Goldfinch ENVIRONMENTAL LTD

PROPOSED RESIDENTIAL DEVELOPMENT PLOT 2 HORSESHOE ROAD SPALDING LINCS

PROPOSED RESIDENTIAL DEVELOPMENT PLOT 2 HORSESHOE ROAD SPALDING LINCS

VERIFICATION REPORT

Report Ref.: 0756/4

Prepared by

D Sargeant
D Sargeant

Date

April 2022

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Goldfinch Environmental Limited
19 Palmer Street, Walsham Le Willows, Bury St Edmunds, Suffolk, IP31 3BZ.
Tel: 01359 258681

PROPOSED RESIDENTIAL DEVELOPMENT

PLOT 2 HORSESHOE ROAD

SPALDING

LINCS

1. INTRODUCTION

BLM Builders Ltd (the Client) proposes to redevelop a plot of land [known as 'Plot 2', and hereafter referred to as 'The Site'] at the above address to a residential end use.

A site location plan (reproduced from the RMS [Phase 3] report) has been included as Figure 1 towards the back of this Verification Report (VR) to assist the reader.

This VR follows and is associated with a similar document provided for 'Plot 1' [SHDC Planning Ref **H16-0935-20** refers] for the same site as the Developer was validating the site on a 'plot-by-plot' basis as agreed with the LPA. This narrative refers to Plot 2 only. [SHDC Planning Reference **H16-0112-22** refers].

A Phase 2 Investigation report was prepared and issued by this Author, the content of which was subsequently approved by the Local Planning Authority, who also required that the referred Phase 2 investigation be carried out. While the Phase 2 report carried out by this Author revealed an absence of contamination in Plot 2, it was understood from BLM Builders Ltd [the Developer] that formation levels at the site were too 'low' relative to those required for 'flood risk assessment' purposes and also some parts had been further excavated to allow installation of services etc., it was necessary to import soils to achieve the required topographic levels and to provide a suitable growing medium for landscaping purposes.

It is recommended that this VR is read in conjunction with the previously issued report(s) referred above including the LPA-Approved Remediation Method Statement, dated March 2021.

1.2 Additional Information

At the instruction of the Developer this narrative was prepared for issue to the LPA [inc. Env Health] to demonstrate that BLM Builders Ltd were in compliance with other documents and requirements associated with this Application.

The proposed source for the replacement soils is British Sugar, who have previously provided a chemical laboratory test report representative of the candidate import soils.

This Author has compared the referred test results to the guidance referred above and none of the measured concentrations exceed the 'LQM/CIEH S4UL' guidance values

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and therefore area considered to pose a '*Negligible*' risk to human health when placed in soft landscape and garden areas.

The British Sugar chemical laboratory test report accompanies this correspondence, which has previously been approved for use at the site, specifically Plot 1.

The replacement works would be validated by a combination of collection of delivery documents, photographs taken during the works and records of depth checks of the replaced soils. The latter would be achieved by placing vertical sections of drainpipe across the garden area to allow measurement to the residual and completed levels.

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2. LIMITATIONS

This Verification Report (VR) is for the sole reliance and use of the Client. Any Third Party coming into possession of this report relies on it at their risk, unless written permission is expressly sought from, and provided by, Goldfinch Environmental Limited. The author owes them no duty of care and skill. Goldfinch Environmental Ltd accepts no responsibility or liability for the consequences of this document being used for purposes other than that for which it was commissioned and the assessments provided herein should not be relied on as a legal opinion.

The findings and opinions expressed are relevant to the time of the site visit and information review and should not be relied upon to represent conditions at substantially later dates. The assessments and opinions given in this report are based upon information available at the time of the report. Where additional information comes available which may affect or identify a need to review our conclusions or assessments we request the opportunity (and reserve the right), to review the information and where warranted, modify our assessment / opinion in part or wholly, accordingly.

