

22nd September 2025

FAO Richard Sedden @ Lovell
(Via Email: richard.sedden@Lovell.co.uk)

Dear Richard,

Seedfield – Plots 1-3 & 5-11

Please find below our clean-cover system validation data at the above-mentioned site / plots.

Overview

Betts Geo Ltd were instructed to validate the clean cover system applied within residential gardens at the above site as per the recommendations within the Remediation Statement undertaken by EDGE Consulting Engineers (Ref: 211104-EDGE-XX-XX-RP-G-003_REM_STRAT [P02] dated 14th October 2024).

The report recommends:

4.13 Provision of Clean Soil Cover

Due to the presence of localised contaminants within the made ground, a clean cover system will be required in all proposed garden and landscaped areas.

EDGE recommends the provision of up to 600 mm clean cover in gardens areas, reduced to 300 mm in any landscaped areas. Clean cover systems should be placed on a geotextile marker layer, where placed directly on made ground.

Physical Suitability of the Topsoil and Subsoil

The composition of the imported topsoil and subsoil materials on site were visually inspected on 20th August 2025 in Topsoil Stockpile SP02 and Subsoil Stockpile SP03. Inspection confirmed that the topsoil is a dark brown clayey SAND and the subsoil is a light brown SAND. Both topsoil and subsoil are physically suitable for their proposed end use.

Topsoil Source – Astley, Wigan

Subsoil Source – Fletcher Bank Quarry, Ramsbottom

Cover System Depth Validation

Trial holes undertaken in the rear garden areas of plots 1-3 & 5-11 on 20th August 2025 confirmed that the topsoil thickness was greater than 150mm, the subsoil was a typical thickness greater than 450mm and a geotextile no-dig membrane was installed below the subsoil, completing the clean cover requirement.

Chemical Validation of Topsoil and Subsoil

Topsoil

The imported topsoil was tested in a stockpile (SP02) on 20th August 2025. The stockpile was approximately 40m³ and considered brownfield therefore a sample ratio of 1:50m³ or minimum of 3 samples was used in line with NHBC guidelines, 3 x samples were taken.

No visual or olfactory evidence of contamination was noted within any of the samples.

These results were screened against the same criteria i.e. EA/CIEH/LQM residential guidance for suitability.

All results fall below relevant standard guidance levels.

Subsoil

The imported subsoil was tested in a stockpile (SP03) on 20th August 2025. The stockpile was approximately 133m³ and considered Greenfield therefore a sample ratio of 1:250m³ or minimum of 3 samples was used in line with NHBC guidelines, 3 x samples were taken.

No visual or olfactory evidence of contamination was noted within any of the samples.

All results fall below relevant standard guidance levels.

Summary

Betts Geo Environmental confirms that the soil is acceptable for use within gardens as such the capping requirement for plots 1-3 & 5-11 is complete.

We trust that this information is satisfactory for your further assessment to release the conditions.

Should you require any further clarification please do not hesitate to give us a call.

Yours sincerely



Graham Clark

BETTS GEO ENVIRONMENTAL LIMITED

Encl –
Evidentiary Photographs
SP02 Topsoil Chemical Analysis
SP03 Subsoil Chemical Analysis





Plot 1



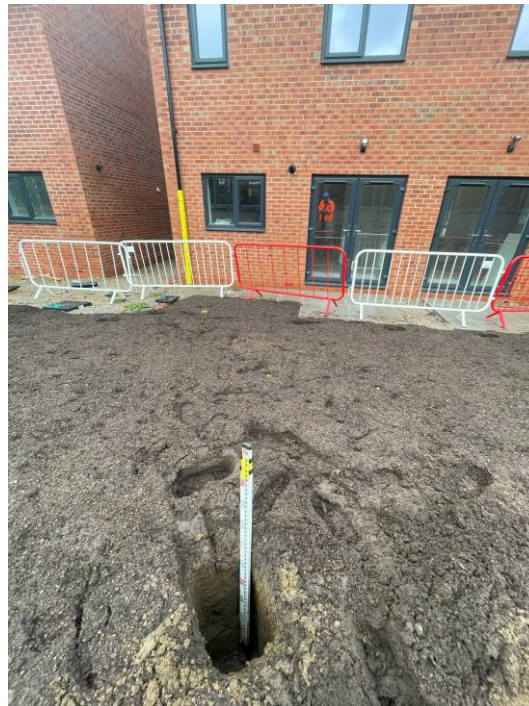
Plot 2



Plot 3



Plot 5



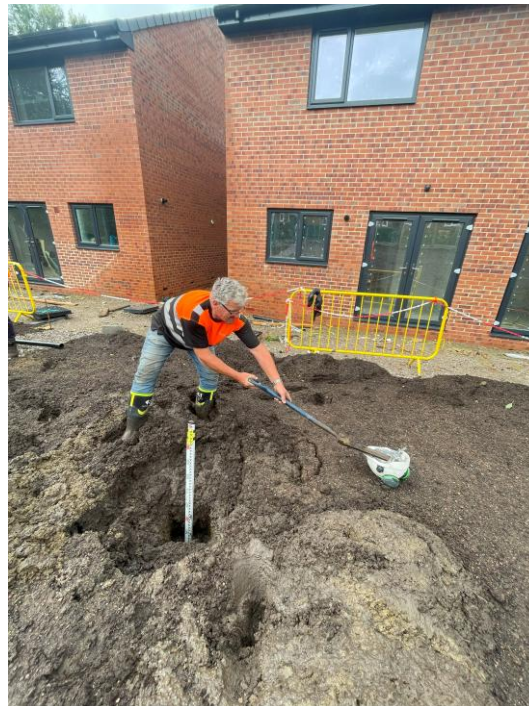
Plot 6



Plot 7



Plot 8



Plot 9



Plot 10



Plot 11

Our Ref: 24LPL098/SV/AG/SP02

3rd September 2025

FAO Richard Sedden @ Lovell
(Via Email: richard.sedden@Lovell.co.uk)

Dear Richard,



Seedfield – Topsoil Stockpile SP02 Testing

Please find below our validation data at the above-mentioned site / stockpile.

