



Verification Report (Soil Cover System)

Land at Freemans Close & John Barker Place (Phase 2)

Westmill
Hitchin
Hertfordshire
SG5 2SE

Prepared for:

Land Structure Ltd

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EPS Project Reference: UK24.7143

Date Issued: 19th December 2024

Report Status: Issue 2



LAND AT FREEMANS CLOSE & JOHN BARKER PLACE (PHASE 2), HITCHIN

NON-TECHNICAL CLIENT SUMMARY

This report constitutes the verification of remediation intended to make the site safe for its new residential use and ensure measures outlined within the Remedial Strategy have been satisfactorily implemented. Pertinent findings and conclusions are summarised as follows:

- Previous investigations and sampling assessments completed by EPS (most recently in February 2021) concluded that the soils present across the site were not of sufficient quality to be used in areas of gardens and soft landscaping.
- To control the risks associated with future site users interacting with these materials, it was recommended that a soil cover system comprising of a minimum thickness of 300mm certified clean imported soil be installed in areas of gardens and soft landscaping associated with development at Freemans Close & John Barker Place, this report focusses specifically on Phase 2 of the development (residential apartment blocks including a communal garden in a central courtyard area and soft landscaping around the fringes of the buildings).
- An inspection was carried out by EPS in November 2024 where the minimum required thickness of the imported soil making up the cover system in the relevant areas was confirmed. The minimum requirements were achieved and records provided by the client confirm that the imported soil is of suitable quality. Overall, the risks identified through previous phases of work have been managed by the measures currently in place and the Remedial Strategy has been completed to an adequate standard in the Phase 2 part of the development.
- It is recommended that a copy of this report is provided to the Environmental Health Department of North Hertfordshire District Council so that it may be incorporated into their land quality records and to satisfy associated planning conditions.

By their very nature, the above bullet points represent a simplified summary of our work and **must not** be relied upon to form the basis for key decisions for the proposed development. A full picture is provided in the following report, or alternatively give us a call and we'll talk you through it.



Project Reference:	UK24.7143	
Title:	Verification Report (Soil Cover System) – Land at Freemans Close & John Barker Place (Phase 2), Hitchin	
Client:	Land Structure Ltd	
Date:	19 th December 2024	
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Status:	Issue 2	
Changes since last issue (6/12/2024)	Reference to memo from North Hertfordshire Council requesting 600mm of clean cover soils in private gardens and inclusion of additional photographs to this effect provided by the Client / developer. References to waste transfer documentation provided by the Client / developer being reviewed by EPS. Inclusion of updated proposed development plan.	

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Consultant	Principal Consultant	Director

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The report has been written, reviewed and authorised by the persons listed above. It has also undergone EPS' in house quality management inspection. Should you require any further assistance regarding the information provided within the report, please do not hesitate to contact us.

The National Planning Policy Framework requires a competent person to prepare site investigation information, which is defined as a person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation. EPS considers that it fulfils these criteria and would welcome any request for staff CVs or case studies to demonstrate it.



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1 INTRODUCTION

In September 2024, Environmental Protection Strategies Ltd (EPS) was commissioned by Land Structure Ltd to produce a Verification Report, following the installation of a soil cover system at the site of the Land at Freemans Close & John Barker Place (Phase 2), Westmill, Hitchin, Hertfordshire, SG5 2SE ('the site', see Figure 1).

The work was commissioned in order support a planning application that, among other elements of development includes the '*construction of two x four storey residential apartment blocks containing 24 x one bedroom apartments (affordable rent and affordable living tenure) and 6 x one bedroom and 16 x two bedroom apartments (open market housing) together with associated vehicular and pedestrian access, car parking, landscaping and ancillary works, following demolition of existing buildings.*', this is known as Phase 2 of the development of North Hertfordshire District Council planning application reference: 19/01416/HYA. Specifically, these works have been undertaken to support the discharge of parts c & d of planning condition No. 9 relating to a 'remediation verification report' for which a separate planning application to discharge the conditions has already been submitted (North Hertfordshire District Council planning application ref: 22/02473/DOC). A development plan showing Phase 2 of the wider development site is included as Appendix A.

This report aims to support the pre-occupation requirements of Conditions 9 (c & d) by confirming the agreed remedial strategy has been completed and implemented to the required standard, and evidence of such is provided to the local authority.

The following sections of this report provide the background and objectives for this work, describe the activities that were undertaken and present records of any materials removed or imported to site, including chemical and physical data. The overall aim of this process is to ensure the following contaminant linkages (risks) will not become active following redevelopment, which represents the Conceptual Site Model forming the basis of this work.

Source	Pathway	Receptor
Contaminated Soil	Direct contact and inadvertent ingestion by eating or smoking with dirty hands.	Construction workers during redevelopment & Site Users
	Inhalation of fugitive dusts	Site Users
	Direct uptake and/ or adherence of contaminated soil to vegetation and subsequent ingestion, particularly within private garden areas.	Site Users
	Direct uptake via root systems	Plants

1.1 Background and Previous Reports

The site has been subject to several phases of work to assess potential contamination and confirm remediation options. for background information it is recommended that the reader review the following documents which are briefly summarised below:

- *Phase I & II Geo-Environmental Assessment – Freemans Close & John Barker Place, Hitchin – Dated 22nd November 2018 (EPS report ref: UK18.4197).*

As part of this work the site was established to have first been developed as residential housing between 1939 and 1964, having previously been undeveloped fields. The layout has varied since initial construction stages, with many of the domestic garage units having been removed and features like a playground and a basketball court having been constructed in recent years with a conceptual site model developed which identified contaminant linkages associated with the quality of shallow soils that required intrusive investigation.

Intrusive investigations were undertaken in October 2018, and involved drilling four window sample boreholes to 5.0m and one cable percussive borehole to 20m. Soil samples were submitted for laboratory testing to confirm their quality and the results identified a single contaminant exceedance of the heavy metal arsenic however through further consideration of this exceedance and including statistical analysis and the fact that the exceedance was identified in a soil sample taken from a depth of 1.2m, no unacceptable risks were anticipated to affect the proposed redevelopment. Nonetheless, given the context of the site, recommendations were made to undertake supplementary works following the demolition and removal of the existing structures and hardstanding / surfacing soils.

These supplementary works were undertaken & issued by EPS in January & February 2021 respectively in the below referenced report:

- *Supplementary Phase II Environmental Assessment – Land at Freemans Close & John Barker Place, Hitchin – Dated 18th February 2021 (EPS report ref: UK18.4197b).*

These supplementary works were undertaken primarily to target the Phase 1 area of the scheme and to adhere to the recommendation previously made by EPS in the original Phase I & II Geo-Environmental Assessment.

The results of soil sampling from the supplementary works identified an exceedance of the heavy metal lead in a shallow soil sample as well as the presence of asbestos in select shallow soils samples, Therefore, a recommendation (which, for all intents and purposes can be considered as the Remedial Strategy) was made to implement a simple clean soil cover system with a thickness of at least 300mm in all garden and soft landscaped areas in order to limit the level of interaction between future site users and the underlying soils potentially containing elevated levels of lead and asbestos. This recommendation (Remedial Strategy) technically applies to the entire development site (including Phases 1 & 3) however, it is understood that the client has only been involved with Phase 2 of the development and hence, the other developers (of Phases 1 & 3) should be contacted to confirm if the Remedial Strategy has been implemented at Phases 1 & 3 of the development so that verification works can be undertaken to support the discharge of the relevant planning condition in full.

Following the original issue (Issue 1) of this verification report, the developer of the scheme made EPS aware of a memo from Alan Stone (Environmental Health, North Hertfordshire District Council) dated 9th September 2024. In this memo, it is stated that the proposed remediation is satisfactory but that '*North Herts Council request a minimum of 600mm [of clean cover soil] for private garden areas*'. This memo is available to view in full on the planning portal for planning application 20/02247/DOC ('*Discharge of Condition 9 (Phase I & II Geo-Environmental Assessment Report) as attached to Planning Application 19/01416/HYA granted on 09.06.2020*').

As such, the Client / developer informed EPS that they undertook a reduced dig in two areas along the southern fringes of the courtyard associated with Apartment Building C (Phase 2B) which are the only areas of private garden associated with the scheme according to the Client / developer. The Client / developer has provided some photographs showing the reduced dig in these areas, copies of waste transfer documentation have also been provided to EPS and this additional information is referenced in the relevant sections of this updated (Issue 2) version of the Verification Report.

1.2 Objectives

The objective of this Verification Report is as follows:

- Demonstrate that relevant aspects of the Remedial Strategy have been implemented so that risks to future site users have been successfully mitigated to a safe level.

1.3 Scope of Work

To undertake a verification exercise of the recommended remedial measures in accordance with the principles and requirements of the Environment Agency's *Land Contamination: Risk Management*, the *National Planning Policy Framework* and DEFRA's '*Contaminated Land Statutory Guidance*' as well as the NHBC's *Standards and Technical Requirements*, the following tasks were undertaken:

- Completion of a site visit by a suitably qualified engineer to confirm the thickness of replacement cover soils via the formation of hand auger boreholes within areas of soft landscaping and gardens.
- Compiling records relating to imported materials delivery, quality and chemical suitability.
- Production of the Verification Report.

1.4 Project Limitations and Constraints

The purpose of this report is to present the findings of a verification exercise conducted at the location(s) specified. When examining the data collected from the investigations made during the assessment, EPS makes the following statements:

No investigation method is capable of completely identifying all the ground conditions that might be present in the soil or groundwater under a site. Where outlined in our report, we have examined the ground beneath a site by constructing a number of boreholes and/or trial pits. The locations of these excavations and sampling points are considered to be sufficient to achieve the objectives of the investigation. However, it may be possible that the cover soils vary across the site.



If third parties have been contracted/consulted during completion of this report, the validity of any data they may have supplied, and which are included in the report, have been assessed as far as possibly by EPS, however, EPS cannot guarantee the validity of these data.

EPS Ltd cannot confirm that Japanese Knotweed rhizomes do not exist at the site, this is due to the difficulty of identifying the plant, especially in the early stages of growth. It is recommended that if Japanese Knotweed, (or any other similarly invasive plants,) is suspected to be present, a specialist contractor should be commissioned to make a detailed assessment.

This report does not include specific investigation for the presence of Potential Asbestos Containing Material (PACM). Specialist contractors should be commissioned to make detailed assessments and recommendations if these materials are suspected. EPS have only considered the risk of asbestos in soils, we are not licensed asbestos surveyors.

This report does not cover the possible regulatory or legal requirements of re-using soils which are a potential waste. The risks from soils have been assessed on the principles of safe development and suitability for use but if there is any doubt over whether the soils are considered a waste, the local Environment Agency waste team should be consulted.

2 VERIFICATION WORKS

EPS was commissioned to independently verify the remedial works completed for Phase 2 of the development of the land at Freemans Close & John Barker Place, Hitchin as recommended as part of the Remedial Strategy outlined in the Supplementary Phase II Environmental Assessment issued by EPS in February 2021. The findings of this process are detailed in the sections below and are supported by relevant photographs / records where appropriate.

2.1 Site Location & Description

EPS visited the site on the 22nd November 2024 to complete an inspection during an appropriate stage of the redevelopment programme, when the imported cover soil had been installed in the required areas of Phase 2 of the scheme. These areas included the communal gardens area in the central courtyard area and other areas soft landscaping associated around the edges of the apartment blocks .