This VR does not include any geotechnical considerations pertaining to the site as these were outside the agreed brief.

The recommendations given in this report are based on guidance and best practice in place at the time of issue of the report, the information available at the time of the investigation, the nature of the indicated proposed development and associated end user behaviour patterns. Should any of the foregoing change at any time, then this report should be reviewed in the context of proposed changes.

This report has been based upon the construction details, layout drawings and pattern of occupancy/usage provided by the Client and/or their Agent. Where these details are subject to change either by the commissioning Party (Client), (or a subsequent owner where a site is 'sold-on'), then this report will need to be reviewed and amended accordingly in the light of any such proposed design changes. It is the responsibility of the commissioning Party(-ies) to ensure our Office is provided with this information. It is (reasonably) anticipated that this review would be required by the Planning Authority.

This VR report is for the sole reliance and use of the Client, any Third Party coming into possession of this report relies on it at their own risk, unless written permission is expressly sought from Goldfinch Environmental Limited. The author owes them no duty of care and skill.

The recommendations given in this report are based on the information available at the time of preparation of this VR (mainly the outcome of the Phase 1 and 2 and RMS reports recently approved by the LPA), the nature of the indicated proposed development and associated end user behaviour patterns. Should these proposals change at any time these reports and this RMS should be reviewed accordingly in the context of the proposed change(s).

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3. LEGISLATIVE & REGULATORY SETTING.

The Environmental Protection Act of 1990 created the framework for the identification and remediation of contaminated land. The Act defines “contaminated land” as any land, which appears by the Local Authority to be “in such a condition, by reason of substances, in, on, or under the land that significant harm is being caused or there is significant possibility of such harm being caused, or, pollution of Controlled Waters is being, or is likely to be, caused”.

Land potentially affected by ‘contamination’ is a material consideration for planning purposes together with its relationship with ‘regulatory intervention’ (Part IIa), and ‘voluntary’ investigation (which includes redevelopment of sites which may be affected by contamination). The Model Procedures (CLR-11, Environment Agency 2004), provide a generic framework indicating key technical activities applicable in each of these contexts.

The management of land contamination broadly comprises three components, which are identified as ‘Risk assessment’, ‘Options appraisal’ and ‘Implementation’. These, in turn, determine if any *un*acceptable risks exist, ascertain the most appropriate remediation strategy for the site and, finally, demonstrate that the strategy will be effective.

In accordance with this and other current guidance, where a ‘land quality’ risk assessment is required each ‘Relevant Pollutant Linkage’ (RPL, formerly referred to as “source-pathway-receptor” framework), is separately identified and a level of risk attached. This is documented in the form of a ‘Conceptual Model’.

The outcome of the assessment of established, plausible relevant pollutant linkages is used to determine qualitatively the need for further investigation, or remediation with ensuing mitigation of the determined unacceptable risk. (In accordance with the Model Procedures and Regulatory preference, detailed remedial measures should be provided in a separate phase).

The risk assessment takes account of the local environment, end user behaviour patterns, and the nature of the development in relation to proven ‘unacceptable’ risk. This is the approach advocated by current guidance and therefore has been adopted in the assessment of this site.

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4. SITE LOCATION AND DESCRIPTION

The site comprised a subrectangular plot of land on the southern side of the public highway (Horseshoe Road), Spalding, Lincs..

Approximate Grid Reference ^{5}22651, ^{3}21504 refers.

At the time of the site visit there were no notable changes to the proposed development layout for the Plot 2 site.

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5. REMEDIATION RECOMMENDATIONS

5.1 Land Contamination - Soils.

5.1.1 Qualifying Comment

Formation [topographic] levels at the site were too 'low' relative to those required for 'flood risk assessment' purposes and also some parts had been further excavated to allow installation of services etc., therefore it was necessary to import soils to achieve the required topographic levels and to provide a suitable growing medium for landscaping purposes.

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6. INSPECTION.