Overview

Betts Geo-Environmental Ltd were instructed to assess a stockpile of imported topsoil for suitability of use in the clean capping within the gardens, as per the recommendations within the Remediation Strategy Report undertaken by Edge Consulting Engineers in August 2024 (Ref. 21104 – Edge RP-G-0003).

The stockpile was approximately 40 m³ and was imported.
Source – Freeland Horticulture Ltd, Astley, Wigan

Physical Suitability of the Topsoil Stockpile

The composition of this material was visually inspected on site on 20th August 2025.

Topsoil – The stockpile appeared to be a Dark Brown Clayey SAND

Chemical Validation of Topsoil Stockpile

The Topsoil is considered to be imported therefore samples were taken at a rate of 1:50 or a minimum of 3 samples i.e. 3 samples were taken from the stockpile.

Analysis has been scheduled for the standard 'CLEA' Metals (including Chromium VI), speciated TPH to CWG and Speciated PAH's.

No visual or olfactory evidence of contamination was noted within any of the samples.

These results were screened against the same criteria i.e. EA/CIEH/LQM residential guidance for suitability.

All results fall below the relevant standard guidance levels.



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Photographs of SP02 Topsoil Stockpile

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: METALS

Project Name Seedfield
Project No 24LPL098
Date 20/08/2025

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS
DEPTH (m)	-	-	-	-	-	-
pH	8.11	8.14	8.21	7.87	8.37	8.21
Sulphate (water sol 2:1)	0.15	0.18	0.22	0.02	0.02	0.02
Organic matter	6.04	4.36	5	0.31	0.43	0.33
Arsenic	5	6	5	<1	<1	<1
Cadmium	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Copper	32	31	28	7	7	4
Chromium (hexavalent)	<1	<1	<1	<1	<1	<1
Lead	61	70	54	9	10	10
Mercury	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17
Nickel	13	12	12	12	13	15
Selenium	<1	<1	<1	<1	<1	<1
Zinc	67	69	80	50	51	50
Asbestos in Soil	NAD	NAD	NAD	NAD	NAD	NAD
Asbestos Matrix	-	-	-	-	-	-
Quantification	-	-	-	-	-	-
Organic matter	6.04	4.36	5	0.31	0.43	0.33

Metals	Mean Value Test *	Range		LQM 2009	DEFRA C4SL 2017
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	With Homegrown Produce (1% SOM)	
pH	8.29	8.37	7.87		-
Sulphate (water sol 2:1)	0.18	0.22	0.02		-
Organic matter	4.94	6.04	0.31		
Arsenic	5.14	6.00	<1	37	37
Cadmium	1.00	<1.0	<1.0	11	22.1
Copper	29.22	32.00	4.00	2400	-
Chromium (hexavalent)	1.00	<1	<1	6	20.5
Lead	59.47	70.00	9.00		200
Mercury	0.17	<0.17	<0.17	11	-
Nickel	13.80	15.00	12.00	130	
Selenium	1.00	<1	<1	250	-
Zinc	71.59	80.00	50.00	3700	-

NOTE:

Any individual results and mean value tests above SGVs are shown RED highlighted.

Any outlier values which exceed relevant SGVs are shown in red

* - The calculations for the mean value test include outliers

** Results for this determinant are assessed with no background levels taken into account

Results are expressed as mg/kg unless otherwise stated

ALL RESULTS PRESENTED ARE ASSESSED UNDER THE COMBINED CLEA ASSESSMENT CRITERION AS OUTLINED WITHIN SR4 ASSUMING NO FREE PRODUCT WAS OBSERVED DURING FIELDWORK- SEE 'GUIDANCE NOTES ON CONTAMINATION'.

LQM CIEH 2009 (+Nickel update 2105) guidance levels used. C4SL levels also referred to where necessary. LQM profiling tool should be used in order for Benzo(a)Pyrene to be used as a surrogate marker..

NAD - NO ASBESTOS DETECTED

TS - Topsoil, MG - Made Ground and N - Natural Ground

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: TPH

Project Name Seedfield
 Project No 24/LP/098
 Date 20/08/2025

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS
DEPTH (m)	-	-	-	-	-	-
Ali >C5-C6	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Ali >C6-C8	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Ali >C8-C10	<1	<1	<1	<1	<1	<1
Ali >C10-C12	<1	<1	<1	<1	<1	<1
Ali >C12-C16	2	2	3	<1	<1	<1
Ali >C16-C21	11	10	37	<1	<1	<1
Ali >C21-C35	74	87	180	<1	<1	<1
Total Aliphatics	88	99	220	<1	<1	<1
Aro >C5-C7	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Aro >C7-C8	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Aro >C8-C10	1	1	1	<1	<1	<1
Aro >C10-C12	1	1	1	<1	<1	<1
Aro >C12-C16	8	8	8	<1	<1	<1
Aro >C16-C21	36	31	55	<1	<1	<1
Aro >C21-C35	76	69	99	<1	<1	<1
Total Aromatics	121	110	164	<1	<1	<1
TPH (Ali & Aro)	210	210	385	<1	<1	<1
BTEX - Benzene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - Toluene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - Ethyl Benzene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - m & p Xylene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - o Xylene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
MTBE	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Organic Matter	6.04	4.36	5	0.31	0.43	0.33