Access to the property was gained via a pathway leading from the south of John Barker Place, and at the time of EPS' visit the development appeared to be still in progress, with some internal works and external works still ongoing. Since the previous visit by EPS in February 2021, when the former buildings had been demolished, the scheme had progressed significantly with the main apartment buildings and associated ancillary structures completed. External works, including soft landscaping and gardens had also been completed and topsoil was emplaced in the communal garden area in the central courtyard and areas of soft landscaping with plants in the relevant areas in anticipation of EPS' visit on 22nd November 2024.

2.2 Summary of Verification Works

During the EPS site visit in November 2024, a detailed inspection was made of the soils present in areas of soft landscaping within the site boundary of Phase 2 of the scheme which include a communal area in the central courtyard area as well as numerous smaller fringe areas of soft landscaping (planters) surrounding the apartment buildings. Initial observations found these materials to be indicative of recently imported topsoil.

2.2.1 Waste Transfer Tickets

It is understood that the Client removed some shallow soils to allow for the imported topsoil to achieve desired levels. The Client / developer have provided EPS with detailed waste transfer documentation spanning the period from July 2024 to November 2024. These records have not been reproduced as part of this report however should they be required by the Local Authority, it is recommended that the Client / developer be contacted directly.

2.3 Installation of Cover System

2.3.1 Location and Thickness of Imported Material

During EPS' site visit on the 22nd November 2024, nine shallow hand auger boreholes (HA01-HA09) were completed within the areas of soft landscaping, to provide assurance the recommended remedial measures (specifically the thickness and visual quality of soil imported to the required areas), had been completed to the required standard.

The soil arisings from each of the hand auger boreholes were recorded as an orangish brown, slightly sandy silty clay with rare fine to medium gravel. At each hand auger borehole location, a recorded thickness of at least 300mm of cover soil was present. This process confirmed that the minimum required thickness (outlined at part of the Remedial Strategy included in EPS's Supplementary Phase II Environmental Assessment) had been achieved in the required areas throughout the Phase 2 part of the development site. A hand auger location plan is presented as Figure 2.

A range of photographs taken by EPS during the verification works on the 22nd November 2024, demonstrating the extent of the imported cover soils in the relevant areas are presented below.

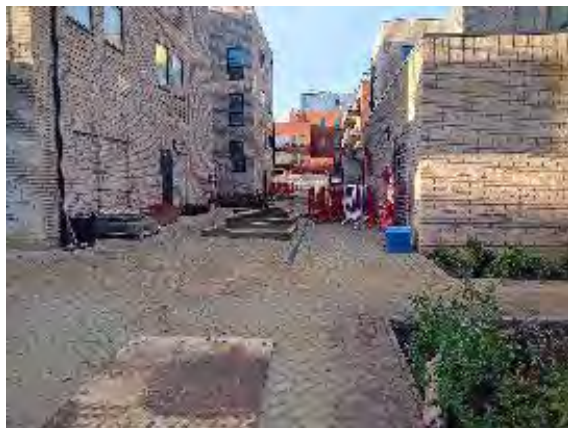
Photo 1: Image looking southwest between the newly constructed apartment blocks.	Photo 2: Image showing areas of soft landscaping along the west of the apartment buildings.
	

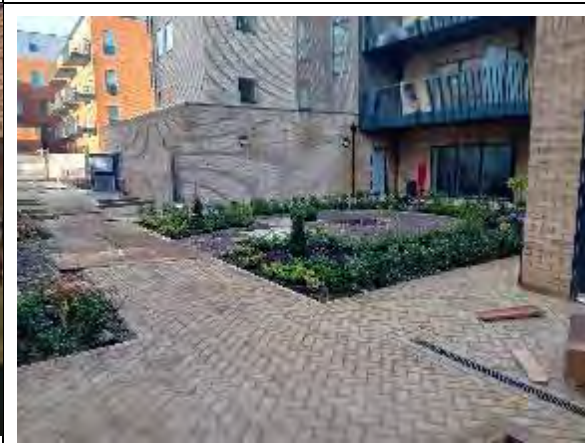
Photo 3: Image showing the southern side of the apartment building (works ongoing at the time of EPS' site visit in November 2024.	Photo 4: Image showing the are central communal garden in the courtyard area between the apartment buildings.
	
Photo 5: Image showing the topsoil recovered at the location of HA02.	Photo 6: Image showing the topsoil recovered at the location of HA04.
	
Photo 7: Image showing the areas of soft landscaping along the northern bounds of the area.	Photo 8: Image showing the topsoil recovered at the location of HA10
	

Photo 9: Image showing the reduced dig to a depth of approximately 0.6m in the private garden area along the southern fringes of the courtyard associated with Apartment Building C (Phase 2B) – image provided by client.



Photo 10: Image showing the reduced dig to a depth of approximately 0.6m in the private garden area along the southern fringes of the courtyard associated with Apartment Building C (Phase 2B) – image provided by client.



2.4 Imported Soil Quality

Delivery notes provided by the client show that Enviro Site Solutions Ltd arranged for seven loads of topsoil sourced from a site known as 'Beadlow Yard, SG17 5PJ' to be delivered on the 18th & 19th November 2024 by Winton Haulage Ltd. These records are presented as Appendix B. Additionally the Client has provided records of the quality of the imported topsoil in the form of laboratory testing. In addition to the laboratory testing dated March 2024, an accompanying letter confirms that a stockpile of topsoil at Winton Haulage Limited, A507, Bedford, SG17 5PJ was tested and that the results of the laboratory testing confirm that the topsoil is suitable for use in the context of the land at Freemans Close & John Barker Place. Given that EPS typically advises that laboratory testing certification provided by other parties should be undertaken within approximately six weeks of being used, the Client also arranged for some more recent laboratory testing to be undertaken in October 2024 and the results of this testing also indicate that the sample tested (referenced as 'Beadlow Soil sampled for John Barker Place') is also suitable for use in the context of the scheme. This laboratory testing is included as Appendices C & D.

During EPS' verification works, the topsoil was described as an orangish brown, slightly sandy silty clay with rare fine to medium gravel, this topsoil was consistent across all

areas of soft landscaping that were investigated and resembled clean imported soil, consistent with the records provided by the Client.

2.5 Unforeseen Contamination

The developer has confirmed to EPS that no unforeseen contamination, beyond what was anticipated through the findings of the previous assessments, was encountered during the groundworks associated with the development of Phase 2 of the development at the land at Freemans Close & John Barker Place.

3 VERIFICATION STATEMENT

On the basis of the information and detailed records provided by the Client and the results of the independent verification works carried out by EPS, it is concluded that the imported cover soil is suitable for the adopted end use of Phase 2 of the scheme and that it is a sufficient thickness. Therefore, it is concluded that the Remedial Strategy outlined as part of EPS' Supplementary Phase II Environmental Assessment issued in February 2021 has been carried out to the required standard and no unacceptable risks are present to future site users. Additionally, the Client / developer has demonstrated throughout the process that they have been notably diligent, providing all the necessary documents and sourcing clean soil, installed to the appropriate minimum thickness.

Overall, the control measures which have been implemented in the communal garden area in the central courtyard and the areas of soft landscaping are considered to have met the requirements of the Remedial Strategy and no further action or assessment is viewed necessary.

It is recommended that a copy of this report is provided to the Environmental Health Department of North Hertfordshire District Council so that it may be incorporated into their land quality records and to satisfy associated planning conditions.

FIGURES



Rev	Date	Drawn	Description	Chkd



The Geotechnical and Environmental Engineers
www.epstrategies.co.uk

Site
Land at Freemans Close & John Barker Place
Hitchin (Phase 2)

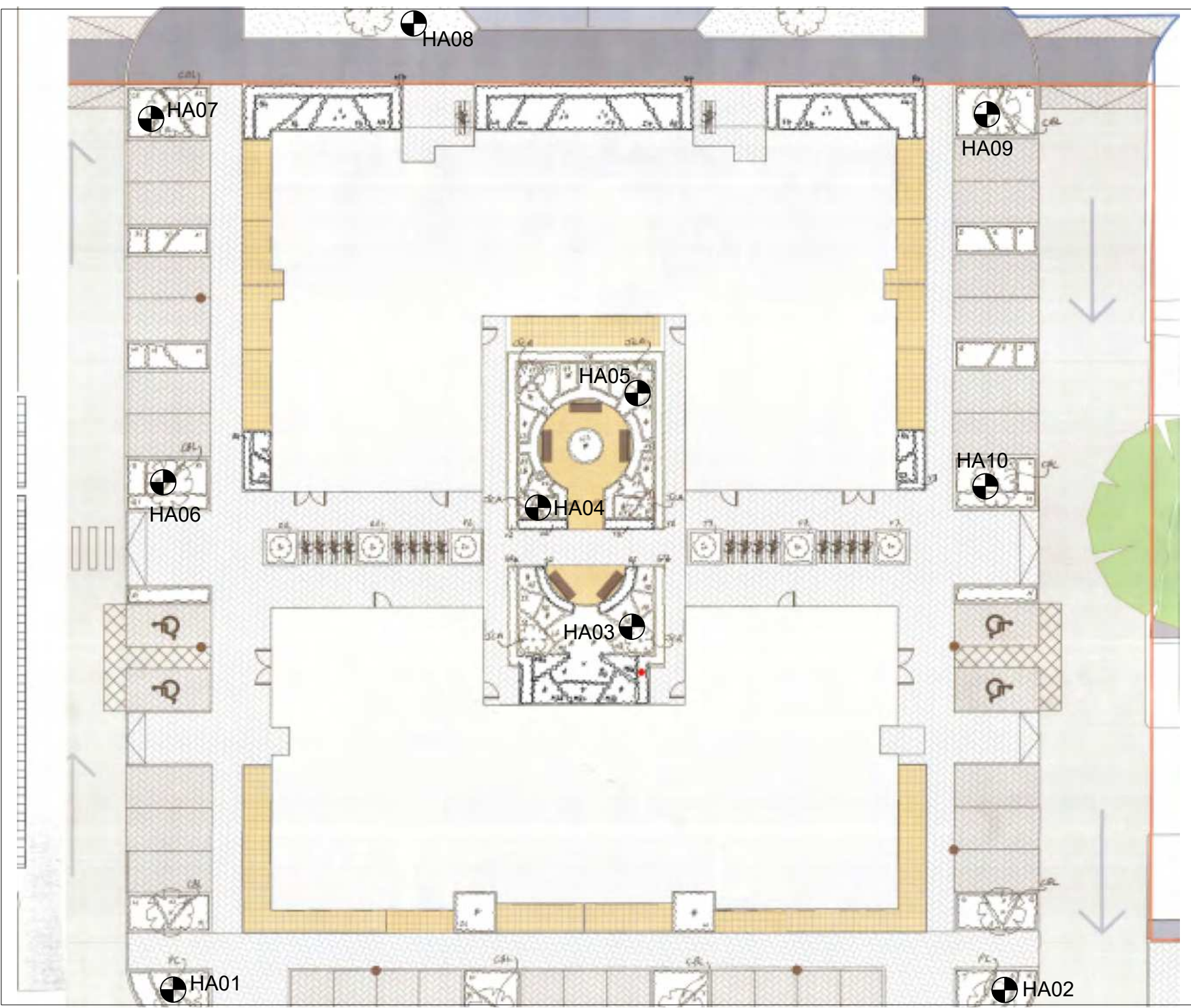
Client
Lovell Homes Ltd

Title
Figure 1 - Site Location Plan

Surveyed:		Drawn by:	MBr
Checked by:	TA	Date:	December 2024

Scale	(A4 Sheet)	Drawing Reference
Not to Scale		UK24.7143_01

Job No	UK24.7143	Rev	01
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KEY:
SITE BOUNDARY
HAND AUGERED BOREHOLE

