

Our ref: D40178/SS

29th March 2021

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

For the attention of Mr B. Gibson

Dear Barrie

Re: Validation Sampling Report – Locksmill Farm, Spalding

Following the recent completion of the soil sampling validation works at the above site, we are now pleased to report as follows.

THE SITE & PROJECT UNDERSTANDING

The site (known as Locksmill Farm) essentially comprised, until recently, two open fields with dilapidated farm buildings in the northwest of the site. At the time of our most recent visit (March 2021), the site generally comprised open ground following site clearance works, including the removal of trees, a partial topsoil strip and the demolition / removal of the former buildings in the northwest of the site.

General views of the site (following the site clearance works) are included on the plan in Appendix I of this report (Figure No. D40178/01B). Locksmill Farm is proposed to be developed for a low-rise residential end-use.

PROJECT BACKGROUND

The following ground investigation report has previously been produced for the site:

- Geo-Matters report entitled '*Phase I & II Geo-Environmental Investigation – Site off Cowbit Road, Spalding*', reference GML19195/2/0, produced for Minster Property Group Ltd, dated September 2019.

The above report, which should be read in conjunction with this report, involved the advancement eight window sample boreholes and five hand dug trial pits with a view to providing an initial assessment of the site from a geotechnical and environmental perspective.

The Geo-Matters report concludes that '*Localised small-scale remediation works to protect human health are considered necessary subject to the approval of the Local Authority / NHBC. This relates to the elevated heavy metals (Lead) and TPH within made ground (at 0.20m below existing ground level) at WS01. Capping and / or removal of shallow soils (provisionally recommended to be within 600mm of the finished surface levels) will be required for garden / soft landscaped areas where these materials remain in situ. Delineation testing is recommended to confirm the extent of contaminated made ground in this area*'.

Based on the above, Ashwood Homes have opted to remove from site the lead / TPH impacted soils in the location of WS01, and have asked Geodyne to undertake confirmatory sampling at the limit of the open excavation for validation purposes.



Registered Number:
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Registered Office:
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Clumber Avenue, Nottingham NG5 1AH

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Tel: 01332 290798 Email: info@geodyne.co.uk

We would further note that the Geo-Matters report briefly discusses a small disused above ground fuel storage tank (AST) within the now demolished farm buildings in the north of the site. A site walkover by GeoDyne, undertaken in February 2021, noted the empty tank to be ex-situ (i.e. moved to its recorded location having been decommissioned elsewhere). As such, this tank feature is considered not to represent a key risk driver in the context of the proposed development, however it was considered prudent to undertake a visual inspection of the shallow soils beneath the observed location of the tank, following removal of the floor slab beneath where the tank was stored. Comments relating to this inspection are also made within this letter report.

SAMPLING WORKS

Introduction

Site works were undertaken on 10th March 2021 and comprised the recovery of 6No. samples from the limit of a large open excavation centred on the former Geo-Matters borehole WS01. At the time of our visit, the excavation was measured to be approximately 4.5m square (laterally) and 1.0m deep. The approximate location of the excavation is shown on the plan presented in Appendix II (Figure No. D40178/02B).

The excavated soils had been removed from site prior to our sampling visit and Ashwood Homes have provided GeoDyne with a copy of the Consignment Note, included in Appendix III of this report.

Ground Conditions

The walls of the excavation were noted to initially comprise Made Ground to depths of circa 0.70m below existing ground level (begl). The Made Ground generally comprised loose to medium dense grey-brown very silty very sandy gravel with occasional broken brick. The underlying Natural Strata generally comprised soft to firm grey-brown sandy SILT, and this also formed the base of the excavation, albeit it with some of the Made Ground at surface which had fallen into the hole following the dig-out. The Natural Strata are considered to be typically representative of the Tidal Flat Deposits, which are indicated from geological information to underlie the site.

Views of the open excavation are included in Plate 1, presented in Appendix IV of this report.

Visual and Olfactory Evidence of Soil Contamination

No obvious visual or olfactory evidence of significant soil contamination was identified during the course of the site works (such as hydrocarbons or asbestos fragments, for example).

Sample Recovery

In total, 6No. jar samples (JA to JF) were recovered from the limit of the excavation for detailed laboratory analysis; 4No. from the walls of the excavation (Made Ground), and 2No. from its base (Natural Strata). The approximate sampling locations are shown on Plate 2 in Appendix V.

On Site Photo-Ionisation Detector Screening

It was considered appropriate to undertake Photo-Ionisation Detector (PID) analysis of the recovered samples.

Following the intrusive works, selected soil samples were subjected to semi-quantitative analysis using a portable MiniRAE 2000 Photo Ionisation Detector (PID). The MiniRAE 2000 is a robust, portable PID used to investigate the potential presence of Volatile Organic Compounds (VOCs) and hydrocarbon vapours. Whilst the PID does not quantitatively discriminate between discrete VOCs, notable PID readings can be taken to be an indicator of soil impactation.

The selected soil samples were placed in sealed containers, agitated, and the headspace in each container aspirated into the PID for analysis. Screening revealed values (ppm) below 10ppm in all of the soil samples obtained from the site, indicating a general absence of significant volatile hydrocarbon impactation.

