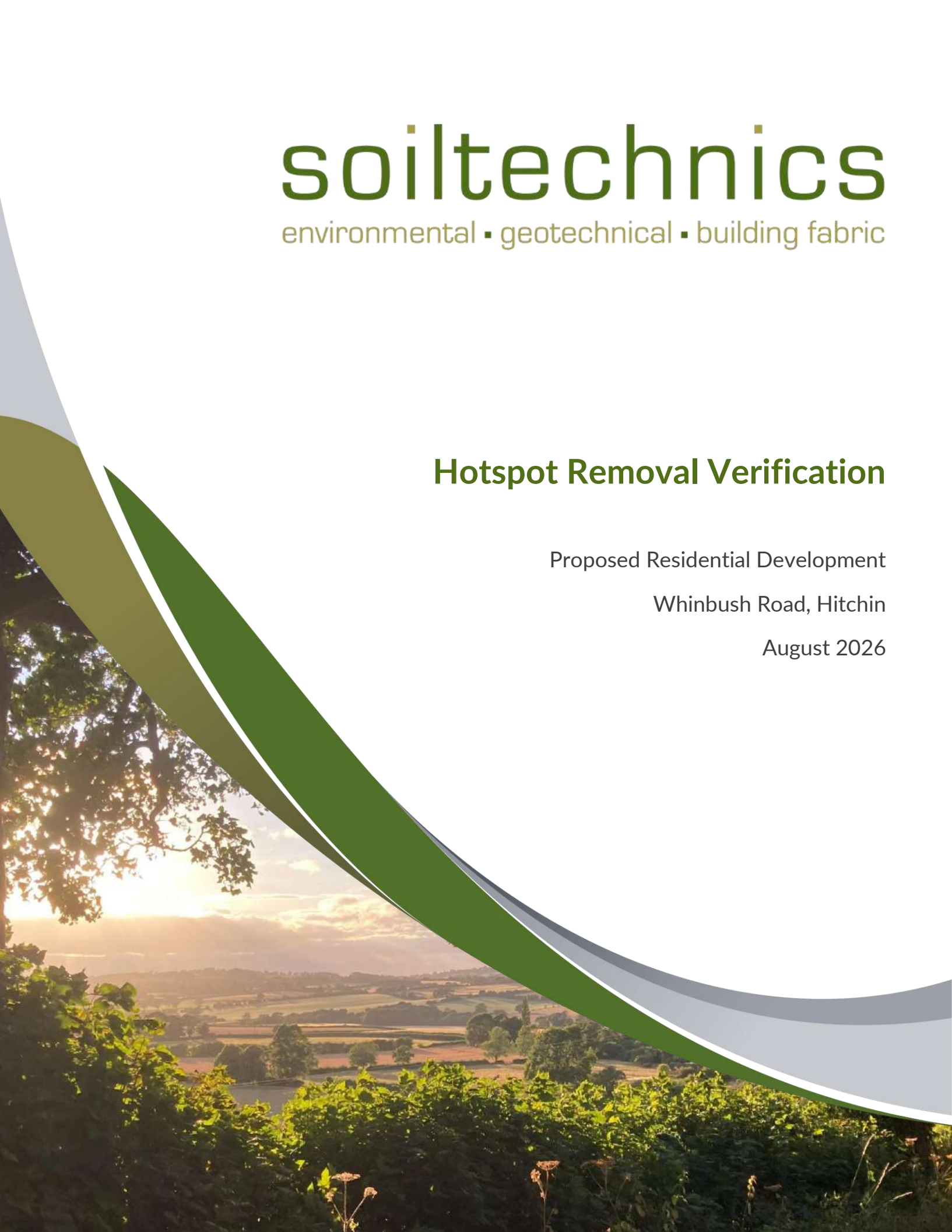




soiltechnics

environmental • geotechnical • building fabric

Hotspot Removal Verification

Proposed Residential Development

Whinbush Road, Hitchin

August 2026

Project Details

Site: Whinbush Road, Hitchin
Document Title: Hotspot Removal Verification
Document no.: STX7228-R01-Rev_A
Date: August 2026
Client: Viva Property Group Ltd
Issuing office: Soiltechnics Ltd
Cedar Barn, White Lodge, Walgrave, Northampton. NN6 9PY
Tel: 01604 781 877 E-mail: mail@soiltechnics.net

Document history and status

Revision	Date	Description	Author	Checker	Reviewer
A	August 2026	First Issue	Anna Palmer MESci (Hons) Graduate Consultant	Kimberley Neville, PhD, CGeol, ASoBRA, SiLC, SQP Technical Director Jonny Beer, BSc (Hons), MSc, FGS Senior	Mark Hamill SiLC, SQP, CEnv, DoWCoP QP Technical Director



Table of Contents

Non-technical Summary	iii
1 Introduction	4
1.1 Scheme Outline	4
1.2 Previous Reports	4
1.3 Brief	4
1.4 Limitations	5
2 Previously Encountered Contamination	6
2.1 Summary of Previous Works	6
2.2 Previous Verification Testing	6
3 Ground Investigation	7
3.1 Soiltechnics Ground Investigation Summary	7
3.2 Sampling	7
3.3 Chemical Testing	8
3.4 Laboratory Testing Results	8
3.5 Backfilling	9
4 Conclusion	10
4.1 Concluding Remarks	10
Appendix A Drawings	
Appendix B Sevenoaks Verification Records	
Appendix C Site Diary and Photographic Record	
Appendix D Laboratory Test Results	
Appendix E Contamination Assessment Screening	
Appendix F Contractor Backfilling Records	
List of Figures	
Figure 3-A: Excavation under building footprint	7
Figure 3-B: Excerpt from hole location plan	8

Non-technical Summary

Topic	Commentary
Development proposals	The development comprises the construction of three-story building including 8 No. residential apartments with associated private gardens and parking.
Brief	Prior to Soiltechnics involvement, visual delineation and removal of hydrocarbon impacted soils was undertaken by Sevenoaks Environmental Consultancy. Verification testing undertaken by Sevenoaks identified slightly elevated levels of TPH. However, analysis did not include speciation of the hydrocarbon fractions and was therefore a conservative assessment based on limited data. Sevenoaks Environmental Consultancy are no longer involved in the scheme and Soiltechnics were instructed by the client to undertake further verification sampling of remediated hotspot area.
Fieldwork	Soiltechnics undertook an inspection of an open excavation beneath a suspended floor slab and undertook verification sampling from the base and sides of the pit. Due to the progress of the build, access was limited. There was no evidence of contamination within the soil or perched water on site.
Chemical contamination	Supplementary verification sampling has been undertaken on soils remaining in situ, which included TPH CWG testing. All contaminants were within acceptable levels when assessed against 'Residential with plant uptake' scenario.
Concluding Remarks	During Soiltechnics verification works no visual and olfactory evidence was observed and no exceedances within the laboratory test results, Soiltechnics consider that the soil contamination associated with the hotspot has been removed sufficiently and poses minimal risk to health.

1 Introduction

1.1 Scheme Outline

1.1.1 The overall scheme comprises the construction of a three storey building consisting of eight residential apartments, with associated private amenity space and parking, at northern end of Whinbush Road, Hitchin. The postcode for the site is SG5 1PZ. A proposed site plan is presented within Appendix A.

1.1.2 The planning application details are summarised below, as stated on the local planning portal.

Topic	Detail
Local Authority	North Herts Council
Planning application reference	2/02953/FP
Address	81 and 81A Whinbush Road, Hitchin, Hertfordshire SG5 1PZ
Proposal	Erection of a three-storey building comprising of 8 residential apartments with associated parking and private amenity space.

