

By Email

Our Ref: 21-763.06L(CC)

Sean van Sittert
Vistry West Yorkshire
1 Redhall Avenue
Paragon Business Village
Wakefield
WF1 2UL

16th April 2026

Dear Sean,

Re: Clean Cover Verification - Plots 43 to 51 inclusive, at Hollin Bank, Hollingworth Road, Littleborough

Please find attached the following documents:

- Photographic Record Sheet
- Insitu Soil Test Results (Chemtech Analytical Report Ref. 26-04188)

As requested by Vistry West Yorkshire, a site visit was undertaken on 13th April 2026, by a representative from Arc Environmental Ltd, to confirm the suitability and thickness of imported topsoil placed within the gardens of Plots 43 to 51 inclusive, at the above referenced site.

In order to negate any potential risk to future site users (i.e., human health), it was recommended that a minimum of 600mm cover soils with basal high-visibility marker / separator layer, be emplaced within garden / soft landscaping areas, where made ground was present, in accordance with the Remediation Statement & Validation Proposal Sheets produced for this site by Arc Environmental Ltd (Report No. 21-763).

During the site visit, trial pits were excavated within the gardens of Plots 43, 48, and 49, which confirmed the placement of a minimum 600mm of imported topsoil (recorded as a dark brown sandy silty soil with some rootlets and fine gravel of mudstone, coal and sandstone). In addition, the trial pit undertaken within plot 47 identified slightly less than 600mm of topsoil, so this plot were topped up and photos provided by Vistry West Yorkshire, which are attached to this report.

In addition, an orange geotextile was also present below the placed soils. The location of the trial pits and the confirmation of the thickness of emplaced soils is included on the attached Photographic Record Sheet.

The topsoil was imported from land at Black Cats, Blackmoorfoot Road, Huddersfield from area B (Western parcel of the site) of another Vistry development site, which is considered a greenfield portion of the site. Therefore, samples of the emplaced topsoil were recovered from Plots 43, 47 and 49 (i.e. 1 in 3 plots) during the visit in order to undertake confirmatory laboratory testing. The samples recovered during the site visit were stored at approximately c.2°C to c.8°C using cool boxes and ice packs prior to delivery to a UKAS / MCERTS accredited laboratory.



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Re: Clean Cover Verification - Plots 43 to 51 inclusive, at Hollin Bank, Hollingworth Road, Littleborough (Cont'd)

The catalogue of testing results can be found in the Chemtech Analytical Report (Ref. 26-04188) attached to this letter report, with the total analysis carried out summarised below.

Soil Samples

- 3 no. soil samples screened for a generic (metals and non-organics) soil suite including Arsenic, Cadmium, Chromium (III & VI), Copper, Lead, Mercury, Nickel, Selenium, Zinc, Cyanide and Total Organic Carbon (TOC).
- 3 no. soil samples screened for Speciated Polycyclic Aromatic Hydrocarbons (PAH's) & Speciated Total Petroleum Hydrocarbons (based on full Aliphatic / Aromatic Split & BTEX).
- 3 no. samples screened for the presence of asbestos.

The soil screening results from have been assessed by comparing the maximum values (C_M) recorded for each analyte to the critical concentration values (C_C) adopted for this site i.e., based on a the most sensitive proposed end use of 'residential with home grown produce' at 6% SOM and are summarised in Table 1 below continued the following page.

