



Geotechnical &
Environmental
Consultants

Our ref: D41012/DL/Rev.A

12th January 2024

Ashwood Homes
1 Goodison Road
Lincs Gateway Business Park
Spalding
Lincolnshire
PE12 6FY

For the attention of Mr G. Baxter

Dear Gavin,

Re: Phase 2 Balmoral Way, Holbeach – Capping Validation: Zone 4 – Plots 74 to 77

Further to our recent site visit, we are pleased to provide the following validation report with respect to the placed remedial capping within the gardens and soft landscaped areas of Plots 74 to 77 and the Open Soft Landscape Adjacent to Plot 74 for the above site.

SCOPE OF WORKS

The following relevant and recent report has previously been prepared in relation to the site:

- GeoDyne Limited report '*Phase 2 Balmoral Way, Holbeach – Remediation Strategy & Verification Plan*', produced for Ashwood Homes dated 28th April 2023, reference D41012 Revision B.

The Remediation Strategy & Verification Plan contains details of all the previous reports within Section 1.1 of the document. The summary of the contamination assessment detailed within the above document identified certain zones of Made Ground at the site to contain asbestos (Zone 1) or elevated concentrations of lead (Zone 2) above Tier 1 human health generic assessment criteria for a proposed residential end use. In addition, the Made Ground was also noted to be aesthetically and compositionally undesirable with man-made inclusions within Zones 1, 2 and 4. The underlying Natural Strata was revealed to be uncontaminated based on the proposed residential end-use (except for the localised TPH hotspot, which has been remediated as detailed within a letter report dated 6th October 2022 (as listed within Section 1.1 of the Remediation Strategy & Verification Plan)).

In view of the above, in order to protect the health of future residential occupants of the site, it was proposed to incorporate a remedial capping layer (within Zones 1, 2 & 4), including a geotextile membrane as part of an engineered capping layer within the gardens and soft landscaped areas of Zone 1.

REMEDIAL CAPPING REQUIREMENTS

Taking account of the lead and asbestos contaminated Made Ground, undesirable Made Ground and the Conceptual Site Model (CSM), the Remediation Strategy & Verification Plan recommended remediation be carried out within all proposed gardens and areas of soft landscaping where Made Ground materials are present within Zones 1, 2 and 4 at the site. The areas where contaminated soils have been encountered are indicated on Figure No. D41012/R3 Revision B contained within the Remediation Strategy & Verification Plan.



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On this basis, provision of a remedial capping layer is to be placed in gardens and soft landscaped areas around the following plots:

- Zone 1: Plots 7 to 24, 35 and 36 in the western portion of the site.
- Zone 2: Plots 67 to 70 in the central southern / south-eastern portion.
- Zone 4: Plots 74 to 81 in the additional small area in the south of the site.

Based on the presence of asbestos within Zone 1, provision of a hard-to-dig layer or a geotextile membrane overlain by remedial capping soils is required within all proposed gardens and areas of soft landscaping of this area. Ashwood Homes propose to use a geotextile membrane within the engineered capping layer and not a no-dig / hard-to-dig gravel layer. A geotextile membrane is not required to be incorporated as part of the remedial capping layer within Zones 2 and 4.

For plots situated in Zone 3 shown on the Remediation Zoning Plan (Figure No. D41012/R3 Revision B within the Remediation Strategy & Verification Plan), the provision of a remedial capping layer is not considered to be necessary within gardens and soft landscaped areas. In Zone 3, provision of chemically suitable topsoil (and possibly subsoil) is proposed to be re-used (or imported if required) and placed within proposed gardens and soft landscaped areas as a growing medium.

Furthermore, specific remedial measures are considered not necessary within areas of proposed hardstanding at the site (i.e. external permanent hardstanding areas and beneath the floor slabs to the proposed buildings) as the contaminants will be encapsulated from future end users.

The recommended remedial capping thicknesses detailed within the Remediation Strategy & Verification Plan are summarised in Table 1.

TABLE 1 – REMEDIAL CAPPING PROPOSALS				
Land Use	Geotextile Membrane Yes/No	Subsoil (m)	Topsoil (m)	Total (m)
<u>Zone 1</u>				
Private Gardens	Yes	0.45	0.15	0.60
Communal Soft Landscape	Yes	0.15	0.15	0.30
Public Open Space (POS)	Yes	0.15	0.15	0.30
<u>Zone 2</u>				
Private Gardens	No	0.45	0.15	0.60
Communal Soft Landscape	No	0.15	0.15	0.30
Public Open Space (POS)	No	0.15	0.15	0.30
<u>Zone 4</u>				
Private Gardens	No	0.45	0.15	0.60
Communal Soft Landscape	No	0.15	0.15	0.30
Public Open Space (POS)	No	0.15	0.15	0.30

Where applicable, the capping soil may comprise entirely of topsoil if preferred. It may be necessary to increase the thicknesses of topsoil / growing medium likely to be required around tree roots and to suit the planting regime, subject to confirmation by an arborist.

Prior to placement of any remedial capping, the formation level should be visually inspected prior to placement. Any potentially sharp deleterious material (i.e. oversized fragments of brick and concrete etc.) at formation level should be removed.

Please note that, subject to finished levels at the site, it may be necessary to locally reduce levels within gardens and soft landscaped areas (i.e. remove some of the existing Made Ground) in Zones 2 and 4 to accommodate an appropriate thickness of remedial capping. Details of the proposed site levels are discussed within Section 4.8.3 of the Remediation Strategy & Verification Plan.

It is also noted that based on the proposed site layout, the front gardens to the majority of the plots are limited in size and furthermore these gardens are likely to incorporate shallow buried services. It is considered that any gravel surround to the buried services and concrete haunching to edging stones (to drives, footpaths etc.) would act as a hard to dig layer within the completed gardens. Therefore, it may not be possible to achieve the full recommended depth of remedial capping in front gardens. However, the remedial capping layer provided should be as thick as practicable for the front garden areas.

CAPPING VALIDATION PROTOCOL

Inspections of the remediation works will be undertaken on a rolling basis as necessary. Validation works in Zones 1, 2 and 4 will include:

- Obtaining photographic records to demonstrate compliance with the Remediation Strategy.
- Before placement of the capping soils in Zones 1, 2 and 4, carry out an inspection of the formation layer by the Site Manager / Client prior to placement of the geotextile membrane in Zone 1. Any potentially sharp deleterious material (i.e. glass shards, brick fragments etc.) at formation level which may puncture the underside of the geotextile membrane should be removed prior to placement.
- Provision of confirmation of the placement of the geotextile membrane following placement in Zone 1. The product specification sheet for the geotextile membrane shall be provided for inclusion within the validation report.
- Review of laboratory test certificates / soil analysis results for imported topsoil prior to importation to site and undertake potential additional chemical analysis (as appropriate). Laboratory test certificates are to be supplied to the Environmental Protection Officer at the Local Authority for comment / approval prior to the importation of donor soils to site. This will include tables summarising the assessment of the laboratory test results to the SAC. This information will be included within the validation report.
- Inspection of validation holes within garden areas and soft landscaped areas to verify the thickness of remedial capping soils placed. Validation holes are typically advanced using a spade / auger (or alternatively carefully mechanically excavated) to validate that an appropriate thickness of remedial capping has been placed.
- Validation testing for the remedial capping thickness should be:
 - o Rear Gardens - 1 No. hole per plot.
 - o Front Gardens - 1 No. hole per every two plots.
 - o Other soft landscaping - 1 No. hole per area.
- Preparation of a validation report to confirm that the remediation objectives (as set out in the Remediation Strategy & Verification Plan) have been met.