1.2 Previous Reports

1.2.1 The following reports have been completed for the site.

- Sevenoaks Environmental Consultancy, Geoenvironmental Desk Study Report, dated October 2022, ref: 4996 22 10 10 Rpt 01 Rev 01 AK DA.
- Sevenoaks Environmental Consultancy, Preliminary Geo-Environmental Site Investigation Report, dated January 2024, ref: 5445 23 08 04 Rpt 01 Rev A BD BB.
- Sevenoaks Environmental Consultancy, Ground Gas and Groundwater Addendum Letter Report, dated January 2024, ref: 5551 24 01 05 Ltr Rpt 07 TI BB.
- Sevenoaks Environmental Consultancy, WM3 Waste Classification Assessment, dated January 2024, ref: 5457 24 01 18 Ltr Rpt 01 Rev A TI WS.
- Sevenoaks Environmental Consultancy, Supplementary Geo-Environmental Site Investigation Report, dated January 2024, ref: 5551 24 01 05 Ltr Rpt 07 Rev A TI BB.
- Sevenoaks Environmental Consultancy, Remedial Method Statement, dated January 2024, ref: 5551 24 01 15 Rpt 08 Rev A TI BB.

1.3 Brief

1.3.1 We understand Sevenoaks Environmental Consultancy is no longer involved in the scheme. The client has asked Soiltechnics to assume the role of Environmental Consultant for the site and complete the verification works.

1.3.2 This report has been prepared for Viva Property Group Ltd, the Client.

1.3.3 The overall brief of works is to:

- i) Undertake chemical verification sampling and testing of remaining soils following previous hotspot removal undertaken by Sevenoaks Environmental Consultancy to demonstrate no unacceptable contamination remains.
- ii) Produce a Verification Report summarising the works.

1.3.4 The objectives of this report are outlined below:

- i) Summarise the verification works undertaken and associated laboratory testing.
- ii) Undertake a land contamination Tier 2 generic quantitative risk assessment.

1.4 Limitations

- 1.4.1 Soiltechnics disclaims any responsibility to our Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence in accordance with the terms of our contract, taking account of the resources, investigations and testing devoted to it by agreement with our Client. This report is confidential to our Client and Soiltechnics accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

2 Previously Encountered Contamination

2.1 Summary of Previous Works

- 2.1.1 Sevenoaks Environmental Consultancy, the environmental consultant at the time, completed a watching brief during the foundation excavations on site, as per the Remediation Strategy (ref: 5551 24 01 15 Rpt 08 Rev A). A contamination Discovery Event was triggered on the 07/03/2025 associated with uncovering hydrocarbon impacted material. The impacted soils were stained black and had a strong hydrocarbon odour.
- 2.1.2 Remedial excavation to remove the impacted soil was undertaken on the 10/03/2025 which included an excavation measuring approximately 0.70m x 1.20m x 1.05m. A record of the works undertaken is included within the Interim Validation Report for Remedial Work (ref: 5551 25 09 11 Rpt 10 Rev A). The Watching Brief Sample Layout Plan is within Appendix B, along with the laboratory results which highlight the test results that exceeded remedial targets.

2.2 Previous Verification Testing

- 2.2.1 Verification testing undertaken by Sevenoaks Environmental Consultancy, following the remedial excavation of the hydrocarbon hotspot, comprised a total of four environmental samples. The samples were sent to the laboratory and tested for VOCs and banded TPH.
- 2.2.2 Two of the four samples exhibited exceedances of banded TPH which failed the Remedial Target Values stated within the Remediation Strategy (ref: 5551 24 01 15 Rpt 08 Rev A). There was no Remedial Target Value set for ethyl benzene, m,p – xylene, and o-xylene. These results are presented below.

Location	Chemical	Laboratory Testing Value (mg/kg)	Sevenoaks Environmental Consultancy – Remedial Target Values (mg/kg)
SS01A	EPH >C10- C12	143	74
	EPH >C12- C16	1124	140
	EPH >C16- C21	824	260
	Ethyl benzene	59	None provided.
	m,p - Xylene	96	None provided.
	o-Xylene	72	None provided.
SS01B	EPH >C12- C16	564	140
	EPH >C16- C21	424	260

Table 2-A: Summary of exceedances

- 2.2.3 Analysis was not undertaken as per the Remediation Strategy and did not include speciated TPH testing (only banded), which would have permitted a more accurate risk assessment of the aliphatic and aromatic factions.
- 2.2.4 Following sampling, the excavation was backfilled with clean quarried stone.
- 2.2.5 Since the hotspot removal, building work has commenced and the area of the hotspot area now lies below the building footprint.

3 Ground Investigation

3.1 Soiltechnics Ground Investigation Summary

- 3.1.1 Due to TPH exceedances during the verification works undertaken by Sevenoaks Environmental Consultancy, Soiltechnics was instructed by the Client to return to site and undertake supplementary verification works of the hotspot.
- 3.1.2 Soiltechnics attended site on 26th September 2025 to inspect excavations, obtain soil samples from the excavation sides and base and ensure visibly contaminated soils had been removed during the hotspot removal works undertaken by Sevenoaks Environmental Consultancy.
- 3.1.3 A pit was dug under the footprint of the building prior to Soiltechnics' visit to remove the quarry fill. Samples were obtained from the soils from the limits of the remedial excavation. The figure below shows the excavation area.



Figure 3-A: Excavation under building footprint

- 3.1.4 Water was identified at the base of the pit, and no visible contamination was identified.
- 3.1.5 A Site Diary and full photographic records showing works undertaken are included in Appendix C.

3.2 Sampling

- 3.2.1 Samples collected for chemical analysis were taken in accordance with BS ISO 18400-105:2017 "Soil quality — Sampling Part 105: Packaging, transport, storage and preservation of samples".

- 3.2.2 The location of the excavation is shown in the figure overleaf and sampling locations are included in within the site diary in Appendix C. A total of four samples were taken, comprising of one from the base and three of the sides. A fourth wall sample was not taken due to the face being the foundation of an internal wall. The samples were sent for laboratory testing to determine chemical suitability of soils within a residential setting.