TPH	Mean Value Test *	Range		LQM S4UL 2009		
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	1% SOM	2.5% SOM	6% SOM
Ali >C5-C6	0.01	<0.01	<0.01	42	78	160
Ali >C6-C8	0.01	<0.01	<0.01	100	230	530
Ali >C8-C10	1.00	<1	<1	27	35	150
Ali >C10-C12	1.00	<1	<1	130	330	760
Ali >C12-C16	2.34	3.00	<1	1100	2400	4300
Ali >C16-C21	21.64	37.00	<1	65000	92000	110000
Ali >C21-C35	116.34	180.00	<1			
Total Aliphatics	139.98	220.00	<1			
Aro >C5-C7	0.01	<0.01	<0.01	70	140	300
Aro >C7-C8	0.01	<0.01	<0.01	130	290	660
Aro >C8-C10	1.00	1.00	<1	34	83	190
Aro >C10-C12	1.00	1.00	<1	74	180	380
Aro >C12-C16	7.65	8.00	<1	140	330	660
Aro >C16-C21	39.88	55.00	<1	260	540	930
Aro >C21-C35	78.27	99.00	<1	1100	1500	1700
Total Aromatics	127.05	164.00	<1			
TPH (Ali & Aro)	266.09	385.00	<1			
BTEX - Benzene	0.01	<0.01	<0.01	0.087	0.17	0.37
BTEX - Toluene	0.01	<0.01	<0.01	130	290	660
BTEX - Ethyl Benzene	0.01	<0.01	<0.01	47	110	260
BTEX - m & p Xylene	0.01	<0.01	<0.01	115	370	890
BTEX - o Xylene	0.01	<0.01	<0.01	60	140	330
MTBE	0.01	<0.01	<0.01	47	110	260

Results expressed as mg/kg air dried unless otherwise stated.

* - The calculations for the mean value test include outliers

NOTES:

LQM CEH 2009 (+Nickel update 2105) guidance levels used. CASL levels also referred to where necessary. LQM profiling tool should be used in order for Benzo(a)Pyrene to be used as a surrogate marker.

NAD - NO ASBESTOS DETECTED

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: PAH

Project Name Seedfield
 Project No 24LPL098
 Date 20/08/2025

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS
DEPTH (m)	-	-	-	-	-	-
Acenaphthene	0.25	0.25	0.21	<0.01	<0.01	<0.01
Acenaphthylene	0.01	0.02	0.01	<0.01	<0.01	<0.01
Anthracene	0.32	0.27	0.25	<0.02	<0.02	0.03
Benzo(a)anthracene	1.29	0.84	0.87	<0.04	<0.04	<0.04
Benzo(a)pyrene	1.09	0.62	0.61	<0.04	<0.04	<0.04
Benzo(b)fluoranthene	1.13	0.65	0.63	<0.05	<0.05	<0.05
Benzo(ghi)perylene	0.73	0.47	0.45	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	0.38	0.22	0.22	<0.07	<0.07	<0.07
Chrysene	1.36	0.85	0.78	<0.06	<0.06	<0.06
Dibenzo(ah)anthracene	0.22	0.13	0.13	<0.04	<0.04	<0.04
Fluoranthene	2.6	1.82	1.72	<0.08	<0.08	<0.08
Fluorene	0.17	0.17	0.15	<0.01	<0.01	<0.01
Indeno(123-cd)pyrene	0.94	0.56	0.57	<0.03	<0.03	<0.03
Naphthalene	0.15	0.15	0.08	<0.03	<0.03	<0.03
Phenanthrene	1.39	1.09	0.94	<0.03	<0.03	<0.03
Pyrene	2.31	1.66	1.56	<0.07	<0.07	<0.07
Organic Matter	6.04	4.36	5	0.31	0.43	0.33

PAH	Mean Value Test *	Range		LQM S4UL 2009		
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	1% SOM	2.5% SOM	6% SOM
Acenaphthene	0.23	0.25	<0.01	210	510	1100
Acenaphthylene	0.02	0.02	<0.01	170	420	920
Anthracene	0.27	0.32	<0.02	2400	5400	11000
Benzo(a)anthracene	0.97	1.29	<0.04	7.2	11	13
Benzo(a)pyrene	0.77	1.09	<0.04	2.2	2.7	3
Benzo(b)fluoranthene	0.80	1.13	<0.05	2.6	3.3	3.7
Benzo(ghi)perylene	0.54	0.73	<0.05	320	340	350
Benzo(k)fluoranthene	0.28	0.38	<0.07	77	93	100
Chrysene	0.98	1.36	<0.06	15	22	27
Dibenzo(ah)anthracene	0.16	0.22	<0.04	0.24	0.28	0.3
Fluoranthene	1.98	2.60	<0.08	280	560	890
Fluorene	0.16	0.17	<0.01	170	400	860
Indeno(123-cd)pyrene	0.68	0.94	<0.03	27	36	41
Naphthalene	0.13	0.15	<0.03	2.3	5.6	13
Phenanthrene	1.10	1.39	<0.03	95	220	440
Pyrene	1.78	2.31	<0.07	620	1200	2000

Results expressed as mg/kg air dried unless otherwise stated.