Table 1

Bold = result exceeds critical concentration

Analyte	Critical Conc. (C_C)	No. of Samples Screened	Max. Conc. (C_M) Recorded	No. of Samples > C_C
Arsenic	37 ⁽¹⁾	3	10.6	0
Cadmium	11 ⁽¹⁾	3	<1.1	0
Chromium III	910 ⁽¹⁾	3	17.9	0
Chromium VI	6 ⁽¹⁾	3	<0.04	0
Copper	2400 ⁽¹⁾	3	176	0
Lead	200 ⁽²⁾	3	41.6	0
Mercury	40 ⁽¹⁾	3	0.6	0
Nickel	130 ⁽¹⁾	3	19.7	0
Selenium	250 ⁽¹⁾	3	<3	0
Zinc	3700 ⁽¹⁾	3	100	0
Cyanide	34 ⁽³⁾	3	<1	0
Acenaphthene	1100 ⁽¹⁾	3	0.063	0
Acenaphthylene	920 ⁽¹⁾	3	<0.015	0
Anthracene	11000 ⁽¹⁾	3	0.116	0
Benzo(a)anthracene	13 ⁽¹⁾	3	0.44	0
Benzo(a)pyrene	3 ⁽¹⁾	3	0.396	0
Benzo(b)fluoranthene	3.7 ⁽¹⁾	3	0.395	0
Benzo(ghi)perylene	350 ⁽¹⁾	3	0.177	0
Benzo(k)fluoranthene	100 ⁽¹⁾	3	0.151	0
Chrysene	27 ⁽¹⁾	3	0.382	0
Dibenz(ah)anthracene	0.30 ⁽¹⁾	3	0.047	0
Fluoranthene	890 ⁽¹⁾	3	0.811	0
Fluorene	860 ⁽¹⁾	3	0.047	0
Indeno(123cd)pyrene	41 ⁽¹⁾	3	0.269	0
Naphthalene	13 ⁽¹⁾	3	0.031	0
Phenanthrene	440 ⁽¹⁾	3	0.525	0
Pyrene	2000 ⁽¹⁾	3	0.684	0

⁽¹⁾ = LQM/ClEH S4UL's -Residential with Homegrown Produce (6% SOM), ⁽²⁾ = CL:AIRE C4SLs -residential with homegrown produce,⁽³⁾ = Atkins ATRISK SSV (Mar 2011). * = Site Value (C_M) less than analytical detection limit, NAD = No Asbestos Detected.

Re: Clean Cover Verification - Plots 43 to 51 inclusive, at Hollin Bank, Hollingworth Road, Littleborough (Cont'd)

Table 1 (Cont'd)

Bold = result exceeds critical concentration

Analyte	Critical Conc. (C _c)	No. of Samples Screened	Max. Conc. (C _M) Recorded	No. of Samples > C _c
VPH Aliphatic (>C5-C6)	160 ⁽¹⁾	3	<0.1	0
VPH Aliphatic (>C6-C8)	530 ⁽¹⁾	3	<0.1	0
VPH Aliphatic (>C8-C10)	150 ⁽¹⁾	3	<0.1	0
EPH Aliphatic (>C10-C12)	760 ⁽¹⁾	3	<1	0
EPH Aliphatic (>C12-C16)	4300 ⁽¹⁾	3	0.7	0
EPH Aliphatic (>C16-C35)	110000 ⁽¹⁾	3	3.2	0
EPH Aliphatic (>C35-C44)	110000 ⁽¹⁾	3	<0.5	0
VPH Aromatic (>EC5-EC7)	300 ⁽¹⁾	3	<0.01	0
VPH Aromatic (>EC7-EC8)	660 ⁽¹⁾	3	<0.01	0
VPH Aromatic (>EC8-EC10)	190 ⁽¹⁾	3	<0.01	0
EPH Aromatic (>EC10-EC12)	380 ⁽¹⁾	3	1.6	0
EPH Aromatic (>EC12-EC16)	660 ⁽¹⁾	3	4.8	0
EPH Aromatic (>EC16-EC21)	930 ⁽¹⁾	3	4.5	0
EPH Aromatic (>EC21-EC35)	1700 ⁽¹⁾	3	18.8	0
EPH Aromatic (>EC35-EC44)	1700 ⁽¹⁾	3	3.4	0
Benzene	0.37 ⁽¹⁾	3	<0.001	0
Toluene	660 ⁽¹⁾	3	<0.001	0
Ethylbenzene	260 ⁽¹⁾	3	<0.001	0
m & p-Xylene	310 ⁽¹⁾	3	<0.002	0
o-Xylene	330 ⁽¹⁾	3	<0.002	0
Asbestos	Presence	3	NAD	0

⁽¹⁾ = LQM/CIEH S4UL's – residential with homegrown produce (6% SOM), ⁽²⁾ = CL:AIRE C4SLs – residential with homegrown produce, ⁽³⁾ = Atkins ATRISK SSV (Mar 2011). * = Site Value (C_M) less than analytical detection limit, NAD = No Asbestos Detected.