REMEDIAL CAPPING MATERIALS

Imported Topsoil & Subsoil

As stated in the Remediation Strategy & Verification Plan, where there is a requirement to import soils to the site, including to raise site levels, it will be necessary to test the soils proposed to be imported at source to ensure they are suitably uncontaminated / clean (prior to importation) in accordance with CLEA / generic guidance.

It will be necessary to test any imported topsoil and subsoil (including to raise site levels) at source to ensure it is suitably clean (prior to importation) in accordance with CLEA/generic guidance. The topsoil and subsoil should also conform to BS3882: 2015 '*Specification for topsoil*', with respect to the presence of foreign objects, and ideally nutrient levels etc.

The Site Acceptance Criteria (SAC) for the donor soils are detailed in Table 6 (Section 4.8.6). The results of the chemical analysis on topsoil and / or subsoil proposed for importation should be forwarded to the Local Authority (Environmental Health Officer) for approval (prior to importation).

Remedial Capping Works

Topsoil & Subsoil Importation and Placement

We have been informed that the source of the topsoil and subsoil to be imported to site and used in gardens and soft landscaped areas (including the raise levels where necessary) is from an Ashwood Homes site at Holbeach Meadows, Holbeach.

As the source of the topsoil and subsoil is of greenfield origin, the Remediation Strategy & Verification Plan states that the testing frequency should be 1 No. test every 250m³ and a minimum of 3 No. tests per source location. In view of this, a minimum of 3 No. samples of topsoil would be required to be tested for the minimum suite of determinands listed within Table 6 of the Remediation Strategy & Verification Plan containing the Site Acceptance Criteria.

Holbeach Meadows Source / Donor Site

The soils at the Holbeach Meadows site have been tested as part of intrusive ground investigation works carried out at the site and the results were reported within the following Geo-Matters report:

- Geo-Matters Limited '*Phase I & II Geo-Environmental Investigation*' report for '*Phase I & II Area at Holbeach Meadows, Holbeach*', reference: GML16197, dated November 2016 produced for Ashwood Homes.

Historically, the Holbeach Meadows site comprised agricultural fields since the earliest mapping records (circa 1880s). The contamination testing undertaken as part of the Combined Phase I Desk Study & Phase II Exploratory Investigation report revealed the soils to be chemically uncontaminated with respect to a residential with plant uptake end use.

Topsoil

In accordance with the Remediation Strategy & Verification Plan, a total of 5 No. samples of the topsoil (including localised apparent reworked topsoil) from Holbeach Meadows, Holbeach has been subjected to laboratory testing, including the minimum suite of determinands listed within Table 6 of the Remediation Strategy containing the Site Acceptance Criteria.

The laboratory test results are enclosed within Appendix I of this letter for information purposes. Table 2 below shows the results of the laboratory testing of the imported topsoil from this source site.

TABLE 2 – SUMMARY OF TIER 1 SITE ACCEPTANCE CRITERIA (SAC) DATA ASSESSMENT (RESIDENTIAL WITH PLANT UPTAKE END-USE) HOLBEACH MEADOWS TOPSOIL				
Determinands	No. of Samples Tested	Concentration Range (mg/kg)	Tier 1 SAC (mg/kg)	Pass/Fail
Metals				
Arsenic	5	<1 – 21	37 S4UL	Pass
Cadmium	5	<0.2 & 0.2	11 S4UL	Pass
Chromium III	5	13 – 21	910 S4UL	Pass
Chromium VI	5	<4 (All results)	6 S4UL	Pass
Lead	5	14 – 38	200 C4SL	Pass
Inorganic Mercury	5	<0.3 – 0.3	40 C4SL	Pass
Selenium	5	<1 (All results)	250 C4SL	Pass
Nickel	5	12 – 17	130 S4UL	Pass

**TABLE 2 – SUMMARY OF TIER 1 SITE ACCEPTANCE CRITERIA (SAC) DATA ASSESSMENT
(RESIDENTIAL WITH PLANT UPTAKE END-USE)
HOLBEACH MEADOWS TOPSOIL**

Copper	5	21 – 29	2400 S4UL	Pass
Zinc	5	39 – 58	3700 S4UL	Pass
PAHs				
Acenaphthene	5	<0.1 (All results)	210 S4UL	Pass
Acenaphthylene	5	<0.1 (All results)	170 S4UL	Pass
Anthracene	5	<0.1 (All results)	2400 S4UL	Pass
Benzo(a)anthracene	5	<0.1 (All results)	7.2 S4UL	Pass
Benzo(a)pyrene	5	<0.1 (All results)	2.2 S4UL	Pass
Benzo(b)fluoranthene	5	<0.1 (All results)	2.6 S4UL	Pass
Benzo(ghi)perylene	5	<0.05 (All results)	320 S4UL	Pass
Benzo(k)fluoranthene	5	<0.1 (All results)	77 S4UL	Pass
Chrysene	5	<0.05 (All results)	15 S4UL	Pass
Dibenzo(ah)anthracene	5	<0.1 (All results)	0.24 S4UL	Pass
Fluoranthene	5	<0.1 (All results)	280 S4UL	Pass
Fluorene	5	<0.1 (All results)	170 S4UL	Pass
Indeno(123-cd)pyrene	5	<0.1 (All results)	27 S4UL	Pass
Naphthalene	5	<0.05 (All results)	2.3 S4UL	Pass
Phenanthrene	5	<0.1 (All results)	95 S4UL	Pass
Pyrene	5	<0.1 (All results)	620 S4UL	Pass
Others				
Asbestos	4	Not Detected	Absence	Pass

Key
S4UL – CIEH/LQM Suitable 4 Use Levels (2015). Copyright Land Quality Management Limited reproduced with permission; Publication Number S4UL3026. All rights reserved.
C4SL – value for Lead taken from DEFRA publication SP1010 and based on a residential (with home-grown produce) end-use.

Note
SAC values for metals derived from S4UL values assume 6% Soil Organic Matter.
SAC values for PAHs derived from S4UL values assume 1% SOM in the first instance (where appropriate, S4UL values for 2.5% or 6% SOM may be considered for the assessment of donor soils).

In addition to the minimum suite of determinands listed within Table 6 of the Remediation Strategy, the topsoil has also been analysed for the following determinands:

- Pesticides and herbicides screen – 3 No. samples.
- Total Phenols – 4 No. samples.
- Total Petroleum Hydrocarbons (TPH) – 1 No. sample.