Rev	Date	Drawn	Description	Chkd



The Geotechnical and Environmental Engineers
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Site
Land at Freemans Close & John Barker Place
Hitchin (Phase 2)

Client
Lovell Homes Ltd

Title
Figure 2 - Hand Auger Borehole Location Plan

Surveyed by:	TA	Drawn by:	MBr
Checked by:	TA	Date:	December 2024

Scale	(A4 Sheet)	Drawing Reference
Not to Scale		UK24.7143_02



APPENDICES

APPENDIX A

Development Plan

[illegible]

TREE SCHEDULE		
KEY		TOTAL
CBL	CARPINUS BETULUS 'LUCAS' 14/16cm H STD CG	9
JCA	JUNIPERUS COMMUNIS 'ARNOLD' 2.5-2.75m CG	6
PC	PYRUS CALL. CHANTICLEER 16/18cm EHS CG	2
SA	SORBUS ARIA 16/18cm EH STD CG	2
		19

SUMMARY PLANT SCHEDULE	
SHRUBS / TREES / HERBACEOUS / HEDGING	
<i>Abelia grandifolia</i> kaleridoscor 30/40m C3	66
<i>Berberis T. zosterophora</i> 30/40m C2	51
<i>Berberis T. zosterophora</i> 30/40m C2	18
<i>Choisya ternata</i> 'Sunderland' 30/40m C3	24
<i>Cistus Silver Pink</i> 30/40 cm C2	11
<i>Crocosmia</i> 'George Davidson' C2	12
<i>Crocosmia</i> 'Iceberg' C1	17
<i>Deschampsia cespitosa</i> Goldfada Z1	72
<i>Echinosium</i> purpurea C2	61
<i>Eucalyptus</i> 'Dartington' 40/60m C3	64
<i>Eucalyptus</i> 'Veyal' 30/40m C3	136
<i>Eucalyptus laevis</i> 'Gold Emblem' 20/30 cm C2	59
<i>Eucalyptus</i> '1cm Y Gold' 20/30 cm C2	100
<i>Eucalyptus</i> 'Emerald gateway' 20/30 cm C2	88
<i>Euonyma</i> 'mini' 20/30cm C2	56
<i>Hebe</i> 'Mrs Windle' C2	82
<i>Hebe</i> 'James Stirling' 15/20 cm C2	36
<i>Hedera</i> 'Palace Party' Z1	21
<i>Hostiaria cordata</i> Flame C2	24
<i>Hypericum moserianum</i> 20/30m C3	16
<i>Hyx crenata</i> 20-30cm Z1	115
<i>Impatiens</i> 'Eternal galaxy' Best Flower Z2	101
<i>Kolkwitzia amabilis</i> 'Pink Cloud' 30/40 cm C3	122
<i>Lavandula</i> ang. 'Grosso' 15/20 cm C2	47
<i>Liquidambar styraciflua</i> 40/60m C3	64
<i>Lonicera nitida</i> 'Simon Lee' 20/30m C2	69
<i>Lonicera nitida</i> 'Malmgren' 20/30 cm C2	88
<i>Nandina</i> don. 'Tangerine' 30-40cm Z1	36
<i>Onopordium</i> phlox. 'negrescens' C2	67
<i>Osmunda</i> bartramoides 40/60m C3	82
<i>Persea alata</i> 'Darjeeling Red' C2	23
<i>Pittosporum tenuifolium</i> 'Tom Thumb' 20/30 cm C2	18
<i>Prunus avium</i> 'Avalon' 30/40m C3	48
<i>Rosa</i> Petal Bell Z1	16
<i>Rosa</i> mini 'James Sprague' 30/40m C3	23
<i>Arbutus</i> 'Gold Storm' C2	11
<i>Salix alba</i> 'Purpurea' C2	13
<i>Salixia</i> japa. <i>Abutilon</i> 20/30m C2	24
	1903

SPECIMEN SHRUBS		
BEBBERS THUN, PINN QUEEN	60/80cm C10	2
CORNIUS KOLSA VAR. CHINENSIS	200-250cm MULTI-STEM 4SL	1
CORNIUS SANG, MIDWINTER FIRE	60/80cm C10	2
EUDONYMUS JAP. 'AURUMMARGINATUS'	40/60 cm C10	2
LAURUS NOBILIS 3DL	CONE	4
PHAEADIPHUS CDR. AUREUS	40/60cm C10	4
PHODODENDRUM ZESTER	60/80cm C10	2
PRUNUS CISTENA	40/60cm C10	2
PRUNUS LUSITANICA	1.25-1.5M HIGH MULTI-STEM C60	6
ROSA STANDARD SPP 7.5L		26

PLANTING BED KEY					
BED KEY	SHRUBS	M2	Nº / NO.	BED TOT.	
A4	Lavandula ang. "Grosso" 150x20 cm2	1.5	5	8	
B4	Lonicera nit. "Lemon Beauty" 200x20 cm2	7.5	5	39	
C4	Deschampsia cespitosa Gleditzia 2/L	4.5	5	23	
D4	Kolkwitzia amabilis "Pink Cloud" 30x40 cm3	2.5	3	14	
E4	Berberis T. atropurpurea 30x40cm 2C	4.5	3	14	
F4	Crocimania "George Dawydov" 2C	SPOT PLANTS			
G4	Helle Mrs Winder C2	2.75	4	11	
H4	Lonicera nit. "Lemon Beauty" 200x20 cm2	9.5	5	48	
I4	Helle Mrs Winder C2	3.25	4	13	
J4	Kolkwitzia amabilis "Pink Cloud" 30x40 cm3	4	3	12	
K4	Berberis T. atropurpurea 30x40cm 2C	4.5	3	23	
L4	Crocimania "George Dawydov" 2C	SPOT PLANTS			
M4	Kolkwitzia amabilis "Pink Cloud" 30x40 cm3	4	3	12	
N4	Helle Mrs Winder C2	3.25	4	13	
O4	Lonicera nit. "Lemon Beauty" 200x20 cm2	7.5	5	39	
P4	Helle Mrs Winder C2	2.75	4	11	
Q4	Berberis T. atropurpurea 30x40cm 2C	4.5	3	14	
R4	Crocimania "George Dawydov" 2C	SPOT PLANTS			
S4	Kolkwitzia amabilis "Pink Cloud" 30x40 cm3	2.5	3	14	
T4	Deschampsia cespitosa Gleditzia 2/L	4.5	5	23	
U4	Lonicera nit. "Lemon Beauty" 200x20 cm2	2.5	5	12	
V4	Nandina domest. "Freespace" 30x40 cm2	1.25	3	4	
W4	Lavandula ang. "Grosso" 150x20 cm2	1.5	5	8	
		TOTAL AREA	434	PLANTS TOTAL	1931

PLANTING BED KEY		SHRUBS	M2	NO./ M2	BED TOT.
M2	MIXED FLOWERING BORDER		8.5	6	
	Catalpa Star Pink 3040 cm C2				8
	Crocosmia luffei C2				8
	Echinacea purpurea C2				8
	Hebe Mrs Winder C2				6
	Lavandula ang. Grosso 1520 cm C2				8
	Penicula affinis Deijeping Red C2				8
	Rubusella 1 Goldcrest C2				8
	Skimmia japon. Rubra 2000cm C2				7
	PRUNUS COSTINA 4000cm C10				2
	PLANTIPHILUS COR. AUREUS 4000cm C10				2
		SPECIMEN PLANT			2
M2a	Handson don. Frezopur 30-40cm ZL		1.75	4	
	AURUS grandiflora Kaleidoscope 3040cm C3		2.75	4	11
	LAURUS NORBILI 10L - CONE				
	LAURUS NORBILI 10L Don Eder 2000 cm C2		2.5	6	15
	REBERS THIAN PINK QUEEN 6000cm C10				
	AURUS grandiflora Kaleidoscope 3040cm C3		2.75	4	11
M2b	LAURUS NORBILI 10L - CONE				
	LAURUS NORBILI 10L - CONE		1.75	4	7
M2c	Handson don. Frezopur 30-40cm ZL		1.75	4	

PLANTING BED KEY					
BED KEY	SUBURS	M2	NO. / M2	BED TOT.	
N2	Rosmarinus Miss jessups upright 30x60cm C3	3.5	0		
O2	Berberis T. atropurpurea Nasa C2	1	5		
CORANUS SANG. MOWDINIER FIRE 60/80cm C10		SPECIMEN PLANT			
P2	Pittosporum nani. 'Tom Thum' 20/30 cm C2	1.5	6	9	
R2	Rosa Miss Jolly 20/30 cm C2	1.5	5	8	
PHORMIUM ESTER 60/80cm C10		SPECIMEN PLANT			
R2	Eucalyptus laevis 'Gold Emblem' 20/30 cm C2	1.2	6	7	
	Impatiens cylindrica 'Red Baron' C2			3	
	Eucalyptus laevis 'Gold Emblem' 20/30 cm C2	1.2	6	7	
	Impatiens cylindrica 'Red Baron' C2			3	
T2	Eucalyptus laevis 'Gold Emblem' 20/30 cm C2	1	6	6	
	Impatiens cylindrica 'Red Baron' C2			2	
U2	Eucalyptus laevis 'Gold Emblem' 20/30 cm C2	1	6	6	
	Impatiens cylindrica 'Red Baron' C2			2	
V2	VEYI HEDGE - DOUBLE STAGGERED ROW 47cm x (600mm width) Eucalyptus 'veyi' 20/30 cm C2	16.8			
			6.8	114	
W2	JAPANESE HOLY - LOW EVERGREEN HEDGE - DOUBLE STAGGERED ROW 50cm x 1m lex corallia 20-30cm T2	1.35			
			10	14	
X2	Heuchera Palace Purple Z1	1.25	6	8	
	LAURUS NOBILIS 10L - CONE	SPECIMEN PLANT			
Y2	Nandina dom. 'Firepower' 30-40cm Z1	1.5	4	6	
Z2	SPRINK TURF MAT				

PLANTING BED KEY		M2	NO./ M2	BED TOT.
BED KEY	SHRUBS			
A	Oenanthus burkwoodii 40x60m C3	5.5	3	17
B	Deschampsia cespitosa Goldstr. 2L	2.5	5	13
C	Eurychorda l'Em y Goldr. 20x30 cm C2	5	5	25
D	Prunus otto lyken 30x40m C3	3	4	13
E	Eucalyptus l'Em Sunda 30x40m C3	2	3	8
F	Eucymella l'Emanali geyd. 20x30 cm C2	1.5	5	8
G	Prunus otto lyken 30x40m C3	3	4	12
H	Chiosley ternata Sundance 30x40m C3	2	3	6
I	Eucymella l'Emanali geyd. 20x30 cm C2	1.5	5	8
J	Kolkovitsa arabica Pink Goodr. 30x40 cm C3	4	3	12
K	Hebe nana 20x30 cm C2	3	4	13
L	Eucymella l'Emanali geyd. 20x30 cm C2	2	5	19
M	Escalaonia Darts Rosyred 40x60 cm C3	4	4	16
N	Escalaonia Darts Rosyred 40x60 cm C3	4	4	16
O	Oenanthus burkwoodii 40x60m C3	4	4	12
P	Hypericum montanum 20x30cm C3	2	4	12
Q	Eucymella l'Em y Goldr. 20x30 cm C2	5	5	25
R	Selonie nani 'Magreen' 20x30 cm C2	6.5	4	26
S	Anelia grandiflora Kaleidoscope 30x40m C3	5	5	22
T	Oenanthus burkwoodii 40x60m C3	4	3	12
W MIXED FLOWERING BORDER		5		
	Cistus Silver Pink 30x40 cm C2			3
	Crocus lucicola C2			3
	Echinacea purpurea C2			3
	Lavandula sp. Grosse 15x20 cm C2			3
	Pericaria affinis 'Dageling Red' C2			3
	Rubecola 'Goldstump' C2			3
	Scilla maritima Rubra 20x30 cm C2			3
	PHILADELPHUS COR. AUREUS 40x60m C10			
		SPECIMEN PLANT		
X	Kolkovitsa arabica Pink Goodr. 30x40 cm C3	8.5	3	20
Y	Hebe neta 20x30 cm C2	3	4	12
Z	Eucymella l'Emanali geyd. 20x30 cm C2	5.5	5	25