* - The calculations for the mean value test include outliers

NOTES:

LQM CIEH 2009 (+Nickel update 2105) guidance levels used. C4SL levels also referred to where necessary. LQM profiling tool should be used in order for Benzo(a)Pyrene to be used as a surrogate marker.
 NAD: NO ADVERTS DETECTED

FINAL ANALYTICAL TEST REPORT

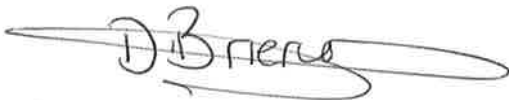
Envirolab Job Number: 25/09233
Issue Number: 1

Date: 28 August, 2025

Client: Betts Geo Environmental
Old Marsh Farm Barns
Welsh Road
Sealand
Flintshire
UK
CH5 2LY

Project Manager: Andy Gerrard/Betts Geolab
Project Name: Seedfield
Project Ref: 24LPL098
Order No: BG5936
Date Samples Received: 20/08/25
Date Instructions Received: 21/08/25
Date Analysis Completed: 28/08/25

Approved by:



Danielle Brierley
Client Services Supervisor

Envirolab Job Number: 25/09233

Client Project Name: Seedfield

Client Project Ref: 24LPL098

Lab Sample ID	25/09233/1	25/09233/2	25/09233/3	25/09233/4	25/09233/5	25/09233/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS				
Depth to Top										
Depth To Bottom										
Date Sampled	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4A	4A	4AE	4A	4A	4A				
% Stones >10mm _A	<0.1	1.6	0.4	5.9	4.8	1.8		% w/w	0.1	A-T-044
pH _D ^{M#}	8.11	8.14	8.21	7.87	8.37	8.21		pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.15	0.18	0.22	0.02	0.02	0.02		g/l	0.01	A-T-026s
Organic Matter _D ^{M#}	6.04	4.36	5.00	0.31	0.43	0.33		% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	5	6	5	<1	<1	<1		mg/kg	1	A-T-024s
Cadmium _D	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0		mg/kg	1	A-T-024s
Copper _D ^{M#}	32	31	28	7	7	4		mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-040s
Lead _D ^{M#}	61	70	54	9	10	10		mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17		mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	13	12	12	12	13	15		mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-024s
Zinc _D ^{M#}	67	69	80	50	51	50		mg/kg	1	A-T-024s
VPH total (>C5-C10)	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00		mg/kg	1	Calc-stone+mols

Envirolab Job Number: 25/09233

Client Project Name: Seedfield

Client Project Ref: 24LPL098

Lab Sample ID	25/09233/1	25/09233/2	25/09233/3	25/09233/4	25/09233/5	25/09233/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS				
Depth to Top										
Depth To Bottom										
Date Sampled	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4A	4A	4AE	4A	4A	4A				
Asbestos in Soil (inc. matrix)										
Asbestos in soil _D [#]	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				A-T-045

Envirolab Job Number: 25/09233

Client Project Name: Seedfield

Client Project Ref: 24LPL098

Lab Sample ID	25/09233/1	25/09233/2	25/09233/3	25/09233/4	25/09233/5	25/09233/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS				
Depth to Top										
Depth To Bottom										
Date Sampled	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4A	4A	4AE	4A	4A	4A				
PAH-16MS										
Acenaphthene _A ^{M#}	0.25	0.25	0.21	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	0.01	0.02	0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	0.32	0.27	0.25	<0.02	<0.02	0.03		mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	1.29	0.84	0.87	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	1.09	0.62	0.61	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	1.13	0.65	0.63	<0.05	<0.05	<0.05		mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.73	0.47	0.45	<0.05	<0.05	<0.05		mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	0.38	0.22	0.22	<0.07	<0.07	<0.07		mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	1.36	0.85	0.78	<0.06	<0.06	<0.06		mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.22	0.13	0.13	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	2.60	1.82	1.72	<0.08	<0.08	<0.08		mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	0.17	0.17	0.15	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.94	0.56	0.57	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	0.15	0.15	0.08	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	1.39	1.09	0.94	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	2.31	1.66	1.56	<0.07	<0.07	<0.07		mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	14.3	9.77	9.18	<0.08	<0.08	<0.08		mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/09233

Client Project Name: Seedfield

Client Project Ref: 24LPL098

Lab Sample ID	25/09233/1	25/09233/2	25/09233/3	25/09233/4	25/09233/5	25/09233/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS				
Depth to Top										
Depth To Bottom										
Date Sampled	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4A	4A	4AE	4A	4A	4A				
TPH CWG with Clean Up										
Ali >C5-C6 _A	<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		mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	2	2	3	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	11	10	37	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	74	87	180	<1	<1	<1		mg/kg	1	A-T-055s
Total Aliphatics _A	88	99	220	<1	<1	<1		mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<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		mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	1	1	1	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C10-C12 _A	1	1	1	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C12-C16 _A	8	8	8	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	36	31	55	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	76	69	99	<1	<1	<1		mg/kg	1	A-T-055s
Total Aromatics _A	121	110	164	<1	<1	<1		mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	210	210	385	<1	<1	<1		mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<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		mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<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		mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<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		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
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 Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Betts Geo Environmental, Old Marsh Farm Barns, Welsh Road, Sealand,
Flintshire, UK, CH5 2LY

Project: Seedfield
Clients Project No: 24LPL098

Project No: 25/09233
Date Received: 21/08/2025 (am)
Cool Box Temperatures (°C): 20.9