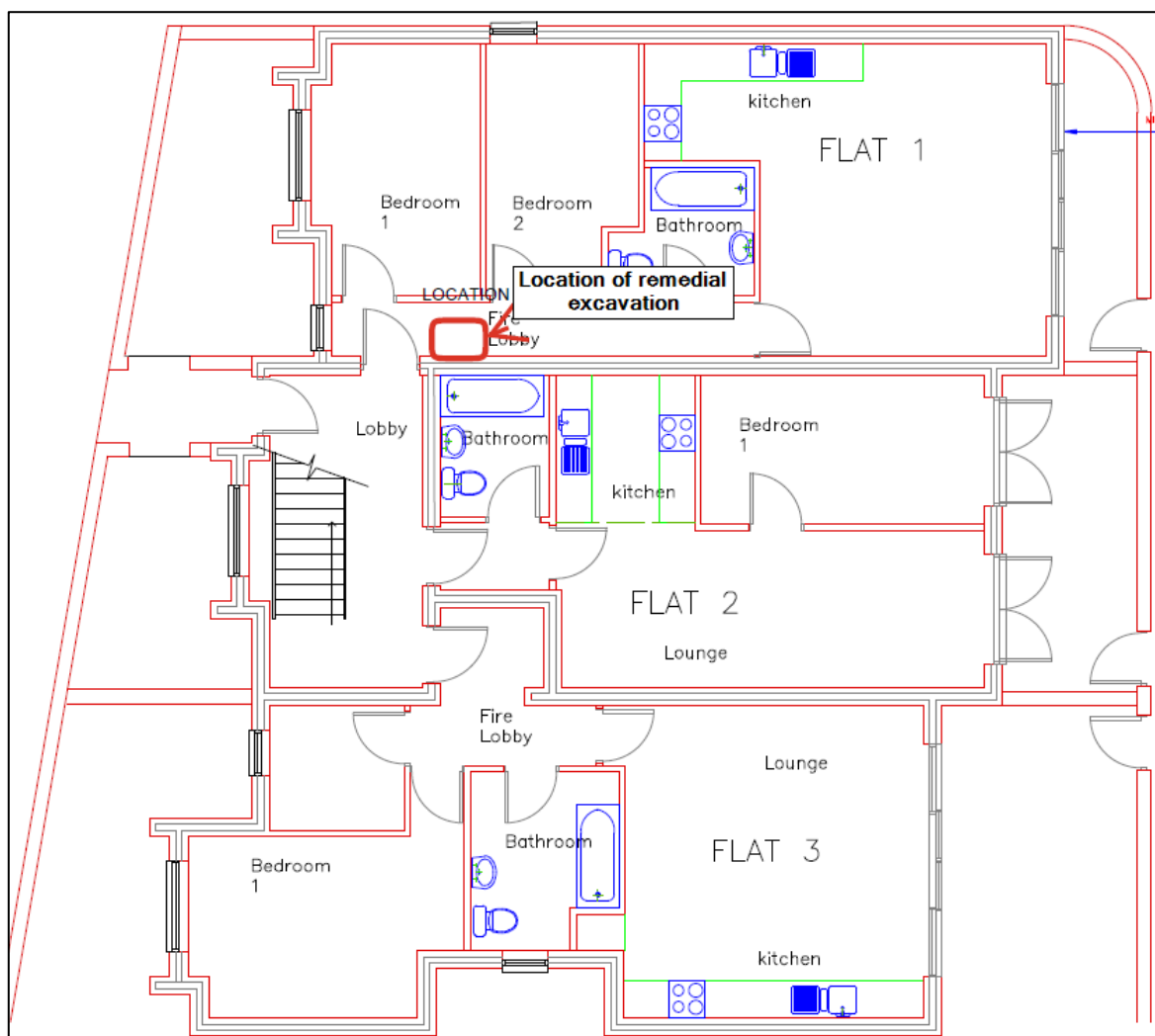


Figure 3-B: Excerpt from hole location plan

3.3 Chemical Testing

- 3.3.1 Samples were sent to an independent accredited laboratory for chemical testing.
- 3.3.2 Verification sampling of base and side-wall samples were analysed for PAHs, TPH CWG and BTEX analysis, and the laboratory test results are presented in Appendix D.

3.4 Laboratory Testing Results

- 3.4.1 The laboratory results are provided in Appendix D, and a GQRA screening assessment has been undertaken which is provided within Appendix E. As the proposed end use is a multi-storey block of residential apartments with private gardens, the appropriate land use scenario for screening purposes is considered to be the standard CLEA model for 'Residential with homegrown produce' end use.

- 3.4.2 A soil organic matter value (SOM) of 1% has been chosen as per the Remedial Target Values stated within the Remediation Strategy.
- 3.4.3 None of the samples recorded contaminant concentrations above the relevant GAC, and therefore the ground conditions inspected can be confirmed as posing minimal risk.

3.5 Backfilling

- 3.5.1 The excavation was backfilled following successful verification.
- 3.5.2 The contractor has provided photographic evidence and delivery notes of imported clean aggregate used as backfill, presented in Appendix F.

4 Conclusion

4.1 Concluding Remarks

- 4.1.1 Soiltechnics were not involved with the scheme during the initial hotspot removal and therefore did not witness the excavation of the contaminated soils. Sevenoaks Environmental Consultancy provided oversight during this stage and are no longer involved in the scheme. They have provided an Interim Verification Report which details their works undertaken, including the verification works for this hotspot removal.
- 4.1.2 Soiltechnics undertook supplementary verification works to further investigate the significance of the failed verification samples during analysis by Sevenoaks Environmental Consultancy.
- 4.1.3 Based on visual and olfactory inspection of the location of the hotspot, and the laboratory analysis results showing no exceedances of contaminants, Soiltechnics consider that any residual contamination within the excavation has been sufficiently removed. The area inspected is considered safe and suitable.

Appendix A Drawings

A minimum of 4 cycle parking space required, located in a secure undercover lockable compound.

81a

Private house

Private garden

Electric charging port

No81 Parking space

BIN STORAGE AREA FOR RESIDENTIAL FLATS.
All bins will be enclosed within metal housing with lid.

Recycling 1x1100L
Refuse 1x660L
Food 1x240L
Paper 1x240L

A minimum of 10 cycle parking space required, located in a secure undercover lockable compound; 10 at the rear and 6 at the front.

81

Front metal entrance gate for residents

Electric charging ports to each parking space.

P1

P2

P3

P4

P5

P6

P7

P8

PARKING.
8 private car parking spaces.

6 visitor cycle parking spaces in total:

- 2x wall mounted Sheffield stands.
- 2x floor mounted Sheffield stands.

Planting

Private garden

Private garden

Private garden

Planting

P00A Proposed Site Plan

1:50 @ A1, 1:100 @ A3



NOTE:

Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION.

The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others. Dimensions and setting out - should be checked on site; see above.

Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.

Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.

Planning - the client/ the contractor will ensure that the project is completed in accordance with the approved Planning drawings and take responsibility for the discharge of any planning conditions.

Party Walls & Rights to Light - the client/ the contractor will ensure that any notices and consents required are obtained before work commences.

Freeholder / Leaseholder / Restricted covenants / Easement approvals - the client will ensure that any notices and consents required are obtained before work commences.

Archaeological & Ecological - the client/ the contractor will ensure that any notices and consents required are obtained before work commences.

NOTE:
Glazing Allowances will need to be negotiated with Building Control as per Approved Document L1B Conservation of Fuel and Power.

Areas provided on drawings are rounded to the nearest whole unit. Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during construction.

Revisions

No.	Description	Date
1	Full Planning	17/10/22

PROPOSED

Note: Do not scale from this drawing. All dimensions to be checked on site by the contractor and to be his responsibility.

Arcvelop Ltd.
22 Pembroke Villas
Kensington
London
W8 6NT
T 0207 696 0703
E info@arcvelop.com
Project Name: 81A Whitnash Road
Project Number: 10015

Drawing Name
Proposed Site Plan
Drawing No
P00A
Revision
1

Scale
1:50 @ A1, 1:100 @ A3

Av

Appendix B Sevenoaks Verification Records

Soil Analysis Certificate - EPH Texas Banded

DETS Report No: 25-02781	~Date Sampled	10/03/25	10/03/25	10/03/25	10/03/25
Sevenoaks Environmental Consultancy Ltd	~Time Sampled	1045	1050	1055	1100
~Site Reference: Hitchin	~TP / BH No	SS01A	SS01B	SS01C	SS01D
~Project / Job Ref: 5551	~Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: 5551	~Depth (m)	1.00	0.30	0.40	0.55
Reporting Date: 21/03/2025	DETS Sample No	768377	768378	768379	768380

Determinand	Unit	RL	Accreditation	(n)			
EPH Texas (C6 - C8) : HS 1D MS Total	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05
EPH Texas (>C8 - C10) : EH 1D Total	mg/kg	< 1	MCERTS	7	< 1	2	< 1
EPH Texas (>C10 - C12) : EH 1D Total	mg/kg	< 1	MCERTS	143	< 1	30	5
EPH Texas (>C12 - C16) : EH 1D Total	mg/kg	< 1	MCERTS	1124	< 1	564	132
EPH Texas (>C16 - C21) : EH 1D Total	mg/kg	< 1	MCERTS	824	< 1	424	164
EPH Texas (>C21 - C40) : EH 1D Total	mg/kg	< 6	MCERTS	280	< 6	140	71
EPH Texas (C6 - C40) : HS 1D MS+EH 1D Total	mg/kg	< 6	NONE	2378	< 6	1160	372

Soil Analysis Certificate - Volatile Organic Compounds (VOC)

DETS Report No: 25-02781	~Date Sampled	10/03/25			
Sevenoaks Environmental Consultancy Ltd	~Time Sampled	1045			
~Site Reference: Hitchin	~TP / BH No	SS01A			
~Project / Job Ref: 5551	~Additional Refs	None Supplied			
~Order No: 5551	~Depth (m)	1.00			
Reporting Date: 21/03/2025	DETS Sample No	768377			

