

3rd February 2026

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

Dear Richard,

Seedfield, Bury – Plots 26 & 29-32

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 21st January 2026 in Topsoil Stockpile SP09 and in situ on plots 29, 30 & 32. 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 area of plots 26 & 29-32 on 3rd February 2026 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 (SP09) on 21st January 2026. The stockpile was approximately 140m³ 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.



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All results fall below relevant standard guidance levels.

Subsoil

The imported subsoil was tested in situ in the rear garden areas on plots 29, 30 & 32 on a 1:3 basis in line with NHBC guidelines, 3 x samples were taken on 21st January 2026.

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 26 & 29-32 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
SP09 Topsoil Chemical Analysis
In situ Subsoil Chemical Analysis for plots 29/30/32





Plot 26



Plot 29



Plot 30



Plot 31



Plot 32

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: METALS

Project Name Seedfields
Project No 24LPL098
Date 21-Jan-26

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS
DEPTH (m)				0.40	0.40	0.40
pH	8.21	8.34	8.22	7.09	6.99	7.21
Sulphate (water sol 2:1)	0.13	0.11	0.15	0.01	0.01	0.02
Organic matter	5.27	9.56	8.03	0.34	0.5	0.43
Arsenic	5	4	4	<1	<1	<1
Cadmium	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Copper	35	24	24	5	6	7
Chromium (hexavalent)	<1	<1	<1	<1	<1	<1
Lead	78	54	51	18	26	24
Mercury	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17
Nickel	12	12	12	15	19	18
Selenium	<1	<1	<1	<1	<1	<1
Zinc	67	56	55	53	58	56
Asbestos in Soil	NAD	NAD	NAD	NAD	NAD	NAD
Asbestos Matrix	-	-	-	-	-	-
Quantification	-	-	-	-	-	-
Organic matter	5.27	9.56	8.03	0.34	0.5	0.43

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	-	8.34	6.99		-
Sulphate (water sol 2:1)	-	0.15	0.01		-
Organic matter	-	9.56	0.34		
Arsenic	-	5.00	<1	37	37
Cadmium	-	<1.0	<1.0	11	22.1
Copper	-	35.00	5.00	2400	-
Chromium (hexavalent)	-	<1	<1	6	20.5
Lead	-	78.00	18.00		200
Mercury	-	<0.17	<0.17	11	-
Nickel	-	19.00	12.00	130	
Selenium	-	<1	<1	250	-
Zinc	-	67.00	53.00	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 determinand 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

Methyl Mercury used for guidance purposes

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: TPH

Project Name Seedfields
Project No 24LPL098
Date 21-Jan-26

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS
DEPTH (m)				0.40	0.40	0.40
Alii >C5-C6	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Alii >C8-C8	<0.01	<0.01	0.02	<0.01	<0.01	<0.01
Alii >C8-C10	<1	<1	<1	<1	<1	<1
Alii >C10-C12	<1	<1	<1	<1	<1	<1
Alii >C12-C16	1	2	1	<1	<1	<1
Alii >C16-C21	14	7	34	<1	<1	<1
Alii >C21-C35	82	58	179	<1	<1	<1
Total Aliphatics	98	68	214	<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	3	2	4	<1	<1	<1
Aro >C12-C16	14	16	14	<1	<1	<1
Aro >C16-C21	44	37	76	<1	<1	<1
Aro >C21-C35	82	69	117	<1	<1	<1
Total Aromatics	144	126	212	<1	<1	<1
TPH (Alii & Aro)	242	193	426	<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	5.27	9.56	8.03	0.34	0.5	0.43

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
Alii >C5-C6	-	<0.01	<0.01	42	78	160
Alii >C6-C8	-	0.02	<0.01	100	230	530
Alii >C8-C10	-	<1	<1	27	35	150
Alii >C10-C12	-	<1	<1	130	330	760
Alii >C12-C16	-	2.00	<1	1100	2400	4300
Alii >C16-C21	-	34.00	<1	65000	92000	110000
Alii >C21-C35	-	179.00	<1			
Total Aliphatics	-	214.00	<1			
Aro >C5-C7	-	<0.01	<0.01	70	140	300
Aro >C7-C8	-	<0.01	<0.01	130	290	660
Aro >C8-C10	-	1.00	<1	34	83	190
Aro >C10-C12	-	4.00	<1	74	180	380
Aro >C12-C16	-	16.00	<1	140	330	660
Aro >C16-C21	-	76.00	<1	260	540	930
Aro >C21-C35	-	117.00	<1	1100	1500	1700
Total Aromatics	-	212.00	<1			
TPH (Alii & Aro)	-	426.00	<1			
BTEX - Benzene	-	<0.01	<0.01	0.067	0.17	0.37
BTEX - Toluene	-	<0.01	<0.01	130	290	660
BTEX - Ethyl Benzene	-	<0.01	<0.01	47	110	260
BTEX - m & p Xylene	-	<0.01	<0.01	115	370	890
BTEX - o Xylene	-	<0.01	<0.01	60	140	330
MTBE	-	<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 CIEH 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

