

Ref. 2240841-01 (00)

NFC Homes
78 Pall Mall
London
SW1Y 5ES

7th November 2023

VALIDATION STATEMENT

Land adjacent to 208 Farrant Avenue, Noel Park, London, N22 6PG

1. In relation to the proposed development of the above site, it has been necessary to investigate and remediate the ground conditions to satisfy standard environmental planning conditions.
2. The development comprises a single residential house with a private garden. A landscaping plan showing the development and remediated areas is attached.
3. The site is situated to the southeast of Farrant Avenue, approximately 700m to the northeast of Wood Green centre in North London.
4. The following reports have previously been undertaken in relation to the proposed development:
 - Desk Study/Preliminary Risk Assessment Report, Jomas Associates Ltd, reference P2855J2051b, dated November 2020.
 - Geo-environmental & Geotechnical Assessment Ground Investigation Report, Jomas Associates Ltd, reference P2855J2051b, dated May 2021.
 - Remediation Strategy and Verification Plan, GO Contaminated Land Solutions, reference 2164-P3E-1, dated December 2021.
5. On the basis of the Geo-environmental & Geotechnical Assessment Ground Investigation Report by Jomas Associates, the remediation strategy produced by GO Contaminated Land Solutions reported the following:

Exceedances for residential with plant uptake criteria were identified for lead, benzo(b)fluoranthene and dibenzo(ah)pyrene. Asbestos fibres were not identified in any of the samples.

Geological records indicate that the site is not underlain by an aquifer in the superficial stratum and therefore there is not considered to be a significant potential for contaminants to be transported either to or from the site in groundwater.

Based on information from the previous reports the remedial actions required comprise:

- *Removal from site of made ground to a depth of 600mm below finished level in soft landscaped areas.*
 - *An appropriate capping layer including fill and topsoil should be placed between any residual contamination and finished ground levels.*
 - *A protecta-line barrier water supply pipe should be installed, unless advised otherwise by the water supplier.*
 - *Prior to the removal of any spoil, the WAC testing results should be agreed with the facility to which the spoil is being transported, and if any additional testing is required, this should be completed. It is critical that the WAC results are representative of the material to be disposed of and therefore care must be taken to ensure that different materials are not mixed. Guidance can be obtained from Environment Agency document Waste Sampling and Testing for Disposal to Landfill.*
 - *Records will need to be retained and collated and a verification report prepared on completion of the remediation works.*
6. Information for validation of the capping layer has been provided by the developer, who has confirmed the following:
- The soft landscaped areas total 32.31m², as indicated on the attached landscaping plan. Excavation to 600mm below ground level (BGL) has been undertaken in accordance with the remediation strategy to allow for the required capping thickness. This would result in removal of a total volume of approximately 19.33m³ of existing soil, though allowing for 30% expansion has resulted in the total excavated volume being approximately 25.12m³.
 - A total of volume of 30.68m³ of topsoil was imported as follows:
 - 2 No. 15 tonne loads (approximately 20m³ based on 1 tonne = 0.67m³)
 - 1 No. 12 tonne load (approximately 8m³ based on 1 tonne = 0.67m³)
 - 4 No. 1 tonne bags (approximately 2.68m³ based on 1 tonne = 0.67m³)
7. The works were undertaken between May and August 2022. A plan showing the landscaped areas within which remediation was required is attached.
8. Copies of the waste consignment documentation confirming the removal of material from the site (approximately 32m³), as detailed above, have been provided by the developer and are attached.
9. Certificates of analysis for the imported topsoil are attached, together with copies of the delivery notes, in accordance with the details supplied by the developer.
10. All of the reported soil concentrations, with the exception of lead, were compared to the published Suitable 4 Use Levels (S4ULs) determined by LQM and CIEH. As no S4UL has been produced for lead, the Category 4 Screening Level (C4SL) was adopted. The Generic Assessment Criteria (GAC) for the end use of residential with homegrown produce, and the most conservative soil organic matter (SOM) content of 1%, were adopted.