The concentrations of TPH, Pesticides / Herbicides and Total Phenols were below their respective laboratory detection limits.

Based on the results of the laboratory testing carried out, it would appear that the chemical quality of the topsoil from the Holbeach Meadows source site is suitable for use within gardens and soft landscaped areas at the site from a human health protection perspective.

Imported Subsoil

In accordance with the Remediation Strategy & Verification Plan, a total of 19 No. samples of the subsoil from Holbeach Meadows, Holbeach have been subjected to laboratory testing, including the minimum suite of determinands listed within Table 6 of the Remediation Strategy & Verification Plan containing the Site Acceptance Criteria.

The laboratory test results are enclosed within Appendix I of this letter for information purposes. Table 3 overleaf shows the results of the laboratory testing of the imported topsoil from this source site.

**TABLE 3 – SUMMARY OF TIER 1 SITE ACCEPTANCE CRITERIA (SAC) DATA ASSESSMENT
(RESIDENTIAL WITH PLANT UPTAKE END-USE)
HOLBEACH MEADOWS SUBSOIL**

Determinands	No. of Samples Tested	Concentration Range (mg/kg)	Tier 1 SAC (mg/kg)	Pass/Fail
Metals				
Arsenic	19	<1 – 23	37 S4UL	Pass
Cadmium	19	<0.2 (All results)	11 S4UL	Pass
Chromium III	19	7.7 – 39	910 S4UL	Pass
Chromium VI	19	<4 (All results)	6 S4UL	Pass
Lead	19	4.5 – 25	200 C4SL	Pass
Inorganic Mercury	19	<0.3 – 0.6	40 C4SL	Pass
Selenium	19	<1 – 4.7	250 C4SL	Pass
Nickel	19	7.3 – 33	130 S4UL	Pass
Copper	19	6.6 – 24	2400 S4UL	Pass
Zinc	19	17 – 87	3700 S4UL	Pass
PAHs				
Acenaphthene	19	<0.1 (All results)	210 S4UL	Pass
Acenaphthylene	19	<0.1 (All results)	170 S4UL	Pass
Anthracene	19	<0.1 (All results)	2400 S4UL	Pass
Benzo(a)anthracene	19	<0.1 (All results)	7.2 S4UL	Pass
Benzo(a)pyrene	19	<0.1 (All results)	2.2 S4UL	Pass
Benzo(b)fluoranthene	19	<0.1 (All results)	2.6 S4UL	Pass
Benzo(ghi)perylene	19	<0.05 (All results)	320 S4UL	Pass
Benzo(k)fluoranthene	19	<0.1 (All results)	77 S4UL	Pass
Chrysene	19	<0.05 (All results)	15 S4UL	Pass
Dibenzo(ah)anthracene	19	<0.1 (All results)	0.24 S4UL	Pass
Fluoranthene	19	<0.1 (All results)	280 S4UL	Pass
Fluorene	19	<0.1 (All results)	170 S4UL	Pass
Indeno(123-cd)pyrene	19	<0.1 (All results)	27 S4UL	Pass
Naphthalene	19	<0.05 (All results)	2.3 S4UL	Pass
Phenanthrene	19	<0.1 (All results)	95 S4UL	Pass
Pyrene	19	<0.1 (All results)	620 S4UL	Pass
Others				
Asbestos	2	Not Detected	Absence	Pass

Key
S4UL – CIEH/LQM Sutable 4 Use Levels (2015). Copyright Land Quality Management Limited reproduced with permission; Publication Number S4UL3026. All rights reserved.
C4SL – value for Lead taken from DEFRA publication SP1010 and based on a residential (with home-grown produce) end-use.

Note
SAC values for metals derived from S4UL values assume 6% Soil Organic Matter.
SAC values for PAHs derived from S4UL values assume 1% SOM in the first instance (where appropriate, S4UL values for 2.5% or 6% SOM may be considered for the assessment of donor soils).

In addition to the minimum suite of determinands listed within Table 6 of the Remediation Strategy & Verification Plan, the natural subsoil has also been analysed for the following determinands:

- Pesticides and herbicides screen – 3 No. samples.
- Total Phenols – 19 No. samples.
- Total Petroleum Hydrocarbons (TPH) – 3 No. samples.

The concentrations of TPH, Pesticides / Herbicides and Total Phenols were below their respective laboratory detection limits.

Based on the results of the laboratory testing carried out, it would appear that the chemical quality of the subsoil from the Holbeach Meadows source site is suitable for use within gardens and soft landscaped areas at the site from a human health protection perspective.

VALIDATION WORKS

Formation Layer Inspection

We have been informed that inspections of the formation level within gardens were carried out by the Site Manager from Ashwood Homes for Zone 4.

Photographs showing the formation levels within Plots 74 to 77, inclusive, are included on Plates No. 1 to 4 in Appendix II of this letter report. These plates indicate the absence of significant deleterious materials at formation level.

Remedial Capping Thickness Validation Works

An Engineer from GeoDyne attended the site on 2nd November 2023 to inspect the remedial capping placed in garden areas of Plots 74 to 77 and the Open Soft Landscape Adjacent to Plot 74 within Zone 4. In accordance with the Remediation Strategy, capping thickness validation testing has been carried out by the excavation of hand dug inspections holes in each Other Soft Landscaping (OSL), each rear garden and one in every two plots for the front gardens.

The findings of the inspection visits are summarised in Table 4, with validation point locations indicated on Figure No. D41012/CCV1 in Appendix III.

TABLE 4 – CAPPING THICKNESS VALIDATION SUMMARY				
Plot No.	Garden Area	Required Capping Depth (m)	Capping Depth Recorded (m)	Pass / Fail (Comments)
74	Front	0.60	0.60	Pass
	Rear	0.60	0.63	Pass
75	Rear	0.60	0.61	Pass
76	Front	0.60	0.30	Pass (UT)
	Rear	0.60	0.60	Pass
77	Rear	0.60	0.64	Pass
Open Soft Landscape Adjacent to Plot 74	OSL	0.30	0.31	Pass
Key UT – Test hole terminated early due to the presence of a granular surround / hard to dig layer for services, as services were indicated to be present by the Site Manager from Ashwood Homes.				

The capping soils encountered in the capping thickness validation holes typically comprised dark brown clayey silty topsoil with occasional gravel from Holbeach Meadows.

A minimum capping thickness of 0.60m of topsoil was recorded in each of the rear gardens, as required within the Remediation Strategy. In the small front gardens, topsoil was placed to depths of greater than 0.30m where possible due to the presence of services and the associated granular surround / hard-to-dig layer.

Plates

Views of the rear gardens and the validation test holes during our visit to site on 2nd November 2023 are included on Plates D41012/P5 to D41012/P11 enclosed within Appendix II.

CONCLUSIONS

On the basis of the validation works undertaken, it is considered that the recommendations within our Remediation Strategy & Verification Plan have been adhered to within the front and rear gardens of Plots 74 to 77 and the Open Soft Landscape Adjacent to Plot 74.