PLANTING BED KEY					
BED KEY	SHRUBS	M2	NO. / M2	BED TOT.	
A1	Eucalyptus Fernaldi geyardii 20/30 cm C2	5.5	5	26	
B1	Hibiscus merrillii 20/30cm C2	3	4	12	
C1	Kolkwitzia coccinea "Pink Glow" 30/40 cm C3	6.5	3	26	
MIXED FLOWERING BORDER					
	Chrysanthemum "Silver Snow" 30/40 cm C2	6	5	3	
	Crocotoma luciferi C2			3	
	Echinacea purpurea C2			3	
	Geranium ang. "Gross" 15/20 cm C2			3	
	Lupinus albus "Dorseting Red" C2			3	
	Rubuskeia "Goldkum" C2			3	
	Stemna jay. Rubella 20/30cm C2			3	
	PHILADELPHUS COR. AUREUS 45/60cm U1				
SPECIMEN PLANT 1					
H1	Lonicera nit. Magreyn 20/30 cm C2	6.5	4	26	
G1	Abelia grandiflora Kaldesopce 30/40cm C3	5.5	4	22	
J1	Oremanthus buxifolius 40/50cm C3	4	3	12	
K1	Oremanthus buxifolius 40/50cm C3	4	3	12	
L1	Hypericum monadelphum 30/40 C3	2	4	8	
M1	Lonicera nit. Magreyn 20/30 cm C2	3	5	15	
N1	Lonicera nit. Magreyn 20/30 cm C2	4.5	4	16	
O1	Kolkwitzia coccinea "Pink Glow" 30/40 cm C3	6	3	18	
P1	Lonicera nit. Magreyn 20/30 cm C2	4.5	4	16	
Q1	Escallonia "Dart's Roseyn" 40/60 cm C3	4	4	16	
R1	Escallonia "Dart's Roseyn" 40/60 cm C3	4	4	16	
S1	Kolkwitzia coccinea "Pink Glow" 30/40 cm C3	4	3	12	
T1	Hibiscus merrillii 20/30cm C2	3	4	12	
U1	Eucalyptus Fernaldi geyardii 20/30 cm C2	2	5	10	
V1	Pinus oituki 30/40cm C3	3	4	12	
W1	Chrysanthemum "Sunderland" 30/40cm C3	2	3	6	
X1	Eucalyptus Fernaldi geyardii 20/30 cm C2	1.5	5	8	
Y1	Pinus oituki 30/40cm C3	3	4	12	
Z1	Chrysanthemum "Sunderland" 30/40cm C3	2	3	6	
	Eucalyptus Fernaldi geyardii 20/30 cm C2	1.5	5	8	

BED KEY	PLANTING BED KEY		M2	NO./ M2	BED TOT.
		SHRUBS			
A3	JAPANESE HOLLY - LOW EVERGREEN HEDGE - DOUBLE STAGGERED ROW 50in m		2.7	10	27
B3	Hebe 'Mrs Winder' C2		1.5	4	6
	BERBERIS THUN. PINK QUEEN 600x100 C10		SPECIMEN PLANT 1		
	Salvia off. Purpurascens C2		2	6	12
	EUNYMUS JAP. 'AUREOMARGINATUS' 40x60 cm C10		SPECIMEN PLANT 1		
D3	SEDUM TURF MAT		2.5		
	Rosa standard app 7.5L		SPECIMEN PLANT 1		
E3	Nandina dom. 'Firepower' 30-40cm L2		1.5	4	6
F3	Lewandula spp. 'Grosso' 15/20 cm C2		2	5	10
	Hebe 'Mrs Winder' C2		2	4	8
	CROCOSMIA LUCIFER C2		SPECIMEN PLANTS 3		
H3	JAPANESE HOLLY - LOW EVERGREEN HEDGE - DOUBLE STAGGERED ROW 50in m		3.3		
	lar creata 20-30cm L2			10	33
I3	Hebe 'Mrs Winder' C2		2	4	8
	CROCOSMIA LUCIFER C2		SPECIMEN PLANTS 3		
J3	Lewandula spp. 'Grosso' 15/20 cm C2		2	5	10
	Nandina dom. 'Firepower' 30-40cm L2		1.5	4	6
L3	SEDUM TURF MAT		2.5		
	Rosa standard app 7.5L		SPECIMEN PLANT 1		
M3	Salvia off. Purpurascens C2		2	6	12
	EUNYMUS JAP. 'AUREOMARGINATUS' 40x60 cm C10		SPECIMEN PLANT 1		
N3	JAPANESE HOLLY - LOW EVERGREEN HEDGE - DOUBLE STAGGERED ROW 50in m		2.7	10	27
	lar creata 20-30cm L2			10	27
O3	Hebe 'Mrs Winder' C2		1.5	4	6
	BERBERIS THUN. PINK QUEEN 600x100 C10		SPECIMEN PLANT 1		
P3	SEDUM TURF MAT		2		
Q3	Nandina dom. 'Firepower' 30-40cm L2		1.5	4	6
R3	Heuchera Palace Purple L2		1.25	6	8
	LAURUS NOBILIS 10L - CONE		SPECIMEN PLANT 1		
S3	JAPANESE HOLLY - LOW EVERGREEN HEDGE - DOUBLE STAGGERED ROW 50in m		1.35		
	lar creata 20-30cm L2			10	14
T3	Houttuynia cordata flame C2		3	4	12
	Pinus. laetifolia 1.25-1.5m high multi-stem C50		SPECIMEN PLANT 1		
U3	Ophiopogon plant. nigrescens C2		3	6	18
	Pinus. laetifolia 1.25-1.5m high multi-stem C50		SPECIMEN PLANT 1		
V3	Hebe 'James Spring' 15/20 cm C2		1	3	18
	Pinus. laetifolia 1.25-1.5m high multi-stem C50		SPECIMEN PLANT 1		
W3	lar creata 20/30cm C2		2.75	4	11
	Cornus kousa 'var. chinensis' 200-250cm Multi Stem 45L		SPECIMEN PLANT 1		
X3	Lewandula spp. 40/60 cm C2		1.5	16	64
Y3	Lonicera m. 'Lemon Beauty' 20/30 cm C2		2.5	5	13
Z3	Nandina dom. 'Firepower' 30-40cm L2		1.25	3	4

BED KEY	PLANTING BED KEY		M2	NO. / M2	BED TOT.
	SHRUBS				
A2	<i>Asplenium burkwoodii</i> 400x300 C3	5.5	3	17	
B2	<i>Desmanthes cespitosa</i> Gelotau Z2	2.5	5	13	
C2	<i>Eurychia Fern</i> 1m x 60cm 2000 C2	5	5	25	
D2	<i>Epiphyllum James</i> Gelotau 1500 C2	3	3	15	
E2	<i>Phoradendron</i> 1.25-1.5m high multistem C6				SPECIMEN PLANT
F2	<i>Orthopogon</i> plant - nigrescens C2	3	6	18	
G2	<i>Platanus</i> 1.25-1.5m high multistem C6				SPECIMEN PLANT
H2	<i>Hottuifia cordata</i> flame C2	3	4	12	
I2	<i>Platanus</i> 1.25-1.5m high multistem C6				SPECIMEN PLANT
G2a	IVEY HEDGE - SINGLE ROW @ 31m x (800mm wide) <i>Gladiolus 'Ivey'</i> 3040 C3	5.1	5	25	
H2a	IVEY HEDGE - SINGLE ROW @ 31m x (800mm wide) <i>Gladiolus 'Ivey'</i> 3040 C3	5.1	5	25	
H2	<i>Rosa Pink Belle</i> Z2	1.5	5	8	
J2	<i>PERISTROMIA JEROME</i> 600x300 C2				SPECIMEN PLANT
K2	<i>Philosophum</i> ten. 'Tom Thump' 2000 C2	1.5	6	9	
L2	<i>Rapanea</i> Mrs Jessup Upright 300x400 C3	3	5	14	
M2	<i>Berberis T. atropurpurea</i> Nana C2	1.75	5	9	
N2	CORUSUS SAGE - WINTER FIRE 600x300 C10				SPECIMEN PLANT
L2	SEDUM TURF MAT	6.25			

RED KEY	PLANTING BED				
	SHRUBS	R2	NO. R2	BEG. TOT.	
H2	Norhamia Mesa Jessup 30x40m C3	2.5	5	16	
H2	Cornus T. squarrosa Nana C2	1.75	5	9	
	BERNARD SUM MINDWINTER FIRE CORDON C3				SPECIMEN PLANT 1
P2	Photograph len. Thom Tupper 2030m C2	1.5	5	6	
P2	Photograph Red Hills C2	1.5	5	6	
	PHORMIUM JESTER BORDON C3				SPECIMEN PLANT 1
R2	Escalonia leaves 'Gold Ellen' 2030m C2	1.75	6	11	
S2	Imperata cylindrica 'Red Baron' C2				3
	Imperata cylindrica 'Red Baron' C2	1.75	6	11	
	Imperata cylindrica 'Red Baron' C2				3
T2	Escalonia leaves 'Gold Ellen' 2030m C2	1.75	6	11	
	Imperata cylindrica 'Red Baron' C2				3
U2	Escalonia leaves 'Gold Ellen' 2030m C2	1.75	6	11	
	Imperata cylindrica 'Red Baron' C2				3
V2	VEVY HEDGE - SINGLE ROW @ 31m (1600m wide)	19.8	2		
	Escalonia 'Veg' 2040m C5		5	84	
W2	JAPANESE HOLLY - LOW EVERGREEN HEDGE - DOUBLE STAGGERED ROW 81m	1.35	10	14	
	leafy clematis 30-50cm C2				
X2	Heuchera Palace Purple L2	1.25	6	8	
	LAURUS NOBILIS L1 - CONE				SPECIMEN PLANT 1
	Nandina com. 'Firepower' 30-40cm L2	1.5	4	6	
Z2	SANDAL TURF MAT	2			

LAND STRUCTURE LIMITED	
LANDSCAPE DESIGN AND CONSTRUCTION	
REGISTERED OFFICE	
COSGROVE ROAD, OLD STRATFORD,	
MILTON KEYNES, MK19 6LA	
TEL: 01908 560380 FAX: 01908 562748	
CLIENT	LOVELL PARTNERSHIPS SETTLE HOMES
JOB TITLE	
JOHN BARKER PLACE PH2 HITCHIN	
TITLE	
SOFT LANDSCAPE SCHEME	
DRG NO.	
H3383 LP2 Rev A	
REVISIONS	DATE
REV A	CHANGES TO SOFT LANDSCAPING LAYOUT - 02/08/24
SCALE	
1:100 @ A0	
BY	M.J.M.
DATE	17/06/22
NOTES	
1 THIS DRAWING IS COPYRIGHT	
2 DO NOT SCALE	
3 DIMENSIONS ARE IN MM, UNLESS STATED OTHERWISE	



APPENDIX B

Topsoil Delivery Notes

4



22656

71 FERRY LANE, RAINHAM, ESSEX, RM13 9DB - TEL: 01708 594 800

CONVEYANCE NOTE / WASTE TRANSFER NOTE

N.B. To Customers - This is in your interest - Please read this ticket fully and inspect material, agreeing quantity, quality and that everything is to your satisfaction before finally signing this receipt note. We regret we cannot under any circumstances entertain any claims concerning quality or quantity, once the vehicle has left the site and a clear signature has been given.

