
Hexavalent Chromium	6	<1.0	<1.0	0	0	0	S4UL	6	6	33
Lead	6	45	91	0	0	0	C4SL	200	310	2330
Mercury	6	0.06	0.11	0	0	0	S4UL	11	15	320
Selenium	6	<0.5	<0.5	0	0	0	S4UL	250	430	12,000
Nickel	6	11	17	0	0	0	S4UL	130	180	980
Phenols	6	<0.3	0.8	0	0	0	S4UL	120	440	440
Copper	6	13	34	0	0	0	S4UL	2400	7100	68,000
Zinc	6	47	87	0	0	0	S4UL	3700	40,000	730,000
Free Cyanide	6	<0.1	0.1	0	0	0	AGAC	24	24	24

Notes

S4UL and C4SL for metals were derived using 6% SOM. These values are not sensitive to SOM and would also be applicable for 1% SOM and 2.5% SOM

LQM/CI EH S4ULs 'Copyright Land Quality Management Limited reproduced with permission; Publication Number S4UL3608. All rights reserved'

AGAC soil screening values produced by Society of Brownfield Risk Assessment (SoBRA) as documented in their July 2020 publication 'Development of Acute Generic Assessment Criteria for Assessing Risks to Human Health from Contaminants in Soil'.

Table 2: Comparison of PAH Chemical Test Results for Near Surface Soil with Soil Screening Values (SSV)

Determinand	Number of Samples	Min Value mg/kg	Max Value mg/kg	Number of Samples Exceeding SSV for:			Soil Screening Values (SSV) (1% SOM)			
				Residential with home grown produce	Residential without home grown produce	Commercial/ Industrial	Assessment Method	Residential with home grown produce mg/kg	Residential without home grown produce mg/kg	Commercial/ Industrial mg/kg
Acenaphthene	6	<0.03	<0.03	0	0	0	S4UL	210	3000	84,000
Acenaphthylene	6	<0.03	<0.03	0	0	0	S4UL	170	2900	83,000
Anthracene	6	<0.03	0.07	0	0	0	S4UL	2400	3100	520,000
Benzo[a]anthracene	6	<0.03	0.31	0	0	0	S4UL	7.2	11	170
Benzo[a]pyrene	6	<0.03	0.33	0	0	0	S4UL	2.2	3.2	35
Benzo[b]fluoranthene	6	<0.03	0.50	0	0	0	S4UL	2.6	3.9	44
Benzo[g,h,i]perylene	6	<0.03	0.15	0	0	0	S4UL	320	360	390
Benzo[k]fluoranthene	6	<0.03	0.18	0	0	0	S4UL	77	110	1200
Chrysene	6	<0.03	0.29	0	0	0	S4UL	15	30	350
Dibenz[a,h]anthracene	6	<0.03	<0.03	0	0	0	S4UL	0.24	0.31	3.5
Fluoranthene	6	0.04	0.36	0	0	0	S4UL	280	1500	23,000
Fluorene	6	<0.03	<0.03	0	0	0	S4UL	170	2800	63,000
Indeno[1,2,3-cd]pyrene	6	<0.03	0.17	0	0	0	S4UL	27	45	500
Naphthalene	6	<0.03	<0.03	0	0	0	S4UL	2.3	2.3	190
Phenanthrene	6	<0.03	0.11	0	0	0	S4UL	95	1300	22,000
Pyrene	6	0.04	0.40	0	0	0	S4UL	620	3700	54,000