Determinand	Unit	RL	Accreditation				
Dichlorodifluoromethane	µg/kg	< 5	MCERTS	< 5			
Vinyl Chloride	µg/kg	< 5	MCERTS	< 5			
Chloromethane	µg/kg	< 10	MCERTS	< 10			
Chloroethane	µg/kg	< 5	MCERTS	< 5			
Bromomethane	µg/kg	< 10	MCERTS	< 10			
Trichlorofluoromethane	µg/kg	< 5	MCERTS	< 5			
1,1-Dichloroethene	µg/kg	< 5	MCERTS	< 5			
MTBE	µg/kg	< 5	MCERTS	< 5			
trans-1,2-Dichloroethene	µg/kg	< 5	MCERTS	< 5			
1,1-Dichloroethane	µg/kg	< 5	MCERTS	< 5			
cis-1,2-Dichloroethene	µg/kg	< 5	MCERTS	< 5			
2,2-Dichloropropane	µg/kg	< 5	MCERTS	< 5			
Chloroform	µg/kg	< 5	MCERTS	< 5			
Bromochloromethane	µg/kg	< 5	MCERTS	< 5			
1,1,1-Trichloroethane	µg/kg	< 5	MCERTS	< 5			
1,1-Dichloropropene	µg/kg	< 10	MCERTS	< 10			
Carbon Tetrachloride	µg/kg	< 5	MCERTS	< 5			
1,2-Dichloroethane	µg/kg	< 5	MCERTS	< 5			
Benzene	µg/kg	< 2	MCERTS	< 2			
1,2-Dichloropropane	µg/kg	< 5	MCERTS	< 5			
Trichloroethene	µg/kg	< 5	MCERTS	< 5			
Bromodichloromethane	µg/kg	< 5	MCERTS	< 5			
Dibromomethane	µg/kg	< 5	MCERTS	< 5			
TAME	µg/kg	< 5	MCERTS	< 5			
cis-1,3-Dichloropropene	µg/kg	< 5	MCERTS	< 5			
Toluene	µg/kg	< 5	MCERTS	< 5			
trans-1,3-Dichloropropene	µg/kg	< 5	MCERTS	< 5			
1,1,2-Trichloroethane	µg/kg	< 10	MCERTS	< 10			
1,3-Dichloropropane	µg/kg	< 5	MCERTS	< 5			
Tetrachloroethene	µg/kg	< 5	MCERTS	< 5			
Dibromochloromethane	µg/kg	< 5	MCERTS	< 5			
1,2-Dibromoethane	µg/kg	< 5	MCERTS	< 5			
Chlorobenzene	µg/kg	< 5	MCERTS	< 5			
1,1,1,2-Tetrachloroethane	µg/kg	< 5	MCERTS	< 5			
Ethyl Benzene	µg/kg	< 2	MCERTS	59			
m,p-Xylene	µg/kg	< 2	MCERTS	96			
o-Xylene	µg/kg	< 2	MCERTS	72			
Styrene	µg/kg	< 5	MCERTS	< 5			
Bromoform	µg/kg	< 10	MCERTS	< 10			
Isopropylbenzene	µg/kg	< 5	MCERTS	9			
1,1,2,2-Tetrachloroethane	µg/kg	< 5	MCERTS	< 5			
1,2,3-Trichloropropane	µg/kg	< 5	MCERTS	< 5			
n-Propylbenzene	µg/kg	< 5	MCERTS	16			
Bromobenzene	µg/kg	< 5	MCERTS	< 5			
2-Chlorotoluene	µg/kg	< 5	MCERTS	< 5			
1,3,5-Trimethylbenzene	µg/kg	< 5	MCERTS	167			
4-Chlorotoluene	µg/kg	< 5	MCERTS	< 5			
tert-Butylbenzene	µg/kg	< 5	MCERTS	< 5			
1,2,4-Trimethylbenzene	µg/kg	< 5	MCERTS	525			
sec-Butylbenzene	µg/kg	< 5	MCERTS	< 5			
p-Isopropyltoluene	µg/kg	< 5	MCERTS	78			
1,3-Dichlorobenzene	µg/kg	< 5	MCERTS	< 5			
1,4-Dichlorobenzene	µg/kg	< 5	MCERTS	< 5			
n-Butylbenzene	µg/kg	< 5	MCERTS	< 5			
1,2-Dichlorobenzene	µg/kg	< 5	MCERTS	< 5			
1,2-Dibromo-3-chloropropane	µg/kg	< 10	MCERTS	< 10			
Hexachlorobutadiene	µg/kg	< 5	MCERTS	< 5			

SS01 A

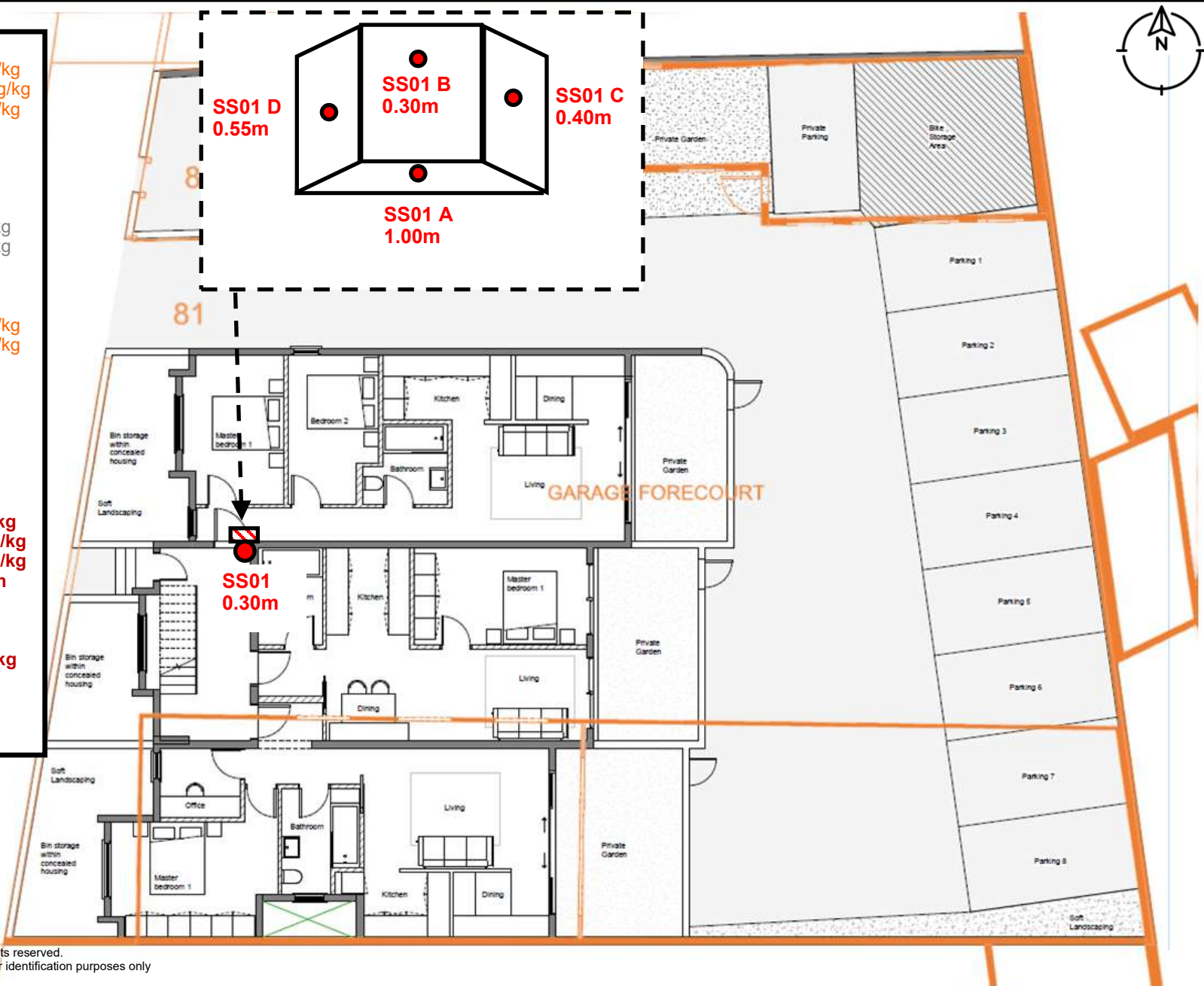
EPH Texas (>C10 - C12) = 143 mg/kg
EPH Texas (>C12 - C16) = 1124 mg/kg
EPH Texas (>C16 - C21) = 824 mg/kg
Ethyl Benzene = 59 µg/kg
m, p-Xylene = 96 µg/kg
o-Xylene = 72 µg/kg
*Isopropylbenzene = 9 µg/kg
*n-Propylbenzene = 16 µg/kg
*1,3,5-Trimethylbenzene = 167 µg/kg
*1,2,4-Trimethylbenzene = 525 µg/kg
*p-Isopropyltoluene = 78 µg/kg

