

CERTIFICATE OF COMPLETION

FOR

PLOT No 4

**TO CERTIFY THAT THE PLOT HAS BEEN REMEDIATED
IN ACCORDANCE WITH THE REQUIREMENTS
SET OUT IN**

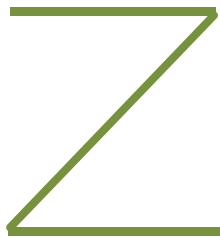
**ZIG ZAG ENVIRONMENTAL LIMITED, FEBRUARY
2025, REPORT NO ZZ24035-2 REV A –
CONTAMINATED LAND ASSESSMENT**

**IE - ALL CONTAMINATED TOPSOIL WAS REMOVED
FROM THE RESIDENTIAL PLOT AND CLEAN GREEN
FIELD TOPSOIL HAS BEEN IMPORTED AND PLACED
IN THE GARDEN, CONFIRMED BY SAMPLING AND
ANALYSIS.**

CERTIFICATE ISSUED: 1 JUNE 2026

DKillick

**David Killick BSc (Hons)
Senior Consultant**



ANNEX 1

PHOTOGRAPHS

ZIG ZAG ENVIRONMENTAL

SUITE 10
RAILWAY HOUSE
RAILWAY ROAD
CHORLEY
PR6 0HW



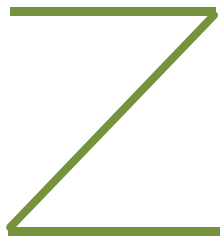
Plots 1 - 4 Gardens: Contaminated topsoil removed, natural subsoil exposed



Plot 4 Garden: imported green field topsoil placed in garden



Plot 4 Garden: soil sample



ANNEX 2

SOURCE TOPSOIL RECORDS



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

PP O Connor

61 Mossley Road
Trafford Park
M17 1GJ

16th October 2025
Our Ref: TOHA/25/7037/SS
Your Ref: see below

Dear Sirs

Topsoil Analysis Report: Vistry Homes, Mill Lane, Warrington

We have completed the analysis of the soil sample recently submitted, referenced *Vistry Homes Warrington Topsoil*, and have pleasure reporting our findings.

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

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

SAMPLE EXAMINATION

The sample was described as a very dark grey (Munsell Colour 10YR 3/1), slightly moist, friable, non-calcareous SANDY LOAM with a well developed, fine to coarse granular structure*. The sample was virtually stone-free and no unusual odours or deleterious materials were observed.

*This appraisal of soil structure was made from examination of a disturbed sample. Structure is a key soil characteristic that may only be accurate

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ANALYTICAL SCHEDULE

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

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

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below.

RESULTS OF ANALYSIS

Particle Size Analysis and Stone Content

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

The sample was virtually stone-free and, as such, stones should not restrict the use of the soil for general landscape purposes.

pH and Electrical Conductivity Values

The sample was acid in reaction (pH 5.6), with a pH value that would be considered suitable for general landscape purposes and in particular acid-loving species (calcifuges). This pH value is unlikely to be suitable for species known to specifically require or prefer alkaline soils.

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

The electrical conductivity value by CaSO₄ extract (BS3882 requirement) fell below the maximum specified value (3300 µS/cm) given in BS3882:2015 – Table 1.

Organic Matter and Fertility Status

The sample was adequately supplied with organic matter and most major plant nutrients but was deficient in extractable potassium. This nutrient deficiency can be remedied by a suitable compost application.

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

Potential Contaminants

With reference to BS3882:2015 - Table 1: Notes 3 and 4, there is a requirement to confirm levels of potential contaminants in relation to the topsoil's proposed end use. This includes human health, environmental protection and metals considered toxic to plants. In the absence of site-specific assessment criteria, the concentrations that affect human health have been compared with the *residential with home-grown produce* land use in the Suitable For Use Levels (S4ULs) presented in *The LQM/CIEH S4ULs for Human Health Risk Assessment* (2015) and the DEFRA SP1010: *Development of Category 4 Screening Levels (C4SLs) for Assessment of Land Affected by Contamination – Policy Companion Document* (2014).