A visit to the site was made at the stages of

1. Placement of the membrane.
2. Delivery and commencement of backfilling with compliant soils.
3. Completion of soil backfill to obtain depth check measurements.

This information is shown in Plate 1 – 6 inclusive in Appendix 2 towards the back of this VR.

6.1 Importation of Soils.

This Author can confirm that the affected area(s) has been capped with a cover of clean soils from the approved source (British Sugar), and that the required final topographic levels have been achieved at the site.

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7. VERIFICATION

7.1 Overview

Validation information regarding soil import e.g. the delivery notes have been supplied by the Client and forwarded to the Environmental Engineer (EE). This information has been included in Appendix 1 towards the back of this VR.

It was understood that the soil importation was required across the wider Plot 2 area for this Application area to compensate for 'low-levels'.

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8. CONCLUSIONS

BLM Builders Ltd (the Client) proposes to redevelop a plot of land at the above address to a residential end use.

Formation levels at the site were too 'low' relative to those required for 'flood risk assessment' purposes and also some parts had been further excavated to allow installation of services etc., it was necessary to import soils to achieve the required topographic levels and to provide a suitable growing medium for landscaping purposes.

Taking a risk-based approach as required by the Planning Regime and current guidance, this Author can confirm that as a result of the soil replacement works that have been carried out at the site and verified in this document the required finished topographic levels have now been achieved employing imported soils that are LPA – Approved for use in domestic private gardens. The *residual* risk to human health associated with soils imported into Plot 2 is now considered to be 'Negligible'.

This VR and its content are subject to the approval of the Regulator, which should be sought as part of the application to discharge the relevant planning condition(s).

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FIGURES

Approximate Site Location

N



Figure 1	Site Location Plan	**Goldfinch** Environmental Ltd
Ref: 0756/4		

APPENDIX 1

Imported Topsoil Delivery Note

– Ref 42974
42973
40722

Geoff Hobbs Haulage Ltd.

The Haulage Yard, Regal Lane, Soham, Ely, Cambridgeshire, CB7 5BA
Telephone: 01353 720051 Fax: 01353 624734

On behalf of: BRITISH SUGAR

No 42974

Place of loading: WISSINGTON

Date: 22.3.22

Ticket Ref:

Customer: BRETT MADDISON

Site Address: RANMORE
HORSESHOE RD
SPALDING

Vehicle Reg: KU66 MPO | Driver: SHAUN.

Material: TOPSOIL 6084035

	Tonnes:
Gross Weight	31 - 600
Tare Weight	11 - 880
Net Weight	19 - 720

Signature: * Print Name: * BRETT MADDISON

Geoff Hobbs Haulage Ltd.

The Haulage Yard, Regal Lane, Soham, Ely, Cambridgeshire, CB7 5BA
Telephone: 01353 720051 Fax: 01353 624734

On behalf of: BRITISH SUGAR

No 42973

Date: 22.3.22

Place of loading: WISSINGTON.

Ticket Ref:

Customer: BRETT MADDISON

Site Address: RANDMORE
HORSEMORE RD
SPALDING.

Vehicle Reg: KU66 MPO Driver: SHAUN

Material: TOPSOIL 6084035

	Tonnes:
Gross Weight	31 - 820
Tare Weight	11 - 860
Net Weight	19 - 960

Signature: * [signature] Print Name: * BRETT MADDISON

Geoff Hobbs Haulage Ltd.

The Haulage Yard, Regal Lane, Soham, Ely, Cambridgeshire, CB7 5BA
Telephone: 01353 720051 Fax: 01353 624734

On behalf of: British Sugar

No 40722

Place of loading: Wissy

Date: 28/3/22

Ticket Ref:

Customer: Brett Madison

Site Address: Horseshoe Rd
Spalding

Vehicle Reg: KX65 PXH

Driver: Scott

Material: Landscape 20.