LABORATORY TESTING

Sampling Strategy and Contamination Assessment Rationale

The sampling strategy was primarily to retrieve visually representative soil samples from the base and sides of the open excavation.

The following environmental soil testing was carried out on visually representative samples recovered from the excavation, based predominantly on the determinands which were found to be locally elevated (i.e. in the location of WS01 only) within the Geo-Matters report:

- 6No. Lead tests.
- 6No. Speciated TPH tests (aliphatic / aromatic split, BTEX and MTBE).

All laboratory soil test results are included in Appendix VII of this report. Please note that the soil test results also include the results of additional soils testing associated with supplementary analysis for Anglian Water (reported under separate cover).

Based on the redevelopment proposals across the site, we have adopted a residential with plant uptake end-use scenario for the purposes of the contamination assessment.

In order to provide an assessment of the supplementary laboratory analysis, we have combined the test results into a single dataset, for individual comparison of the reported determinand concentrations against appropriate Tier 1 Generic Assessment Criteria (GAC).

Contamination Soil Test Results

The contamination assessment for the soils analysed at the site during our recent validation works are summarised in the following table. Please note that only those determinands elevated above the limit of detection of the laboratory method of analysis have been included in our Tier 1 assessment.

The contamination assessment for the samples of Made Ground and Natural Strata analysed at the site is summarised in Table 1.

TABLE 1 – SUMMARY OF TIER 1 GENERIC ACCEPTANCE CRITERIA DATA ASSESSMENT (RESIDENTIAL WITH PLANT UPTAKE END-USE – MADE GROUND & NATURAL STRATA)					
Contaminants – Potentially Harmful to Human Health	No. of Samples Tested	Concentration Range (mg/kg)	Tier 1 GAC (mg/kg)	C4SL (mg/kg)	Tier 1 GAC Exceeded (Yes/No)
Metals					
Lead	6	10 – 13	200 C4SL	200	No
Key					
C4SL – Value for Lead taken from DEFRA publication SP1010 and based on a residential (with home-grown produce) end-use.					

Table 1 shows that all lead concentrations are well below the appropriate Tier 1 GAC based on a residential with plant uptake end-use.

All of the remaining determinands assessed (i.e. TPH fractions) were present at individual concentrations below the Limit of Detection of the method of analysis adopted by the laboratory.

ADDITIONAL OBSERVATIONS (FORMER AST)

In addition to the validation works, it was considered prudent to undertake a visual inspection of the shallow soils beneath the observed ex-situ location of the AST. The tank had been removed from site prior to our visit on 10th March 2021. This area of the site was scraped, on the day of our works, with the ditching bucket of the excavator and Natural Strata (firm Silt) was encountered near surface from approximately 0.20m begl. No obvious visual or olfactory evidence of significant hydrocarbon contamination was identified by the attendant engineer. Plate 3 (in Appendix VI) shows these inspections in progress. The plan presented in Appendix II also shows the approximate area of the scrape.

CONCLUSIONS

Based on the results of the soil sampling undertaken at the site, it is considered that the disposed soils have removed any significant perceived risk to end-users from the localised contamination encountered by Geo-Matters in the northwest of the site. It is considered that no further remediation works are necessary at the site and the development may proceed accordingly.

With respect to the health and safety of contractors, no contamination has been identified that requires specific PPE. However, it is recommended that contractors involved with direct contact with the soils at the site use appropriate PPE equipment (i.e. boots, gloves and overalls) together with hygiene facilities in accordance with general health and safety guidelines.

COMMENTS

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 (included in Appendix VIII). This report may not be used or relied upon by any unauthorised third party without the explicit written agreement of GeoDyne Limited.

We would recommend that this report is submitted by the Client to the Environmental Health Officer (EHO) for comment / approval, prior to development.

We trust that the foregoing is suitable for your current requirements. However, should you have any immediate comments or queries, please do not hesitate to contact us.

Yours sincerely

For and on the behalf of GeoDyne Limited



Stephen Sellers
Senior Geo-Environmental Engineer

Encs	Appendix I	Site Plan Showing General Site Views (Figure No. D40178/01B)
	Appendix II	Excavation Location Plan (Figure No. D40178/02B)
	Appendix III	Consignment Note
	Appendix IV	Plate 1
	Appendix V	Plate 2
	Appendix VI	Plate 3
	Appendix VII	Laboratory Soil Test Results
	Appendix VIII	Conditions & Limitations