SECTION A - DESCRIPTION OF MATERIALS

(tick as appropriate)

EWC

- | | |
|---|----------|
| ☐ INERT SOIL & STONE | 17.05.04 |
| ☐ CONCRETE | 17.01.01 |
| ☐ NON HAZARDOUS SOIL AND STONE | 17.05.04 |
| ☐ HARDCORE | 17.01.07 |
| ☐ OTHER | OTHER |

MATERIAL DESCRIPTION:

TOP SOIL SUPPLY

DATE: 18/11/24

Vehicle Reg. No: 1422 CPX

Metres: 128.000

GROSS: 5803.00

TARE:

NETT:

Drivers Name:

SECTION B - CUSTOMER - COLLECTION / DELIVERY POINT

NAME: F&B CO EARTH HARDWARE

ADDRESS: 100 NEW TOWN BOULEVARD PLACE

WASTE REG. No. (if applicable)

SECTION C - PERSON COLLECTING WASTE / DELIVERING MATERIALS

Hauliers Name:

Enviro Site Solutions LTD

Registered Carrier No'
CBDU462241

Hauliers Name:

Other ☐

Registered Carrier No'

SECTION D - TIP / SOURCE ADDRESS

NAME: Beadlow Yard SG17 5PJ

ADDRESS:

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

SIC Code:

___/___

Certified that the above particulars are true and relate to the sand or ballast being conveyed in the vehicle described, which sand or ballast is being so conveyed in pursuance of a sale or an agreement for the sale thereof made by volume.

Time On Site

Time Off Site

Waiting Time

[Redacted Signature]

Date: 18/11/24

Print Name: P. K. [Redacted]

Customers ordering vehicles off the public roads do so entirely at their own risk. All Materials are produced in accordance with WRAP Protocol



22653

ENVIRO SITE SOLUTIONS LTD

71 FERRY LANE, RAINHAM, ESSEX, RM13 9DB - TEL: 01708 594 800

CONVEYANCE NOTE / WASTE TRANSFER NOTE

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SECTION A - DESCRIPTION OF MATERIALS

(tick as appropriate)

EWC

- | | | |
|--------------------------|---------------------------------|----------|
| ☐ | INERT SOIL & STONE | 17.05.04 |
| ☐ | CONCRETE | 17.01.01 |
| ☐ | NON HAZARDOUS
SOIL AND STONE | 17.05.04 |
| ☐ | HARDCORE | 17.01.07 |
| ☐ | OTHER | OTHER |

DATE: 12/11/24

Vehicle Reg. No: KY22 CPX

Metres: 128.10

GROSS: 5200 OFF

TARE:

NETT:

MATERIAL DESCRIPTION:

Drivers Name: CUE

SECTION B - CUSTOMER - COLLECTION / DELIVERY POINT

NAME: Earth Haulage

ADDRESS: Iron Bridge Lane Hitchin

WASTE REG. No. (if applicable):

SECTION C - PERSON COLLECTING WASTE / DELIVERING MATERIALS

Hauliers Name: Enviro Site Solutions LTD

Hauliers Name: [REDACTED]

Registered Carrier No:

Other ☐

CBDU462241

Registered Carrier No:

SECTION D - TIP / SOURCE ADDRESS

NAME: Beadlow Yard SG17 5PJ

ADDRESS:

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

SIC Code:

Certified that the above particulars are true and relate to the sand or ballast being conveyed in the vehicle described, which sand or ballast is being so conveyed in pursuance of a sale or an agreement for the sale thereof made by volume.

Time On Site

Time Off Site

Waiting Time

Signed by Driver

Signed on behalf of Customer

Date: [REDACTED]

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22655

71 FERRY LANE, RAINHAM, ESSEX, RM13 9DB - TEL: 01708 594 800

CONVEYANCE NOTE / WASTE TRANSFER NOTE

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SECTION A - DESCRIPTION OF MATERIALS

(tick as appropriate)

EWC

- | | | |
|--------------------------|------------------------------|----------|
| ☐ | INERT SOIL & STONE | 17.05.04 |
| ☐ | CONCRETE | 17.01.01 |
| ☐ | NON HAZARDOUS SOIL AND STONE | 17.05.04 |
| ☐ | HARDCORE | 17.01.07 |
| ☐ | OTHER | OTHER |

MATERIAL DESCRIPTION:

TOP SOIL SUPPLY

DATE: 18/11/24

Vehicle Reg. No: KY22 CPX

Metres: 1.58 m (D)

GROSS: CDB OFF

TARE:

NETT:

Drivers Name:

SECTION B - CUSTOMER - COLLECTION / DELIVERY POINT

NAME: FERRY ST FERRY HAVES

ADDRESS: 100 JOHN BAYES PLACE

WASTE REG. No. (if applicable) HITCHIN

SECTION C - PERSON COLLECTING WASTE / DELIVERING MATERIALS

Hauliers Name:

Enviro Site Solutions LTD

Registered Carrier No'
CBDU462241

Hauliers Name: [REDACTED]

Other ☐

Registered Carrier No'

SECTION D - TIP / SOURCE ADDRESS

NAME: Beadlow Yard SG17 5PJ

ADDRESS:

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

SIC Code:

___/___

Certified that the above particulars are true and relate to the sand or ballast being conveyed in the vehicle described, which sand or ballast is being so conveyed in pursuance of a sale or an agreement for the sale thereof made by volume.

Time On Site Time Off Site Waiting Time

[REDACTED]

Date:

Customers ordering vehicles off the public roads do so entirely at their own risk. All Materials are produced in accordance with WRAP Protocol



22657

71 FERRY LANE, RAINHAM, ESSEX, RM13 9DB - TEL: 01708 594 800

CONVEYANCE NOTE / WASTE TRANSFER NOTE

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SECTION A - DESCRIPTION OF MATERIALS

(tick as appropriate)

EWC

- | | | |
|--------------------------|------------------------------|----------|
| ☐ | INERT SOIL & STONE | 17.05.04 |
| ☐ | CONCRETE | 17.01.01 |
| ☐ | NON HAZARDOUS SOIL AND STONE | 17.05.04 |
| ☐ | HARDCORE | 17.01.07 |
| ☐ | OTHER | OTHER |

MATERIAL DESCRIPTION:

TOP SOIL SURF

DATE: 19/11/24

Vehicle Reg. No: KY22CPX

Metres: 108m³

GROSS: 9800kg

TARE:

NETT:

Drivers Name:

SECTION B - CUSTOMER - COLLECTION / DELIVERY POINT

NAME: ESS CO EARTH REMEDIATION

ADDRESS: Iron Bridge Place

WASTE REG. No. (if applicable)

SECTION C - PERSON COLLECTING WASTE / DELIVERING MATERIALS

Hauliers Name:

Enviro Site Solutions LTD

Registered Carrier No:
CBDU462241

Hauliers Name: [REDACTED]

Other ☐

Registered Carrier No:

SECTION D - TIP / SOURCE ADDRESS

NAME: Beadlow Td SG17 5PJ

ADDRESS:

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

SIC Code:
___/___

Certified that the above particulars are true and relate to the sand or ballast being conveyed in the vehicle described, which sand or ballast is being so conveyed in pursuance of a sale or an agreement for the sale thereof made by volume.

Time On Site Time Off Site Waiting Time

[REDACTED]

Customers ordering vehicles off the public roads do so entirely at their own risk. All Materials are produced in accordance with WRAP Protocol



ENVIRO SITE SOLUTIONS LTD

22658

71 FERRY LANE, RAINHAM, ESSEX, RM13 9DB - TEL: 01708 594 800

CONVEYANCE NOTE / WASTE TRANSFER NOTE

N.B. To Customers - This is in your interest - Please read this ticket fully and inspect material, agreeing quantity, quality and that everything is to your satisfaction before finally signing this receipt note. We regret we cannot under any circumstances entertain any claims concerning quality or quantity, once the vehicle has left the site and a clear signature has been given.

SECTION A - DESCRIPTION OF MATERIALS

(tick as appropriate)

EWC

- | | | |
|--------------------------|------------------------------|----------|
| ☐ | INERT SOIL & STONE | 17.05.04 |
| ☐ | CONCRETE | 17.01.01 |
| ☐ | NON HAZARDOUS SOIL AND STONE | 17.05.04 |
| ☐ | HARDCORE | 17.01.07 |
| ☐ | OTHER | OTHER |

MATERIAL DESCRIPTION:

Top Soil Sub/DEL

DATE: *19/11/24*

Vehicle Reg. No: *KY22CPX*

Metres: *12810 LD*

GROSS: *90800*

TARE:

NETT:

Drivers Name:

SECTION B - CUSTOMER - COLLECTION / DELIVERY POINT

NAME: *ESS CO Earth Moving*

ADDRESS: *John Boorne Place Hitchin*

WASTE REG. No. (if applicable)

SECTION C - PERSON COLLECTING WASTE / DELIVERING MATERIALS

Hauliers Name:

Enviro Site Solutions LTD

Registered Carrier No:

CBDU462241

SECTION D - TIP / SOURCE ADDRESS

NAME: *Beadlow yard SG17 5PJ*

ADDRESS:

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

SIC Code:

Certified that the above particulars are true and relate to the sand or ballast being conveyed in the vehicle described, which sand or ballast is being so conveyed in pursuance of a sale or an agreement for the sale thereof made by volume.

Time On Site

Time Off Site

Waiting Time

[Redacted Signature]

Date: *19 Nov*

Customers ordering vehicles off the public roads do so entirely at their own risk. All Materials are produced in accordance with WRAP Protocol



ENVIRO SITE SOLUTIONS LTD

22659

71 FERRY LANE, RAINHAM, ESSEX, RM13 9DB - TEL: 01708 594 800

CONVEYANCE NOTE / WASTE TRANSFER NOTE

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SECTION A - DESCRIPTION OF MATERIALS

(tick as appropriate)	EWC	
☐ INERT SOIL & STONE	17.05.04	DATE: 19/11/21
☐ CONCRETE	17.01.01	Vehicle Reg. No: KY22 SPX
☐ NON HAZARDOUS SOIL AND STONE	17.05.04	Metres: 1 x 8.10 LD
☐ HARDCORE	17.01.07	GROSS: 9.03 OFF
☐ OTHER	OTHER	TARE:
MATERIAL DESCRIPTION:		NETT:
TOP SOIL SUB/DE		Drivers Name:

SECTION B - CUSTOMER - COLLECTION / DELIVERY POINT

NAME: ESE ST FERRY ROAD
ADDRESS: JOHN BOOBER ROAD
WASTE REG. No. (if applicable): HITCHIN

SECTION C - PERSON COLLECTING WASTE / DELIVERING MATERIALS

Hauliers Name: Hauliers Name: [REDACTED]
Enviro Site Solutions LTD Other ☐
Registered Carrier No: Registered Carrier No:
CBDU462241

SECTION D - TIP / SOURCE ADDRESS

NAME: Beadlow yard SG17 5PJ
ADDRESS:

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

SIC Code: ____/____

Certified that the above particulars are true and relate to the sand or ballast being conveyed in the vehicle described, which sand or ballast is being so conveyed in pursuance of a sale or an agreement for the sale thereof made by volume.