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

Note: Due to the dark colour of the sample, the colorimetry analysis of hexavalent chromium could not be performed in this instance (noted as U/S - Unsuitable Sample on the certificate). Instead, the laboratory has provided additional unaccredited testing for hexavalent chromium in this sample by ion chromatography, which was reported to be less than the limit of detection (<1.80 mg/kg).

Phytotoxic Contaminants

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

CONCLUSION

The purpose of the analysis was to determine the suitability of the topsoil sample for general landscape purposes. The analysis has also been undertaken to determine the sample's compliance with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil - Table 1, Multipurpose Topsoil*).

From the soil examination and subsequent laboratory analysis, the sample was described as an acid, non-saline, non-calcareous *sandy loam* with a well developed structure and very low stone content. The sample was adequately supplied with organic matter and most major plant nutrients but was deficient in extractable potassium. Of the potential contaminants determined, none exceeded their respective guideline values.

To conclude, based on our findings, the topsoil represented by this sample would be considered suitable for general landscape purposes (trees, shrubs and amenity grass), provided the extractable potassium deficiency is addressed by a suitable compost application, acid-loving species are selected and the physical condition of the soil is satisfactory.

The sample was largely compliant with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil*), with the exception of the low extractable potassium level. On this occasion, this non-compliance would be considered minor when reviewed in the context of all other results, provided the nutrient deficiency is remedied by a suitable compost application.

RECOMMENDATIONS

Compost Application

To address the extractable potassium deficiency, we recommend applying and incorporating suitable compost (e.g. PAS100:2018 /Landscape Institute/WRAP grade (10mm screened) green compost) at a rate of **15%** by volume, ensuring the soil is dry and friable.

For planting purposes, the compost should be incorporated to a depth of 200mm and for grass areas the compost should be worked into the upper 100mm.

Soil Handling Recommendations

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

It is important to ensure that the soil is not unnecessarily compacted by trampling or trafficking by site machinery, and soil handling should be stopped during and after heavy rainfall and not continued until the soil is friable in consistency.

If the soil is structurally damaged and compacted at any stage during the course of soiling or landscaping works, it should be cultivated appropriately to relieve the compaction and to restore the soil's structure prior to any planting, turfing or seeding.

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

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

Yours faithfully



Neema Senthil Kumar
BSc MSc
Graduate Soil Scientist



Rebecca Roberts
BSc MSc MSc SoilSci
Senior Soil Scientist

For & on behalf of Tim O'Hare Associates LLP



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Client:	PP O'Connor
Project:	Vistry Homes, Mill Lane, Warrington
Job:	Topsoil Analysis - BS3882:2015
Date:	16/10/2025
Job Ref No:	TOHA/25/7037/SS

Sample Reference		Accreditation
Clay (<0.002mm)	%	UKAS
Silt (0.002-0.063mm)	%	UKAS
Sand (0.063-2.0mm)	%	UKAS
Texture Class (UK Classification)	-	UKAS
Stones (2-20mm)	% DW	GLP
Stones (20-50mm)	% DW	GLP
Stones (>50mm)	% DW	GLP

pH Value (1:2.5 water extract)	units	UKAS
Electrical Conductivity (1:2.5 water extract)	uS/cm	UKAS
Electrical Conductivity (1:2 CaSO ₄ extract)	uS/cm	UKAS
Exchangeable Sodium Percentage	%	UKAS

Organic Matter (LOI)	%	UKAS
Total Nitrogen (Dumas)	%	UKAS
C : N Ratio	ratio	UKAS
Extractable Phosphorus	mg/l	UKAS
Extractable Potassium	mg/l	UKAS
Extractable Magnesium	mg/l	UKAS