APPENDIX I

**Site Plan Showing General Site Views
(Figure No. D40178/01B)**

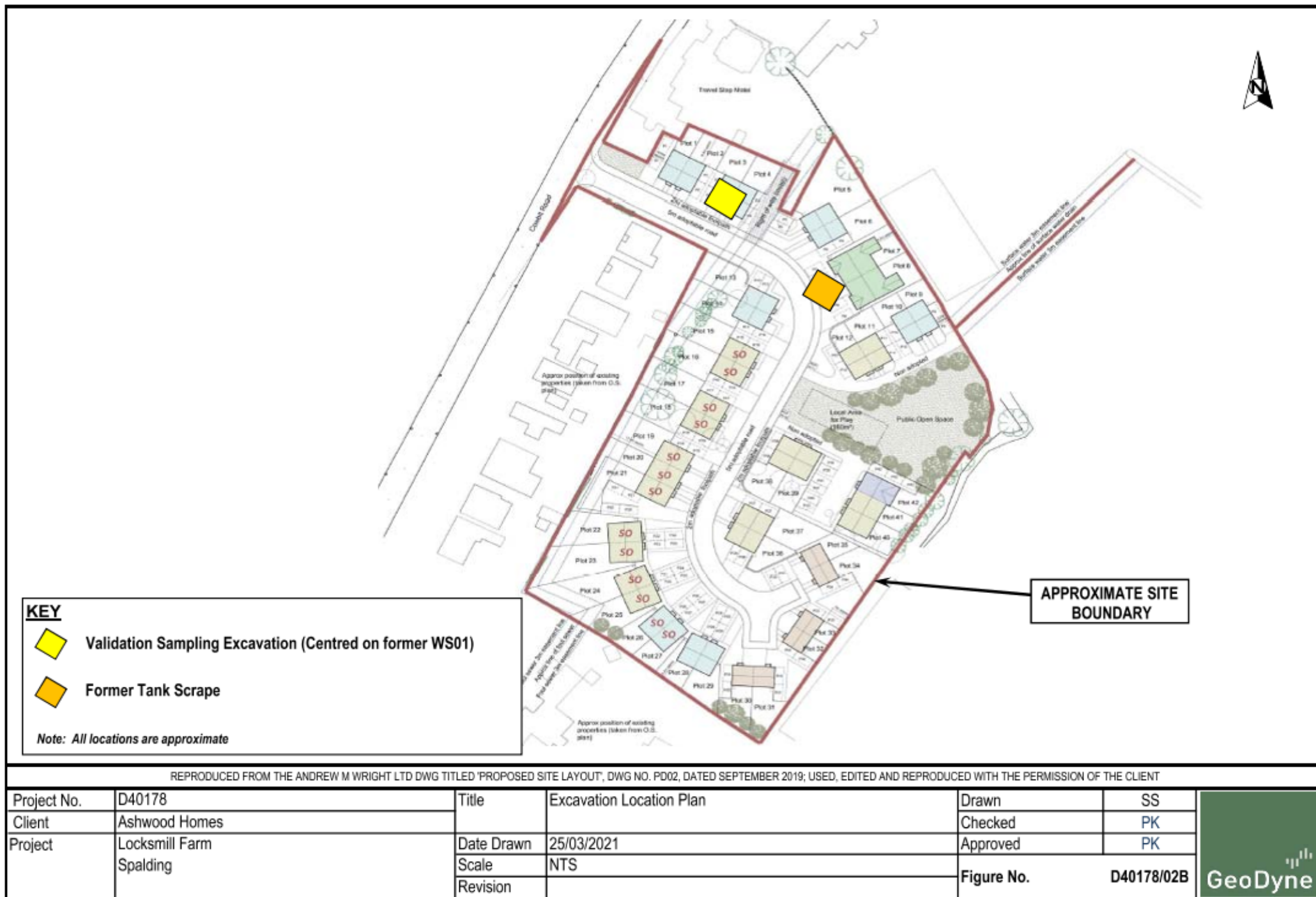


REPRODUCED FROM THE ANDREW M WRIGHT LTD DWG TITLED 'PROPOSED SITE LAYOUT', DWG NO. PD02, DATED SEPTEMBER 2019; USED, EDITED AND REPRODUCED WITH THE PERMISSION OF THE CLIENT

Project No.	D40178	Title	Site Plan Showing General Site Views	Drawn	SS
Client	Ashwood Homes			Checked	PK
Project	Locksmill Farm Spalding	Date Drawn	25/03/2021	Approved	PK
		Scale	NTS	Figure No.	D40178/01B
		Revision			

APPENDIX II

**Excavation Location Plan
(Figure No. D40178/02B)**



APPENDIX III
Consignment Note



The Hazardous Waste Regulations 2005: Consignment Note

TICKET

WAF 1 7 8 2 7

PART A: NOTIFICATION DETAILS

1. Consignment note code:

A S H W O O A A 0 0 1

2. The waste described is to be removed from (name, address, postcode, telephone, e-mail, fax):

**Ashwood Homes Contracting Ltd, Locksmill Farm, Cowbit Road,
Spalding, PE11 2RJ**

3. The waste will be taken to (name, address and postcode):

**Mick George Limited, Mepal BioRemediation Facility,
Witcham Meadlands Landfill, Block Fen Drive, Mepal,
Chatteris, CB6 2AY**

4. The waste producer was (if different from A2) (name, address, postcode, telephone, e-mail, fax):

**Ashwood Homes Contracting Ltd, 1 Goodison Road, Lincs Gateway
Business Park, Spalding, Lincolnshire, PE12 6FY**

PART B: DESCRIPTION OF THE WASTE

IF CONTINUATION SHEETS USED SHOW NO. OF SHEETS HERE: 0

1. The process giving rise to the waste(s) was:

Site Clearance

2. SIC (2007) for the process giving rise to the waste:

43.12

3. Waste details (where more than one waste type is collected all of the information given below must be completed for each EWC identified):

	Description of waste	EWC codes	Qty (kg)	Physical form	HP Code(s)	Container number, size, type
A	TPH Contaminated Soils	1 7 0 5 0 3	20,000	SOLID	HP7, HP11	8 WHEEL TIPPER
B						