	Tonnes:
Gross Weight	31 - 840
Tare Weight	11 - 900
Net Weight	19 - 940

Signature: [signature]

Print Name: BRETT MADDISON

APPENDIX 2

Soil Replacement Images Plates 1-6 [inc.]





Plate 1	PLOT 2 Image to Show Reduced Level Excavation & Membrane [Front, top; Rear, below]	**Goldfinch** Environmental Limited
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Plate 2	PLOT 2 Front Image to Show Imported Soil Depth Check	**Goldfinch** Environmental Ltd
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Plate 3	PLOT 2 Front Image To Show Completed Remediation	**Goldfinch** Environmental Limited
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Plate 4	PLOT 2 Rear Image to Show Imported Soil Depth Check - 1	**Goldfinch** Environmental Ltd
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Plate 5	PLOT 2 Rear Image to Show Imported Soil Depth Check - 2	**Goldfinch** Environmental Ltd
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Plate 6	PLOT 2 Rear Image To Show Restored Level	**Goldfinch** Environmental Limited
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APPENDIX 3

British Sugar Chemical Laboratory Test Report – Imported Soils

TOPSOIL

Landscape 20

Declaration of Compliance BS3882:2015

Soil source: British Sugar TOPSOIL

This declaration confirms that the topsoil represented by the attached Topsoil Analysis Report conforms to the requirements of the British Standard for Topsoil (BS3882:2015).

The sample was sampled and tested in accordance with the requirements of BS3882:2015

- Samples are taken for analysis every 8000 tonnes (5000 m3) of product
- Samples are taken from all TOPSOIL products ready for despatch
- ***Landscape 20*** and ***Sports 10*** are sampled after screening
- Analysis certificates are retained for a period of 5 years

- Laboratory analysis is undertaken at a **UKAS** and **MCERTS** accredited laboratory
- All laboratory methods are in accordance with BS3882:2015
- All British Sugar TOPSOIL products are produced to a **Quality Management System** approved by Lloyd's Register Quality Assurance to **ISO 9001:2008** standard

Signed

Andy Spetch
British Sugar TOPSOIL, National TOPSOIL Manager
Sugar Way, Peterborough, PE2 9AY
Telephone 0870 2402314

TIM O'HARE ASSOCIATES

SOIL & LANDSCAPE CONSULTANCY

Mr Andy Spetch
British Sugar plc Co-Products
Oundle Road
Peterborough
PE2 9QU

4th January 2022
Our Ref: TOHA/22/7263/SS
Your Ref: PO 60174828

Dear Sirs

Topsoil Analysis Report: Landscape 20 Wissington

We have completed the analysis of the LANDSCAPE 20 TOPSOIL sample recently submitted, referenced *Wi-L20-Aug 21* and have pleasure reporting our findings.

The purpose of the analysis was to determine the suitability of the LANDSCAPE 20 TOPSOIL sample for general landscape purposes. In addition, this sample has been assessed to determine its compliance with the requirements of the British Standard for Topsoil *(BS3882:2015 - Specification for topsoil* – Table 1, *Multipurpose Topsoil)*.

This report presents the results of analysis for the sample submitted to our office, and it should be considered 'indicative' of the topsoil source. The report and results should therefore not be used by third parties as a means of verification or validation testing or waste designation purposes, especially after the topsoil has left the British Sugar factory.

SAMPLE EXAMINATION

The sample was described as a dark greyish brown (Munsell Colour 10YR 4/2), slightly moist, friable, slightly calcareous SANDY LOAM with a weakly developed, very fine to fine granular and occasionally sub-angular blocky structure*. The sample was slightly stony and no unusual odours, deleterious materials, roots or rhizomes of pernicious weeds were observed.

*This appraisal of soil structure was made from examination of a disturbed sample. Structure is a key soil characteristic that may only be accurately assessed by examination in an in-situ state.