SEE 'GUIDANCE NOTES ON CONTAMINATION'.

UU Drinking Water Guidelines	
PE Threshold	
Total BTEX & MTBE	0.1
EC5-EC10 Alii-Aro	2
EC10-EC16 Alii-Aro	10
EC16-EC40 Alii-Aro	500

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: PAH

Project Name Seedfields
 Project No 24LPL098
 Date 21-Jan-26

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS
DEPTH (m)				0.40	0.40	0.40
Acenaphthene	0.17	0.16	0.17	<0.01	<0.01	<0.01
Acenaphthylene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Anthracene	0.18	0.16	0.22	<0.02	<0.02	<0.02
Benzo(a)anthracene	0.57	0.52	0.9	<0.04	<0.04	<0.04
Benzo(a)pyrene	0.53	0.48	0.67	<0.04	<0.04	<0.04
Benzo(b)fluoranthene	0.7	0.58	0.82	<0.05	<0.05	<0.05
Benzo(ghi)perylene	0.35	0.32	0.32	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	0.27	0.21	0.3	<0.07	<0.07	<0.07
Chrysene	0.65	0.55	0.85	<0.06	<0.06	<0.06
Dibenzo(ah)anthracene	0.08	0.07	0.07	<0.04	<0.04	<0.04
Fluoranthene	1.25	1.17	1.57	<0.08	<0.08	<0.08
Fluorene	0.16	0.15	0.14	<0.01	<0.01	<0.01
Indeno(123-cd)pyrene	0.35	0.32	0.37	<0.03	<0.03	<0.03
Naphthalene	0.16	0.15	0.12	<0.03	<0.03	<0.03
Phenanthrene	0.85	0.79	0.97	<0.03	<0.03	<0.03
Pyrene	1.14	1.07	1.4	<0.07	<0.07	<0.07
Organic Matter	5.27	9.56	8.03	0.34	0.5	0.43

PAH	Mean Value Test *	Range		LQM S4UL 2009			DEFRA's C4SL 2017
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	1% SOM	2.5% SOM	6% SOM	6% SOM
Acenaphthene	-	0.17	<0.01	210	510	1100	-
Acenaphthylene	-	0.00	<0.01	170	420	920	-
Anthracene	-	0.22	<0.02	2400	5400	11000	-
Benzo(a)anthracene	-	0.90	<0.04	7.2	11	13	-
Benzo(a)pyrene	-	0.67	<0.04	2.2	2.7	3	4.95
Benzo(b)fluoranthene	-	0.82	<0.05	2.6	3.3	3.7	-
Benzo(ghi)perylene	-	0.35	<0.05	320	340	350	-
Benzo(k)fluoranthene	-	0.30	<0.07	77	93	100	-
Chrysene	-	0.85	<0.06	15	22	27	-
Dibenzo(ah)anthracene	-	0.08	<0.04	0.24	0.28	0.3	-
Fluoranthene	-	1.57	<0.08	280	560	890	-
Fluorene	-	0.16	<0.01	170	400	860	-
Indeno(123-cd)pyrene	-	0.37	<0.03	27	36	41	-
Naphthalene	-	0.16	<0.03	2.3	5.6	13	-
Phenanthrene	-	0.97	<0.03	95	220	440	-
Pyrene	-	1.40	<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 ASBESTOS DETECTED

SEE 'GUIDANCE NOTES ON CONTAMINATION'.