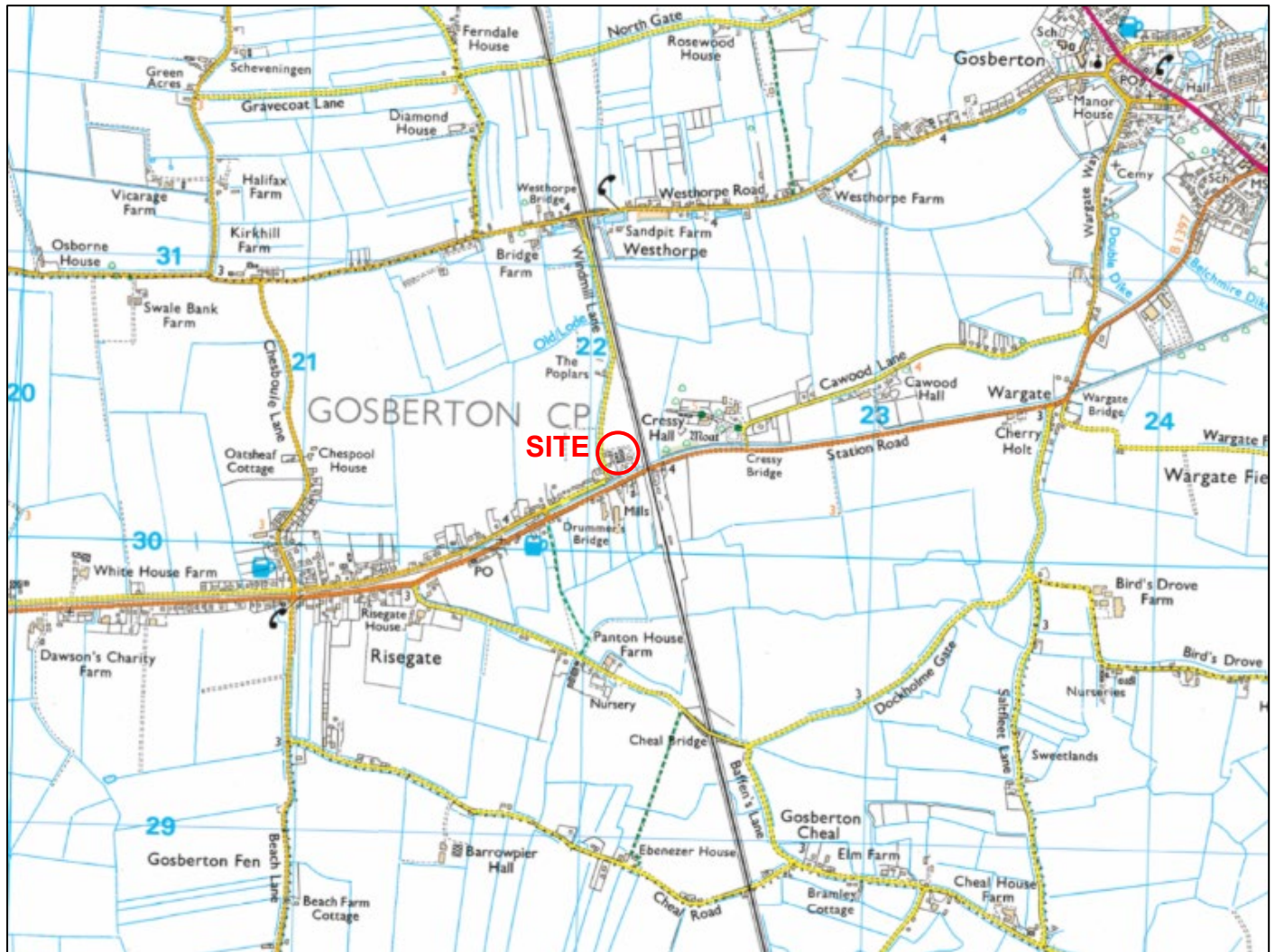
Notes

S4UL and C4SL for metals were derived using 6% SOM. These values are not sensitive to SOM and would also be applicable for 1% SOM and 2.5% SOM

LQM/CIEH S4ULs 'Copyright Land Quality Management Limited reproduced with permission; Publication Number S4UL3608. All rights reserved'

Site Location Plan

Licence number AL100005523



0m 500m 1000m

Project : Land off Windmill Lane, Gosberton Risegate, Spalding, Lincolnshire

Client : R. K. Wilson Builders Limited



LUCION GROUND ENGINEERING LIMITED
Peterborough Tel : 01733 566566

Project No.
152826

Exploratory Hole/Proposed Development Plan

Reproduced from a plan provided by the client.



0m 25m 50m

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Client : R. K. Wilson Builders Limited



LUCION GROUND ENGINEERING LIMITED
Peterborough Tel : 01733 566566

Project No.
152826

Site Photographs

Site Visit 3rd July 2026



Project: Land off Windmill Lane, Gosberton Risegate, Spalding, Lincolnshire

Client: R. K. Wilson Builders Limited



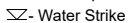
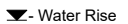
LUCION GROUND ENGINEERING LIMITED
Peterborough Tel : 01733 566566

Project No.
152826

 LUCION GROUND ENGINEERING LTD. Peterborough Tel : 01733 566566		Site: Riseholme Farm, Gosberton Risegate				HAND AUGER HA01	
		03/07/2026	Final Depth 0.65 m	Equipment Hand Tools			