ANALYTICAL SCHEDULE

The sample was submitted to a UKAS and MCERTS accredited laboratory for a range of physical and chemical tests to confirm the composition and fertility of the soil, and the concentration of selected potential contaminants. The following parameters were determined:

- particle size analysis;
- stone content (2-20mm, 20-50mm, >50mm);
- pH and electrical conductivity values;
- exchangeable sodium percentage;
- major plant nutrients (N, P, K, Mg);
- organic matter content;
- C:N ratio;
- heavy metals (As, B, Ba, Be, Cd, Cr, Cu, Pb, Hg, Ni, Se, V, Zn);
- total cyanide and total (mono) phenols;
- speciated PAHs (US EPA16 suite);
- aromatic and aliphatic TPH (C5-C35 banding);
- benzene, toluene, ethylbenzene, xylene (BTEX);
- asbestos screen.

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below. The interpretation considers the use of the LANDSCAPE 20 TOPSOIL for general landscape purposes and its compliance/non-compliance with our general landscape specification.

RESULTS OF ANALYSIS

Particle Size Analysis and Stone Content

The sample fell into the *sandy loam* texture class, which is usually considered suitable for general landscape applications provided the soil's physical condition is satisfactory.

The stone content of the sample was low and, as such, stones should not restrict the use of the soil for most general landscape purposes. Note, the sample contained occasional stones greater than 20mm in size. This exceeds the maximum recommended stone size for *informal* and *formal recreation* end uses given in Annex A.4 (Stones) of the British Standard for Topsoil (*BS3882:2015*). It may be prudent to remove any larger stones, for example, should the soil be used for these purposes.

pH and Electrical Conductivity Values

The sample was alkaline in reaction (pH 7.8). This pH value would be considered suitable for general landscape purposes provided species with a wide pH tolerance or those known to prefer alkaline soils are selected for planting, turfing and seeding.

The electrical conductivity (salinity) value (water extract) was moderate, which indicates that soluble salts should not be present at levels that would be harmful to plants.

The electrical conductivity value by $CaSO_4$ extract (*BS3882* requirement) fell below the maximum specified value (3300 µS/cm) given in *BS3882:2015 – Table 1.*

Organic Matter and Fertility Status

The sample was adequate to well supplied with organic matter and all major plant nutrients.

The C:N ratio of the sample was acceptable for general landscape purposes.

Potential Contaminants

With reference to *BS3882:2015* - Table 1: Notes 3 and 4, there is a recommendation to confirm levels of potential contaminants in relation to the topsoil's proposed end use. This includes human health, environmental protection and metals considered toxic to plants. In the absence of site-specific criteria, the concentrations that affect human health have been compared with the *residential with homegrown produce* land use in the Suitable For Use Levels (S4ULs) presented in the *LQM/CIEH S4ULs for Human Health Risk Assessment* (2015) and the DEFRA SP1010: *Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination – Policy Companion Document* (2014). The concentration of barium has been compared with the *residential* land use given in the document *EIC/AGS/CL:AIRE Soil Generic Assessment Criteria for Human Health Risk Assessment* (2010).

Of the potential contaminants determined, none was found at levels that exceeded their guideline values.

Phytotoxic Contaminants

Of the phytotoxic (toxic to plants) contaminants determined (copper, nickel, zinc), none was found at levels that exceeded the maximum permissible levels specified in *BS3882:2015 – Table 1.*

CONCLUSION

The purpose of the analysis was to determine the suitability of the LANDSCAPE 20 TOPSOIL sample for general landscape purposes. In addition, this sample has been assessed to determine its compliance with the requirements of the British Standard for Topsoil *(BS3882:2015 - Specification for topsoil* – Table 1, *Multipurpose Topsoil).*

From the soil examination and laboratory analysis, the sample was described as an alkaline, non-saline, slightly calcareous sandy loam with a weak structure and low stone content. The sample was adequate to well supplied with organic matter and all major plant nutrients. Of the potential contaminants determined, none exceeded their respective guideline values.