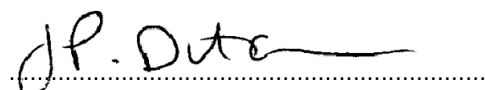
The results have identified the following:

- None of the Maximum Concentration (C_M) values exceed the Critical Concentration (C_c) values taken for the site.
- No asbestos was detected within any of the soil samples tested.

From the results of the site visit and subsequent top up photos, it has been confirmed that a minimum of 600mm of imported topsoil has been placed above a high visibility geotextile within garden areas of Plots 43 to 51 inclusive. Pre-importation testing has confirmed that the emplaced topsoil is suitable for re-use within a residential end use setting.

We trust this correspondence and attachments are of benefit and if you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,



For and on behalf of Arc Environmental Limited
John Ditchburn *BEng (Hons) MIMMM CSci MEnvSc MCIEH FGS*
Director

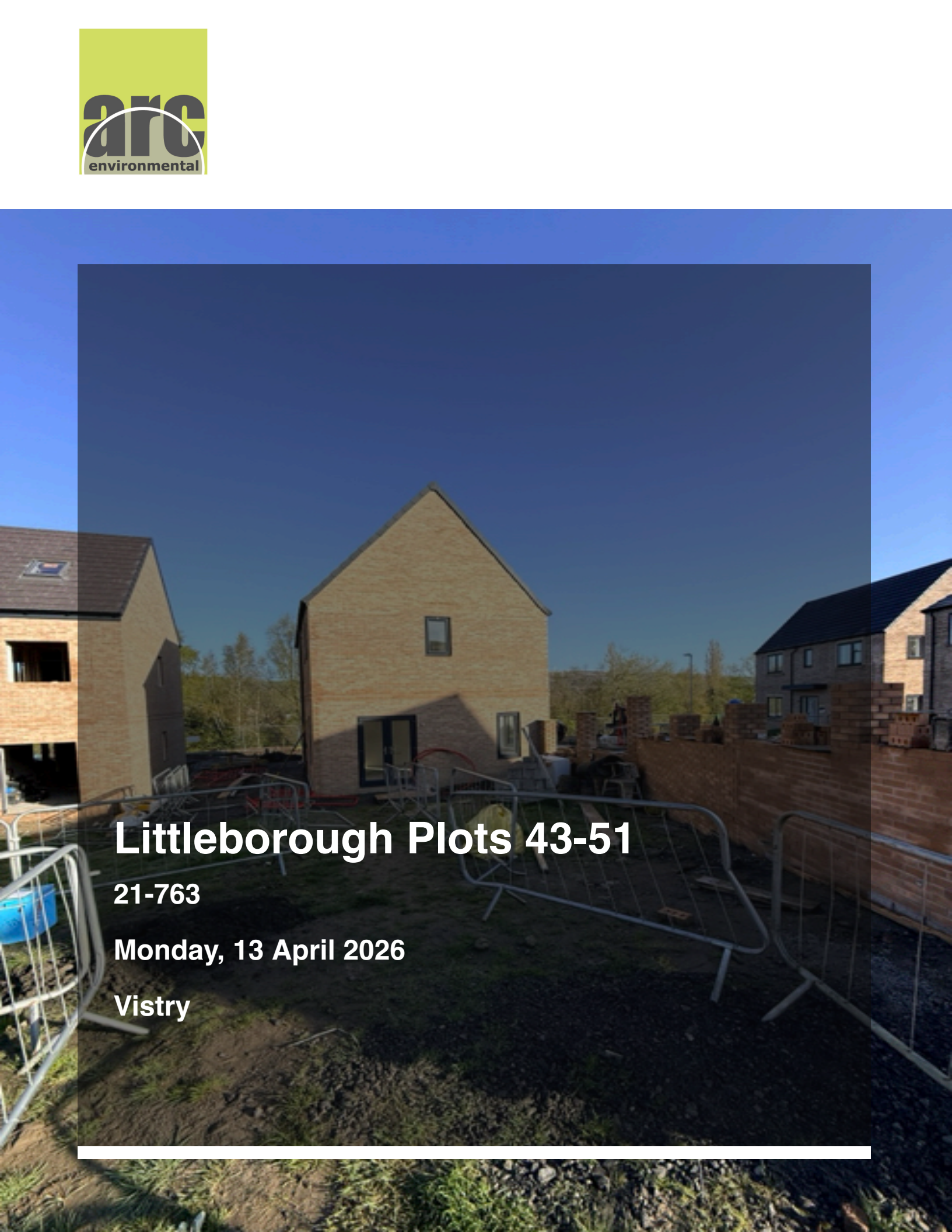
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Photographic Record Sheet