NO DEVIATIONS IDENTIFIED

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	25/09233/1	25/09233/2	25/09233/3	25/09233/4	25/09233/5	25/09233/6
Client Sample No						
Client Sample ID/Depth	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS
Date Sampled	20/08/25	20/08/25	20/08/25	20/08/25	20/08/25	20/08/25
A-T-019s	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025
A-T-022s	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025
A-T-024s	28/08/2025	28/08/2025	28/08/2025	28/08/2025	28/08/2025	28/08/2025
A-T-026s	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025
A-T-031s	27/08/2025	27/08/2025	27/08/2025	27/08/2025	27/08/2025	27/08/2025
A-T-032s	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025
A-T-040s	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025
A-T-044	28/08/2025	28/08/2025	28/08/2025	28/08/2025	28/08/2025	28/08/2025
A-T-045	22/08/2025	22/08/2025	22/08/2025	22/08/2025	22/08/2025	22/08/2025
A-T-055s	26/08/2025	26/08/2025	26/08/2025	28/08/2025	28/08/2025	28/08/2025
Calc-As Recd	26/08/2025	26/08/2025	26/08/2025	28/08/2025	28/08/2025	28/08/2025
Calc-stone+mois	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025

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

Our Ref: 24LPL098/SV/AG/SP03

3rd September 2025

FAO Richard Sedden @ Lovell
(Via Email: richard.sedden@Lovell.co.uk)

Dear Richard,



Seedfield – Subsoil Stockpile SP03 Testing

Please find below our validation data at the above-mentioned site / stockpile.

Overview

Betts Geo-Environmental Ltd were instructed to assess a stockpile of imported subsoil for suitability of use in the clean capping within the gardens, as per the recommendations within the Remediation Strategy Report undertaken by Edge Consulting Engineers in August 2024 (Ref. 21104 – Edge RP-G-0003).

The stockpile was approximately 133m³.
Source – Fletcher Bank Quarry

Physical Suitability of the Subsoil Stockpile

The composition of this material was visually inspected on site on 20th August 2025.

Subsoil – The stockpile appeared to be a Light Brown Sandy SAND

Chemical Validation of Subsoil Stockpile

The **subsoil** is considered to be imported therefore samples were taken at a rate of 1:150 or a minimum of 3 samples i.e. 3 samples were taken from the stockpile.

Analysis has been scheduled for the standard 'CLEA' Metals (including Chromium VI), speciated TPH to CWG and Speciated PAH's.

No visual or olfactory evidence of contamination was noted within any of the samples.

These results were screened against the same criteria i.e. EA/CIEH/LQM residential guidance for suitability.

All results fall below the relevant standard guidance levels.



Old Marsh Farm Barns
Welsh Road, Sealand
Flintshire CH5 2LY
Telephone: 01244 288179
www.betts-associates.co.uk

Summary

Betts Geo Environmental confirms that the subsoil is acceptable for use within gardens as part of the clean cover capping system requirements.

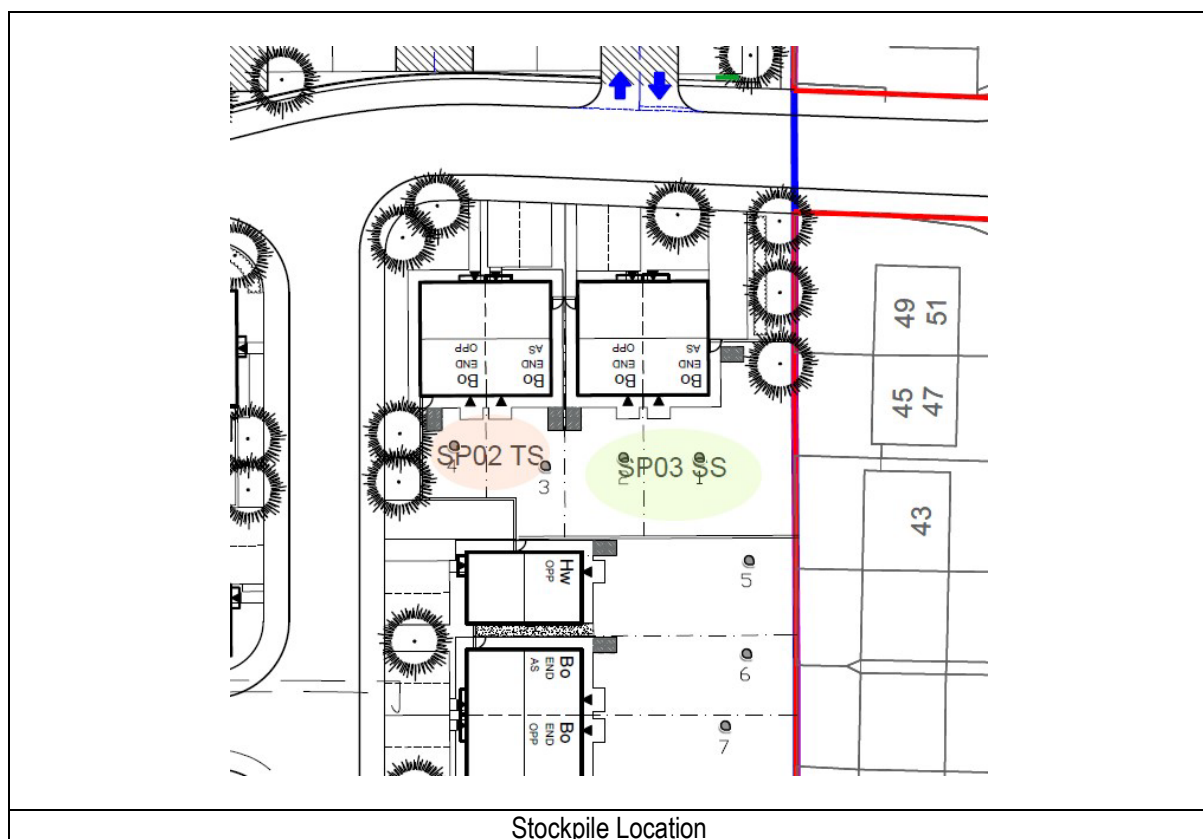
Should you require any further clarification, please do not hesitate to give us a call.