SS01 C

EPH Texas (>C12 - C16) = 564 mg/kg
EPH Texas (>C16 - C21) = 424 mg/kg

Known Thresholds

Ethyl Benzene = 47 µg/kg
m, p-Xylene = 59, 56 µg/kg
o-Xylene = 60 µg/kg
EPH Texas (>C10 - C12) = 74 mg/kg
EPH Texas (>C12 - C16) = 140 mg/kg
EPH Texas (>C16 - C21) = 260 mg/kg
Zinc (Zn) = Phytotoxic and Human Health 300 mg/kg
Lead (Pb) = 190 mg/kg
Benzo(a)pyrene = 2.2 mg/kg
Dibenz(ah)anthracene = 0.24 mg/kg



Crown Copyright. Licence Number 100040584. All rights reserved.
This map is not to be relied upon for accuracy and is for identification purposes only

SITE: 81/81A Whinbush Road, Hitchin, SG5 1PZ

SCALE: NTS

JOB NO: 5551



FIGURE TITLE: Watching Brief Sample Layout Plan SS01

REV: 01

FIGURE NO: 1

Appendix C Site Diary and Photographic Record

Hotspot Removal Verification Record

General Site Details

Site Name	STX7228 Whinbush Road, Hitchin	Development Use	Residential with gardens
Date	26/09/25	Engineer	Ciaran Jeanes

Verification Action Undertaken

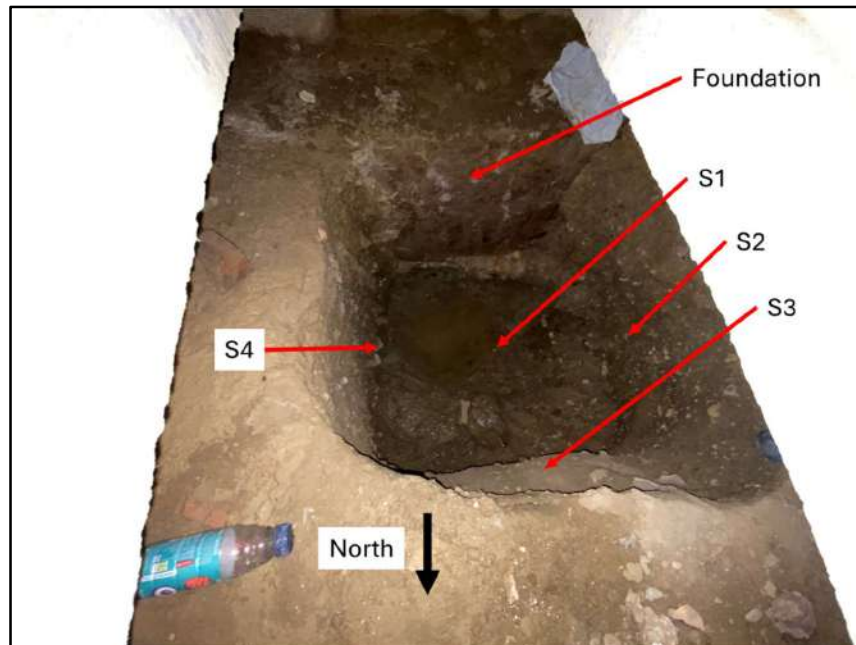
Plot No. / Area	Below footprint of Flat 1	Exploratory Hole ID	Former UST
General Comment	A TPH hotspot beneath a suspended ground floor slab had been excavated prior to Soiltechnics' site visit. The Soiltechnics engineer took photographic records of the excavation and surrounding area and took environmental soil samples from three of the excavation faces and the excavation base. The fourth excavation face was a concrete foundation of an internal wall.		
Samples Taken	Four samples were taken from the pit, referenced S1, S2, S3, and S4. S1 was taken from the excavation base, with the others taken from the excavation sides as shown in the diagram below.		
Remediation Requirement	The identifiably contaminated soils were to be excavated and removed from the hotspot area.		
Observed Conditions	No significantly TPH-impacted soils were observed in the excavation during the Soiltechnics site visit.		

Photographs



General Site Details

Site Name	STX7228 Whinbush Road, Hitchin	Development Use	Residential with gardens
Date	26/09/25	Engineer	Ciaran Jeanes



Verification Outcome

Conclusion	The aspects considered under this inspection record have Passed verification.
Exclusions	Where chemical analysis has been undertaken, please refer to the Verification Report for a discussion on the results and confirmation of compliance and chemical suitability.

Appendix D Laboratory Test Results

Admin
Soiltechnics Ltd
White Lodge
Cedar Barn
Walgrave
NN6 9PY

Normec DETS Limited
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410

DETS Report No: 25-08476

Site Reference: Whinbush Road

Project / Job Ref: STX7228

Order No: STX7228-20250926-1447-DET

Sample Receipt Date: 01/10/2025

Sample Scheduled Date: 01/10/2025

Report Issue Number: 2

Reporting Date: 06/10/2025

Authorised by:



Steve Knight
Customer Support Manager

Dates of laboratory activities for each tested analyte are available upon request.

This report supersedes 25-08476, issue no.1.

Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Soil Analysis Certificate						
DETS Report No: 25-08476	~Date Sampled	26/09/25	26/09/25	26/09/25	26/09/25	
Soiltechnics Ltd	~Time Sampled	1441	1443	1443	1444	
~Site Reference: Whinbush Road	~TP / BH No	S1	S2	S3	S4	
~Project / Job Ref: STX7228	~Additional Refs	1	1	1	1	
~Order No: STX7228-20250926-1447-DET	~Depth (m)	1.60	1.60	1.60	1.60	
Reporting Date: 06/10/2025	DETS Sample No	791235	791236	791237	791238	

Determinand	Unit	RL	Accreditation	(n)	(n)	(n)	(n)
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Method Description page describes if the test is performed on the dried or as-received portion
 Analysis carried out on the dried sample is corrected for the stone content

Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-08476	~Date Sampled	26/09/25	26/09/25	26/09/25	26/09/25	
Soiltechnics Ltd	~Time Sampled	1441	1443	1443	1444	
~Site Reference: Whinbush Road	~TP / BH No	S1	S2	S3	S4	
~Project / Job Ref: STX7228	~Additional Refs	1	1	1	1	
~Order No: STX7228-20250926-1447-DET	~Depth (m)	1.60	1.60	1.60	1.60	
Reporting Date: 06/10/2025	DETS Sample No	791235	791236	791237	791238	