Time On Site

Time Off Site

Waiting Time

Customers ordering vehicles off the public roads do so entirely at their own risk. All Materials are produced in accordance with WRAP Protocol

APPENDIX C

Laboratory Testing of Imported Topsoil (March 2024, provided by client)



Mr Kevin Doherty
Moorgate House
201 Silbury Boulevard
Milton Keynes
MK9 1LZ

21 March 2024

Dear Mr Doherty

Re: Topsoil Stockpile at Winton Haulage Limited, A507, Bedford, SG17 5PJ

Further to our site visit on 07 March 2024 to assess a quantity of Topsoil that you intend to remove from the above site please find enclosed our assessment of the Topsoil and its suitability for a variety of reuses including construction works.

Based upon our site inspection and the results of laboratory chemical analysis we consider the soils represented by sample ref. TS/0703/01 to be non-hazardous with low contamination levels.

All samples analysed would be accurately classified as non-hazardous.

Furthermore, after an assessment comparing the materials against the GAC requirements. Materials from the following samples would be suitable for Residential (With and Without Home-Grown Produce), Commercial, and Public Open Spaces (Residential and Parks) uses.

Ref	Residential		Allotments	Commercial	Public Open Spaces (Residential)	Public Open Spaces (Parks)
	W/ Home-Grown Produce	Without Home-Grown Produce				
TS/0703/01	Yes	Yes	No	Yes	Yes	Yes

The initiative to derive the General Assessment Criteria (GAC) begun in December 2008 after the introduction of the revised CLEA methodology. A nation-wide collaboration from the contaminated land community worked on the derivation of GAC for 82 commonly encountered contaminants that were not being considered by the Environment Agency. The GAC are scientifically based screening criteria that can be used as a starting point for evaluating long-term risks to human health from chemicals in soils. Soils that adhere to the derived limits of GAC for various generic land-use scenarios are considered to have tolerable or minimal long-term health risks for the site occupants.

Comments:

The concentration of all heavy metals analysed for all samples were low and fell below the S4UL generic assessment criteria limit values for the following scenarios: Residential (With and Without Home-Grown Produce), Allotments, Commercial, and Public Open Spaces (Residential & Parks).

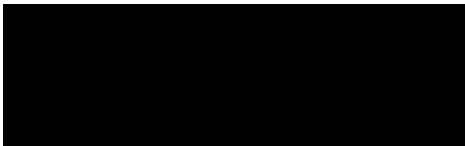
The concentrations of each speciated Polycyclic Aromatic Hydrocarbon (PAH) did not show any significant elevations in the sample analysed, and hence fell below the S4UL generic assessment criteria limit values for the following end use scenarios: Residential (With and Without Home-Grown Produce), Commercial, and Public Open Spaces (Residential & Parks). However, slight exceedances of the Allotment end use acceptable limit for Benzo(a)pyrene, Benzo(b)fluoranthene, and Dibenzo(a, h)anthracene were recorded with results of 1.10mg/kg, 1.10mg/kg, and 0.16mg/kg, respectively.

The banded Total Petroleum Hydrocarbon (TPH) analysis conducted did not yield any elevated results for any of the samples, and many of which were found to be below the laboratories limit of detect value. When compared to the S4UL generic assessment criteria limit values, there were no exceedance for any of the end use scenarios.

No asbestos containing materials were seen or detected during any phase of the sampling and subsequent laboratory analysis of sample TS/0703/01.

Thank you for your instructions to carry out this work, our invoice will be sent in due course under separate cover.

Yours sincerely

A large black rectangular redaction box covering the signature area.

Joshua Bailey BSc (Hons)
AMRSC AssocMCIWM
Geo Environmental Engineer
Kalex Limited

Kalex Ltd
Bridge House
The Ash
Little Hadham
Ware
SG11 2DG

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i2 Analytical Ltd.
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Analytical Report Number : 24-007798

Project / Site name:	Winton Haulage Limited	Samples received on:	08/03/2024
Your job number:	A507, BEDFORD, SG17 5PJ	Samples instructed on/ Analysis started on:	08/03/2024
Your order number:	WR9156-WHL-MAR24	Analysis completed by:	14/03/2024
Report Issue Number:	1	Report issued on:	15/03/2024
Samples Analysed:	1 soil sample		

Signed:

Anna Goc
PL Head of Reporting Team
For & on behalf of i2 Analytical Ltd.

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

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

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils - 4 weeks from reporting
leachates - 2 weeks from reporting
waters - 2 weeks from reporting
asbestos - 6 months from reporting

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

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 24-007798
Project / Site name: Winton Haulage Limited
Your Order No: WR9156-WHL-MAR24

Lab Sample Number				139033
Sample Reference				TS/0703/01
Sample Number				None Supplied
Depth (m)				None Supplied
Date Sampled				07/03/2024
Time Taken				0940
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	16
Total mass of sample received	kg	0.1	NONE	2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	MWI

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.5
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0
Water Soluble Sulphate as SO4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	230
Water Soluble SO4 16hr extraction (2:1) Leachate Equivalent)	mg/l	1.25	MCERTS	117

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	0.07
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.43
Anthracene	mg/kg	0.05	MCERTS	0.12
Fluoranthene	mg/kg	0.05	MCERTS	1.3
Pyrene	mg/kg	0.05	MCERTS	1.3
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.81
Chrysene	mg/kg	0.05	MCERTS	0.9
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.1
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.65
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.6
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.16
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.66

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	9.13
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Analytical Report Number: 24-007798
Project / Site name: Winton Haulage Limited
Your Order No: WR9156-WHL-MAR24

Lab Sample Number				139033
Sample Reference				TS/0703/01
Sample Number				None Supplied
Depth (m)				None Supplied
Date Sampled				07/03/2024
Time Taken				0940
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status	

Heavy Metals / Metalloids

Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	3.6
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	22
Barium (aqua regia extractable)	mg/kg	1	MCERTS	120
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.94
Boron (water soluble)	mg/kg	0.2	MCERTS	1.6
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	31
Copper (aqua regia extractable)	mg/kg	1	MCERTS	41
Lead (aqua regia extractable)	mg/kg	1	MCERTS	79
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	1.1
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	24
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	51
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	150

Petroleum Hydrocarbons

TPHCWG - Aliphatic > C5 - C6 HS_1D_AL	mg/kg	0.02	NONE	< 0.020
TPHCWG - Aliphatic > C6 - C8 HS_1D_AL	mg/kg	0.02	NONE	< 0.020
TPHCWG - Aliphatic > C8 - C10 HS_1D_AL	mg/kg	0.05	NONE	< 0.050
TPHCWG - Aliphatic > C10 - C12 BH_OU_1D_AL	mg/kg	1	MCERTS	< 1.0
TPHCWG - Aliphatic > C12 - C16 BH_OU_1D_AL	mg/kg	2	MCERTS	< 2.0
TPHCWG - Aliphatic > C16 - C21 BH_OU_1D_AL	mg/kg	8	MCERTS	< 8.0
TPHCWG - Aliphatic > C21 - C35 BH_OU_1D_AL	mg/kg	8	MCERTS	< 8.0
TPHCWG - Aliphatic > C35 - C40 BH_OU_1D_AL	mg/kg	10	NONE	< 10
TPHCWG - Aliphatic > C5 - C35 BH_OU+HS_1D_AL	mg/kg	10	NONE	< 10
TPHCWG - Aliphatic > C5 - C40 BH_OU+HS_1D_AL	mg/kg	10	NONE	< 10

TPHCWG - Aromatic > EC5 - EC7 HS_1D_AR	mg/kg	0.01	NONE	< 0.010
TPHCWG - Aromatic > EC7 - EC8 HS_1D_AR	mg/kg	0.01	NONE	< 0.010
TPHCWG - Aromatic > EC8 - EC10 HS_1D_AR	mg/kg	0.05	NONE	< 0.050
TPHCWG - Aromatic > EC10 - EC12 BH_OU_1D_AR	mg/kg	1	MCERTS	< 1.0
TPHCWG - Aromatic > EC12 - EC16 BH_OU_1D_AR	mg/kg	2	MCERTS	< 2.0
TPHCWG - Aromatic > EC16 - EC21 BH_OU_1D_AR	mg/kg	10	MCERTS	10
TPHCWG - Aromatic > EC21 - EC35 BH_OU_1D_AR	mg/kg	10	MCERTS	43
TPHCWG - Aromatic > EC35 - EC40 BH_OU_1D_AR	mg/kg	10	NONE	< 10
TPHCWG - Aromatic > EC5 - EC35 BH_OU+HS_1D_AR	mg/kg	10	NONE	53
TPHCWG - Aromatic > EC5 - EC40 BH_OU+HS_1D_AR	mg/kg	10	NONE	53

TPH Total > C5 - C40 BH_OU+HS_1D_TOTAL	mg/kg	10	NONE	53
TPH Total > C6 - C40 BH_OU+HS_1D_TOTAL	mg/kg	10	NONE	63

Petroleum Range Organics (C6 - C10) HS_1D_TOTAL	mg/kg	1	NONE	< 1.0
TPH (C10 - C40) BH_OU_1D_TOTAL	mg/kg	10	MCERTS	63

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	NONE	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0



Analytical Report Number: 24-007798
 Project / Site name: Winton Haulage Limited
 Your Order No: WR9156-WHL-MAR24

Lab Sample Number				139033
Sample Reference				TS/0703/01
Sample Number				None Supplied
Depth (m)				None Supplied
Date Sampled				07/03/2024
Time Taken				0940
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status	
p & m-Xylene	µg/kg	5	MCERTS	< 5.0
o-Xylene	µg/kg	5	MCERTS	< 5.0

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected



Analytical Report Number : 24-007798
Project / Site name: Winton Haulage Limited

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
139033	TS/0703/01	None Supplied	None Supplied	Brown loam with gravel

Analytical Report Number : 24-007798
Project / Site name: Winton Haulage Limited

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Speciated EPA-16 PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic	In-house method	L076B/L088	D/W	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS	In-house method	L076B/L088	D/W	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080	W	MCERTS
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099	D	MCERTS

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

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

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

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Analytical Report Number : 24-007798
Project / Site name: Winton Haulage Limited

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
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Information in Support of Analytical Results

List of HWOL Acronyms and Operators

Acronym	Descriptions
HS	Headspace Analysis
MS	Mass spectrometry
FID	Flame Ionisation Detector
GC	Gas Chromatography
EH	Extractable Hydrocarbons (i.e. everything extracted by the solvent(s))
CU	Clean-up - e.g. by Florisil®, silica gel
1D	GC - Single coil/column gas chromatography
2D	GC-GC - Double coil/column gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics
AR	Aromatics
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
-	Operator - understore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total

TEST CERTIFICATE

SPECIFICATION FOR TOPSOIL

Tested in Accordance with: BS 3882: 2015

i2 Analytical Ltd
7 Woodshots Meadow
Croxley Green Business Park
Watford Herts WD18 8YS



Client: Kalex Ltd
Client Address: Bridge House, The Ash,
Little Hadham, Ware,
SG11 2DG
Contact: Ian Bailey
Site Address: Winton Haulage Limited

Client Reference: A507, BEDFORD, SG17 5PJ
Job Number: 24-007799-1
Date Sampled: 07/03/2024
Date Received: 08/03/2024
Date Tested: 13/03/2024
Sampled By: Not Given