Samples and In Situ Testing			Water Levels (Casing)	Stratum Description	Legend	Depth (m)
Depth (m)	Type	Results				
0.10 0.10	D1 ES1			IMPORTED SOIL - Brown with dark brown pockets, silty, fine and medium grained SAND with rare gravel of limestone.		
0.40 0.40	D2 ES2					
				End of Borehole at 0.65m		0.65

Remarks 1. Geotextile at 0.65m depth. 2. Pit dry. 3. Pit sides stable.	Hole Diameter by Depth		Project No. 152826	
	Depth (m)	Diameter (mm)		
	0.65	200	Scale: 1:10	Page 1/1

KEY D - Disturbed Sample MP - Mackintosh Probe B - Bulk Sample V - Vane Shear Test U - Undisurbed Sample N/* - SPT Blows W - Water Sample ES - Environmental Sample S/C - SPT Spoon/Cone ▽ - Level On Completion  - Water Strike ▽ - Level Casing Withdrawn  - Water Rise ▽ - Standpipe Level		Groundwater Strike				Groundwater Observations			
		Strike (m)	Rose To (m)	Casing (m)	Sealed	Remarks	Date	Depth (m)	Casing (m)
						07/07/2026	0.65		Dry

 LUCION GROUND ENGINEERING LTD. Peterborough Tel : 01733 566566		Site: Riseholme Farm, Gosberton Risegate				HAND AUGER HA02	
		03/07/2026	Final Depth 0.80 m	Equipment Hand Tools			

Samples and In Situ Testing			Water Levels (Casing)	Stratum Description	Legend	Depth (m)
Depth (m)	Type	Results				
0.20 0.20	D1 ES1			IMPROTED SOIL - Light brown and dark brown, silty to very silty, fine and medium grained SAND.		0.80
0.70 0.70	D2 ES2			End of Borehole at 0.80m		

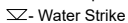
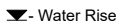
Remarks 1. Pit dry. 2. Pit sides stable.					Hole Diameter by Depth		Project No. 152826	
					Depth (m)	Diameter (mm)		
					0.80	200	Scale: 1:10	Page 1/1

KEY D - Disturbed Sample MP - Mackintosh Probe B - Bulk Sample V - Vane Shear Test U - Undisurbed Sample N/* - SPT Blows W - Water Sample ES - Environmental Sample S/C - SPT Spoon/Cone ▽ - Level On Completion  - Water Strike ▽ - Level Casing Withdrawn  - Water Rise ▽ - Standpipe Level		Groundwater Strike				Groundwater Observations			
		Strike (m)	Rose To (m)	Casing (m)	Sealed	Remarks	Date	Depth (m)	Casing (m)
						03/07/2026	0.80		Dry

 LUCION GROUND ENGINEERING LTD. Peterborough Tel : 01733 566566		Site: Riseholme Farm, Gosberton Risegate				HAND AUGER HA03	
		03/07/2026	Final Depth 1.00 m	Equipment Hand Tools			

Samples and In Situ Testing			Water Levels (Casing)	Stratum Description	Legend	Depth (m)
Depth (m)	Type	Results				
0.05 0.05	D1 ES1			IMPORTED SOIL - Brown and light brown, silty, fine grained SAND.		0.70
0.80 0.80	D2 ES2			Light brown and orange brown, silty, fine grained SAND. [TIDAL FLAT DEPOSIT]		
				End of Borehole at 1.00m		1.00

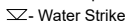
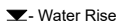
Remarks 1. Pit dry. 2. Pit sides stable.	Hole Diameter by Depth		Project No. 152826	
	Depth (m)	Diameter (mm)		
	1.00	200	Scale: 1:10	Page 1/1

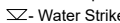
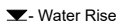
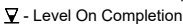
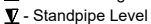
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		Strike (m)	Rose To (m)	Casing (m)	Sealed	Remarks	Date	Depth (m)	Casing (m)
						03/07/2026	1.00		Dry

 LUCION GROUND ENGINEERING LTD. Peterborough Tel : 01733 566566		Site: Riseholme Farm, Gosberton Risegate				HAND AUGER HA04	
		03/07/2026	Final Depth 0.75 m	Equipment Hand Tools			

Samples and In Situ Testing			Water Levels (Casing)	Stratum Description	Legend	Depth (m)
Depth (m)	Type	Results				
0.10 0.10	D1 ES1			IMPORTED SOIL - Light brown, slightly gravelly, silty, fine grained SAND. Gravel of flint and concrete.		
0.50 0.50	D2 ES2					
				End of Borehole at 0.75m		0.75