Total Arsenic (As)	mg/kg	MCERTS
Total Cadmium (Cd)	mg/kg	MCERTS
Total Chromium (Cr)	mg/kg	MCERTS
Hexavalent Chromium (Cr VI)	mg/kg	MCERTS
Total Copper (Cu)	mg/kg	MCERTS
Total Lead (Pb)	mg/kg	MCERTS
Total Mercury (Hg)	mg/kg	MCERTS
Total Nickel (Ni)	mg/kg	MCERTS
Total Selenium (Se)	mg/kg	MCERTS
Total Zinc (Zn)	mg/kg	MCERTS
Water Soluble Boron (B)	mg/kg	MCERTS
Total Cyanide (CN)	mg/kg	MCERTS
Total (mono) Phenols	mg/kg	MCERTS

Naphthalene	mg/kg	MCERTS
Acenaphthylene	mg/kg	MCERTS
Acenaphthene	mg/kg	MCERTS
Fluorene	mg/kg	MCERTS
Phenanthrene	mg/kg	MCERTS
Anthracene	mg/kg	MCERTS
Fluoranthene	mg/kg	MCERTS
Pyrene	mg/kg	MCERTS
Benz(a)anthracene	mg/kg	MCERTS
Chrysene	mg/kg	MCERTS
Benzo(b)fluoranthene	mg/kg	MCERTS
Benzo(k)fluoranthene	mg/kg	MCERTS
Benzo(a)pyrene	mg/kg	MCERTS
Indeno(1,2,3-cd)pyrene	mg/kg	MCERTS
Dibenzo(a,h)anthracene	mg/kg	MCERTS
Benzo(a,h,i)perylene	mg/kg	MCERTS
Total PAHs (sum USEPA16)	mg/kg	MCERTS

Aliphatic TPH >C5 - C6	mg/kg	MCERTS
Aliphatic TPH >C6 - C8	mg/kg	MCERTS
Aliphatic TPH >C8 - C10	mg/kg	MCERTS
Aliphatic TPH >C10 - C12	mg/kg	MCERTS
Aliphatic TPH >C12 - C16	mg/kg	MCERTS
Aliphatic TPH >C16 - C21	mg/kg	MCERTS
Aliphatic TPH >C21 - C35	mg/kg	MCERTS
Aliphatic TPH (C5 - C35)	mg/kg	MCERTS
Aromatic TPH >C5 - C7	mg/kg	MCERTS
Aromatic TPH >C7 - C8	mg/kg	MCERTS
Aromatic TPH >C8 - C10	mg/kg	MCERTS
Aromatic TPH >C10 - C12	mg/kg	MCERTS
Aromatic TPH >C12 - C16	mg/kg	MCERTS
Aromatic TPH >C16 - C21	mg/kg	MCERTS
Aromatic TPH >C21 - C35	mg/kg	MCERTS
Aromatic TPH (C5 - C35)	mg/kg	MCERTS

Benzene	mg/kg	MCERTS
Toluene	mg/kg	MCERTS
Ethylbenzene	mg/kg	MCERTS
p & m-xylene	mg/kg	MCERTS
o-xylene	mg/kg	MCERTS
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	MCERTS

Asbestos Screen	ND/D	ISO 17025
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SL = SANDY LOAM

Visual Examination

The sample was described as a very dark grey (Munsell Colour 10YR 3/1), slightly moist, friable, non-calcareous SANDY LOAM with a well developed, fine to coarse granular structure. The sample was virtually stone-free and no unusual odours or deleterious materials were observed.

Results of analysis should be read in conjunction with the report they were issued with

Vistry Homes Warrington Topsoil

15
13
72
SL
1
0
0

5.6
404
2290
1.1

4.6
0.18
15
45
78
85

15
0.3
29
U/S
49
89
< 0.3
20
< 1.0
100
0.7
< 1.0
< 1.0

< 0.05
< 0.05
0.13
0.09
1.00
0.26
1.50
1.40
0.67
0.80
0.84
0.36
0.80
0.34
0.10
0.43
8.7