Determinand	Unit	RL	Accreditation	(n)	(n)	(n)	(n)
Naphthalene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	0.62	0.63
Acenaphthylene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	1.02	1.05
Fluorene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	1.18	1.15
Phenanthrene	mg/kg	< 0.1	ISO17025	0.27	0.16	3.50	3.35
Anthracene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	0.58	0.60
Fluoranthene	mg/kg	< 0.1	ISO17025	0.18	< 0.1	1.01	1
Pyrene	mg/kg	< 0.1	ISO17025	0.18	< 0.1	0.87	0.90
Benzo(a)anthracene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	0.25	0.28
Chrysene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	0.28	0.28
Benzo(b)fluoranthene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	0.13	< 0.1
Benzo(k)fluoranthene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	0.15	< 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	< 0.1	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	ISO17025	< 0.1	< 0.1	< 0.1	< 0.1
**Total EPA-16 PAHs	mg/kg	< 1.6	ISO17025	< 1.6	< 1.6	9.6	9.2

Soil Analysis Certificate - EPH Texas Banded

DETS Report No: 25-08476	~Date Sampled	26/09/25	26/09/25	26/09/25	26/09/25
Soiltechnics Ltd	~Time Sampled	1441	1443	1443	1444
~Site Reference: Whinbush Road	~TP / BH No	S1	S2	S3	S4
~Project / Job Ref: STX7228	~Additional Refs	1	1	1	1
~Order No: STX7228-20250926-1447-DET	~Depth (m)	1.60	1.60	1.60	1.60
Reporting Date: 06/10/2025	DETS Sample No	791235	791236	791237	791238

Determinand	Unit	RL	Accreditation	(n)	(n)	(n)	(n)
EPH Texas (C6 - C8) : HS 1D MS Total	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05
EPH Texas (>C8 - C10) : EH 1D Total	mg/kg	< 1	ISO17025	< 1	< 1	< 1	< 1
EPH Texas (>C10 - C12) : EH 1D Total	mg/kg	< 1	ISO17025	< 1	< 1	11	6
EPH Texas (>C12 - C16) : EH 1D Total	mg/kg	< 1	ISO17025	5	8	66	56
EPH Texas (>C16 - C21) : EH 1D Total	mg/kg	< 1	ISO17025	5	2	52	42
EPH Texas (>C21 - C40) : EH 1D Total	mg/kg	< 6	ISO17025	< 6	< 6	15	10
EPH Texas (C6 - C40) : HS 1D MS+EH 1D Total	mg/kg	< 6	NONE	9	10	144	114

Soil Analysis Certificate - TPH CWG Banded

DETS Report No: 25-08476	~Date Sampled	26/09/25	26/09/25	26/09/25	26/09/25
Soiltechnics Ltd	~Time Sampled	1441	1443	1443	1444
~Site Reference: Whinbush Road	~TP / BH No	S1	S2	S3	S4
~Project / Job Ref: STX7228	~Additional Refs	1	1	1	1
~Order No: STX7228-20250926-1447-DET	~Depth (m)	1.60	1.60	1.60	1.60
Reporting Date: 06/10/2025	DETS Sample No	791235	791236	791237	791238

Determinand	Unit	RL	Accreditation	(n)	(n)	(n)	(n)
Aliphatic >C5 - C6 : HS_1D_MS_AL	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >C6 - C8 : HS_1D_MS_AL	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic >C8 - C10 : EH_CU_1D_AL	mg/kg	< 2	ISO17025	< 2	< 2	< 2	< 2
Aliphatic >C10 - C12 : EH_CU_1D_AL	mg/kg	< 2	ISO17025	< 2	< 2	< 2	19
Aliphatic >C12 - C16 : EH_CU_1D_AL	mg/kg	< 3	ISO17025	< 3	< 3	19	12
Aliphatic >C16 - C21 : EH_CU_1D_AL	mg/kg	< 3	ISO17025	< 3	< 3	14	12
Aliphatic >C21 - C34 : EH_CU_1D_AL	mg/kg	< 10	ISO17025	< 10	< 10	< 10	< 10
Aliphatic (C5 - C34) : HS_1D_MS+EH_CU_1D_AL	mg/kg	< 21	NONE	< 21	< 21	33	42
Aromatic >C5 - C7 : HS_1D_MS_AR	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C7 - C8 : HS_1D_MS_AR	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05
Aromatic >C8 - C10 : EH_CU_1D_AR	mg/kg	< 2	ISO17025	< 2	< 2	< 2	< 2
Aromatic >C10 - C12 : EH_CU_1D_AR	mg/kg	< 2	ISO17025	< 2	< 2	2	4
Aromatic >C12 - C16 : EH_CU_1D_AR	mg/kg	< 2	ISO17025	< 2	< 2	47	53
Aromatic >C16 - C21 : EH_CU_1D_AR	mg/kg	< 3	ISO17025	< 3	< 3	40	43
Aromatic >C21 - C35 : EH_CU_1D_AR	mg/kg	< 10	ISO17025	< 10	< 10	< 10	< 10
Aromatic (C5 - C35) : HS_1D_MS+EH_CU_1D_AR	mg/kg	< 21	NONE	< 21	< 21	89	100
Total >C5 - C35 : HS_1D_MS+EH_CU_1D_Tot al	mg/kg	< 42	NONE	< 42	< 42	122	142

Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-08476	~Date Sampled	26/09/25	26/09/25	26/09/25	26/09/25	
Soiltechnics Ltd	~Time Sampled	1441	1443	1443	1444	
~Site Reference: Whinbush Road	~TP / BH No	S1	S2	S3	S4	
~Project / Job Ref: STX7228	~Additional Refs	1	1	1	1	
~Order No: STX7228-20250926-1447-DET	~Depth (m)	1.60	1.60	1.60	1.60	
Reporting Date: 06/10/2025	DETS Sample No	791235	791236	791237	791238	

Determinand	Unit	RL	Accreditation	(n hs)	(n hs)	(n hs)	(n hs)
Benzene : HS_1D_MS	µg/kg	< 2	ISO17025	< 2	< 2	< 2	< 2
Toluene : HS_1D_MS	µg/kg	< 5	ISO17025	< 5	< 5	< 5	< 5
Ethylbenzene : HS_1D_MS	µg/kg	< 2	ISO17025	< 2	< 2	5	5
p & m-xylene : HS_1D_MS	µg/kg	< 2	ISO17025	< 2	< 2	5	5
o-xylene : HS_1D_MS	µg/kg	< 2	ISO17025	< 2	< 2	< 2	< 2
MTBE : HS_1D_MS	µg/kg	< 5	ISO17025	< 5	< 5	< 5	< 5

Soil Analysis Certificate - Sample Descriptions

DETS Report No: 25-08476	
Soiltechnics Ltd	
~Site Reference: Whinbush Road	
~Project / Job Ref: STX7228	
~Order No: STX7228-20250926-1447-DET	
Reporting Date: 06/10/2025	

DETS Sample No	~TP / BH No	~Additional Refs	~Depth (m)	Moisture Content (%)	Sample Matrix Description
791235	S1	1	1.60	26.4	Light brown sludge with stones
791236	S2	1	1.60	26.2	Light brown sludge
791237	S3	1	1.60	24.5	Light brown sludge with stones
791238	S4	1	1.60	32.2	Light brown sludge with stones

Moisture content is part of procedure E003 & is not an accredited test

Soil Analysis Certificate - Methodology & Miscellaneous Information
DETS Report No: 25-08476
Soiltechnics Ltd
~Site Reference: Whinbush Road
~Project / Job Ref: STX7228
~Order No: STX7228-20250926-1447-DET
Reporting Date: 06/10/2025

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 - C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	Fraction Organic Carbon (FOC)	Determination of FOC by combustion analyser.	E027
Soil	D	Organic Matter (SOM)	Determination of TOC by combustion analyser.	E027
Soil	D	TOC (Total Organic Carbon)	Determination of TOC by combustion analyser.	E027
Soil	AR	Exchangeable Ammonium	Determination of ammonium by discrete analyser.	E029
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

List of HWOL Acronyms and Operators	
DETS Report No: 25-08476	
Soiltechnics Ltd	
~Site Reference: Whinbush Road	
~Project / Job Ref: STX7228	
~Order No: STX7228-20250926-1447-DET	
Reporting Date: 06/10/2025	

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total
~	Sample details provided by customer and can affect the validity of results