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/00636
Issue Number: 1

Date: 27 January, 2026

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

Project Manager: Andy Gerrard/Betts Geolab
Project Name: Seedfields
Project Ref: 24LPL098
Order No: BG6133
Date Samples Received: 21/01/26
Date Instructions Received: 21/01/26
Date Analysis Completed: 27/01/26

Approved by:



Zipporah Bannister
Client Manager

Envirolab Job Number: 26/00636

Client Project Name: Seedfields

Client Project Ref: 24LPL098

Lab Sample ID	26/00636/1	26/00636/2	26/00636/3	26/00636/4	26/00636/5	26/00636/6		Units	Limit of Detection	Method ref
Client Sample No	TS	TS	TS	SS	SS	SS				
Client Sample ID	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS				
Depth to Top				0.40	0.40	0.40				
Depth To Bottom										
Date Sampled	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4AE	4AE	4AE	4A	4A	4A				
% Stones >10mm _A	<0.1	<0.1	1.3	<0.1	<0.1	<0.1		% w/w	0.1	A-T-044
pH _D ^{M#}	8.21	8.34	8.22	7.09	6.99	7.21		pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.13	0.11	0.15	0.01	0.01	0.02		g/l	0.01	A-T-026s
Organic Matter _D ^{M#}	5.27	9.56	8.03	0.34	0.50	0.43		% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	5	4	4	<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#}	35	24	24	5	6	7		mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-040s
Lead _D ^{M#}	78	54	51	18	26	24		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#}	12	12	12	15	19	18		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	56	55	53	58	56		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: 26/00636

Client Project Name: Seedfields

Client Project Ref: 24LPL098

Lab Sample ID	26/00636/1	26/00636/2	26/00636/3	26/00636/4	26/00636/5	26/00636/6		Units	Limit of Detection	Method ref
Client Sample No	TS	TS	TS	SS	SS	SS				
Client Sample ID	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS				
Depth to Top				0.40	0.40	0.40				
Depth To Bottom										
Date Sampled	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4AE	4AE	4AE	4A	4A	4A				
Asbestos in Soil (inc. matrix)										
Asbestos in soil [#]	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: 26/00636

Client Project Name: Seedfields

Client Project Ref: 24LPL098

Lab Sample ID	26/00636/1	26/00636/2	26/00636/3	26/00636/4	26/00636/5	26/00636/6		Units	Limit of Detection	Method ref
Client Sample No	TS	TS	TS	SS	SS	SS				
Client Sample ID	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS				
Depth to Top				0.40	0.40	0.40				
Depth To Bottom										
Date Sampled	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4AE	4AE	4AE	4A	4A	4A				
PAH-16MS										
Acenaphthene _A ^{M#}	0.17	0.16	0.17	<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		mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	0.18	0.16	0.22	<0.02	<0.02	<0.02		mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.57	0.52	0.90	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.53	0.48	0.67	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.70	0.58	0.82	<0.05	<0.05	<0.05		mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.35	0.32	0.32	<0.05	<0.05	<0.05		mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	0.27	0.21	0.30	<0.07	<0.07	<0.07		mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.65	0.55	0.85	<0.06	<0.06	<0.06		mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.08	0.07	0.07	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	1.25	1.17	1.57	<0.08	<0.08	<0.08		mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	0.16	0.15	0.14	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.35	0.32	0.37	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	0.16	0.15	0.12	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.85	0.79	0.97	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	1.14	1.07	1.40	<0.07	<0.07	<0.07		mg/kg	0.07	A-T-019s
Total PAH-16MS_A^{M#}	7.41	6.70	8.89	<0.08	<0.08	<0.08		mg/kg	0.01	A-T-019s

Envirolab Job Number: 26/00636

Client Project Name: Seedfields

Client Project Ref: 24LPL098

Lab Sample ID	26/00636/1	26/00636/2	26/00636/3	26/00636/4	26/00636/5	26/00636/6		Units	Limit of Detection	Method ref
Client Sample No	TS	TS	TS	SS	SS	SS				
Client Sample ID	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS				
Depth to Top				0.40	0.40	0.40				
Depth To Bottom										
Date Sampled	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4AE	4AE	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	0.02	<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#}	1	2	1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	14	7	34	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	82	58	179	<1	<1	<1		mg/kg	1	A-T-055s
Total Aliphatics _A	98	68	214	<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	3	2	4	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C12-C16 _A	14	16	14	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	44	37	76	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	82	69	117	<1	<1	<1		mg/kg	1	A-T-055s
Total Aromatics _A	144	126	212	<1	<1	<1		mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	242	193	426	<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: Seedfields

Clients Project No: 24LPL098

Project No: 26/00636

Date Received: 21/01/2026 (am)