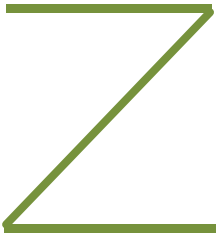
< 0.010
< 0.010
< 0.010
< 1.0
< 2.0
< 8.0
< 8.0
< 10
< 0.010
< 0.010
< 0.020
< 1.0
< 2.0
< 10
22
22

< 0.005
< 0.005
< 0.005
< 0.008
< 0.005
< 0.005

Not-detected

Neema Senthil Kumar

Neema Senthil Kumar
BSc MSc
Graduate Soil Scientist



ANNEX 3

LAB TEST RESULTS

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/05705
Issue Number: 1

Date: 29 May, 2026

Client: Zig Zag Environmental Limited
Suite 10 Railway House
Railway Street
Chorley
Lancashire
PR6 0HW

Project Manager: Dave Killick
Project Name: Kenyon Lane, Middleton
Project Ref: ZZ24035
Order No: 357/ZZ24035
Date Samples Received: 08/05/26
Date Instructions Received: 11/05/26
Date Analysis Completed: 29/05/26

Approved by:



Richard Wong
Client Manager

Envirolab Job Number: 26/05705

Client Project Name: Kenyon Lane, Middleton

Client Project Ref: ZZ24035

Lab Sample ID	26/05705/1	26/05705/2	26/05705/3	26/05705/4	26/05705/5	26/05705/6	26/05705/7	Units	Limit of Detection	Method ref
Client Sample No	Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7			
Client Sample ID										
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE	4AE	4AE			
% Stones >10mm _A	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	% w/w	0.1	A-T-044
pH _D ^{M#}	6.05	5.90	5.89	5.81	5.83	5.82	5.87	pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	g/l	0.01	A-T-026s
Sulphate (acid soluble) _D ^{M#}	390	420	410	390	410	400	390	mg/kg	200	A-T-028s
Cyanide (total) _A ^{M#}	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	mg/kg	0.2	A-T-050s
Organic Matter _D ^{M#}	3.60	3.96	3.61	4.36	4.11	3.90	4.53	% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	7	8	7	7	7	8	7	mg/kg	1	A-T-024s
Boron (water soluble) _D ^{M#}	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	mg/kg	1	A-T-027s
Cadmium _D ^{M#}	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	mg/kg	1	A-T-024s
Copper _D ^{M#}	21	21	22	22	22	23	22	mg/kg	1	A-T-024s
Chromium _D ^{M#}	17	17	18	17	16	18	17	mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-040s
Lead _D ^{M#}	42	39	40	41	40	43	40	mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	11	10	11	11	11	11	11	mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-024s
Zinc _D ^{M#}	44	42	45	45	43	46	44	mg/kg	1	A-T-024s

Envirolab Job Number: 26/05705

Client Project Name: Kenyon Lane, Middleton

Client Project Ref: ZZ24035

Lab Sample ID	26/05705/1	26/05705/2	26/05705/3	26/05705/4	26/05705/5	26/05705/6	26/05705/7	Units	Limit of Detection	Method ref
Client Sample No	Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7			
Client Sample ID										
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE	4AE	4AE			
Asbestos in Soil (inc. matrix)										
Asbestos in soil [#]	NAD	NAD	NAD	NAD	NAD	NAD	NAD			A-T-045
Asbestos Matrix (visual) _D	-	-	-	-	-	-	-			A-T-045
Asbestos Matrix (microscope) _D	-	-	-	-	-	-	-			A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A	N/A	N/A	N/A	N/A	N/A			A-T-045