Benzene - HS_1D_MS
EPH Texas (C10 - C12) - EH_1D_Total
EPH Texas (C12 - C16) - EH_1D_Total
EPH Texas (C16 - C21) - EH_1D_Total
EPH Texas (C21 - C40) - EH_1D_Total
EPH Texas (C6 - C40) - HS_1D_MS+EH_1D_Total
EPH Texas (C6 - C8) - HS_1D_MS_Total
EPH Texas (C8 - C10) - EH_1D_Total
Ethylbenzene - HS_1D_MS
MTBE - HS_1D_MS
TPH CWG - Aliphatic >C10 - C12 - EH_CU_1D_AL
TPH CWG - Aliphatic >C12 - C16 - EH_CU_1D_AL
TPH CWG - Aliphatic >C16 - C21 - EH_CU_1D_AL
TPH CWG - Aliphatic >C21 - C34 - EH_CU_1D_AL
TPH CWG - Aliphatic >C5 - C6 - HS_1D_MS_AL
TPH CWG - Aliphatic >C6 - C8 - HS_1D_MS_AL
TPH CWG - Aliphatic >C8 - C10 - EH_CU_1D_AL
TPH CWG - Aliphatic C5 - C34 - HS_1D_MS+EH_CU_1D_AL
TPH CWG - Aromatic >C10 - C12 - EH_CU_1D_AR
TPH CWG - Aromatic >C12 - C16 - EH_CU_1D_AR
TPH CWG - Aromatic >C16 - C21 - EH_CU_1D_AR
TPH CWG - Aromatic >C21 - C35 - EH_CU_1D_AR
TPH CWG - Aromatic >C5 - C35 - HS_1D_MS+EH_CU_1D_AR
TPH CWG - Aromatic >C5 - C7 - HS_1D_MS_AR
TPH CWG - Aromatic >C7 - C8 - HS_1D_MS_AR
TPH CWG - Aromatic >C8 - C10 - EH_CU_1D_AR
TPH CWG - Total >C5 - C35 - HS_1D_MS+EH_CU_1D_Total
Toluene - HS_1D_MS
m & p-xylene - HS_1D_MS
o-Xylene - HS_1D_MS

Normec DETS Limited
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Certificate Key

Symbol	Description
F	Filtered sample
UF	Unfiltered sample
D	Dried sample
AR	As received sample
RL	Reporting limit
~	Sample details provided by customer and can affect the validity of results
M/S	Missing Sample
*	The Dutch 10 PAH compounds consist of Naphthalene, Anthracene, Phenanthrene, Fluoranthene, Benz(a)anthracene, Chrysene, Benzo(k)fluoranthene, Benzo(a)pyrene, Benzo(g,h,i)perylene, and Indeno(1,2,3-cd)pyrene
**	Total EPA-16 PAHs consist of the following polycyclic aromatic hydrocarbons: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenzo(a,h)anthracene, and Benzo(ghi)perylene.
***	Total WAC-17 PAHs consist of the following polycyclic aromatic hydrocarbons: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenzo(a,h)anthracene, Benzo(ghi)perylene and Coronene.
^	No sampling date provided; unable to confirm if samples are within acceptable holding times
\$	Samples exceeded their recommended holding times
n	Please note that we are MCERTS soil accredited (UK soils only) for sand, loam, and clay, and UKAS accredited for groundwater, tap water, surface water, and generated leachates. Other matrices are outside our scope of accreditation.
hs	Deviation due to headspace
U	UKAS accredited test

Appendix E Contamination Assessment Screening

GQRA Screening

Assessments	Status	Date	Created by	Reviewed By
Acute human health risk - Soils	Not undertaken			
Chronic human health risk - Soils	Completed	19.11.2025	AP	MOH
Chronic human health risk - Groundwater vapour	Not undertaken			
Controlled waters risk - Surface water	Not undertaken			
Controlled waters risk - Drinking water	Not undertaken			
Controlled waters - Free phase indicator	Not undertaken			
Phytotoxicity	Not undertaken			
Ecotoxicity	Not undertaken			

Key

Assessment	Abbr.	GQRA Source (in order of preference)	Last Update
All	NGA	No guideline value available	-
Chronic human health risk - Soils	C4SL	Category 4 Screening Levels (DEFRA)	May 2021
	S4UL	Suitable 4 Use Levels (LQM)	August 2015
	ATK	Atrisk Soil Screening Values (Atkins)	June 2017
	CL:AIRE	Generic Assessment Criteria (CL:AIRE)	Jan 2010

Chronic human health risk (soils)

Scenario			
End user	Proposed site user		
Receptor	Residential with homegrown produce		
SOM	1.00%		
GAC Preference	C4SLs over S4ULs		
Unspeciated TPH GAC	Worst-case aliphatic/aromatic		

Contaminant	Guideline source	Guideline value (mg/kg)	Max value (mg/kg)	Location	S1	S2	S3	S4
				Depth (m)	1.60	1.60	1.60	1.60
				Date	26/09/25	26/09/25	26/09/25	26/09/25
Organics - PAH & Phenol								
Acenaphthene	S4UL	210	1.05		< 0.1	< 0.1	1.02	1.05
Acenaphthylene	S4UL	170	<LoD		< 0.1	< 0.1	< 0.1	< 0.1
Anthracene	S4UL	2400	0.6		< 0.1	< 0.1	0.58	0.6
Benzo(a)anthracene	S4UL	7.2	0.28		< 0.1	< 0.1	0.25	0.28
Benzo(a)pyrene	C4SL	5	0.15		< 0.1	< 0.1	0.15	< 0.1
Benzo(b)fluoranthene	S4UL	2.6	0.13		< 0.1	< 0.1	0.13	< 0.1
Benzo(ghi)perylene	S4UL	320	<LoD		< 0.1	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthene	S4UL	77	<LoD		< 0.1	< 0.1	< 0.1	< 0.1
Chrysene	S4UL	15	0.28		< 0.1	< 0.1	0.28	0.28
Dibenz(a,h)anthracene	S4UL	0.24	<LoD		< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	S4UL	280	1.01		0.18	< 0.1	1.01	1
Fluorene	S4UL	170	1.18		< 0.1	< 0.1	1.18	1.15
Indeno(1,2,3-cd)pyrene	S4UL	27	<LoD		< 0.1	< 0.1	< 0.1	< 0.1
Naphthalene	C4SL	15	0.63		< 0.1	< 0.1	0.62	0.63
Phenanthrene	S4UL	95	3.5		0.27	0.16	3.5	3.35
Phenol	S4UL	120	<LoD		< 2	< 2	< 2	< 2
Pyrene	S4UL	620	0.9		0.18	< 0.1	0.87	0.9
Organics - TPH CWG and BTEX								
Benzene	C4SL	0.87	<LoD		< 0.002	< 0.002	< 0.002	< 0.002
Toluene	S4UL	130	<LoD		< 0.005	< 0.005	< 0.005	< 0.005
Ethylbenzene	S4UL	47	0.005		< 0.002	< 0.002	0.005	0.005
o-Xylene	S4UL	60	<LoD		< 0.002	< 0.002	< 0.002	< 0.002
m & p-xylene	S4UL	56	0.005		< 0.002	< 0.002	0.005	0.005
Xylenes (sum of)	S4UL	56	0.007		< LoD	< LoD	0.007	0.007
EC05 - EC06 Aliphatic	S4UL	42	<LoD		< 0.01	< 0.01	< 0.01	< 0.01
EC>06 - EC08 Aliphatic	S4UL	100	<LoD		< 0.05	< 0.05	< 0.05	< 0.05
EC>08 - EC10 Aliphatic	S4UL	27	<LoD		< 2	< 2	< 2	< 2
EC>10 - EC12 Aliphatic	S4UL	130	19		< 2	< 2	< 2	19
EC>12 - EC16 Aliphatic	S4UL	1100	19		< 3	< 3	19	12
EC>16 - EC21 Aliphatic	S4UL	65000	14		< 3	< 3	14	12
EC>21 - EC35 Aliphatic	S4UL	65000	<LoD		< 10	< 10	< 10	< 10
EC5 - EC7 (benzene)	S4UL	70	<LoD		< 0.01	< 0.01	< 0.01	< 0.01
EC7 - >EC8 (toluene)	S4UL	130	<LoD		< 0.05	< 0.05	< 0.05	< 0.05
EC>08 - EC10 Aromatic	S4UL	34	<LoD		< 2	< 2	< 2	< 2
EC>10 - EC12 Aromatic	S4UL	74	4		< 2	< 2	2	4
EC>12 - EC16 Aromatic	S4UL	140	53		< 2	< 2	47	53
EC>16 - EC21 Aromatic	S4UL	260	43		< 3	< 3	40	43
EC>21 - EC35 Aromatic	S4UL	1100	<LoD		< 10	< 10	< 10	< 10
Organics - Banded TPH (unspeciated)								
EC >7-EC8 (unspeciated)	S4UL	100	<LoD		< 0.05	< 0.05	< 0.05	< 0.05
EC >08-EC10 (unspeciated)	S4UL	27	<LoD		< 1	< 1	< 1	< 1
EC >10-EC12 (unspeciated)	S4UL	74	11		< 1	< 1	11	6
EC >12-EC16 (unspeciated)	S4UL	140	66		5	8	66	56
EC >16-EC21 (unspeciated)	S4UL	260	52		5	2	52	42
EC >21-EC40 (unspeciated)	S4UL	1100	15		< 6	< 6	15	10