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A photograph of a construction site for a row of houses. The central focus is a two-story house with a steep gable roof and light-colored brickwork. It has a single window on the upper floor and a larger window on the ground floor. To the left and right are other similar houses under construction. The foreground is a dirt area with some sparse grass, and a metal crowd control barrier is visible. The sky is clear and blue.

Littleborough Plots 43-51

21-763

Monday, 13 April 2026

Vistry



Plot 43
760mm imported topsoil over an orange marker layer



Plot 43
760mm imported topsoil over an orange marker layer



Plot 43
760mm imported topsoil over an orange marker layer



Plot 43
760mm imported topsoil over an orange marker layer



Plot 43
760mm imported topsoil over an orange marker layer. Sampling ES 0.0-0.76m



Plot 47
520mm imported topsoil over an orange marker layer - Vistry agreed to top up this plot and send confirmatory photographs



Plot 47
520mm imported topsoil over an orange marker layer



Plot 47
520mm imported topsoil over an orange marker layer



Plot 47
520mm imported topsoil over an orange marker layer



Plot 47

520mm imported topsoil over an orange marker layer. Sampling ES 0.0-0.52m



Plot 48

650mm imported topsoil over an orange marker layer



Plot 48

650mm imported topsoil over an orange marker layer



Plot 48
650mm imported topsoil over an orange marker layer



Plot 49
660mm imported topsoil over an orange marker layer



Plot 49
660mm imported topsoil over an orange marker layer



Plot 49

660mm imported topsoil over an orange marker layer. Sampling ES 0.0-0.66m



Plot 47

Thickness of topsoil increased to 600mm by Vistry



Plot 47

Thickness of topsoil increased to 600mm by Vistry



Plot 47

Thickness of topsoil increased to 600mm by Vistry

JPD

Arc Environmental Limited

Soil Testing Results

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ANALYTICAL TEST REPORT

Report Number 26-04188, issue number 1

Contract name: Hollin Bank, Littleborough

Client reference: 21-763

Clients name: ARC Environmental Ltd

Clients address: ARC Environmental Ltd
Solum House, Unit 1 Elliott Court
St Johns Road
DH7 8PN

Samples received: 13/04/2026

Analysis started: 13/04/2026

Analysis completed: 16/04/2026

Report issued: 16/04/2026

Key

U UKAS accredited test

M MCERTS & UKAS accredited test

(B) Analysis performed at Southampton Site

I/S Insufficient sample to carry out test

U/S Sample not suitable for testing

NAD No Asbestos Detected

Full key available on Information page



Approved by: Sam Rogerson
Receipt and Reporting Manager

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.
% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
100035	Plot 43	0.00 - 0.76	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	21.6
100036	Plot 47	0.00 - 0.52	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	17.2
100037	Plot 49	0.00 - 0.66	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	22.2