The chemical / biological components of the waste and their concentrations (% or mg/kg) are

A	TPH < 1%, BALANCE SOILS
B	

UN No.	Proper Shipping Name	UN Class	PG	Special Handling Requirements
A	NON-HAZARDOUS FOR TRANSPORT		N/A	N/A
B				

PART C: CARRIER'S CERTIFICATE

If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here: ☐

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are:

 /

1. Carrier (Driver's) name: **David Noll**

On behalf of (name, address, postcode etc):

**MICK GEORGE LTD, 6 LANCASTER WAY, ERMINE BUSINESS PARK, HUNTINGDON,
CAMBRIDGESHIRE, PE29 6XU**

2. Carrier's registration no./reason for exemption: **CBDU87105**

3. Vehicle registration no. (or mode of transport, if not road): **FJ202PE**

Signature: **D Noll** Time on site: **14-25**

Date: **8/3/2021** Time off site: **14-45**

PART D: CONSIGNOR'S CERTIFICATE

I certify that the information in A, B and C above has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1. Consignor's name:

T. B. R.

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

**Ashwood Homes Contracting Ltd, Locksmill Farm, Cowbit Road,
Spalding, PE11 2RJ**

Signature:

T.B.

Date: **8.3.21**

Time:

PART E: CONSIGNEE'S CERTIFICATE (where more than one waste type is collected all of the information given below must be completed for each EWC)

	EWC codes	Quantity of each EWC code received (kg)	EWC accepted (tick) / rejected (cross)	Waste management operation (R or D code)
A	1 7 0 5 0 3			
B				

1. I received this waste at the address given in A3 on:

Date:

Time:

2. Vehicle registration no. (or mode of transport if not road):

Name:

3. Where waste is rejected please provide details:

On behalf of (name, address, postcode etc):

**Mick George Limited, Mepal BioRemediation
Facility, Witcham Meadlands Landfill, Block Fen
Drive, Mepal, Chatteris, CB6 2AY**

I certify that waste management licence / permit (authorised exemption no(s))

EPR/E3492SP

authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Signature:

Date:

Time:

APPENDIX IV

Plate 1



View Looking West

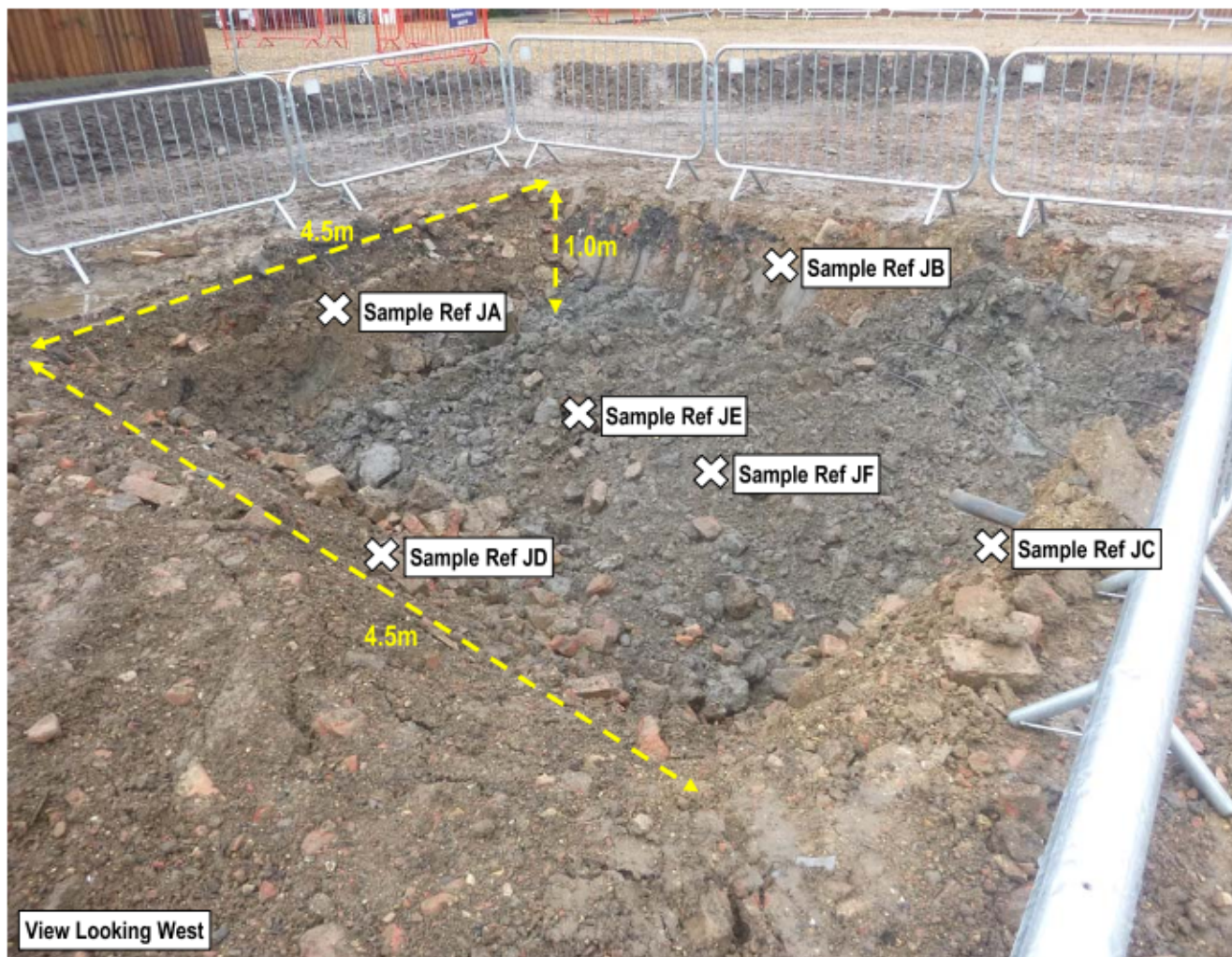


View Looking East

Project No.	D40178	Drawn	SS
Client	Ashwood Homes	Checked	PK
		Approved	PK
Project	Locksmill Farm, Spalding	Scale	NTS
		Date Drawn	25/03/2021
Title	Views of Open Excavation (following removal of soils from site)	Rev.	
		Plate No.	1

APPENDIX V

Plate 2



Project No.	D40178	Drawn	SS
Client	Ashwood Homes	Checked	PK
		Approved	PK
Project	Locksmill Farm, Spalding	Scale	NTS
		Date Drawn	25/03/2021
Title	Sampling Locations	Rev.	
		Plate No.	2

APPENDIX VI

Plate 3



Project No.	D40178	Drawn	SS	
Client	Ashwood Homes	Checked	PK	
		Approved	PK	
Project	Locksmill Farm, Spalding	Scale	NTS	
		Date Drawn	25/03/2021	
		Rev.		
Title	Ground Scrape in Progress	Plate No.	3	

APPENDIX VII

Laboratory Soil Test Results

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 21/02539
Issue Number: 1
Date: 22 March, 2021

Client: GeoDyne (Derby)
9 Brunel Parkway
Pride Park
Derby
Derbyshire
UK
DE24 8HR

Project Manager: Steve Sellers
Project Name: Locksmill Farm, Spalding
Project Ref: D40178
Order No: D40178
Date Samples Received: 12/03/21
Date Instructions Received: 12/03/21
Date Analysis Completed: 22/03/21

Prepared by:


Melanie Marshall
Laboratory Coordinator

Approved by:


Sophie France
Client Service Manager

Envirolab Job Number: 21/02539

Client Project Name: Locksmill Farm, Spalding

Client Project Ref: D40178

Lab Sample ID	21/02539/1	21/02539/2	21/02539/3	21/02539/4	21/02539/5	21/02539/6	21/02539/7	Units	Limit of Detection	Method ref
Client Sample No	TP1A	TP2A	TP3A	TP4A	TP5A	Validation	Validation			
Client Sample ID	J1 (x2) + T1	J2 (x2) + T2	J3 (x2) + T3	J4 (x2) + T4	J5 (x2) + T5	JA	JB			
Depth to Top	0.50	0.50	0.50	0.50	0.50					
Depth To Bottom	0.90	0.90	0.90	0.90	0.90					
Date Sampled	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4A	4A	6A	6A	6A	6AE	6A			
% Stones >10mm _A	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	% w/w	0.1	A-T-044
pH ₀ ^{MS}	8.35	8.04	8.67	8.43	8.54	-	-	pH	0.01	A-T-031e
Phenols - Total by HPLC _A	<0.2	<0.2	<0.2	<0.2	<0.2	-	-	mg/kg	0.2	A-T-056e
Arsenic ₀ ^{MS}	2	3	<1	3	14	-	-	mg/kg	1	A-T-024e
Cadmium ₀ ^{MS}	0.6	0.8	0.5	0.8	1.2	-	-	mg/kg	0.5	A-T-024e
Copper ₀ ^{MS}	4	10	12	9	11	-	-	mg/kg	1	A-T-024e
Chromium ₀ ^{MS}	12	15	16	19	21	-	-	mg/kg	1	A-T-024e
Chromium (hexavalent) ₀	<1	<1	<1	<1	<1	-	-	mg/kg	1	A-T-040e
Chromium (trivalent)	12	15	16	19	21	-	-	mg/kg	1	Calc
Lead ₀ ^{MS}	7	16	10	12	10	13	11	mg/kg	1	A-T-024e
Mercury ₀	0.51	0.66	0.56	0.28	0.51	-	-	mg/kg	0.17	A-T-024e
Nickel ₀ ^{MS}	11	13	13	17	19	-	-	mg/kg	1	A-T-024e
Selenium ₀ ^{MS}	<1	<1	<1	<1	1	-	-	mg/kg	1	A-T-024e
Zinc ₀ ^{MS}	28	41	36	44	42	-	-	mg/kg	5	A-T-024e