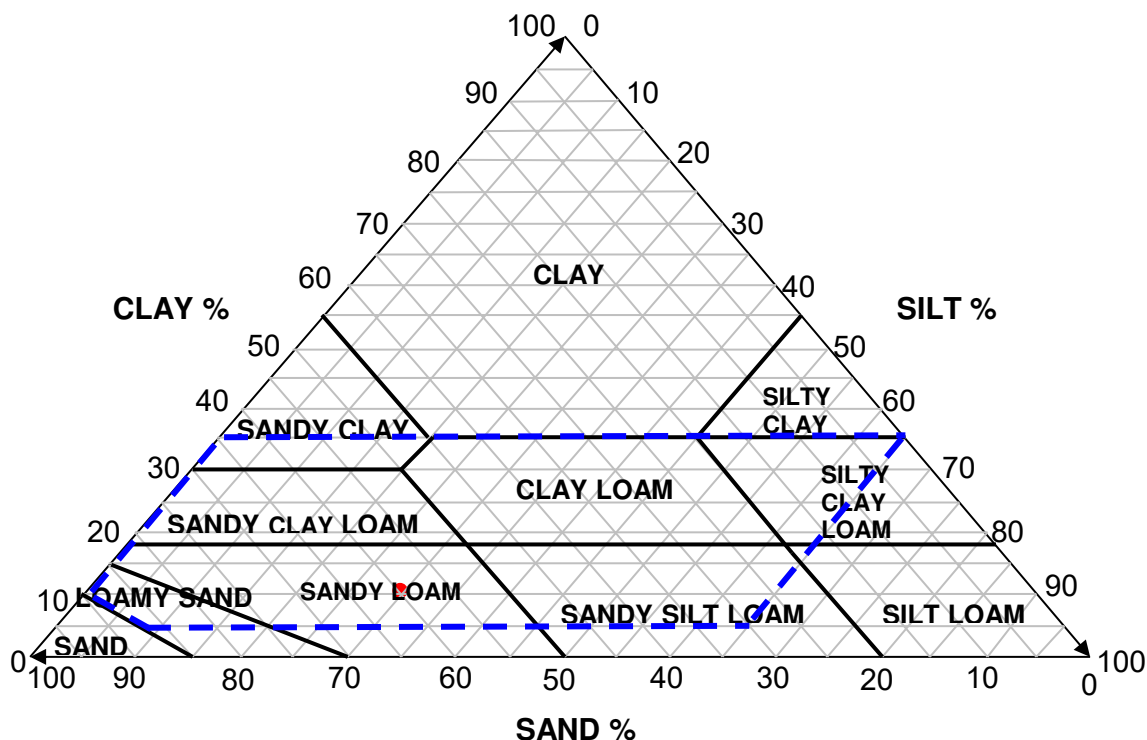
Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference: 139034
Hole No.: TS/0703/01
Sample Reference: Not Given
Sample Description: SANDY LOAM

Depth Top [m]: 0.00
Depth Base [m]: Not Given
Sample Type: D

Soil Texture Triangle



Sample Proportion	% dry mass
Sand	60.3
Silt	28.0
Clay	11.7

Texture within acceptable area (Y/N)

Remarks:

Opinions and interpretations expressed herein are outside of the scope of the UKAS Accreditation. This report may not be reproduced other than in full without the prior written approval of the issuing laboratory. The results included within the report relate only to the sample(s) submitted for testing.

Signed:

Monika Siewior

Monika Siewior
Reporting Specialist
for and on behalf of i2 Analytical Ltd



Kalex Ltd
Bridge House
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e: ian@kalex.co.uk

Analytical Report Number : 24-007799

Project / Site name:	Winton Haulage Limited	Samples received on:	08/03/2024
Your job number:	A507, BEDFORD, SG17 5PJ	Samples instructed on/ Analysis started on:	08/03/2024
Your order number:	WR9156-WHL-MAR24	Analysis completed by:	18/03/2024
Report Issue Number:	1	Report issued on:	18/03/2024
Samples Analysed:	1 soil sample		

Signed: 

Dominika Liana
Junior Reporting Specialist
For & on behalf of i2 Analytical Ltd.

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

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

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils - 4 weeks from reporting
leachates - 2 weeks from reporting
waters - 2 weeks from reporting
asbestos - 6 months from reporting

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Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

i2 Analytical
7 Woodshots Meadow
Croxley Green Business Park
Watford, WD18 8YS

Telephone: 01923 225404
Fax: 01923 237404
email:reception@i2analytical.com

Certificate of Analysis									
BS 3882:2015 Specification For Topsoil									
	Fail BS 3882				client				
Report No:	24-007799			Kalex Ltd					
Location	Winton Haulage Limited								
Lab Reference (Sample Number)	139034								
Sampling Date	07.03.2024								
Sample ID	TS/0703/01								
Depth (m)				Compliant with range (Y/ N)					
		unit	Result	Multi-P	Acid	Calc	Low-F	Low-F(a)	Low-F(c)
Soil texture	<2mm fraction	%m/m	SANDY LOAM	Y	Y	Y	Y	Y	Y
Maximum coarse fragment content:	> 2mm	%m/m	12.00	Y	Y	Y	Y	Y	Y
	> 20mm	%m/m	0.00	Y	Y	Y	Y	Y	Y
	> 50mm	%m/m	0.00	Y	Y	Y	Y	Y	Y
Mass loss on ignition		%	5.40						
	Clay 5-20%		Y	Y	Y	Y	Y	Y	Y
	Clay 20-35%		-	-	-	-	-	-	-
Soil pH:		pH	7.80	Y	N	Y	Y	N	Y
Carbonate:		%m/m	12.00	-	-	Y	-	-	Y
Available plant nutrients	Nitrogen	%m/m	0.20	Y	Y	Y	-	-	-
	Extractable Phosphate (as P)	mg/l	56.00	Y	Y	Y	N	N	N
	Extractable Potassium	mg/l	124.00	Y	Y	Y	-	-	-
	Extractable Magnesium	mg/l	46.00	N	N	N	-	-	-
Carbon: Nitrogen Ratio:		:1	15.68	Y	Y	Y	Y	Y	Y
Conductivity		us/ cm	1900.00	Y	-	-	-	-	-
Phytotoxic contaminants:	** Total Zinc	mg/kg	150.00	Y	Y	Y	Y	Y	Y
	** Total Copper	mg/kg	32.00	Y	Y	Y	Y	Y	Y
	** Total Nickel	mg/kg	24.00	Y	Y	Y	Y	Y	Y
Visible contaminants:	> 2mm	%m/m	0.00	Y	Y	Y	Y	Y	Y
	Plastics	%m/m	0.00	Y	Y	Y	Y	Y	Y
	Sharps	no. in 1 kg	0.00	Y	Y	Y	Y	Y	Y
Compliance:				Fail	Fail	Fail	Fail	Fail	Fail
Results are expressed on a dry weight basis, after correction for moisture content where applicable Stated limits are for guidance only and 12 cannot be held responsible for any discrepancies with current legislation									

** = MCERTS accredited



Analytical Report Number : 24-007799
Project / Site name: Winton Haulage Limited

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
139034	TS/0703/01	None Supplied	None Supplied	Brown loam with gravel

Analytical Report Number : 24-007799
Project / Site name: Winton Haulage Limited

Water matrix abbreviations:
Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Coarse Fragment and Contaminant Analysis	Determination of > 2mm contaminants	BS3882:2007 & BS8601:2013 & PAS 100:2005	L019B	D	NONE
Density of available extract	Gravimetric determination of density of dried sample up to 2 mm	In-house method	L019B	D	NONE
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Conductivity (BS 3882/BS 8601)	Determination of the conductivity of soil in accordance with BS 3882:2007 methodology	BS 3882:2007 & BS 8601:2013	L031B	D	NONE
Carbonate (Topsoil - BS 3882)	Determination of Carbonate as per BS 3882:2015	Method based on BS 3882:2015	L034	D	NONE
Extractable/Available Metals (BS 3882/BS 8601)	Determination of the extractable metals in soil, in accordance with BS 3882:2007 methodology	BS3882:2007 & BS8601:2013	L038B	D	ISO 17025
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Carbon to Nitrogen Ratio (Topsoil - BS3882:2015)	Carbon to Nitrogen ratio (:1) calculated using Loss on Ignition	BS3882:2015	L047/L087B	W	NONE
Mass loss on ignition (Topsoil - BS 3882)	Determination of Loss on Ignition as per BS 3882:2015	Method based on BS 3882:2015	L047	D	NONE
Phosphorus as PO ₄ (BS 3882/BS 8601)	Determination of the extractable phosphorus in soil, in accordance with BS 3882:2007 methodology	Method based on BS 3882:2015 & BS 8601:2013	L048B	D	NONE
Kjeldahl nitrogen in soil	Determination of total nitrogen using the Kjeldahl-digestion method and ion selective electrode	In-house method based on BS 7755-3.7:1995	L087B	D	NONE
pH (BS 3882/BS 8601)	Determination of the pH of soil in accordance with BS 3882:2007 methodology	BS 3882:2007 & BS 8601:2013	L099	D	NONE
Topsoil (BS 3882:2015)	Specification for topsoil	BS 3882:2015	PL		NONE
Textural Classification Diagram (BS 3882:2015)	BS 3882:2015	BS 3882:2015	PL		NONE

Analytical Report Number : 24-007799
Project / Site name: Winton Haulage Limited

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Geotechnical Testing	See attached geotechnical report	See attached geotechnical report	PL		NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

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

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

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.



APPENDIX D

Laboratory Testing of Imported Topsoil (October 2024, provided by client)



#VALUE!

Report No.: JB LS 1

Initial Date of Issue:

Re-Issue Details:

Client Earth Haulage Ltd

Client Address:

Contact(s): Ben Tully

Project Beadlow Soil sampled for John Barker place

Quotation No.: Date Received: 30-Oct-2024

Date Instructed: 30-Oct-2024

No. of Samples: 2

Turnaround (Wkdays): 5 Results Due: 05-Nov-2024

Date Approved: Subcon Results Due: 20-Nov-2024

Approved By:

Details:

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

#VALUE!