SOILS

Lab Number					100035	100036	100037
Client Reference					1	2	3
Sample ID					Plot 43	Plot 47	Plot 49
Depth (m)					0.00 - 0.76	0.00 - 0.52	0.00 - 0.66
Sampling Date					13/04/2026	13/04/2026	13/04/2026
Test	Method	Accred	LoD	Units			
Moisture Content	CE001	N	0.1	%	21.6	17.2	22.2
Arsenic	CE264	M	2.3	mg/kg	10.6	6.0	7.2
Cadmium	CE264	M	1.1	mg/kg	< 1.1	< 1.1	< 1.1
Chromium	CE264	U	1.3	mg/kg	17.9	11.3	10.7
Chromium III	CE208	N	2	mg/kg	17.9	11.3	10.7
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040
Copper	CE264	M	1.2	mg/kg	28.6	176	49.5
Lead	CE264	U	2.4	mg/kg	36.6	41.6	40.2
Mercury	CE264	M	0.6	mg/kg	< 0.6	0.6	< 0.6
Nickel	CE264	M	1.6	mg/kg	19.7	10.1	6.3
Selenium	CE264	M	3	mg/kg	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	2.4	mg/kg	100	62.4	37.9
pH	CE004	M	0.1	pH units	7.3	7.7	6.6
Water Soluble Sulphate	CE061	M	10	mg/l	30.9	44.9	26.4
Free Cyanide	CE077	N	1	mg/kg	< 1.0	< 1.0	< 1.0
Total Organic Carbon	CE197	M	0.1	%	5.18	2.59	3.55
Polyaromatic hydrocarbons							
Acenaphthene	CE087	M	0.013	mg/kg	0.063	< 0.013	< 0.013
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	< 0.015
Anthracene	CE087	U	0.017	mg/kg	0.116	0.027	0.031
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.440	0.116	0.107
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.396	0.119	0.082
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.395	0.126	0.102
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.177	0.071	0.037
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	0.151	0.049	0.042
Chrysene	CE087	M	0.028	mg/kg	0.382	0.099	0.070
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	0.047	< 0.017	< 0.017
Fluoranthene	CE087	M	0.017	mg/kg	0.811	0.204	0.161
Fluorene	CE087	U	0.013	mg/kg	0.047	< 0.013	< 0.013
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.269	0.107	0.058

SOILS

Lab Number					100035	100036	100037
Client Reference					1	2	3
Sample ID					Plot 43	Plot 47	Plot 49
Depth (m)					0.00 - 0.76	0.00 - 0.52	0.00 - 0.66
Sampling Date					13/04/2026	13/04/2026	13/04/2026
Test	Method	Accred	LoD	Units			
Naphthalene	CE087	M	0.016	mg/kg	0.031	< 0.016	< 0.016
Phenanthrene	CE087	M	0.014	mg/kg	0.525	0.085	0.081
Pyrene	CE087	M	0.016	mg/kg	0.684	0.185	0.154
Total PAH(16)	CE087	N	0.28	mg/kg	4.53	1.19	0.925
BTEX & Total Petroleum Hydrocarbons							
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001
Toluene	CE267	U	0.001	mg/kg	0.002	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	0.7	< 0.5	< 0.5
>C16-C35 Aliphatic (EH_2D_AL)	CE250	N	3	mg/kg	3.2	< 3.0	< 3.0
>C35-C44 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	< 0.5	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	1.6	< 0.6	1.4
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	4.8	1.8	3.9
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	4.5	< 2.0	4.1
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	18.8	7.6	15.8
>C35-C44 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	3.4	< 2.0	2.5
>C5-C44 Total (HS_1D_MS+EH_2D_Total)	CE250	N	14	mg/kg	38.4	< 14.0	28.6
Asbestos							
Asbestos Identification	SUBCO N	SU	0	-	NAD	NAD	NAD

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
CE250	GCXGC in Soil	DCM Extraction and GCxGC-FID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE061	W. Sol Metals	ICPOES	Air dried sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE267	BTEX in Soils	Analysis by HSGCFID	As submitted sample
CE263	ChromiumVI by Discrete Analyser in Soil	Gallery	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE077	Cyanides in Soils	Continuous Flow Analyser	As submitted sample
CE208	Chromium Hexavalent in Soil	Colorimetry	Air dried sample
CE197	TOC In Soil	PRIMACS Combustion Analyser	Air dried sample

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.

For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.

Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

- a Sampling date not provided
- b Sampling time not provided (waters only)
- c Sample not received in appropriate containers
- d Storage Temperature
- e Headspace present in sample container
- f Sample exceeded sampling to receipt
- g Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
100035	Plot 43	0.00 - 0.76	N	
100036	Plot 47	0.00 - 0.52	N	
100037	Plot 49	0.00 - 0.66	N	

REPORT INFORMATION

Report No.:26-04188, issue number 1

Key	
U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

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Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis (at 30°C)

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis (30°C). Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones and 'inert' material, where applicable.

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - 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	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
-	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site