Envirolab Job Number: 26/05705

Client Project Name: Kenyon Lane, Middleton

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Lab Sample ID	26/05705/1	26/05705/2	26/05705/3	26/05705/4	26/05705/5	26/05705/6	26/05705/7	Units	Limit of Detection	Method ref
Client Sample No	Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7			
Client Sample ID										
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE	4AE	4AE			
PAH-16MS										
Acenaphthene _A ^{M#}	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	0.02	mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	0.11	mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	<0.04	0.05	0.05	0.07	<0.04	0.06	0.11	mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	<0.05	<0.05	0.06	<0.05	<0.05	<0.05	0.07	mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	0.07	mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	0.08	mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	<0.06	<0.06	<0.06	0.07	0.07	<0.06	0.13	mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	0.11	0.11	0.10	0.10	0.10	0.10	0.23	mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.05	0.04	0.05	0.05	0.05	0.05	0.08	mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.06	0.04	0.04	<0.03	0.04	0.04	0.13	mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.10	0.09	0.10	0.10	0.08	0.10	0.23	mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	0.32	0.33	0.40	0.39	0.34	0.35	1.26	mg/kg	0.01	A-T-019s

Envirolab Job Number: 26/05705

Client Project Name: Kenyon Lane, Middleton

Client Project Ref: ZZ24035

Lab Sample ID	26/05705/1	26/05705/2	26/05705/3	26/05705/4	26/05705/5	26/05705/6	26/05705/7	Units	Limit of Detection	Method ref
Client Sample No	Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7			
Client Sample ID										
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE	4AE	4AE			
TPH CWG with Clean Up										
Ali >C5-C6 _A	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
Ali >C6-C8 _A	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	7	6	5	4	4	4	6	mg/kg	1	A-T-055s
Total Aliphatics _A	7	6	5	4	4	4	6	mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Aro >C10-C12 _A	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Aro >C12-C16 _A	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	4	4	4	4	4	4	4	mg/kg	1	A-T-055s
Total Aromatics _A	5	4	4	4	4	4	4	mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	12	9	8	7	7	7	10	mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
MTBE _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s

Envirolab Job Number: 26/05705

Client Project Name: Kenyon Lane, Middleton

Client Project Ref: ZZ24035

Lab Sample ID	26/05705/8							Units	Limit of Detection	Method ref
Client Sample No	Plot 8									
Client Sample ID										
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL									
Sample Matrix Code	4AE									
% Stones >10mm _A	<0.1							% w/w	0.1	A-T-044
pH _D ^{M#}	5.81							pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	<0.01							g/l	0.01	A-T-026s
Sulphate (acid soluble) _D ^{M#}	420							mg/kg	200	A-T-028s
Cyanide (total) _A ^{M#}	<1							mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2							mg/kg	0.2	A-T-050s
Organic Matter _D ^{M#}	3.42							% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	7							mg/kg	1	A-T-024s
Boron (water soluble) _D ^{M#}	<1.0							mg/kg	1	A-T-027s
Cadmium _D ^{M#}	<1.0							mg/kg	1	A-T-024s
Copper _D ^{M#}	22							mg/kg	1	A-T-024s
Chromium _D ^{M#}	17							mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1							mg/kg	1	A-T-040s
Lead _D ^{M#}	39							mg/kg	1	A-T-024s
Mercury _D	<0.17							mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	11							mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1							mg/kg	1	A-T-024s
Zinc _D ^{M#}	44							mg/kg	1	A-T-024s

Envirolab Job Number: 26/05705

Client Project Name: Kenyon Lane, Middleton

Client Project Ref: ZZ24035

Lab Sample ID	26/05705/8							Units	Limit of Detection	Method ref
Client Sample No	Plot 8									
Client Sample ID										
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL									
Sample Matrix Code	4AE									
Asbestos in Soil (inc. matrix)										
Asbestos in soil [#]	NAD									A-T-045
Asbestos Matrix (visual) _D	-									A-T-045
Asbestos Matrix (microscope) _D	-									A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A									A-T-045

Envirolab Job Number: 26/05705

Client Project Name: Kenyon Lane, Middleton

Client Project Ref: ZZ24035

Lab Sample ID	26/05705/8							Units	Limit of Detection	Method ref
Client Sample No	Plot 8									
Client Sample ID										
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL									
Sample Matrix Code	4AE									
PAH-16MS										
Acenaphthene _A ^{M#}	<0.01							mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01							mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	<0.02							mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.06							mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.06							mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.10							mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	<0.05							mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07							mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.08							mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	<0.04							mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	0.15							mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	<0.01							mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.05							mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03							mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.07							mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.13							mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	0.70							mg/kg	0.01	A-T-019s