Chronic human health risk (soils)

Scenario				
End user	Proposed site user			
Receptor	Residential with homegrown produce			
SOM	1.00%			
GAC Preference	CASLs over S4ULs			
Unspeciated TPH GAC	Worst-case aliphatic/aromatic			

Contaminant	Guideline source	Guideline value	Max value	Location	S1	S2	S3	S4
				Depth (m)	1.60	1.60	1.60	1.60
Organics - Volatile Organic Compounds (VOCs)								
MTBE	CL:AIRE	49	< LoD		< 0.005	< 0.005	< 0.005	< 0.005

Appendix F Contractor Backfilling Records

CONVEYANCER NOTE/DUTY OF CARE CONTROLLED WASTE TRANSFER NOTE

Sixfields Depot Tweed Road, Northampton, NN5 5AL Tel 01604 580063
Head Office 01536 418121 Email accounts@sixfieldsaggregates.co.uk

VAT No. 109 3591 13

Carriers Waste Certificate No. CBDU191043

Sixfields Aggregates is a trading name of Storefield Environmental Limited, Furnace Park, Old Telford Way, Telford Way Ind Est, Kettering, Northamptonshire, NN16 8UN

Sixfields
AGGREGATES

LOADING DATE 10/11/2025		TIME 12:04	PLANT NO. 90
DELIVERY DATE 10/11/2025		TIME REQUIRED ON SITE	LOADS N/A
ORD. REF. 9999	QTY. ORDERED N/A	QTY. TODAY N/A	
ORDERED BY:		TEL. NO.	
ANY ENQUIRIES CONCERNING THIS TICKET SHOULD BE ADDRESSED TO:			

CASH SALE INVOICE
Invoice Number: **90529123**
Invoice/Tax Point Date: **10/11/2025**

JOB REF. **COLLECTIONS EX TWEED ROAD**
ACCOUNT NO. **CASH0001** CUSTOMER ORDER NO. **CASH SALE**
CUSTOMER **Cash Sales**
SHIP TO **Collections ex Tweed Road Northampton**

DELIVERY NO. **SIC529123 (SIC529123)**
JOB REF NO. **2** DISTANCE
DELIVERY PT
VEHICLE REG **CU20GYV** CAPACITY
DRIVER **Pete**
HAULIER CODE
HAULIER NAME **Deans Property**

DESCRIPTION/SPECIFICATION	QUANTITY	CASH SALE ONLY
Type 1 Granite	1.500 Tonne	1.500 Tonne £37.00 TICKET VALUE £55.50
		VAT 20.0% % £11.10
		CASH TOTAL £66.60
		CASH BALANCE
SIGNED FOR STOREFIELD	SIGNED BY HAULIER	1.500 NETT WEIGHT
		2.780 TARE WEIGHT
		4.280 GROSS WEIGHT
	ACCEPTED DETAILS AS SHOWN	OPENING BALANCE
		THIS TICKET
		REMAINING BALANCE

DECLARATION:

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

TIME	WAITING TIME	DAYWORK	17 05 04	COMMENTS
ON SITE	A.M. P.M.	A.M. P.M.	SOIL STONES CLAY	
OFF SITE	A.M. P.M.	A.M. P.M.	17 01 07	
NETT TIME	MIN'S	MIN'S	MIXED H/CORE CONC/BRICK	
TIMES SIGNED FOR / ON BEHALF OF CUSTOMER				
PRINTED NAME				GOODS: SIGNED FOR/ON BEHALF OF CUSTOMER: I ACKNOWLEDGE THE DRIVER OF THE DELIVERY VEHICLE A STOREFIELD SHALL HAVE NO LIABILITY FOR DAMAGE CAU THE DELIVERY OF THE MATERIALS BY THE DRIVER ACTING ACCORDANCE WITH INSTRUCTION GIVEN BY MYSELF OR OTHERWISE GIVEN FOR AND ON BEHALF OF THE CUSTOMER
SIGNATURE				PRINTED NAME
SIC CODE 41.20				
CAUTION - BEFORE WORK COMMENCES PLEASE NOTE HEALTH AND SAFETY INFORMATION AND BRING TO THE NOTICE OF ALL USERS. NOTICE: WHERE APPLICABLE IT IS THE CUSTOMER'S RESPONSIBILITY TO PROVIDE ADEQUATE ACCESS. NEITHER THE COMPANY NOR THE DRIVER CAN BE HELD RESPONSIBLE FOR DAMAGE WHILST UNDER INSTRUCTION FROM THE CUSTOMER.				SIGNATURE

ALL ORDERS ARE SUBJECT TO STOREFIELDS STANDARD CONDITIONS OF SALE, A COPY OF WHICH ARE AVAILABLE ON WWW.STOREFIELD.CO.UK

CONFORMS TO WEIGHTS AND MEASURES

WHITE - Invoice / P.O.D. BLUE - Customer YELLOW - Haulier PINK - Weighbridge

LABORATORY REPORT.



Supply works	: Cliffe Hill Quarry
Aggregate Type	: Granodiorite
Aggregate Group	: Igneous
Material	: Type 1
Specification	: SHW CI 803

Technical Department,
Leicester Road,
Whitwick,
Coalville,
Leicestershire.
LE67 5GR
Tel 01530 - 276647/8
Fax 01530 - 276649

Typical Sieve Analysis

BS Sieve Size	% Passing	Target	Specification
125mm	100	100	100
31.5mm	94	87	75 - 100
16mm	65	63	48 - 78
8mm	41	43	25 - 55
4mm	27	30	15 - 45
2mm	17	20	7 - 33
1mm	10	15	4 - 24
0.063mm	7		0 - 9
>16mm<8mm	24		7 - 30
>8mm<4mm	14		7 - 30

Physical Properties

Physical Property	Test Result	Specification	Certificate Number
Plasticity	Non Plastic	<4%	SM12749-22-PL-10
Typical Moisture Content	5%	App 6/1	In house testing
Optimum Moisture Content	6%	App 6/1	TR 932995
Maximum Dry Density	2.31 Mg/m ³	App 6/1	TR 932995
Frost Heave	NFS	NFS	TR 932995
Los Angeles Abrasion (LA)	14	App 6/1	TR 932991
Appendix 6/1 values are site specific, the contractor should check that the material complies with the specification requirements from the above information.			
Valid for three months from date of issue.			

Date Issued : 20/01/2025 00:00

K. Moffoot
Techncial Manager