Envirolab Job Number: 21/02539

Client Project Name: Locksmill Farm, Spalding

Client Project Ref: D40178

Lab Sample ID	21/02539/1	21/02539/2	21/02539/3	21/02539/4	21/02539/5	21/02539/6	21/02539/7	Units	Limit of Detection	Method ref
Client Sample No	TP1A	TP2A	TP3A	TP4A	TP5A	Validation	Validation			
Client Sample ID	J1 (x2) + T1	J2 (x2) + T2	J3 (x2) + T3	J4 (x2) + T4	J5 (x2) + T5	JA	JB			
Depth to Top	0.50	0.50	0.50	0.50	0.50					
Depth To Bottom	0.90	0.90	0.90	0.90	0.90					
Date Sampled	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4A	4A	6A	6A	6A	6AE	6A			
SVOC										
4-Bromophenyl phenyl ether _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Hexachlorobenzene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Diethyl phthalate _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Dimethyl phthalate _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Dibenzofuran _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Carbazole _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Butylbenzyl phthalate _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Bis(2-ethylhexyl)phthalate _A	<500	<500	<500	<500	<500	-	-	µg/kg	500	A-T-652a
Bis(2-chloroethoxy)methane _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Bis(2-chloroethyl)ether _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
4-Nitrophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
3+4-Methylphenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
4-Chloro-3-methylphenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2-Nitrophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2-Methylphenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2-Chlorophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2,6-Dinitrotoluene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2,4-Dinitrotoluene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2,4-Dimethylphenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2,4-Dichlorophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2,4,6-Trichlorophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2,4,5-Trichlorophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2-Chloronaphthalene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
2-Methylnaphthalene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Acenaphthylene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Acenaphthene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Anthracene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Benzo(a)anthracene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Benzo(b)fluoranthene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Benzo(k)fluoranthene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Benzo(a)pyrene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Benzo(ghi)perylene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a

Envirolab Job Number: 21/02539

Client Project Name: Locksmill Farm, Spalding

Client Project Ref: D40178

Lab Sample ID	21/02539/1	21/02539/2	21/02539/3	21/02539/4	21/02539/5	21/02539/6	21/02539/7	Units	Limit of Detection	Method ref
Client Sample No	TP1A	TP2A	TP3A	TP4A	TP5A	Validation	Validation			
Client Sample ID	J1 (x2) + T1	J2 (x2) + T2	J3 (x2) + T3	J4 (x2) + T4	J5 (x2) + T5	JA	JB			
Depth to Top	0.50	0.50	0.50	0.50	0.50					
Depth To Bottom	0.90	0.90	0.90	0.90	0.90					
Date Sampled	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4A	4A	6A	6A	6A	6AE	6A			
Chrysene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Fluoranthene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Fluorene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Indeno(1,2,3-cd)pyrene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Phenanthrene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Pyrene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Naphthalene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Dibenzo(ah)anthracene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Bis(2-chloroisopropyl)ether _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Phenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Pentachlorophenol (SVOC) _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
n-Nitroso-n-dipropylamine _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
n-Dioctylphthalate _A	<500	<500	<500	<500	<500	-	-	µg/kg	500	A-T-652a
n-Dibutylphthalate _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Nitrobenzene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Isophorone _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Hexachloroethane _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Hexachlorocyclopentadiene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a
Perylene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-652a

Envirolab Job Number: 21/02539

Client Project Name: Locksmill Farm, Spalding

Client Project Ref: D40178

Lab Sample ID	21/02539/1	21/02539/2	21/02539/3	21/02539/4	21/02539/5	21/02539/6	21/02539/7	Units	Limit of Detection	Method ref
Client Sample No	TP1A	TP2A	TP3A	TP4A	TP5A	Validation	Validation			
Client Sample ID	J1 (x2) + T1	J2 (x2) + T2	J3 (x2) + T3	J4 (x2) + T4	J5 (x2) + T5	JA	JB			
Depth to Top	0.50	0.50	0.50	0.50	0.50					
Depth To Bottom	0.90	0.90	0.90	0.90	0.90					
Date Sampled	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4A	4A	6A	6A	6A	6AE	6A			
VOC										
Dichlorodifluoromethane _A	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Chloromethane _A	<10	<10	<10	<10	<10	-	-	µg/kg	10	A-T-006a
Vinyl Chloride (Chloroethene) _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Bromomethane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Chloroethane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Trichlorofluoromethane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,1-Dichloroethene _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Carbon Disulphide _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Dichloromethane _A	<5	<5	<5	<5	<5	-	-	µg/kg	5	A-T-006a
trans 1,2-Dichloroethene _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,1-Dichloroethane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
cis 1,2-Dichloroethene _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
2,2-Dichloropropane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Bromochloromethane _A [†]	<5	<5	<5	<5	<5	-	-	µg/kg	5	A-T-006a
Chloroform _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,1,1-Trichloroethane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,1-Dichloropropene _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Carbon Tetrachloride _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,2-Dichloroethane _A [†]	<2	<2	<2	<2	<2	-	-	µg/kg	2	A-T-006a
Benzene _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Trichloroethene _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,2-Dichloropropane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Dibromomethane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Bromodichloromethane _A [†]	<10	<10	<10	<10	<10	-	-	µg/kg	10	A-T-006a
cis 1,3-Dichloropropene _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Toluene _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
trans 1,3-Dichloropropene _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,1,2-Trichloroethane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,3-Dichloropropane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Tetrachloroethene _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Dibromochloromethane _A [†]	<3	<3	<3	<3	<3	-	-	µg/kg	3	A-T-006a
1,2-Dibromoethane _A [†]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a