Remarks 1. Geotextile at 0.75m depth. 2. Pit dry. 3. Pit sides stable.					Hole Diameter by Depth		Project No. 152826	
					Depth (m)	Diameter (mm)		
					0.75	200	Scale: 1:10	Page 1/1

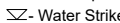
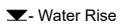
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		Strike (m)	Rose To (m)	Casing (m)	Sealed	Remarks	Date	Depth (m)	Casing (m)	Water (m)
						03/07/2026	0.75		Dry	

 LUCION GROUND ENGINEERING LTD. Peterborough Tel : 01733 566566			Site: Riseholme Farm, Gosberton Risegate				HAND AUGER HA05																											
03/07/2026			Final Depth 0.70 m		Equipment Hand Tools																													
Samples and In Situ Testing			Water Levels (Casing)	Stratum Description		Legend	Depth (m)																											
Depth (m)	Type	Results																																
0.20 0.20	D1 ES1			IMPORTED SOIL - Brown with dark brown pockets, silty, fine and medium grained SAND.			0.70																											
0.60 0.60	D2 ES2																																	
				End of Borehole at 0.70m																														
Remarks 1. Geotextile at 0.70m depth. 2. Pit dry. 3. Pit sides stable.						<table border="1"> <tr> <th colspan="2">Hole Diameter by Depth</th> </tr> <tr> <th>Depth (m)</th> <th>Diameter (mm)</th> </tr> <tr> <td>0.70</td> <td>200</td> </tr> </table>		Hole Diameter by Depth		Depth (m)	Diameter (mm)	0.70	200																					
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Depth (m)	Diameter (mm)																																	
0.70	200																																	
						Project No. 152826	Scale: 1:10	Page 1/1																										
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Strike (m)	Rose To (m)	Casing (m)	Sealed	Remarks	Date	Depth (m)	Casing (m)	Water (m)																										
					03/07/2026	0.70		Dry																										

 LUCION GROUND ENGINEERING LTD. Peterborough Tel : 01733 566566		Site: Riseholme Farm, Gosberton Risegate				HAND AUGER HA06	
		03/07/2026	Final Depth 0.60 m	Equipment Hand Tools			

Samples and In Situ Testing			Water Levels (Casing)	Stratum Description	Legend	Depth (m)
Depth (m)	Type	Results				
0.15 0.15	D1 ES1			IMPORTED SOIL - Brown with dark brown pockets, silty, fine and medium grained SAND.		0.60
0.55 0.55	D2 ES2					
				End of Borehole at 0.60m		

Remarks 1. Geotextile at 0.60m depth. 2. Pit dry. 3. Pit sides stable.	Hole Diameter by Depth		Project No. 152826	
	Depth (m)	Diameter (mm)		
	0.60	200	Scale: 1:10	Page 1/1

KEY D - Disturbed Sample MP - Mackintosh Probe B - Bulk Sample V - Vane Shear Test U - Undisturbed Sample N/* - SPT Blows W - Water Sample ES - Environmental Sample S/C - SPT Spoon/Cone ▽ - Level On Completion  - Water Strike ▽ - Level Casing Withdrawn  - Water Rise ▽ - Standpipe Level		Groundwater Strike				Groundwater Observations			
		Strike (m)	Rose To (m)	Casing (m)	Sealed	Remarks	Date	Depth (m)	Casing (m)
						03/07/2026	0.60		Dry

Certificate of Analysis

Certificate Number 26-16609

Issued: 27-Jul-26

Client Lucion Ground Engineering
Newark Road
Peterborough
PE1 5UA

Our Reference 26-16609

Client Reference ~ 152826

Order No ~ 28522

Contract Title ~ Riseholme Farm Risegate

Description 6 Soil samples.

Date Received 07-Jul-26

Date Started 07-Jul-26

Date Completed 27-Jul-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

A handwritten signature in black ink, appearing to read "R. Irfan".