This report should be forwarded to the Local Authority (and warranty provider e.g. NHBC, if required) for their comment / approval.

COMMENTS

The conclusions and recommendations made in this report are limited to those that can be made based on the findings of the validation works. Where comments are made based on information obtained from third parties, GeoDyne Limited assumes that all third-party information is true and correct. No independent action has been undertaken to validate the findings of third parties, unless specifically stated.

GeoDyne Limited has prepared this report for the sole use and reliance of the Client, Ashwood Homes, in accordance with our Standard Conditions and Limitations enclosed within Appendix IV. This report may not be used or relied upon by any unauthorised third party without the explicit written agreement of GeoDyne Limited. Reliance may not be placed on our report until all invoices associated with the project have been paid.

We trust that the foregoing is suitable for your requirements. However, should you have any queries or require any additional information please do not hesitate to call.

Yours sincerely

For and on behalf of GeoDyne Limited

A handwritten signature in blue ink, appearing to read 'Deanna Leedle', written over a faint circular stamp.

Deanna Leedle
Geo-Environmental Engineer

Encs.

Appendices

- I Laboratory Soil Test Results
- II Plates
- III Capping Validation Points Location Plan – Plots 74 to 77 (02/11/2023)
- IV Conditions & Limitations

Cc. Adam Jagger – Ashwood Homes

APPENDIX I

Laboratory Soil Test Results

**Amy Downs**

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Analytical Report Number : 16-29842

Project / Site name:	Holbeach Meadows, Holbeach	Samples received on:	11/10/2016
Your job number:	GML16197	Samples instructed on:	11/10/2016
Your order number:	GML16197-AD-007	Analysis completed by:	18/10/2016
Report Issue Number:	1	Report issued on:	18/10/2016
Samples Analysed:	31 soil samples		

Signed:

Dr Claire Stone
Quality Manager

For & on behalf of i2 Analytical Ltd.

Signed:

Emma Winter
Assistant Reporting Manager

For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :	soils	- 4 weeks from reporting
	leachates	- 2 weeks from reporting
	waters	- 2 weeks from reporting
	asbestos	- 6 months from reporting

Excel copies of reports are only valid when accompanied by this PDF certificate.

Analytical Report Number: 16-29842

Project / Site name: Holbeach Meadows, Holbeach

Your Order No: GML16197-AD-007

Lab Sample Number				641999	642000	642001	642002	642003
Sample Reference				WS01	WS01	WS02	WS02	WS02
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.10	1.50	1.30	2.80	4.80
Date Sampled				05/10/2016	05/10/2016	05/10/2016	05/10/2016	05/10/2016
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	N/A	NONE	17	24	21	21	36
Total mass of sample received	kg	0.001	NONE	1.5	1.4	1.2	1.3	1.1

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	-	-	-	-
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General Inorganics

pH - Automated	pH Units	N/A	MCERTS	8.4	8.9	9.1	9.2	9.3
Total Sulphate as SO ₄	mg/kg	50	MCERTS	440	260	210	760	770
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.049	0.037	0.039	0.20	0.24
Total Organic Carbon (TOC)	%	0.1	MCERTS	1.2	0.5	0.4	0.3	2.3

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluorene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Phenanthrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Anthracene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluoranthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Pyrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(a)anthracene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(k)fluoranthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(a)pyrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Dibenz(a,h)anthracene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	1.6	MCERTS	< 1.60	< 1.60	< 1.60	< 1.60	< 1.60
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	4.1	4.0	< 1.0	20
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0	< 4.0	< 4.0
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	16	13	12	9.3	35
Copper (aqua regia extractable)	mg/kg	1	MCERTS	24	12	10	9.4	19
Lead (aqua regia extractable)	mg/kg	1	MCERTS	15	8.1	6.6	5.3	16
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	0.4	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	13	15	12	8.6	32
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1.5	4.7	1.5	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	39	34	31	23	75

Petroleum Hydrocarbons

Petroleum Range Organics (C6 - C10)	mg/kg	0.1	NONE	-	-	< 0.1	-	-
TPH (C10 - C25)	mg/kg	10	MCERTS	-	-	< 10	-	-
TPH (C25 - C40)	mg/kg	10	NONE	-	-	< 10	-	-

Pesticide and Herbicide Screen

Pesticides/Herbicides Screen in Soil	P/A	N/A	NONE	Absent	-	-	-	-
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Analytical Report Number: 16-29842

Project / Site name: Holbeach Meadows, Holbeach

Your Order No: GML16197-AD-007

Lab Sample Number				642004	642005	642006	642007	642008
Sample Reference				WS03	WS03	WS04	WS05	WS05
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				4.90	7.00	0.20	0.20	0.70
Date Sampled				05/10/2016	05/10/2016	05/10/2016	05/10/2016	05/10/2016
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	N/A	NONE	30	26	17	16	20
Total mass of sample received	kg	0.001	NONE	0.91	0.60	1.1	1.3	1.2

Asbestos in Soil	Type	N/A	ISO 17025	-	-	-	-	-
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General Inorganics

pH - Automated	pH Units	N/A	MCERTS	9.4	9.3	-	8.4	-
Total Sulphate as SO ₄	mg/kg	50	MCERTS	740	740	-	350	-
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.17	0.26	-	0.022	-
Total Organic Carbon (TOC)	%	0.1	MCERTS	1.5	1.2	-	1.1	-

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	-	< 1.0	-
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	-	< 0.05	-
Acenaphthylene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Acenaphthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Fluorene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Phenanthrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Anthracene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Fluoranthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Pyrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Benzo(a)anthracene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	-	< 0.05	-
Benzo(b)fluoranthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Benzo(k)fluoranthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Benzo(a)pyrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Dibenz(a,h)anthracene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	-	< 0.10	-
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	-	< 0.05	-

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	1.6	MCERTS	< 1.60	< 1.60	-	< 1.60	-
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	14	7.5	-	13	-
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	-	< 0.2	-
Chromium (hexavalent)	mg/kg	4	MCERTS	< 4.0	< 4.0	-	< 4.0	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	39	27	-	13	-
Copper (aqua regia extractable)	mg/kg	1	MCERTS	21	15	-	21	-
Lead (aqua regia extractable)	mg/kg	1	MCERTS	18	12	-	14	-
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	0.4	-	< 0.3	-
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	31	22	-	12	-
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	2.3	-	< 1.0	-
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	73	48	-	43	-

Petroleum Hydrocarbons

Petroleum Range Organics (C6 - C10)	mg/kg	0.1	NONE	-	-	-	-	-
TPH (C10 - C25)	mg/kg	10	MCERTS	-	-	-	-	-
TPH (C25 - C40)	mg/kg	10	NONE	-	-	-	-	-

Pesticide and Herbicide Screen

Pesticides/Herbicides Screen in Soil	P/A	N/A	NONE	-	-	Absent	-	Absent
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Analytical Report Number: 16-29842