Results - Soil

Project: Earth Beadlow Soil

Client: Earth Haulage Ltd							
Quotation No.:		Chemtest Sample ID.:					
	JB LS 1	Client Sample Ref.:		Soil		Soil	
		Client Sample ID.:		1		Soil	
		Sample Location:		Soil		Extra Soil	
		Sample Type:		SOIL		SOIL	
		Date Sampled:		21-Oct-2024		21-Oct-2024	
		Asbestos Lab:				NEW-ASB	
Determinand	HWOL Code	Accred.	SOP	Units	LOD		
ACM Type		U	2192		N/A	[D] -	
Asbestos Identification		U	2192		N/A	[D] No Asbestos Detected	
Moisture		N	2030	%	0.020	14	[D] 13
Soil Colour		N	2040		N/A	Brown	[D] Brown
Other Material		N	2040		N/A	Stones and Roots	[D] Stones
Soil Texture	Beadlow Soil sampled for John Barker place	N	2040		N/A	Loam	[D] Loam
Arsenic		M	2455	mg/kg	0.5		[D] 22
Cadmium		M	2455	mg/kg	0.10		[D] 0.19
Chromium		M	2455	mg/kg	0.5		[D] 31
		M	2455	mg/kg	0.50		[D] 15
Mercury		M	2455	mg/kg	0.05		[D] 0.13
Nickel		M	2455	mg/kg	0.50		[D] 18
Lead		M	2455	mg/kg	0.50		[D] 44
Selenium		M	2455	mg/kg	0.25		[D] 0.48
Zinc		M	2455	mg/kg	0.50		[D] 75
Total TPH >C6-C40	EH_1D_Total	U	2670	mg/kg	10		[C] 71
Naphthalene		M	2800	mg/kg	0.10		[D] < 0.10

Results - Soil

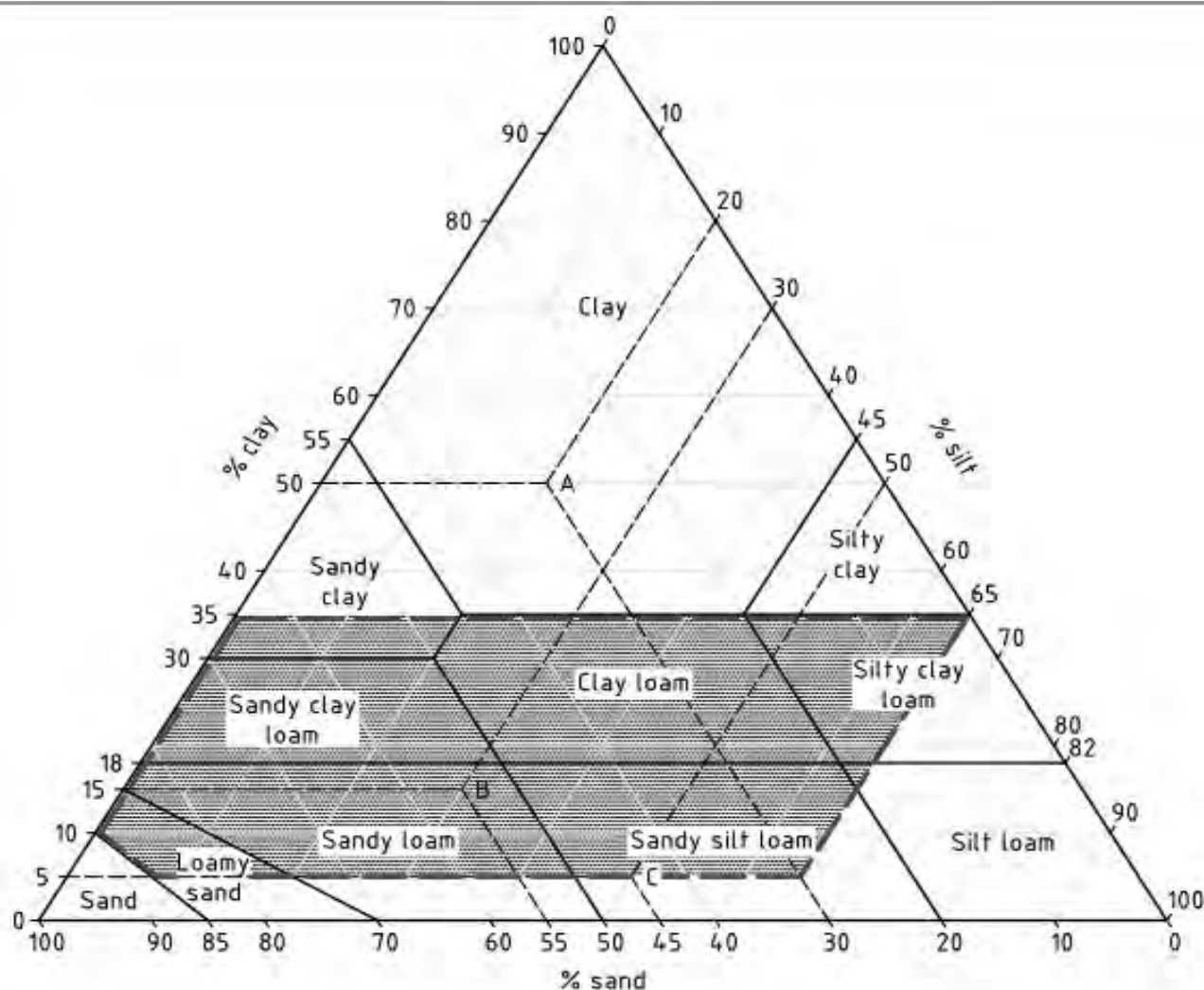
Project: Earth Beadlow Soil

Client: Earth Haulage Ltd						
Quotation No.:		Chemtest Sample ID.:				
	JB LS 1	Client Sample Ref.:				Soil
		Client Sample ID.:				1
		Sample Location:				Soil
		Sample Type:				SOIL
		Date Sampled:				21-Oct-2024
		Asbestos Lab:				NEW-ASB
Determinand	HWOL Code	Accred.	SOP	Units	LOD	
Acenaphthylene		N	2800	mg/kg	0.10	[D] < 0.10
Acenaphthene		M	2800	mg/kg	0.10	[D] < 0.10
Fluorene		M	2800	mg/kg	0.10	[D] < 0.10
Phenanthrene		M	2800	mg/kg	0.10	[D] 0.64
Anthracene		M	2800	mg/kg	0.10	[D] 0.15
Fluoranthene		M	2800	mg/kg	0.10	[D] 2.4
Pyrene		M	2800	mg/kg	0.10	[D] 2.1
Benzo[a]anthracene		M	2800	mg/kg	0.10	[D] 1.2
Chrysene		M	2800	mg/kg	0.10	[D] 1.0
Benzo[b]fluoranthene		M	2800	mg/kg	0.10	[D] 1.8
Benzo[k]fluoranthene		M	2800	mg/kg	0.10	[D] 0.63
Benzo[a]pyrene		M	2800	mg/kg	0.10	[D] 0.8
Indeno(1,2,3-c,d)Pyrene		M	2800	mg/kg	0.10	[D] 1.3
Dibenz(a,h)Anthracene		N	2800	mg/kg	0.10	[D] 0.26
Benzo[g,h,i]perylene		M	2800	mg/kg	0.10	[D] 1.3
Total Of 16 PAH's		N	2800	mg/kg	2.0	[D] 15

Client Sample Ref.: Soil
Sample Location: Soil
Client Sample ID.: 1
Top Depth (m):
Bottom Depth (m):
Date Sampled: 21-Oct-2024
Time Sampled:

JB LS 1

Parameter	Units	Multipurpose Range			Result	Compliant with Multipurpose Range? (Y/N)	Compliant with Specific Purpose Range? (Y/N)		
Texture							Acid	Low F	Calc.
Clay content (Sub Contracted)	%				11				
Silt content (Sub Contracted)	%				16				
Sand content (Sub Contracted)	%				73				
Soil texture class		See Attached Chart			Sandy Loam	YES			
Mass Loss on Ignition		Sampled for John Barker place							
Clay 5-20%		3.0-20			3.2	YES	YES	YES	YES
Clay 20-35%		5.0-20							
Stone Content	% m/m								
		0-30			12	YES			
>20mm (Sub Contracted)		0-10			< 0.10	YES			
>50mm (Sub Contracted)		0			< 0.10	YES			
Soil pH value		5.5-8.5			7.8	YES	NO	YES	YES
Carbonate (Calcareous only)	%				2.4				YES
Electrical Conductivity	µS/cm	If >3300 do ESP			2200	YES			
Available Nutrient Content									
Nitrogen %		>0.15			To Follow	NO	NO		NO
Extractable phosphorus	mg/l	16-140			50	YES	YES	NO	YES
Extractable potassium	mg/l	121-1500			140	YES	YES		YES
Extractable magnesium	mg/l	51-600			66	YES	YES		YES
Carbon : Nitrogen Ratio		<20:1			To Follow	N/A	N/A	N/A	N/A
Exchangeable sodium	%	<15			1.4				
Available Calcium	mg/l				2400				
Available Sodium	mg/l				41				
Phytotoxic Contaminants (by soil pH)		< 6.0	6.0-7.0	> 7.0					
Zinc (Nitric Acid extract)	mg/kg	<200	<200	<300	74	YES			
Copper (Nitric Acid extract)	mg/kg	<100	<135	<200	21	YES			
Nickel (Nitric Acid extract)	mg/kg	<60	<75	<110	16	YES			
Visible Contaminants	% mm								
>2mm		<0.5			0.000	YES			
..... of which plastics		<0.25			0.000	YES			
..... man-made sharps		zero in 1kg			0.000	YES			

Texture Classification Chart**Key**

Area within which the texture of topsoil is required to fall

NOTE Examples of textural classification are as follows.

- Soil A with 30% sand, 20% silt and 50% clay is in the "clay" textural class.
- Soil B with 55% sand, 30% silt and 15% clay is in the "sandy loam" textural class.
- Soil C with 45% sand, 50% silt and 5% clay is in the "sandy silt loam" textural class.

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British Standards can be obtained in PDF or hard copy formats from the BSI online shop: www.bsigroup.com/Shop or by contacting BSI Customer Services for hardcopies only: Tel: +44 (0)20 8996 9001, Email: cservices@bsigroup.com.

Deviations

In accordance with UKAS Policy on Deviating Samples TPS 63. Chemtest have a procedure to ensure 'upon receipt of each sample a competent laboratory shall assess whether the sample is suitable with regard to the requested test(s)'. This policy and the respective holding times applied, can be supplied upon request. The reason a sample is declared as deviating is detailed below. Where applicable the analysis remains UKAS/MCERTs accredited but the results may be compromised.

Sample:	Sample Ref:	Sample ID:	Sample Location:	Sampled Date:	Deviation Code(s):	Containers Received:
1887383	Soil	Soil	Extra Soil	21-Oct-2024	CD	Plastic Bag

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2010	pH Value of Soils	pH at 20°C	pH Meter	
2020	Electrical Conductivity	Electrical conductivity (EC) of aqueous extract or calcium sulphate solution for topsoil	Measurement of the electrical resistance of a 2:1 water/soil extract.	
2030	JB LS 1	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <30°C.	
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930	
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry	
2260	Carbonate	Carbonate	Titration	
2400	Cations	Cations	ICP-MS	
2420	Phosphate	Phosphate	Spectrophotometry - Discrete analyser	
2450	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2620	LOI 440	LOI 440 Trommel Fines	Determination of the proportion by mass that is lost from a soil by ignition at 440°C.	
2670	Total Petroleum Hydrocarbons (TPH) in Soils by GC-FID	TPH (C6–C40); optional carbon banding, e.g. 3-band – GRO, DRO & LRO*TPH C8–C40	Dichloromethane extraction / GC-FID	
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene*; Acenaphthylene; Anthracene*; Benzo[a]Anthracene*; Benzo[a]Pyrene*; Benzo[b]Fluoranthene*; Benzo[ghi]Perylene*; Benzo[k]Fluoranthene; Chrysene*; Dibenz[ah]Anthracene; Fluoranthene*; Fluorene*; Indeno[123cd]Pyrene*; Naphthalene*; Phenanthrene*; Pyrene*	Dichloromethane extraction / GC-MS	

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	JB LS 1
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Beadlow Soil sampled for John Barker place

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

Uncertainty of measurement for the determinands tested are available upon request .

All results are expressed on a dry weight basis.

The following tests were analysed on samples 'as received' and the results subsequently corrected to a dry weight basis EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ prior to analysis.

All Asbestos testing is performed at the indicated laboratory .

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1.

Sample Deviation Codes

- A - Date of sampling not supplied
- B - Sample age exceeds stability time (sampling to extraction)
- C - Sample not received in appropriate containers
- D - Broken Container
- E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt.

All water samples will be retained for 14 days from the date of receipt.

Charges may apply to extended sample storage.

Water Sample Category Key for Accreditation

- DW - Drinking Water
- GW - Ground Water
- LE - Land Leachate
- NA - Not Applicable

Report Information

PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

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
Total - Aliphatics & Aromatics
AL - Aliphatics only
AR - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com



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