Cool Box Temperatures (°C): 7.9

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	26/00636/1	26/00636/2	26/00636/3	26/00636/4	26/00636/5	26/00636/6
Client Sample No	TS	TS	TS	SS	SS	SS
Client Sample ID/Depth	SP09.1	SP09.2	SP09.3	Plot 32 SS 0.40m	Plot 30 SS 0.40m	Plot 29 SS 0.40m
Date Sampled	21/01/26	21/01/26	21/01/26	21/01/26	21/01/26	21/01/26
A-T-019s	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
A-T-022s	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
A-T-024s	27/01/2026	27/01/2026	27/01/2026	27/01/2026	27/01/2026	27/01/2026
A-T-026s	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026
A-T-031s	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026
A-T-032s	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026
A-T-040s	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026
A-T-044	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
A-T-045	22/01/2026	22/01/2026	22/01/2026	22/01/2026	22/01/2026	22/01/2026
A-T-055s	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
Calc-As Recd	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
Calc-stone+mois	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026

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

Our Ref: 24LPL098/SV/AG/SP09

27th January 2026

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

Dear Richard,



Seedfield, Bury – Topsoil Stockpile SP09 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 140m³ 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 21st January 2026.

Topsoil – The stockpile appeared to be a dark brown clayey SAND

Chemical Validation of Topsoil Stockpile

The Topsoil is 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 on 21st January 2026.

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.



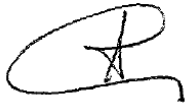
Old Marsh Farm Barns
Welsh Road, Sealand
Flintshire CH5 2LY
Telephone: 01244 288179
www.betts-associates.co.uk

Summary

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

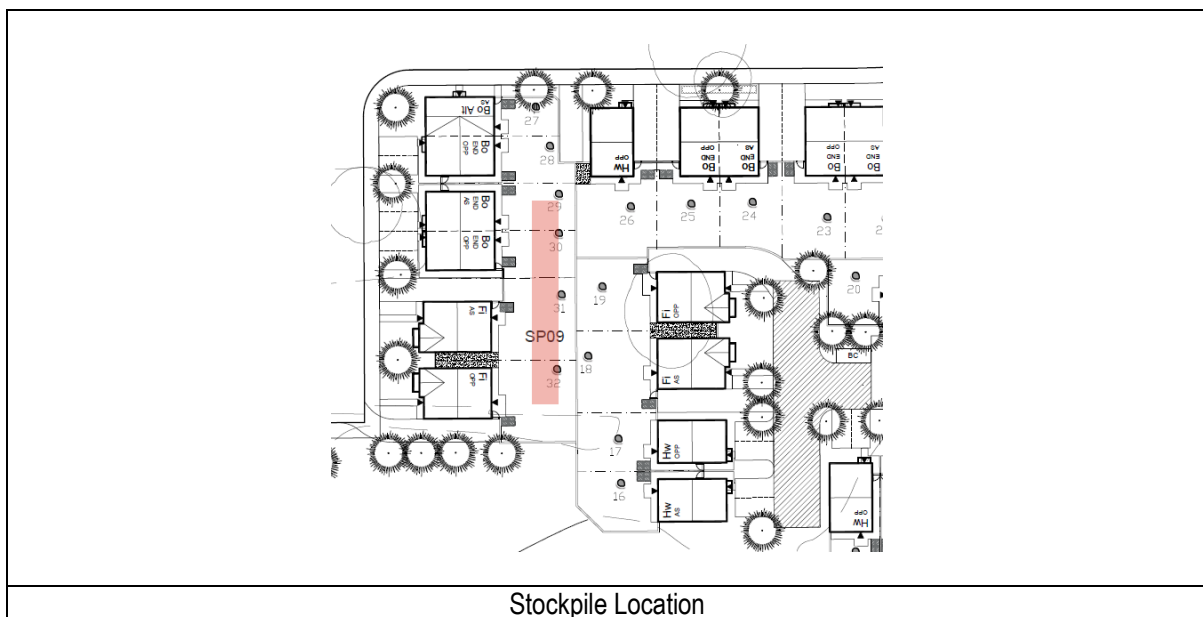
Should you require any further clarification, please do not hesitate to give us a call.