Project / Site name: Holbeach Meadows, Holbeach

Your Order No: GML16197-AD-007

Lab Sample Number				642009	642010	642011	642012	642013
Sample Reference				WS05	WS07	WS07	WS07	WS08
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				2.60	0.10	1.60	3.70	0.20
Date Sampled				05/10/2016	05/10/2016	05/10/2016	05/10/2016	07/10/2016
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	N/A	NONE	31	16	20	33	16
Total mass of sample received	kg	0.001	NONE	1.2	1.3	1.5	1.2	1.4

Asbestos in Soil	Type	N/A	ISO 17025	-	Not-detected	-	-	Not-detected
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General Inorganics

pH - Automated	pH Units	N/A	MCERTS	8.8	8.3	8.8	9.2	7.4
Total Sulphate as SO ₄	mg/kg	50	MCERTS	1100	410	480	970	210
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.41	0.018	0.054	0.36	0.012
Total Organic Carbon (TOC)	%	0.1	MCERTS	1.0	1.2	0.6	1.6	1.1

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluorene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Phenanthrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Anthracene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluoranthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Pyrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(a)anthracene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(k)fluoranthene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(a)pyrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Dibenz(a,h)anthracene	mg/kg	0.1	MCERTS	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	1.6	MCERTS	< 1.60	< 1.60	< 1.60	< 1.60	< 1.60
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	23	< 1.0	10	11	21
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0	< 4.0	< 4.0
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	36	17	22	38	20
Copper (aqua regia extractable)	mg/kg	1	MCERTS	20	26	14	24	23
Lead (aqua regia extractable)	mg/kg	1	MCERTS	15	14	12	18	38
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	0.6	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	30	14	25	33	17
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	70	40	51	87	53

Petroleum Hydrocarbons

Petroleum Range Organics (C6 - C10)	mg/kg	0.1	NONE	-	-	-	-	-
TPH (C10 - C25)	mg/kg	10	MCERTS	-	-	-	-	-
TPH (C25 - C40)	mg/kg	10	NONE	-	-	-	-	-

Pesticide and Herbicide Screen

Pesticides/Herbicides Screen in Soil	P/A	N/A	NONE	-	-	-	-	-
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Analytical Report Number: 16-29842

Project / Site name: Holbeach Meadows, Holbeach

Your Order No: GML16197-AD-007

Lab Sample Number				642014	642015	642016	642017	642018
Sample Reference				WS08	WS09	WS09	WS10	WS10
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				2.50	0.40	1.30	0.50	1.50
Date Sampled				07/10/2016	07/10/2016	07/10/2016	07/10/2016	07/10/2016
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	N/A	NONE	21	11	22	14	21
Total mass of sample received	kg	0.001	NONE	1.6	1.2	1.5	1.2	1.2

Asbestos in Soil	Type	N/A	ISO 17025	-	-	-	Not-detected	-
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General Inorganics

pH - Automated	pH Units	N/A	MCERTS	8.9	-	9.0	8.6	9.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	710	-	220	210	240
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.26	-	0.056	0.021	0.028
Total Organic Carbon (TOC)	%	0.1	MCERTS	0.3	-	0.5	0.6	0.4

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	-	< 1.0	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Acenaphthene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Fluorene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Phenanthrene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Anthracene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Fluoranthene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Pyrene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Benzo(a)anthracene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Chrysene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Benzo(k)fluoranthene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Benzo(a)pyrene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Dibenz(a,h)anthracene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	1.6	MCERTS	< 1.60	-	< 1.60	< 1.60	< 1.60
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	6.6	-	6.4	16	6.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	-	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	4	MCERTS	< 4.0	-	< 4.0	< 4.0	< 4.0
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	8.0	-	11	18	13
Copper (aqua regia extractable)	mg/kg	1	MCERTS	9.6	-	10	17	12
Lead (aqua regia extractable)	mg/kg	1	MCERTS	4.5	-	6.8	12	6.2
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	-	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	8.0	-	11	17	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	-	< 1.0	< 1.0	1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	17	-	29	40	30

Petroleum Hydrocarbons

Petroleum Range Organics (C6 - C10)	mg/kg	0.1	NONE	-	-	-	-	-
TPH (C10 - C25)	mg/kg	10	MCERTS	-	-	-	-	-
TPH (C25 - C40)	mg/kg	10	NONE	-	-	-	-	-

Pesticide and Herbicide Screen

Pesticides/Herbicides Screen in Soil	P/A	N/A	NONE	-	Absent	-	-	-
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Analytical Report Number: 16-29842

Project / Site name: Holbeach Meadows, Holbeach

Your Order No: GML16197-AD-007

Lab Sample Number				642019	642020	642021	642022	642023
Sample Reference				WS11	WS11	WS12	WS12	WS13
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.20	0.90	1.10	2.20	0.10
Date Sampled				07/10/2016	07/10/2016	07/10/2016	07/10/2016	07/10/2016
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	N/A	NONE	13	20	19	23	13
Total mass of sample received	kg	0.001	NONE	1.3	1.3	1.4	1.4	1.1

Asbestos in Soil	Type	N/A	ISO 17025	-	-	-	-	Not-detected
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General Inorganics

pH - Automated	pH Units	N/A	MCERTS	-	8.9	-	8.7	8.2
Total Sulphate as SO ₄	mg/kg	50	MCERTS	-	300	-	270	260
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	-	0.038	-	0.039	0.031
Total Organic Carbon (TOC)	%	0.1	MCERTS	-	0.2	-	0.5	1.3

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	-	< 1.0	-	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	-	< 0.05	-	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Acenaphthene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Fluorene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Phenanthrene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Anthracene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Fluoranthene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Pyrene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Benzo(a)anthracene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Chrysene	mg/kg	0.05	MCERTS	-	< 0.05	-	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Benzo(k)fluoranthene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Benzo(a)pyrene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Dibenz(a,h)anthracene	mg/kg	0.1	MCERTS	-	< 0.10	-	< 0.10	< 0.10
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	-	< 0.05	-	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	1.6	MCERTS	-	< 1.60	-	< 1.60	< 1.60
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	-	6.2	-	10	11
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	-	< 0.2	-	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	4	MCERTS	-	< 4.0	-	< 4.0	< 4.0
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	-	17	-	19	21
Copper (aqua regia extractable)	mg/kg	1	MCERTS	-	17	-	18	29
Lead (aqua regia extractable)	mg/kg	1	MCERTS	-	6.4	-	10	38
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	-	0.6	-	< 0.3	0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	-	13	-	17	17
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	-	2.9	-	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	-	34	-	41	58

Petroleum Hydrocarbons

Petroleum Range Organics (C6 - C10)	mg/kg	0.1	NONE	< 0.1	-	< 0.1	-	< 0.1
TPH (C10 - C25)	mg/kg	10	MCERTS	< 10	-	< 10	-	< 10
TPH (C25 - C40)	mg/kg	10	NONE	< 10	-	< 10	-	< 10

Pesticide and Herbicide Screen

Pesticides/Herbicides Screen in Soil	P/A	N/A	NONE	-	Absent	-	-	-
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Analytical Report Number: 16-29842