Envirolab Job Number: 21/02539

Client Project Name: Locksmill Farm, Spalding

Client Project Ref: D40178

Lab Sample ID	21/02539/1	21/02539/2	21/02539/3	21/02539/4	21/02539/5	21/02539/6	21/02539/7	Units	Limit of Detection	Method ref
Client Sample No	TP1A	TP2A	TP3A	TP4A	TP5A	Validation	Validation			
Client Sample ID	J1 (x2) + T1	J2 (x2) + T2	J3 (x2) + T3	J4 (x2) + T4	J5 (x2) + T5	JA	JB			
Depth to Top	0.50	0.50	0.50	0.50	0.50					
Depth To Bottom	0.90	0.90	0.90	0.90	0.90					
Date Sampled	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4A	4A	6A	6A	6A	6AE	6A			
Chlorobenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,1,1,2-Tetrachloroethane _A	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Ethylbenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
m & p Xylene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
o-Xylene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Styrene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Bromoform _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Isopropylbenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,1,2,2-Tetrachloroethane _A	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,2,3-Trichloropropane _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
Bromobenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
n-Propylbenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
2-Chlorotoluene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,3,5-Trimethylbenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
4-Chlorotoluene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
tert-Butylbenzene _A [§]	<2	<2	<2	<2	<2	-	-	µg/kg	2	A-T-006a
1,2,4-Trimethylbenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
sec-Butylbenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
4-Isopropyltoluene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,3-Dichlorobenzene _A	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,4-Dichlorobenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
n-Butylbenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,2-Dichlorobenzene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,2-Dibromo-3-chloropropane (DCBP) _A	<2	<2	<2	<2	<2	-	-	µg/kg	2	A-T-006a
1,2,4-Trichlorobenzene _A	<3	<3	<3	<3	<3	-	-	µg/kg	3	A-T-006a
Hexachlorobutadiene _A [§]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006a
1,2,3-Trichlorobenzene _A	<3	<3	<3	<3	<3	-	-	µg/kg	3	A-T-006a

Envirolab Job Number: 21/02539

Client Project Name: Locksmill Farm, Spalding

Client Project Ref: D40178

Lab Sample ID	21/02539/1	21/02539/2	21/02539/3	21/02539/4	21/02539/5	21/02539/6	21/02539/7	Units	Limit of Detection	Method ref
Client Sample No	TP1A	TP2A	TP3A	TP4A	TP5A	Validation	Validation			
Client Sample ID	J1 (x2) + T1	J2 (x2) + T2	J3 (x2) + T3	J4 (x2) + T4	J5 (x2) + T5	JA	JB			
Depth to Top	0.50	0.50	0.50	0.50	0.50					
Depth To Bottom	0.90	0.90	0.90	0.90	0.90					
Date Sampled	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21			
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil			
Sample Matrix Code	4A	4A	6A	6A	6A	6AE	6A			
TPH CWG										
Ali >C5-C6 _A [†]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-622a
Ali >C6-C8 _A [†]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	0.01	mg/kg	0.01	A-T-622a
Ali >C8-C10 _A	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-655a
Ali >C10-C12 _A ^{MF}	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-655a
Ali >C12-C16 _A ^{MF}	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-655a
Ali >C16-C21 _A ^{MF}	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-655a
Ali >C21-C35 _A ^{MF}	<1	<1	3	<1	<1	<1	<1	mg/kg	1	A-T-655a
Total Aliphatics _A	<1	<1	3	<1	<1	<1	<1	mg/kg	1	A-T-655a
Aro >C5-C7 _A [†]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-622a
Aro >C7-C8 _A [†]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-622a
Aro >C8-C10 _A	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-655a
Aro >C10-C12 _A	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-655a
Aro >C12-C16 _A	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-655a
Aro >C16-C21 _A ^{MF}	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-655a
Aro >C21-C35 _A ^{MF}	<1	<1	1	<1	<1	<1	<1	mg/kg	1	A-T-655a
Total Aromatics _A	<1	<1	1	<1	<1	<1	<1	mg/kg	1	A-T-655a
TPH (Ali & Aro >C5-C35) _A	<1	<1	4	<1	<1	<1	<1	mg/kg	1	A-T-655a
BTEX - Benzene _A [†]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-622a
BTEX - Toluene _A [†]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-622a
BTEX - Ethyl Benzene _A [†]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-622a
BTEX - m & p Xylene _A [†]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-622a
BTEX - o Xylene _A [†]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-622a
MTBE _A [†]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-622a

Envirolab Job Number: 21/02539

Client Project Name: Locksmill Farm, Spalding

Client Project Ref: D40178

Lab Sample ID	21/02539/8	21/02539/9	21/02539/10	21/02539/11				Units	Limit of Detection	Method ref
Client Sample No	Validation	Validation	Validation	Validation						
Client Sample ID	JC	JD	JE	JF						
Depth to Top										
Depth To Bottom										
Date Sampled	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21						
Sample Type	Soil	Soil	Soil	Soil						
Sample Matrix Code	6A	6A	6AE	6AE						
% Stones >10mm _A	<0.1	<0.1	<0.1	<0.1				% w/w	0.1	A-T-244
Lead ₀ ^{MS}	13	10	11	10				mg/kg	1	A-T-0246