Yours Sincerely,



Andy Gerrard
BETTS GEO ENVIRONMENTAL LIMITED

Encl –
Stockpile Location
Stockpile Photographs
Chemical Validation Test Results





Photographs of SP03 Subsoil Stockpile



SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: METALS

Project Name Seedfield
Project No 24LPL098
Date 20/08/2025

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS
DEPTH (m)	-	-	-	-	-	-
pH	8.11	8.14	8.21	7.87	8.37	8.21
Sulphate (water sol 2:1)	0.15	0.18	0.22	0.02	0.02	0.02
Organic matter	6.04	4.36	5	0.31	0.43	0.33
Arsenic	5	6	5	<1	<1	<1
Cadmium	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Copper	32	31	28	7	7	4
Chromium (hexavalent)	<1	<1	<1	<1	<1	<1
Lead	61	70	54	9	10	10
Mercury	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17
Nickel	13	12	12	12	13	15
Selenium	<1	<1	<1	<1	<1	<1
Zinc	67	69	80	50	51	50
Asbestos in Soil	NAD	NAD	NAD	NAD	NAD	NAD
Asbestos Matrix	-	-	-	-	-	-
Quantification	-	-	-	-	-	-
Organic matter	6.04	4.36	5	0.31	0.43	0.33

Metals	Mean Value Test *	Range		LQM 2009	DEFRA C4SL 2017
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	With Homegrown Produce (1% SOM)	
pH	8.29	8.37	7.87		-
Sulphate (water sol 2:1)	0.18	0.22	0.02		-
Organic matter	4.94	6.04	0.31		
Arsenic	5.14	6.00	<1	37	37
Cadmium	1.00	<1.0	<1.0	11	22.1
Copper	29.22	32.00	4.00	2400	-
Chromium (hexavalent)	1.00	<1	<1	6	20.5
Lead	59.47	70.00	9.00		200
Mercury	0.17	<0.17	<0.17	11	-
Nickel	13.80	15.00	12.00	130	
Selenium	1.00	<1	<1	250	-
Zinc	71.59	80.00	50.00	3700	-

NOTE:

Any individual results and mean value tests above SGVs are shown RED highlighted.

Any outlier values which exceed relevant SGVs are shown in red

* - The calculations for the mean value test include outliers

** Results for this determinant are assessed with no background levels taken into account

Results are expressed as mg/kg unless otherwise stated

ALL RESULTS PRESENTED ARE ASSESSED UNDER THE COMBINED CLEA ASSESSMENT CRITERION AS OUTLINED WITHIN SR4 ASSUMING NO FREE PRODUCT WAS OBSERVED DURING FIELDWORK- SEE 'GUIDANCE NOTES ON CONTAMINATION'.

LQM CIEH 2009 (+Nickel update 2105) guidance levels used. C4SL levels also referred to where necessary. LQM profiling tool should be used in order for Benzo(a)Pyrene to be used as a surrogate marker..

NAD - NO ASBESTOS DETECTED

TS - Topsoil, MG - Made Ground and N - Natural Ground

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: TPH

Project Name Seedfield
 Project No 24/LP/098
 Date 20/08/2025

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS
DEPTH (m)	-	-	-	-	-	-
Ali >C5-C6	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Ali >C6-C8	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Ali >C8-C10	<1	<1	<1	<1	<1	<1
Ali >C10-C12	<1	<1	<1	<1	<1	<1
Ali >C12-C16	2	2	3	<1	<1	<1
Ali >C16-C21	11	10	37	<1	<1	<1
Ali >C21-C35	74	87	180	<1	<1	<1
Total Aliphatics	88	99	220	<1	<1	<1
Aro >C5-C7	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Aro >C7-C8	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Aro >C8-C10	1	1	1	<1	<1	<1
Aro >C10-C12	1	1	1	<1	<1	<1
Aro >C12-C16	8	8	8	<1	<1	<1
Aro >C16-C21	36	31	55	<1	<1	<1
Aro >C21-C35	76	69	99	<1	<1	<1
Total Aromatics	121	110	164	<1	<1	<1
TPH (Ali & Aro)	210	210	385	<1	<1	<1
BTEX - Benzene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - Toluene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - Ethyl Benzene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - m & p Xylene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - o Xylene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
MTBE	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Organic Matter	6.04	4.36	5	0.31	0.43	0.33