11. All the results were below the GAC and asbestos was not identified. Consequently, the imported soil was considered suitable for use within the gardens and planted areas, as summarised in the table below:

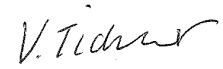
Determinant	Maximum Soil Concentration (mg/kg)	Guidance Value (mg/kg)
Asbestos	Not detected	-
Arsenic	10	37
Beryllium	0.56	1.7
Boron	3.6	290
Cadmium	0.12	11
Chromium (III)	20	910
Chromium (VI)	<1.8	6
Copper	18	2400
Lead	24	200
Mercury	<0.3	40
Nickel	14	130
Selenium	<0.25	250
Vanadium	29	410
Zinc	54	3700
Acenaphthene	<0.05	210
Acenaphthylene	<0.05	170
Anthracene	<0.05	2400
Benzo(a)anthracene	0.4	7.2
Benzo(a)pyrene	0.67	2.2
Benzo(b)fluoranthene	0.81	2.6
Benzo(ghi)perylene	<0.05	320
Benzo(k)fluoranthene	0.96	77
Chrysene	0.87	15
Dibenzo(ah)anthracene	<0.05	0.24
Fluoranthene	8	280
Fluorene	<0.05	170
Indeno(123-cd)pyrene	<0.05	27
Naphthalene	<0.05	2.3
Phenanthrene	<0.45	95
Pyrene	1	620
Phenol	0.33	280

Determinant	Soil Concentration (mg/kg)	Guidance Value (mg/kg)
TPH Aliphatic EC 5-6	<1	42
TPH Aliphatic EC >6-8	<1	100
TPH Aliphatic EC >8-10	<1	27
TPH Aliphatic EC >10-12	<1	130
TPH Aliphatic EC >12-16	<2	1100
TPH Aliphatic EC >16-35	<16	65000
TPH Aliphatic EC >35-44	<1	65000
TPH Aromatic EC 5-7	<1	70
TPH Aromatic EC >7-8	<1	130
TPH Aromatic EC >8-10	<1	34
TPH Aromatic EC >10-12	<1	74
TPH Aromatic EC >12-16	<2	140
TPH Aromatic EC >16-21	<10	260
TPH Aromatic EC >21-35	<10	1100
TPH Aromatic EC >35-44	<1	1100
Benzene	<1	0.087
Toluene	<1	130
Ethylbenzene	<1	47
p Xylenes	<1	56
m Xylenes	<1	59
o Xylene	<1	60

12. Photographs showing the placement of a white geotextile membrane at the base of the capping layer and the thickness of imported soil above are attached. The photographs confirm that the final capping thickness was at least 600mm in the remediated areas.
13. The developer has confirmed that barrier pipe was adopted for the new potable water supplies, which was agreed and approved by the local water authority (Thames Water). Photographs showing the installation of the barrier pipe are attached.
14. A watching brief was carried out by the developer throughout the development to identify any further contamination. The developer has confirmed that no unexpected contamination was encountered at any stage during the construction works.
15. It is considered on the basis of the validation work undertaken and detailed above, that all potential pollutant linkages have been suitably addressed for the development and no long-term pollutant linkages remain that would require ongoing management.

We trust this is satisfactory for your requirements.