Yours Sincerely,



Andy Gerrard
BETTS GEO ENVIRONMENTAL LIMITED

Encl –
 Stockpile Location
 Stockpile Photographs
 Chemical Validation Test Results





Photographs of SP09 Topsoil Stockpile



SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: METALS

Project Name Seedfields
Project No 24LPL098
Date 21-Jan-26

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS
DEPTH (m)				0.40	0.40	0.40
pH	8.21	8.34	8.22	7.09	6.99	7.21
Sulphate (water sol 2:1)	0.13	0.11	0.15	0.01	0.01	0.02
Organic matter	5.27	9.56	8.03	0.34	0.5	0.43
Arsenic	5	4	4	<1	<1	<1
Cadmium	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Copper	35	24	24	5	6	7
Chromium (hexavalent)	<1	<1	<1	<1	<1	<1
Lead	78	54	51	18	26	24
Mercury	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17
Nickel	12	12	12	15	19	18
Selenium	<1	<1	<1	<1	<1	<1
Zinc	67	56	55	53	58	56
Asbestos in Soil	NAD	NAD	NAD	NAD	NAD	NAD
Asbestos Matrix	-	-	-	-	-	-
Quantification	-	-	-	-	-	-
Organic matter	5.27	9.56	8.03	0.34	0.5	0.43

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	-	8.34	6.99		-
Sulphate (water sol 2:1)	-	0.15	0.01		-
Organic matter	-	9.56	0.34		
Arsenic	-	5.00	<1	37	37
Cadmium	-	<1.0	<1.0	11	22.1
Copper	-	35.00	5.00	2400	-
Chromium (hexavalent)	-	<1	<1	6	20.5
Lead	-	78.00	18.00		200
Mercury	-	<0.17	<0.17	11	-
Nickel	-	19.00	12.00	130	
Selenium	-	<1	<1	250	-
Zinc	-	67.00	53.00	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 determinand 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

Methyl Mercury used for guidance purposes

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: TPH

Project Name Seedfields
Project No 24LPL098
Date 21-Jan-26

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS
DEPTH (m)				0.40	0.40	0.40
Alii >C5-C6	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Alii >C8-C8	<0.01	<0.01	0.02	<0.01	<0.01	<0.01
Alii >C8-C10	<1	<1	<1	<1	<1	<1
Alii >C10-C12	<1	<1	<1	<1	<1	<1
Alii >C12-C16	1	2	1	<1	<1	<1
Alii >C16-C21	14	7	34	<1	<1	<1
Alii >C21-C35	82	58	179	<1	<1	<1
Total Aliphatics	98	68	214	<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	3	2	4	<1	<1	<1
Aro >C12-C16	14	16	14	<1	<1	<1
Aro >C16-C21	44	37	76	<1	<1	<1
Aro >C21-C35	82	69	117	<1	<1	<1
Total Aromatics	144	126	212	<1	<1	<1
TPH (Alii & Aro)	242	193	426	<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	5.27	9.56	8.03	0.34	0.5	0.43

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
Alii >C5-C6	-	<0.01	<0.01	42	78	160
Alii >C6-C8	-	0.02	<0.01	100	230	530
Alii >C8-C10	-	<1	<1	27	35	150
Alii >C10-C12	-	<1	<1	130	330	760
Alii >C12-C16	-	2.00	<1	1100	2400	4300
Alii >C16-C21	-	34.00	<1	65000	92000	110000
Alii >C21-C35	-	179.00	<1			
Total Aliphatics	-	214.00	<1			
Aro >C5-C7	-	<0.01	<0.01	70	140	300
Aro >C7-C8	-	<0.01	<0.01	130	290	660
Aro >C8-C10	-	1.00	<1	34	83	190
Aro >C10-C12	-	4.00	<1	74	180	380
Aro >C12-C16	-	16.00	<1	140	330	660
Aro >C16-C21	-	76.00	<1	260	540	930
Aro >C21-C35	-	117.00	<1	1100	1500	1700
Total Aromatics	-	212.00	<1			
TPH (Alii & Aro)	-	426.00	<1			
BTEX - Benzene	-	<0.01	<0.01	0.067	0.17	0.37
BTEX - Toluene	-	<0.01	<0.01	130	290	660
BTEX - Ethyl Benzene	-	<0.01	<0.01	47	110	260
BTEX - m & p Xylene	-	<0.01	<0.01	115	370	890
BTEX - o Xylene	-	<0.01	<0.01	60	140	330
MTBE	-	<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 CIEH 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

SEE 'GUIDANCE NOTES ON CONTAMINATION'.