TPH	Mean Value Test *	Range		LQM S4UL 2009		
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	1% SOM	2.5% SOM	6% SOM
Ali >C5-C6	0.01	<0.01	<0.01	42	78	160
Ali >C6-C8	0.01	<0.01	<0.01	100	230	530
Ali >C8-C10	1.00	<1	<1	27	35	150
Ali >C10-C12	1.00	<1	<1	130	330	760
Ali >C12-C16	2.34	3.00	<1	1100	2400	4300
Ali >C16-C21	21.64	37.00	<1	65000	92000	110000
Ali >C21-C35	116.34	180.00	<1			
Total Aliphatics	139.98	220.00	<1			
Aro >C5-C7	0.01	<0.01	<0.01	70	140	300
Aro >C7-C8	0.01	<0.01	<0.01	130	290	660
Aro >C8-C10	1.00	1.00	<1	34	83	190
Aro >C10-C12	1.00	1.00	<1	74	180	380
Aro >C12-C16	7.65	8.00	<1	140	330	660
Aro >C16-C21	39.88	55.00	<1	260	540	930
Aro >C21-C35	78.27	99.00	<1	1100	1500	1700
Total Aromatics	127.05	164.00	<1			
TPH (Ali & Aro)	266.09	385.00	<1			
BTEX - Benzene	0.01	<0.01	<0.01	0.087	0.17	0.37
BTEX - Toluene	0.01	<0.01	<0.01	130	290	660
BTEX - Ethyl Benzene	0.01	<0.01	<0.01	47	110	260
BTEX - m & p Xylene	0.01	<0.01	<0.01	115	370	890
BTEX - o Xylene	0.01	<0.01	<0.01	60	140	330
MTBE	0.01	<0.01	<0.01	47	110	260

Results expressed as mg/kg air dried unless otherwise stated.

* - The calculations for the mean value test include outliers

NOTES:

LQM CEH 2009 (+Nickel update 2105) guidance levels used. CASL levels also referred to where necessary. LQM profiling tool should be used in order for Benzo(a)Pyrene to be used as a surrogate marker.

NAD - NO ASBESTOS DETECTED

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: PAH

Project Name Seedfield
 Project No 24LPL098
 Date 20/08/2025

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS
DEPTH (m)	-	-	-	-	-	-
Acenaphthene	0.25	0.25	0.21	<0.01	<0.01	<0.01
Acenaphthylene	0.01	0.02	0.01	<0.01	<0.01	<0.01
Anthracene	0.32	0.27	0.25	<0.02	<0.02	0.03
Benzo(a)anthracene	1.29	0.84	0.87	<0.04	<0.04	<0.04
Benzo(a)pyrene	1.09	0.62	0.61	<0.04	<0.04	<0.04
Benzo(b)fluoranthene	1.13	0.65	0.63	<0.05	<0.05	<0.05
Benzo(ghi)perylene	0.73	0.47	0.45	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	0.38	0.22	0.22	<0.07	<0.07	<0.07
Chrysene	1.36	0.85	0.78	<0.06	<0.06	<0.06
Dibenzo(ah)anthracene	0.22	0.13	0.13	<0.04	<0.04	<0.04
Fluoranthene	2.6	1.82	1.72	<0.08	<0.08	<0.08
Fluorene	0.17	0.17	0.15	<0.01	<0.01	<0.01
Indeno(123-cd)pyrene	0.94	0.56	0.57	<0.03	<0.03	<0.03
Naphthalene	0.15	0.15	0.08	<0.03	<0.03	<0.03
Phenanthrene	1.39	1.09	0.94	<0.03	<0.03	<0.03
Pyrene	2.31	1.66	1.56	<0.07	<0.07	<0.07
Organic Matter	6.04	4.36	5	0.31	0.43	0.33

PAH	Mean Value Test *	Range		LQM S4UL 2009		
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	1% SOM	2.5% SOM	6% SOM
Acenaphthene	0.23	0.25	<0.01	210	510	1100
Acenaphthylene	0.02	0.02	<0.01	170	420	920
Anthracene	0.27	0.32	<0.02	2400	5400	11000
Benzo(a)anthracene	0.97	1.29	<0.04	7.2	11	13
Benzo(a)pyrene	0.77	1.09	<0.04	2.2	2.7	3
Benzo(b)fluoranthene	0.80	1.13	<0.05	2.6	3.3	3.7
Benzo(ghi)perylene	0.54	0.73	<0.05	320	340	350
Benzo(k)fluoranthene	0.28	0.38	<0.07	77	93	100
Chrysene	0.98	1.36	<0.06	15	22	27
Dibenzo(ah)anthracene	0.16	0.22	<0.04	0.24	0.28	0.3
Fluoranthene	1.98	2.60	<0.08	280	560	890
Fluorene	0.16	0.17	<0.01	170	400	860
Indeno(123-cd)pyrene	0.68	0.94	<0.03	27	36	41
Naphthalene	0.13	0.15	<0.03	2.3	5.6	13
Phenanthrene	1.10	1.39	<0.03	95	220	440
Pyrene	1.78	2.31	<0.07	620	1200	2000

Results expressed as mg/kg air dried unless otherwise stated.

* - The calculations for the mean value test include outliers

NOTES:

LQM CIEH 2009 (+Nickel update 2105) guidance levels used. C4SL levels also referred to where necessary. LQM profiling tool should be used in order for Benzo(a)Pyrene to be used as a surrogate marker.
 NAD: NO ADVERTS DETECTED

FINAL ANALYTICAL TEST REPORT

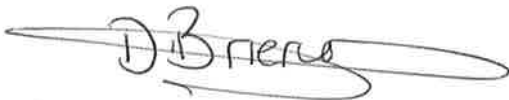
Envirolab Job Number: 25/09233
Issue Number: 1

Date: 28 August, 2025

Client: Betts Geo Environmental
Old Marsh Farm Barns
Welsh Road
Sealand
Flintshire
UK
CH5 2LY

Project Manager: Andy Gerrard/Betts Geolab
Project Name: Seedfield
Project Ref: 24LPL098
Order No: BG5936
Date Samples Received: 20/08/25
Date Instructions Received: 21/08/25
Date Analysis Completed: 28/08/25

Approved by:



Danielle Brierley
Client Services Supervisor

Envirolab Job Number: 25/09233

Client Project Name: Seedfield

Client Project Ref: 24LPL098

Lab Sample ID	25/09233/1	25/09233/2	25/09233/3	25/09233/4	25/09233/5	25/09233/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS				
Depth to Top										
Depth To Bottom										
Date Sampled	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4A	4A	4AE	4A	4A	4A				
% Stones >10mm _A	<0.1	1.6	0.4	5.9	4.8	1.8		% w/w	0.1	A-T-044
pH _D ^{M#}	8.11	8.14	8.21	7.87	8.37	8.21		pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.15	0.18	0.22	0.02	0.02	0.02		g/l	0.01	A-T-026s
Organic Matter _D ^{M#}	6.04	4.36	5.00	0.31	0.43	0.33		% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	5	6	5	<1	<1	<1		mg/kg	1	A-T-024s
Cadmium _D	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0		mg/kg	1	A-T-024s
Copper _D ^{M#}	32	31	28	7	7	4		mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-040s
Lead _D ^{M#}	61	70	54	9	10	10		mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17		mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	13	12	12	12	13	15		mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-024s
Zinc _D ^{M#}	67	69	80	50	51	50		mg/kg	1	A-T-024s
VPH total (>C5-C10)	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00		mg/kg	1	Calc-stone+mols

Envirolab Job Number: 25/09233

Client Project Name: Seedfield

Client Project Ref: 24LPL098

Lab Sample ID	25/09233/1	25/09233/2	25/09233/3	25/09233/4	25/09233/5	25/09233/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS				
Depth to Top										
Depth To Bottom										
Date Sampled	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4A	4A	4AE	4A	4A	4A				
Asbestos in Soil (inc. matrix)										
Asbestos in soil _D [#]	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				A-T-045

Envirolab Job Number: 25/09233

Client Project Name: Seedfield

Client Project Ref: 24LPL098

Lab Sample ID	25/09233/1	25/09233/2	25/09233/3	25/09233/4	25/09233/5	25/09233/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS				
Depth to Top										
Depth To Bottom										
Date Sampled	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4A	4A	4AE	4A	4A	4A				
PAH-16MS										
Acenaphthene _A ^{M#}	0.25	0.25	0.21	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	0.01	0.02	0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	0.32	0.27	0.25	<0.02	<0.02	0.03		mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	1.29	0.84	0.87	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	1.09	0.62	0.61	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	1.13	0.65	0.63	<0.05	<0.05	<0.05		mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.73	0.47	0.45	<0.05	<0.05	<0.05		mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	0.38	0.22	0.22	<0.07	<0.07	<0.07		mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	1.36	0.85	0.78	<0.06	<0.06	<0.06		mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.22	0.13	0.13	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	2.60	1.82	1.72	<0.08	<0.08	<0.08		mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	0.17	0.17	0.15	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.94	0.56	0.57	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	0.15	0.15	0.08	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	1.39	1.09	0.94	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	2.31	1.66	1.56	<0.07	<0.07	<0.07		mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	14.3	9.77	9.18	<0.08	<0.08	<0.08		mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/09233

Client Project Name: Seedfield

Client Project Ref: 24LPL098

Lab Sample ID	25/09233/1	25/09233/2	25/09233/3	25/09233/4	25/09233/5	25/09233/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS				
Depth to Top										
Depth To Bottom										
Date Sampled	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25	20-Aug-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4A	4A	4AE	4A	4A	4A				
TPH CWG with Clean Up										
Ali >C5-C6 _A	<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		mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	2	2	3	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	11	10	37	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	74	87	180	<1	<1	<1		mg/kg	1	A-T-055s
Total Aliphatics _A	88	99	220	<1	<1	<1		mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<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		mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	1	1	1	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C10-C12 _A	1	1	1	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C12-C16 _A	8	8	8	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	36	31	55	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	76	69	99	<1	<1	<1		mg/kg	1	A-T-055s
Total Aromatics _A	121	110	164	<1	<1	<1		mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	210	210	385	<1	<1	<1		mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<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		mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<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		mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<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		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
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 Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Betts Geo Environmental, Old Marsh Farm Barns, Welsh Road, Sealand,
Flintshire, UK, CH5 2LY

Project: Seedfield
Clients Project No: 24LPL098

Project No: 25/09233
Date Received: 21/08/2025 (am)
Cool Box Temperatures (°C): 20.9

NO DEVIATIONS IDENTIFIED

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	25/09233/1	25/09233/2	25/09233/3	25/09233/4	25/09233/5	25/09233/6
Client Sample No						
Client Sample ID/Depth	SP02 A TS	SP02 B TS	SP02 C TS	SP03 A SS	SP03 B SS	SP03 C SS
Date Sampled	20/08/25	20/08/25	20/08/25	20/08/25	20/08/25	20/08/25
A-T-019s	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025
A-T-022s	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025
A-T-024s	28/08/2025	28/08/2025	28/08/2025	28/08/2025	28/08/2025	28/08/2025
A-T-026s	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025
A-T-031s	27/08/2025	27/08/2025	27/08/2025	27/08/2025	27/08/2025	27/08/2025
A-T-032s	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025
A-T-040s	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025
A-T-044	28/08/2025	28/08/2025	28/08/2025	28/08/2025	28/08/2025	28/08/2025
A-T-045	22/08/2025	22/08/2025	22/08/2025	22/08/2025	22/08/2025	22/08/2025
A-T-055s	26/08/2025	26/08/2025	26/08/2025	28/08/2025	28/08/2025	28/08/2025
Calc-As Recd	26/08/2025	26/08/2025	26/08/2025	28/08/2025	28/08/2025	28/08/2025
Calc-stone+mois	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025	26/08/2025

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