Envirolab Job Number: 26/05705

Client Project Name: Kenyon Lane, Middleton

Client Project Ref: ZZ24035

Lab Sample ID	26/05705/8									
Client Sample No	Plot 8									
Client Sample ID										
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL									
Sample Matrix Code	4AE									
TPH CWG with Clean Up										
Ali >C5-C6 _A	<0.01							mg/kg	0.01	A-T-022s
Ali >C6-C8 _A	<0.01							mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1							mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1							mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1							mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	<1							mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	1							mg/kg	1	A-T-055s
Total Aliphatics _A	1							mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<0.01							mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01							mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	<1							mg/kg	1	A-T-055s
Aro >C10-C12 _A	<1							mg/kg	1	A-T-055s
Aro >C12-C16 _A	<1							mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	<1							mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	1							mg/kg	1	A-T-055s
Total Aromatics _A	1							mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	2							mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<0.01							mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01							mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01							mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01							mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01							mg/kg	0.01	A-T-022s
MTBE _A [#]	<0.01							mg/kg	0.01	A-T-022s

Report Notes

General

- This report shall not be reproduced, except in full, without written approval from Envirolab.
- The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
- The results reported herein relate only to the material supplied to the laboratory.
- The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
- Analytical results reflect the quality of the sample at the time of analysis only.
- Opinions and Interpretations expressed are outside our scope of accreditation.
- A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
- If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
- Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

Superscript “#”	Accredited to ISO 17025
Superscript “M”	Accredited to MCertS
Superscript “U”	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript “A”	Analysis performed on as-received Sample
Subscript “D”	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript “D” on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript “A”	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
Subscript “@”	Result is an opinion
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
 Stones etc. are not removed from the sample prior to analysis
 “Trace Asbestos Identified” will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs

Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.

Soil Chemical Analysis:

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

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

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

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

TPH by method A-T-007:

For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.
 Results “with Clean up” indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:

EPH CWG results have humics mathematically subtracted through instrument calculation.

Where these humic substances have been identified in any IDs from “TPH CWG with clean up” please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

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

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

Please contact your client manager if you require any further information.

Envirolab Analysis Dates

Lab Sample ID	26/05705/1	26/05705/2	26/05705/3	26/05705/4	26/05705/5	26/05705/6	26/05705/7	26/05705/8
Client Sample No	Plot 1	Plot 2	Plot 3	Plot 4	Plot 5	Plot 6	Plot 7	Plot 8
Client Sample ID/Depth								
Date Sampled								
A-T-019s	19/05/2026	19/05/2026	19/05/2026	19/05/2026	19/05/2026	19/05/2026	19/05/2026	19/05/2026
A-T-022s	19/05/2026	19/05/2026	19/05/2026	19/05/2026	19/05/2026	19/05/2026	19/05/2026	19/05/2026
A-T-024s	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026
A-T-026s	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026
A-T-027s	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026
A-T-028s	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026
A-T-031s	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026
A-T-032s	28/05/2026	28/05/2026	28/05/2026	28/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026
A-T-040s	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026	29/05/2026
A-T-042sTCN	20/05/2026	20/05/2026	20/05/2026	20/05/2026	20/05/2026	20/05/2026	20/05/2026	20/05/2026
A-T-044	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026
A-T-045	17/05/2026	17/05/2026	17/05/2026	17/05/2026	17/05/2026	17/05/2026	17/05/2026	17/05/2026
A-T-050s	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026	27/05/2026
A-T-055s	22/05/2026	22/05/2026	22/05/2026	22/05/2026	22/05/2026	22/05/2026	22/05/2026	22/05/2026
Calc-As Recd	22/05/2026	22/05/2026	22/05/2026	22/05/2026	22/05/2026	22/05/2026	22/05/2026	22/05/2026

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report