Envirolab Job Number: 21/02539

Client Project Name: Locksmill Farm, Spalding

Client Project Ref: D40178

Lab Sample ID	21/02539/8	21/02539/9	21/02539/10	21/02539/11				Units	Limit of Detection	Method ref
Client Sample No	Validation	Validation	Validation	Validation						
Client Sample ID	JC	JD	JE	JF						
Depth to Top										
Depth To Bottom										
Date Sampled	10-Mar-21	10-Mar-21	10-Mar-21	10-Mar-21						
Sample Type	Soil	Soil	Soil	Soil						
Sample Matrix Code	6A	6A	6AE	6AE						
TPH CWG										
Ali >C5-C6 _A [†]	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-622a
Ali >C6-C8 _A [†]	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-622a
Ali >C8-C10 _A	<1	<1	<1	<1				mg/kg	1	A-T-655a
Ali >C10-C12 _A ^{MF}	<1	<1	<1	<1				mg/kg	1	A-T-655a
Ali >C12-C16 _A ^{MF}	<1	<1	<1	<1				mg/kg	1	A-T-655a
Ali >C16-C21 _A ^{MF}	<1	<1	<1	<1				mg/kg	1	A-T-655a
Ali >C21-C35 _A ^{MF}	<1	<1	<1	<1				mg/kg	1	A-T-655a
Total Aliphatics _A	<1	<1	<1	<1				mg/kg	1	A-T-655a
Aro >C5-C7 _A [†]	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-622a
Aro >C7-C8 _A [†]	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-622a
Aro >C8-C10 _A	<1	<1	<1	<1				mg/kg	1	A-T-655a
Aro >C10-C12 _A	<1	<1	<1	<1				mg/kg	1	A-T-655a
Aro >C12-C16 _A	<1	<1	<1	<1				mg/kg	1	A-T-655a
Aro >C16-C21 _A ^{MF}	<1	<1	<1	<1				mg/kg	1	A-T-655a
Aro >C21-C35 _A ^{MF}	<1	<1	<1	<1				mg/kg	1	A-T-655a
Total Aromatics _A	<1	<1	<1	<1				mg/kg	1	A-T-655a
TPH (Ali & Aro >C5-C35) _A	<1	<1	<1	<1				mg/kg	1	A-T-655a
BTEX - Benzene _A [†]	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-622a
BTEX - Toluene _A [†]	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-622a
BTEX - Ethyl Benzene _A [†]	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-622a
BTEX - m & p Xylene _A [†]	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-622a
BTEX - o Xylene _A [†]	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-622a
MTBE _A [†]	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-622a

REPORT NOTES

General

This report shall not be reproduced, except in full, without written approval from Envirolab.

The results reported herein relate only to the material supplied to the laboratory.

The residue of any samples contained within this report, and any received with the same delivery, will be disposed of six weeks after initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of six months after the initial Asbestos testing is completed.

Analytical results reflect the quality of the sample at the time of analysis only.

Opinions and interpretations expressed are outside the scope of our accreditation.

If results are in italic font they are associated with an AQC failure, these are not accredited and are unreliable.

A deviating samples report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.

The Client Sample No, Client Sample ID, Depth to Top, Depth to Bottom and Date Sampled were all provided by the client.

Soil chemical analysis:

All results are reported as dry weight (<40°C).

For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.

For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any "A" subscripts.

All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any "D" subscripts.

TPH analysis of water by method A-T-007:

Free and visible oils are excluded from the sample used for analysis so that the reported result represents the dissolved phase only.

Electrical Conductivity of water by Method A-T-037:

Results greater than 12900µS/cm @ 25°C / 11550µS/cm @ 20°C fall outside the calibration range and as such are unaccredited.

Asbestos:

Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.

Stones etc. are not removed from the sample prior to analysis.

Quantification of asbestos is a 3 stage process including visual identification, hand picking and weighing and fibre counting by sedimentation/phase contrast optical microscopy if required. If asbestos is identified as being present but is not in a form that is suitable for analysis by hand picking and weighing (normally if the asbestos is present as free fibres) quantification by sedimentation is performed. Where ACMs are found a percentage asbestos is assigned to each with reference to 'HSG264, Asbestos: The survey guide' and the calculated asbestos content is expressed as a percentage of the dried soil sample aliquot used.

Predominant Matrix Codes:

1 = SAND, 2 = LOAM, 3 = CLAY, 4 = LOAM/SAND, 5 = SAND/CLAY, 6 = CLAY/LOAM, 7 = OTHER, 8 = Asbestos bulk ID sample.

Samples with Matrix Code 7 & 8 are not predominantly a SAND/LOAM/CLAY mix and are not covered by our BSEN 17025 or MCERTS accreditations, with the exception of bulk asbestos which are BSEN 17025 accredited.

Secondary Matrix Codes:

A = contains stones, B = contains construction rubble, C = contains visible hydrocarbons, D = contains glass/metal,

E = contains roots/twigs.

Key:

IS indicates Insufficient Sample for analysis.

US indicates Unsuitable Sample for analysis.

NDP indicates No Determination Possible.

NAD indicates No Asbestos Detected.

N/A indicates Not Applicable.

Superscript # indicates method accredited to ISO 17025.

Superscript "M" indicates method accredited to MCERTS.

Subscript "A" indicates analysis performed on the sample as received.

Subscript "D" indicates analysis performed on the dried sample, crushed to pass a 2mm sieve

Please contact us if you need any further information.

APPENDIX VIII

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.