Reyhan Irfan
Operations Manager



Summary of Chemical Analysis

Soil Samples

Our Ref 26-16609

Client Ref ~ 152826

Contract Title ~ Riseholme Farm Risegate

Lab No	2713830	2713831	2713832	2713833	2713834	2713835
Sample ID ~	HA01	HA02	HA03	HA04	HA05	HA06
Depth ~	0.40	0.20	0.05	0.50	0.20	0.15
Other ID ~	D2ES2	D1ES1	D1ES1	D2ES2	D1ES1	D1ES1
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	03/07/2026	03/07/2026	03/07/2026	03/07/2026	03/07/2026	03/07/2026
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg	11	16	9.6	11	8.7	9.0
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	1.0	0.5	0.8	0.7	0.7	0.6
Cadmium	DETSC 2301#	0.1	mg/kg	0.2	0.2	0.2	0.2	0.2	0.1
Chromium	DETSC 2301#	0.15	mg/kg	16	27	13	13	12	12
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	16	15	14	34	13	13
Lead	DETSC 2301#	0.3	mg/kg	91	45	89	78	71	57
Mercury	DETSC 2325#	0.05	mg/kg	0.10	0.06	0.09	0.11	0.07	0.07
Nickel	DETSC 2301#	1	mg/kg	13	17	12	13	11	12
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	79	87	68	70	58	47
Inorganics									
pH	DETSC 2008#		pH	8.1	8.1	8.2	8.1	8.5	8.3
Cyanide, Total	DETSC 2130#	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Cyanide, Free	DETSC 2130#	0.1	mg/kg	0.1	< 0.1	0.1	0.1	< 0.1	0.1
Organic matter	DETSC 2002#	0.1	%	2.6	0.7	2.2	1.2	1.1	1.1
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076*	0.001	%	0.006	0.004	0.004	0.003	0.006	0.004
Sulphide	DETSC 2024*	10	mg/kg	28	16	120	< 10	< 10	< 10
Petroleum Hydrocarbons									
C5-C10 Gasoline Range Organics (GRO)	DETSC 3321*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
EPH >C10-C24	DETSC 3521#	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
EPH >C24-C40	DETSC 3521#	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 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	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg	0.08	0.05	0.11	0.07	< 0.03	< 0.03
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03	0.07	< 0.03	< 0.03	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg	0.19	0.17	0.36	0.28	0.04	0.05
Pyrene	DETSC 3303#	0.03	mg/kg	0.17	0.17	0.40	0.28	0.04	0.05
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	0.08	0.08	0.31	0.12	< 0.03	< 0.03
Chrysene	DETSC 3303	0.03	mg/kg	0.09	0.09	0.29	0.13	< 0.03	0.03
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	0.11	0.13	0.50	0.17	< 0.03	0.04
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	0.05	0.05	0.18	0.06	< 0.03	< 0.03
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	0.08	0.10	0.33	0.12	< 0.03	< 0.03
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	0.05	0.07	0.17	0.07	< 0.03	< 0.03
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	0.05	0.07	0.15	0.07	< 0.03	< 0.03
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	0.94	0.97	2.9	1.4	< 0.10	0.13

Summary of Chemical Analysis

Soil Samples

Our Ref 26-16609

Client Ref ~ 152826

Contract Title ~ Riseholme Farm Risegate

Lab No	2713830	2713831	2713832	2713833	2713834	2713835
Sample ID ~	HA01	HA02	HA03	HA04	HA05	HA06
Depth ~	0.40	0.20	0.05	0.50	0.20	0.15
Other ID ~	D2ES2	D1ES1	D1ES1	D2ES2	D1ES1	D1ES1
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	03/07/2026	03/07/2026	03/07/2026	03/07/2026	03/07/2026	03/07/2026
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	0.5	< 0.3	0.8	0.3	< 0.3	0.4

Summary of Asbestos Analysis Soil Samples

Our Ref 26-16609

Client Ref ~ 152826

Contract Title ~ Riseholme Farm Risegate

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2713830	HA01 D2ES2 0.40	SOIL	NAD	none	Lee Kerridge
2713831	HA02 D1ES1 0.20	SOIL	NAD	none	Lee Kerridge
2713832	HA03 D1ES1 0.05	SOIL	NAD	none	Lee Kerridge
2713833	HA04 D2ES2 0.50	SOIL	NAD	none	Lee Kerridge
2713834	HA05 D1ES1 0.20	SOIL	NAD	none	Lee Kerridge
2713835	HA06 D1ES1 0.15	SOIL	NAD	none	Lee Kerridge

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 26-16609
 Client Ref ~ 152826
 Contract ~ Riseholme Farm Risegate

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2713830	HA01 0.40 SOIL	03/07/26	GJ 250ml, PT 500ml		
2713831	HA02 0.20 SOIL	03/07/26	GJ 250ml, PT 500ml		
2713832	HA03 0.05 SOIL	03/07/26	GJ 250ml, PT 500ml		
2713833	HA04 0.50 SOIL	03/07/26	GJ 250ml, PT 500ml		
2713834	HA05 0.20 SOIL	03/07/26	GJ 250ml, PT 500ml		
2713835	HA06 0.15 SOIL	03/07/26	GJ 250ml, PT 500ml		

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.

End of Report Ver 26.05.23