UU Drinking Water Guidelines	
PE Threshold	
Total BTEX & MTBE	0.1
EC5-EC10 Alii-Aro	2
EC10-EC16 Alii-Aro	10
EC16-EC40 Alii-Aro	500

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: PAH

Project Name Seedfields
 Project No 24LPL098
 Date 21-Jan-26

SOIL TYPE	TS	TS	TS	SS	SS	SS
SAMPLE LOCATION	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS
DEPTH (m)				0.40	0.40	0.40
Acenaphthene	0.17	0.16	0.17	<0.01	<0.01	<0.01
Acenaphthylene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Anthracene	0.18	0.16	0.22	<0.02	<0.02	<0.02
Benzo(a)anthracene	0.57	0.52	0.9	<0.04	<0.04	<0.04
Benzo(a)pyrene	0.53	0.48	0.67	<0.04	<0.04	<0.04
Benzo(b)fluoranthene	0.7	0.58	0.82	<0.05	<0.05	<0.05
Benzo(ghi)perylene	0.35	0.32	0.32	<0.05	<0.05	<0.05
Benzo(k)fluoranthene	0.27	0.21	0.3	<0.07	<0.07	<0.07
Chrysene	0.65	0.55	0.85	<0.06	<0.06	<0.06
Dibenzo(ah)anthracene	0.08	0.07	0.07	<0.04	<0.04	<0.04
Fluoranthene	1.25	1.17	1.57	<0.08	<0.08	<0.08
Fluorene	0.16	0.15	0.14	<0.01	<0.01	<0.01
Indeno(123-cd)pyrene	0.35	0.32	0.37	<0.03	<0.03	<0.03
Naphthalene	0.16	0.15	0.12	<0.03	<0.03	<0.03
Phenanthrene	0.85	0.79	0.97	<0.03	<0.03	<0.03
Pyrene	1.14	1.07	1.4	<0.07	<0.07	<0.07
Organic Matter	5.27	9.56	8.03	0.34	0.5	0.43

PAH	Mean Value Test *	Range		LQM S4UL 2009			DEFRA's C4SL 2017
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	1% SOM	2.5% SOM	6% SOM	6% SOM
Acenaphthene	-	0.17	<0.01	210	510	1100	-
Acenaphthylene	-	0.00	<0.01	170	420	920	-
Anthracene	-	0.22	<0.02	2400	5400	11000	-
Benzo(a)anthracene	-	0.90	<0.04	7.2	11	13	-
Benzo(a)pyrene	-	0.67	<0.04	2.2	2.7	3	4.95
Benzo(b)fluoranthene	-	0.82	<0.05	2.6	3.3	3.7	-
Benzo(ghi)perylene	-	0.35	<0.05	320	340	350	-
Benzo(k)fluoranthene	-	0.30	<0.07	77	93	100	-
Chrysene	-	0.85	<0.06	15	22	27	-
Dibenzo(ah)anthracene	-	0.08	<0.04	0.24	0.28	0.3	-
Fluoranthene	-	1.57	<0.08	280	560	890	-
Fluorene	-	0.16	<0.01	170	400	860	-
Indeno(123-cd)pyrene	-	0.37	<0.03	27	36	41	-
Naphthalene	-	0.16	<0.03	2.3	5.6	13	-
Phenanthrene	-	0.97	<0.03	95	220	440	-
Pyrene	-	1.40	<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 ASBESTOS DETECTED

SEE 'GUIDANCE NOTES ON CONTAMINATION'.

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/00636
Issue Number: 1

Date: 27 January, 2026

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

Project Manager: Andy Gerrard/Betts Geolab
Project Name: Seedfields
Project Ref: 24LPL098
Order No: BG6133
Date Samples Received: 21/01/26
Date Instructions Received: 21/01/26
Date Analysis Completed: 27/01/26

Approved by:



Zipporah Bannister
Client Manager

Envirolab Job Number: 26/00636

Client Project Name: Seedfields

Client Project Ref: 24LPL098

Lab Sample ID	26/00636/1	26/00636/2	26/00636/3	26/00636/4	26/00636/5	26/00636/6		Units	Limit of Detection	Method ref
Client Sample No	TS	TS	TS	SS	SS	SS				
Client Sample ID	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS				
Depth to Top				0.40	0.40	0.40				
Depth To Bottom										
Date Sampled	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4AE	4AE	4AE	4A	4A	4A				
% Stones >10mm _A	<0.1	<0.1	1.3	<0.1	<0.1	<0.1		% w/w	0.1	A-T-044
pH _D ^{M#}	8.21	8.34	8.22	7.09	6.99	7.21		pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.13	0.11	0.15	0.01	0.01	0.02		g/l	0.01	A-T-026s
Organic Matter _D ^{M#}	5.27	9.56	8.03	0.34	0.50	0.43		% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	5	4	4	<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#}	35	24	24	5	6	7		mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-040s
Lead _D ^{M#}	78	54	51	18	26	24		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#}	12	12	12	15	19	18		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	56	55	53	58	56		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

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Client Sample No	TS	TS	TS	SS	SS	SS				
Client Sample ID	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS				
Depth to Top				0.40	0.40	0.40				
Depth To Bottom										
Date Sampled	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4AE	4AE	4AE	4A	4A	4A				
Asbestos in Soil (inc. matrix)										
Asbestos in soil [#]	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

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Client Sample No	TS	TS	TS	SS	SS	SS				
Client Sample ID	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS				
Depth to Top				0.40	0.40	0.40				
Depth To Bottom										
Date Sampled	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4AE	4AE	4AE	4A	4A	4A				
PAH-16MS										
Acenaphthene _A ^{M#}	0.17	0.16	0.17	<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		mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	0.18	0.16	0.22	<0.02	<0.02	<0.02		mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.57	0.52	0.90	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.53	0.48	0.67	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.70	0.58	0.82	<0.05	<0.05	<0.05		mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.35	0.32	0.32	<0.05	<0.05	<0.05		mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	0.27	0.21	0.30	<0.07	<0.07	<0.07		mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.65	0.55	0.85	<0.06	<0.06	<0.06		mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.08	0.07	0.07	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	1.25	1.17	1.57	<0.08	<0.08	<0.08		mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	0.16	0.15	0.14	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.35	0.32	0.37	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	0.16	0.15	0.12	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.85	0.79	0.97	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	1.14	1.07	1.40	<0.07	<0.07	<0.07		mg/kg	0.07	A-T-019s
Total PAH-16MS_A^{M#}	7.41	6.70	8.89	<0.08	<0.08	<0.08		mg/kg	0.01	A-T-019s

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Lab Sample ID	26/00636/1	26/00636/2	26/00636/3	26/00636/4	26/00636/5	26/00636/6		Units	Limit of Detection	Method ref
Client Sample No	TS	TS	TS	SS	SS	SS				
Client Sample ID	SP09.1	SP09.2	SP09.3	Plot 32 SS	Plot 30 SS	Plot 29 SS				
Depth to Top				0.40	0.40	0.40				
Depth To Bottom										
Date Sampled	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26	21-Jan-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4AE	4AE	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	0.02	<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#}	1	2	1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	14	7	34	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	82	58	179	<1	<1	<1		mg/kg	1	A-T-055s
Total Aliphatics _A	98	68	214	<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	3	2	4	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C12-C16 _A	14	16	14	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	44	37	76	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	82	69	117	<1	<1	<1		mg/kg	1	A-T-055s
Total Aromatics _A	144	126	212	<1	<1	<1		mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	242	193	426	<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: Seedfields

Clients Project No: 24LPL098

Project No: 26/00636

Date Received: 21/01/2026 (am)

Cool Box Temperatures (°C): 7.9

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	26/00636/1	26/00636/2	26/00636/3	26/00636/4	26/00636/5	26/00636/6
Client Sample No	TS	TS	TS	SS	SS	SS
Client Sample ID/Depth	SP09.1	SP09.2	SP09.3	Plot 32 SS 0.40m	Plot 30 SS 0.40m	Plot 29 SS 0.40m
Date Sampled	21/01/26	21/01/26	21/01/26	21/01/26	21/01/26	21/01/26
A-T-019s	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
A-T-022s	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
A-T-024s	27/01/2026	27/01/2026	27/01/2026	27/01/2026	27/01/2026	27/01/2026
A-T-026s	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026
A-T-031s	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026
A-T-032s	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026
A-T-040s	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026	26/01/2026
A-T-044	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
A-T-045	22/01/2026	22/01/2026	22/01/2026	22/01/2026	22/01/2026	22/01/2026
A-T-055s	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
Calc-As Recd	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
Calc-stone+mois	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026

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