Project / Site name: Holbeach Meadows, Holbeach

Your Order No: GML16197-AD-007

Lab Sample Number				642024	642025	642026	642027	642028
Sample Reference				WS13	WS14	WS14	WS14	TP27
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.80	0.10	1.80	2.90	0.50
Date Sampled				07/10/2016	07/10/2016	07/10/2016	07/10/2016	07/10/2016
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	N/A	NONE	11	15	21	22	19
Total mass of sample received	kg	0.001	NONE	1.1	1.2	1.5	1.3	1.3

Asbestos in Soil	Type	N/A	ISO 17025	-	-	-	-	Not-detected
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General Inorganics

pH - Automated	pH Units	N/A	MCERTS	7.9	-	9.2	9.2	8.9
Total Sulphate as SO ₄	mg/kg	50	MCERTS	330	-	190	520	200
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.023	-	0.022	0.095	0.028
Total Organic Carbon (TOC)	%	0.1	MCERTS	1.0	-	0.1	0.3	0.2

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	-	< 1.0	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Acenaphthene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Fluorene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Phenanthrene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Anthracene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Fluoranthene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Pyrene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Benzo(a)anthracene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Chrysene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Benzo(k)fluoranthene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Benzo(a)pyrene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Dibenz(a,h)anthracene	mg/kg	0.1	MCERTS	< 0.10	-	< 0.10	< 0.10	< 0.10
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	-	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	1.6	MCERTS	< 1.60	-	< 1.60	< 1.60	< 1.60
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	3.7	-	5.8	3.0	1.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	-	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	4	MCERTS	< 4.0	-	< 4.0	< 4.0	< 4.0
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	18	-	11	7.7	18
Copper (aqua regia extractable)	mg/kg	1	MCERTS	14	-	6.6	10	11
Lead (aqua regia extractable)	mg/kg	1	MCERTS	25	-	4.8	4.5	7.0
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	-	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	16	-	7.3	8.2	14
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	-	1.8	< 1.0	2.1
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	42	-	19	25	31

Petroleum Hydrocarbons

Petroleum Range Organics (C6 - C10)	mg/kg	0.1	NONE	< 0.1	-	-	-	-
TPH (C10 - C25)	mg/kg	10	MCERTS	< 10	-	-	-	-
TPH (C25 - C40)	mg/kg	10	NONE	< 10	-	-	-	-

Pesticide and Herbicide Screen

Pesticides/Herbicides Screen in Soil	P/A	N/A	NONE	-	Absent	-	-	-
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Analytical Report Number: 16-29842

Project / Site name: Holbeach Meadows, Holbeach

Your Order No: GML16197-AD-007

Lab Sample Number				642029				
Sample Reference				TP30				
Sample Number				None Supplied				
Depth (m)				1.20				
Date Sampled				06/10/2016				
Time Taken				None Supplied				
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1				
Moisture Content	%	N/A	NONE	20				
Total mass of sample received	kg	0.001	NONE	1.2				

Asbestos in Soil	Type	N/A	ISO 17025	-				
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General Inorganics

pH - Automated	pH Units	N/A	MCERTS	-				
Total Sulphate as SO ₄	mg/kg	50	MCERTS	-				
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	-				
Total Organic Carbon (TOC)	%	0.1	MCERTS	-				

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	-				
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	-				
Acenaphthylene	mg/kg	0.1	MCERTS	-				
Acenaphthene	mg/kg	0.1	MCERTS	-				
Fluorene	mg/kg	0.1	MCERTS	-				
Phenanthrene	mg/kg	0.1	MCERTS	-				
Anthracene	mg/kg	0.1	MCERTS	-				
Fluoranthene	mg/kg	0.1	MCERTS	-				
Pyrene	mg/kg	0.1	MCERTS	-				
Benzo(a)anthracene	mg/kg	0.1	MCERTS	-				
Chrysene	mg/kg	0.05	MCERTS	-				
Benzo(b)fluoranthene	mg/kg	0.1	MCERTS	-				
Benzo(k)fluoranthene	mg/kg	0.1	MCERTS	-				
Benzo(a)pyrene	mg/kg	0.1	MCERTS	-				
Indeno(1,2,3-cd)pyrene	mg/kg	0.1	MCERTS	-				
Dibenz(a,h)anthracene	mg/kg	0.1	MCERTS	-				
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	-				

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	1.6	MCERTS	-				
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	-				
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	-				
Chromium (hexavalent)	mg/kg	4	MCERTS	-				
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	-				
Copper (aqua regia extractable)	mg/kg	1	MCERTS	-				
Lead (aqua regia extractable)	mg/kg	1	MCERTS	-				
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	-				
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	-				
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	-				
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	-				

Petroleum Hydrocarbons

Petroleum Range Organics (C6 - C10)	mg/kg	0.1	NONE	< 0.1				
TPH (C10 - C25)	mg/kg	10	MCERTS	< 10				
TPH (C25 - C40)	mg/kg	10	NONE	< 10				

Pesticide and Herbicide Screen

Pesticides/Herbicides Screen in Soil	P/A	N/A	NONE	-				
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Analytical Report Number : 16-29842

Project / Site name: Holbeach Meadows, Holbeach

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
641999	WS01	None Supplied	0.10	Brown clay and loam.
642000	WS01	None Supplied	1.50	Brown clay.
642001	WS02	None Supplied	1.30	Brown sandy clay.
642002	WS02	None Supplied	2.80	Brown sandy clay.
642003	WS02	None Supplied	4.80	Brown clay.
642004	WS03	None Supplied	4.90	Brown clay.
642005	WS03	None Supplied	7.00	Brown clay with fibres.
642006	WS04	None Supplied	0.20	Brown clay.
642007	WS05	None Supplied	0.20	Brown sandy clay.
642008	WS05	None Supplied	0.70	Brown clay.
642009	WS05	None Supplied	2.60	Brown clay.
642010	WS07	None Supplied	0.10	Brown clay.
642011	WS07	None Supplied	1.60	Brown clay.
642012	WS07	None Supplied	3.70	Brown clay.
642013	WS08	None Supplied	0.20	Brown clay and loam with vegetation.
642014	WS08	None Supplied	2.50	Brown sandy clay.
642015	WS09	None Supplied	0.40	Light brown sandy clay with gravel and vegetation.
642016	WS09	None Supplied	1.30	Brown sandy clay.
642017	WS10	None Supplied	0.50	Brown sandy clay.
642018	WS10	None Supplied	1.50	Brown sandy clay.
642019	WS11	None Supplied	0.20	Brown clay and loam.
642020	WS11	None Supplied	0.90	Brown sandy clay.
642021	WS12	None Supplied	1.10	Brown sandy clay.
642022	WS12	None Supplied	2.20	Brown clay.
642023	WS13	None Supplied	0.10	Brown clay and loam.
642024	WS13	None Supplied	0.80	Brown clay and loam with vegetation.
642025	WS14	None Supplied	0.10	Brown clay and loam with vegetation.
642026	WS14	None Supplied	1.80	Light brown sand.
642027	WS14	None Supplied	2.90	Brown sand.
642028	TP27	None Supplied	0.50	Brown sandy clay.
642029	TP30	None Supplied	1.20	Brown clay.