To conclude, based on our findings, the topsoil represented by this sample would be considered suitable for general landscape purposes (trees, shrubs and amenity grass), provided species with a wide pH tolerance or those known to prefer alkaline soils are selected and the physical condition of the soil is satisfactory.

The topsoil was also fully compliant with the requirements of the British Standard for Topsoil *(BS3882:2015 – Specification for topsoil – Table 1, Multipurpose Topsoil).*

RECOMMENDATIONS

Soil Handling Recommendations

It is important to maintain the physical condition of the soil and avoid structural damage during all phases of soil handling (e.g. stockpiling, respreading, cultivating, planting, seeding or turfing). As a consequence, soil handling operations should be carried out when soil is reasonably dry and non-plastic (friable) in consistency.

It is important to ensure that the soil is not unnecessarily compacted by trampling or trafficking by site machinery, and soil handling should be stopped during and after heavy rainfall and not continued until the soil is friable in consistency. If the soil is structurally damaged and compacted at any stage during the course of soiling or landscaping works, it should be cultivated appropriately to relieve the compaction and to restore the soil's structure prior to any planting, turfing or seeding.

Further details on soil handling are provided in Annex A of *BS3882:2015.*

We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if we can be of further assistance.

Yours sincerely

Tilly Kimble-Wilde
BSc MSc
Graduate Soil Scientist

Ceri Spears
BSc MSc MISoilSci
Senior Associate

For & on behalf of Tim O'Hare Associates LLP

British Sugar TOPSOIL

Client:	**British Sugar plc Co-Products**
Client Ref:	**Wissington Landscape 20**
Job:	**Topsoil Analysis**
Date:	**04/01/2022**
Job Ref No:	**TOHA/22/7263/SS**

TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Sample Reference			Wi-L20-Nov 21	
Clay (<0.002mm)	%	U	16	✓
Silt (0.002-0.063mm)	%	U	22	✓
Sand (0.063-2.0mm)	%	U	62	✓
Texture Class (UK Classification)	–	U	SL	–
Stones (2-20mm)	% DW	G	2	✓
Stones (20-50mm)	% DW	G	4	✓
Stones (>50mm)	% DW	G	0	✓
pH Value (1:2.5 water extract)	units	U	7.8	✓
Electrical Conductivity (1:2.5 water extract)	uS/cm	U	1139	✓
Electrical Conductivity (1:2 $CaSO_4$ extract)	uS/cm	U	2852	✓
Exchangeable Sodium Percentage	%	U	10.6	✓
Moisture Content	%	U	16	–
Organic Matter (LOI)	%	U	5.1	✓
Total Nitrogen (Dumas)	%	U	0.25	✓
C : N Ratio	ratio	U	12	✓
Extractable Phosphorus	mg/l	U	41	✓
Extractable Potassium	mg/l	U	631	✓
Extractable Magnesium	mg/l	U	98	✓
Total Arsenic (As)	mg/kg	M	20	✓
Total Barium (Ba)	mg/kg	M	50	✓
Total Beryllium (Be)	mg/kg	M	0.72	✓
Total Cadmium (Cd)	mg/kg	M	< 0.2	✓
Total Chromium (Cr)	mg/kg	M	23	✓
Hexavalent Chromium (Cr VI)	mg/kg	M	< 4.0	✓
Total Copper (Cu)	mg/kg	M	18	✓
Total Lead (Pb)	mg/kg	M	20	✓
Total Mercury (Hg)	mg/kg	M	< 0.3	✓
Total Nickel (Ni)	mg/kg	M	18	✓
Total Selenium (Se)	mg/kg	M	< 1.0	✓
Total Vanadium (V)	mg/kg	M	39	✓
Total Zinc (Zn)	mg/kg	M	57	✓
Water Soluble Boron (B)	mg/kg	M	1.5	✓
Total Cyanide (CN)	mg/kg	M	< 1.0	✓
Total (mono) Phenols	mg/kg	M	< 1.0	✓
Naphthalene	mg/kg	M	< 0.05	✓
Acenaphthylene	mg/kg	M	< 0.05	✓
Acenaphthene	mg/kg	M	< 0.05	✓
Fluorene	mg/kg	M	< 0.05	✓
Phenanthrene	mg/kg	M	< 0.05	✓
Anthracene	mg/kg	M	< 0.05	✓
Fluoranthene	mg/kg	M	< 0.05	✓
Pyrene	mg/kg	M	< 0.05	✓
Benzo(a)anthracene	mg/kg	M	< 0.05	✓
Chrysene	mg/kg	M	< 0.05	✓
Benzo(b)fluoranthene	mg/kg	M	< 0.05	✓
Benzo(k)fluoranthene	mg/kg	M	< 0.05	✓
Benzo(a)pyrene	mg/kg	M	< 0.05	✓
Indeno(1,2,3-cd)pyrene	mg/kg	M	< 0.05	✓
Dibenzo(a,h)anthracene	mg/kg	M	< 0.05	✓
Benzo(g,h,i)perylene	mg/kg	M	< 0.05	✓
Total PAHs (sum USEPA16)	mg/kg	M	< 0.80	✓
Aliphatic TPH (C5-C6)	mg/kg	M	< 0.001	✓
Aliphatic TPH (C6-C8)	mg/kg	M	< 0.001	✓
Aliphatic TPH (C8-C10)	mg/kg	M	< 0.001	✓
Aliphatic TPH (C10-C12)	mg/kg	M	< 1.0	✓
Aliphatic TPH (C12-C16)	mg/kg	M	< 2.0	✓
Aliphatic TPH (C16-C21)	mg/kg	M	< 8.0	✓
Aliphatic TPH (C21-C35)	mg/kg	M	< 8.0	✓
Aliphatic TPH (C5-C35)	mg/kg	M	< 10	✓
Aromatic TPH (C5-C7)	mg/kg	M	< 0.001	✓
Aromatic TPH (C7-C8)	mg/kg	M	< 0.001	✓
Aromatic TPH (C8-C10)	mg/kg	M	< 0.001	✓
Aromatic TPH (C10-C12)	mg/kg	M	< 1.0	✓
Aromatic TPH (C12-C16)	mg/kg	M	< 2.0	✓
Aromatic TPH (C16-C21)	mg/kg	M	< 10	✓
Aromatic TPH (C21-C35)	mg/kg	M	< 10	✓
Aromatic TPH (C5-C35)	mg/kg	M	< 10	✓
Benzene	mg/kg	M	< 0.001	✓
Toluene	mg/kg	M	< 0.001	✓
Ethylbenzene	mg/kg	M	< 0.001	✓
p & m-xylene	mg/kg	M	< 0.001	✓
o-xylene	mg/kg	M	< 0.001	✓
Asbestos	ND/D	I	Not-detected	✓

Visual Examination

The sample was described as a dark greyish brown (Munsell Colour 10YR 4/2), slightly moist, friable, slightly calcareous SANDY LOAM with a weakly developed, very fine to fine granular and occasionally sub-angular blocky structure. The sample was slightly stony and no unusual odours, deleterious materials, roots or rhizomes of pernicious weeds were observed.

✓	Meets General Landscape Specification
X	Fails General Landscape Specification
SL	SANDY LOAM Texture Class
M	MCERTS accredited method (& UKAS accredited method)
I	ISO 17025 accredited method
U	UKAS accredited method
G	GLP accredited method

This report presents the results of analysis for the sample submitted to our office, and it should be considered 'indicative' of the topsoil source. The report and results should therefore not be used by third parties as a means of verification or validation testing or waste designation purposes, especially after the topsoil has left the British Sugar factory.

Tilly Kimble-Wilde
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Results of analysis should be read in conjunction with the report they were issued with

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