Analytical Report Number : 16-29842

Project / Site name: Holbeach Meadows, Holbeach

Water matrix abbreviations: Surface Water (SW) Potable Water (PW) Ground Water (GW)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with disperion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazine followed by colorimetry.	In-house method	L080-PL	W	MCERTS
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES.	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil.	L038-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically.	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests	L019-UK/PL	W	NONE
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (skalar)	L080-PL	W	MCERTS
Pesticides and Herbicides in soil screening	In-house method	In-house method		W	NONE
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests	L099-PL	D	MCERTS
PRO (Soil)	Determination of hydrocarbons C6-C10 by headspace GC-MS.	In-house method based on USEPA8260	L073B-PL	W	NONE
Speciated EPA-16 PAHs in soil	Determination of PAH compounds in soil by extraction in dichloromethane and hexane followed by GC-MS with the use of surrogate and internal standards.	In-house method based on USEPA 8270	L064-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests, 2:1 water:soil extraction, analysis by ICP-OES.	L038-PL	D	NONE
Total organic carbon in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate.	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests	L023-PL	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES.	In-house method based on BS1377 Part 3, 1990, Chemical and Electrochemical Tests	L038-PL	D	MCERTS
TPH Oils (Soils)	Determination of extractable hydrocarbons in soil by GC-MS/FID.	In-house method	L076-PL	D	NONE

For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.

For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

APPENDIX II

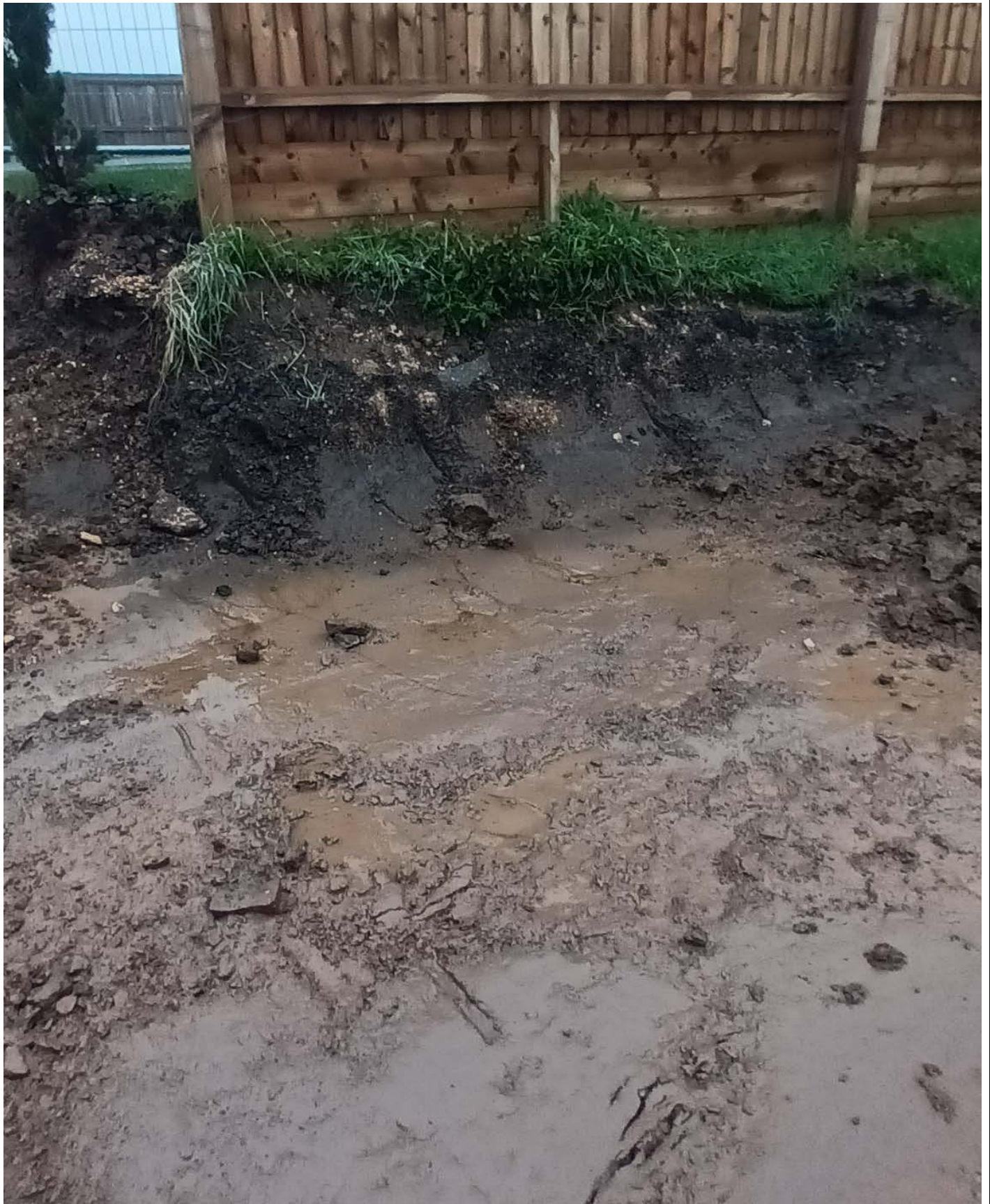
Plates

Formation Layer



Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2 Balmoral Way Holbeach	Scale	NTS
		Date Drawn	12/01/2024
Title	Plot 74 Rear Garden Formation Level	Rev.	A
		Plate No.	1





Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2 Balmoral Way Holbeach	Scale	NTS
		Date Drawn	12/01/2024
		Rev.	A
Title	Plot 74 Rear Garden Formation Level	Plate No. 2	





Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2 Balmoral Way Holbeach	Scale	NTS
		Date Drawn	12/01/2024
		Rev.	A
Title	Plots 75/76 Rear Garden Formation Level	Plate No. 3	





Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2 Balmoral Way Holbeach	Scale	NTS
		Date Drawn	12/01/2024
		Rev.	A
Title	Plot 77 Rear Garden Formation Level	Plate No. 4	



Capping Thickness Validation Holes



Project No.: D41012
 Date: 02/11/2023
 Plot No.: 74
 Garden Area: Front
 Comment: View showing depth of validation hole



Project No.: D41012
 Date: 02/11/2023
 Plot No.: 74
 Garden Area: Front
 Comment: View looking down into the validation hole

Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2 Balmoral Way Holbeach	Scale	NTS
		Date Drawn	12/01/2024
Title	Plot 74 Front Garden Validation Hole	Rev.	A
		Plate No.	5



Project No.: D41012
 Date: 02/11/2023
 Plot No.: 74
 Garden Area: Rear
 Comment: View showing depth of validation hole



Project No.: D41012
 Date: 02/11/2023
 Plot No.: 74
 Garden Area: Rear
 Comment: View looking down into the validation hole

Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2 Balmoral Way Holbeach	Scale	NTS
		Date Drawn	12/01/2024
Title	Plot 74 Rear Garden Validation Hole	Rev.	A
		Plate No.	6





Project No.: D41012
 Date: 02/11/2023
 Plot No.: 75
 Garden Area: Rear
 Comment: View showing depth of
 validation hole



Project No.: D41012
 Date: 02/11/2023
 Plot No.: 75
 Garden Area: Rear
 Comment: View looking down into
 the validation hole

Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2	Scale	NTS
	Balmoral Way	Date Drawn	12/01/2024
	Holbeach	Rev.	A
Title	Plot 75 Rear Garden Validation Hole	Plate No.	7





Project No.: D41012
 Date: 02/11/2023
 Plot No.: 76
 Garden Area: Front
 Comment: View showing depth of validation hole



Project No.: D41012
 Date: 02/11/2023
 Plot No.: 76
 Garden Area: Front
 Comment: View looking down into the validation hole

Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2	Scale	NTS
	Balmoral Way	Date Drawn	12/01/2024
	Holbeach	Rev.	A
Title	Plot 76 Front Garden Validation Hole	Plate No.	8





Project No.: D41012
 Date: 02/11/2023
 Plot No.: 76
 Garden Area: Rear
 Comment: View showing depth of validation hole



Project No.: D41012
 Date: 02/11/2023
 Plot No.: 76
 Garden Area: Rear
 Comment: View looking down into the validation hole

Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2 Balmoral Way Holbeach	Scale	NTS
		Date Drawn	12/01/2024
Title	Plot 76 Rear Garden Validation Hole	Rev.	A
		Plate No.	9





Project No.: D41012
 Date: 02/11/2023
 Plot No.: 77
 Garden Area: Rear
 Comment: View showing depth of validation hole



Project No.: D41012
 Date: 02/11/2023
 Plot No.: 77
 Garden Area: Rear
 Comment: View looking down into the validation hole

Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2	Scale	NTS
	Balmoral Way	Date Drawn	12/01/2024
	Holbeach	Rev.	A
Title	Plot 77 Rear Garden Validation Hole	Plate No.	10





Project No.: D41012
 Date: 02/11/2023
 Plot No.: Adjacent 74
 Garden Area: Open Soft Landscape
 Comment: View showing depth of validation hole



Project No.: D41012
 Date: 02/11/2023
 Plot No.: Adjacent 74
 Garden Area: Open Soft Landscape
 Comment: View looking down into the validation hole

Project No.	D41012	Drawn	DL
Client	Ashwood Homes	Checked	DB
		Approved	DB
Project	Phase 2	Scale	NTS
	Balmoral Way	Date Drawn	12/01/2024
	Holbeach	Rev.	A
Title	Open Soft Landscape Adjacent to Plot 74	Plate No.	11

APPENDIX III

Capping Validation Point Location Plan

(Figure No. D41012/CCV1)



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- Drawing based on Proposed Development Plan by Ashwood Homes Drawing No. 75-SL-01 Rev N Dated 14.02.2022. Used, edited and reproduced with permission of the Client.

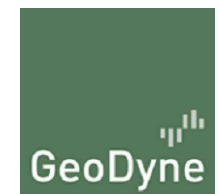
Project No.	D41012
Client	Ashwood Homes
Project	Phase 2 Balmoral Way Holbeach
Title	Capping Validation Point Location Plan Plots 74 to 77 (02/11/2023)
Drawn By	DL
Checked By	DB
Approved By	PK
Scale	NTS
Date Drawn	12/01/2024
Revision	
Figure No.	D41012/CCV1

KEY

- Approximate Location of Capping Thickness Validation Point

NB: All locations shown are approximate

Approximate Site Boundary



Nottingham 0115 962 0001
Derby 01332 290 798

info@geodyne.co.uk
www.geodyne.co.uk

APPENDIX IV

Conditions & Limitations

Conditions & Limitations

Phase I Desk Studies

1. Works undertaken to provide the basis of the Phase I Desk Study report comprise a review of information available from a number of sources/parties (potentially also including the Client) together with a walk over of the site (where applicable and included within the quotation). The opinions given in the Phase I Desk Study are based on the information available from third parties/sources that has been obtained within the available timeframe. GeoDyne Limited assumes all third party information to be true and correct and therefore cannot accept liability for the accuracy of such information supplied.
2. Should additional information become available that may affect the comments and opinions made within the Phase I Desk Study, GeoDyne Limited reserves the right to review such information and make modifications to comments/opinions as appropriate.
3. It should be borne in mind that a Phase I Desk Study collates available information to generate a conceptual model of the site. The actual geotechnical and environmental considerations can only be fully quantified by intrusive investigation works to confirm the accuracy of the conceptual site model.

Phase II Intrusive Investigations

1. Our quotation assumes that access to the site will be arranged by others at no cost to ourselves.
2. We have assumed that free access is available throughout to the entire site and that works can be undertaken during a single mobilisation. Where restricted access is encountered, or where additional unscheduled mobilisations are required, additional costs may be incurred to the client.
3. We have assumed that all available information relating to buried services will be supplied by the Client at no cost to ourselves. No responsibility will be accepted for damage to underground services that have not been brought to our prior attention by the Client.
4. All excavations/boreholes will be backfilled with compacted arisings upon completion, with any excess arisings left proud of ground levels. Excess arisings will not be removed from the site unless specifically requested by the Client. Where we are requested to remove excess arisings, all associated costs will be passed to the Client.
5. We will attempt to leave the site in a clean and tidy state, however, it must be understood that some disturbance of the site is unavoidable during intrusive works.
6. Exploratory holes are positioned approximately on site by GeoDyne Limited. Should the client require precise locations of all exploratory points, additional fees will be incurred. It must be borne in mind that backfilled trial pits can create 'soft spots', therefore, should the Client wish to designate 'no dig' zones, for example under the footprint of proposed structures, these must be brought to our attention prior to commencement of works.
7. Groundwater observations relate to conditions encountered at the time of investigation. It must be understood that groundwater levels may vary as a result of recent climatic conditions or seasonal variation.
8. Trial pits and boreholes examine only a small proportion of the total site area. No liability can be accepted for conditions not revealed in exploratory holes, particularly between positions. All extrapolations of available data are given in good faith.

Payment

1. Payment terms are strictly 28 days from the invoice date.
2. Prior to commencement of works, we require receipt of formal written instruction from the party accepting full financial responsibility for the work. In the absence of such an instruction, we would expect the instructing Consulting Engineers/Architects to accept full financial responsibility for the works.
3. Receipt of instruction to commence work shall be taken as acceptance and compliance of the foregoing conditions.

Liability

1. GeoDyne Limited offer £5,000,000.00 Professional Indemnity Insurance (in aggregate over the year). This shall be the limit of our liability for works undertaken. No individual liability shall be implied to, or accepted by, any employee for works undertaken for and on the behalf of GeoDyne Limited.