Yours faithfully

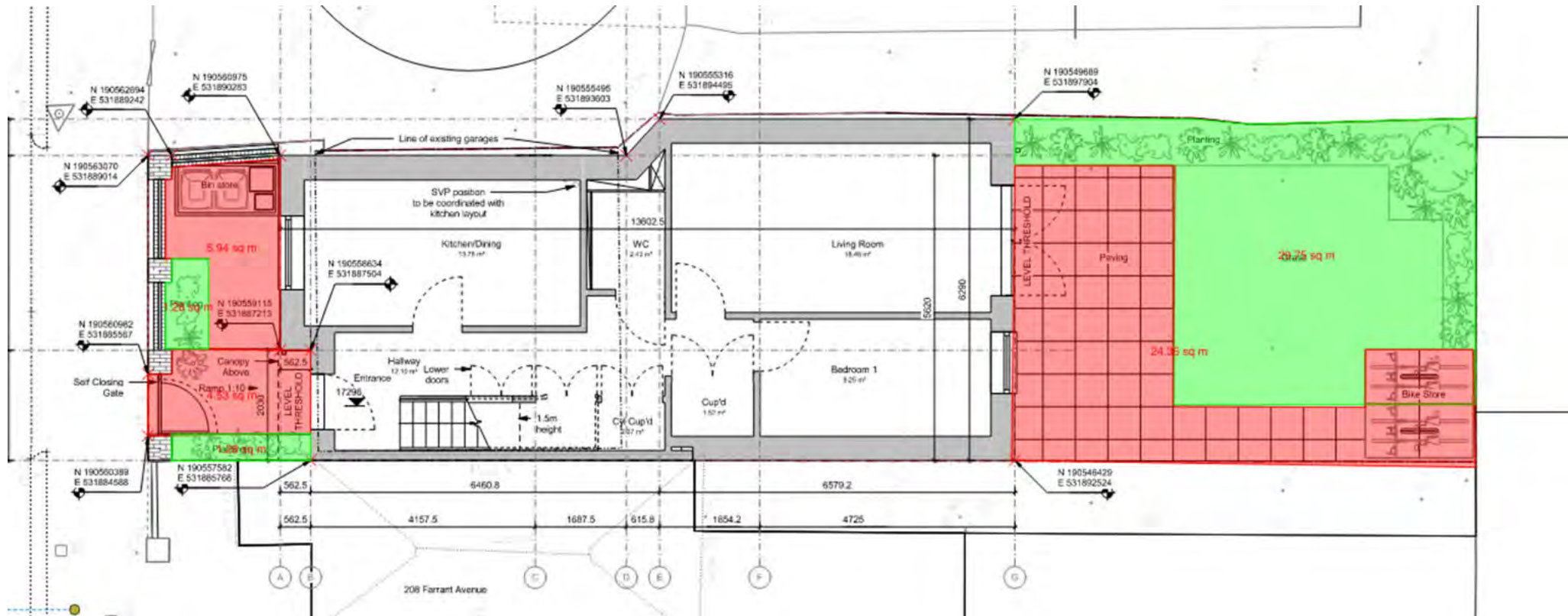


Victoria Tickner
Principal Environmental Engineer

Encs.

Landscape Plan
Waste Consignment Documentation
Topsoil Analysis
Topsoil Delivery Notes
Site Photographs

LANDSCAPING PLAN



WASTE CONSIGNMENT DOCUMENTATION

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

PO-011093

6457

Registration:

GJ66PFD

☐ Grab ☐ Tipper ☐ Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of:

NFC HOMES

Date:

05.09.23

Site address:

208, FARFANT AV. NOEL PARK N22

Time on site:

Time off site:

☐ Waiting time ☐ Cancelled job

DESCRIPTION OF WASTE

☒ Soil & Stones EWC 17.05.04

☐ Clean Hardcore EWC 17.01.07

☐ Tarmac/Bitumen EWC 17.03.02

☐ Mixed Construction Waste EWC 17.09.04

☐ Other (Please specify)

EWC

☐ Materials Delivery

SIC code

Quantity ☒ 8 Wheel load ☐ Weight Tonnes

Waste is ☒ Loose ☐ Other

ROLONOF BINS

☐ 20 yd ☐ 40 yd ☐ Del ☒ Exc ☐ Coll

CASH RECEIVED

Amount:

I certify that the above particulars are true and relate to the waste being conveyed or disposed of, or materials being delivered, in pursuance of the sale. I am aware of and accept the conditions detailed on this note. By signing below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Customer name:

MIHAI WH

Driver name:

MARIUS

Customer signature:

MIHAI WH

Driver signature:

MARIUS

DISPOSAL / TRANSFER POINT

☐ Haulage only

Site name:

PREMIER

Ticket No:

Site address:

☐ Ticket Attached

☐ Waste management license no:

☐ Exempt from license

Disposer signature:

Date:

1. Accounts 2. Customer 3. Keep In Book 4. Tip

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL
Telephone 020 8459 1475, Mobile 07951 179590
Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

8208

Registration:

☐ Grab ☐ Tipper ☐ Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of:

Date:

Site address:

Time on site:

Time off site:

☐ Waiting time ☐ Cancelled job

DESCRIPTION OF WASTE

- ☒ Soil & Stones EWC 17.05.04 ☐ Clean Hardcore EWC 17.01.07
☐ Tarmac/Bitumen EWC 17.03.02 ☐ Mixed Construction Waste EWC 17.09.04
☐ Other (Please specify) EWC
☐ Materials Delivery SIC code

Quantity ☒ 8 Wheel load ☐ Weight Tonnes Waste is ☐ Loose ☐ Other

ROLONOF BINS

CASH RECEIVED

☐ 20 yd ☐ 40 yd ☐ Del ☐ Exc ☐ Coll

Amount:

I certify that the above particulars are true and relate to the waste being conveyed or disposed of, or materials being delivered, in pursuance of the sale. I am aware of and accept the conditions detailed on this note. By signing below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Customer name:

Driver name:

Customer signature:

Driver signature:

DISPOSAL / TRANSFER POINT

☐ Haulage only

Site name:

Ticket No:

Site address:

☐ Ticket Attached

☐ Waste management license no:

☐ Exempt from license

Disposer signature:

Date:

1. Accounts 2. Customer 3. Keep In Book 4. Tip

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL
Telephone 020 8459 1475, Mobile 07951 179590
Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

8712

LORRY INFORMATION

CONTRACT NO.

☒ Grab ☐ Tipper ☐ Bin

Registration:

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

CUSTOMER DETAILS (PRODUCER)

On behalf of:

Date:

Site address:

☐ Waiting time ☐ Cancelled job

Time on site:

Time off site:

DESCRIPTION OF WASTE

- ☒ Soil & Stones EWC 17.05.04 ☐ Clean Hardcore EWC 17.01.07
☐ Tarmac/Bitumen EWC 17.03.02 ☐ Mixed Construction Waste EWC 17.09.04
☐ Other (Please specify) EWC
☐ Materials Delivery SIC code

Quantity ☒ 8 Wheel load ☐ Weight Tonnes

Waste is ☐ Loose ☐ Other

ROLONOF BINS

CASH RECEIVED

☐ 20 yd ☐ 40 yd ☐ Del ☐ Exc ☐ Coll

Amount:

I certify that the above particulars are true and relate to the waste being conveyed or disposed of, or materials being delivered, in pursuance of the sale. I am aware of and accept the conditions detailed on this note. By signing below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Customer name:

Driver name:

Customer signature:

Driver signature:

DISPOSAL / TRANSFER POINT

Ticket No:

Site name:

☐ Ticket Attached

Site address:

☐ Exempt from license

☐ Waste management license no:

Date:

Disposer signature:

1. Accounts 2. Customer 3. Keep In Book 4. Tip

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL
Telephone 020 8459 1475, Mobile 07951 179590
Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

7680

LORRY INFORMATION

CONTRACT NO. 90608990

Registration: DL 66B0H ☒ Grab ☐ Tipper ☐ Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of: HFC Date: 27.6.22

Site address: H22, TARPANT AVENUE

Time on site: Time off site: ☐ Waiting time ☐ Cancelled job

DESCRIPTION OF WASTE

☒ Soil & Stones EWC 17.05.04 ☐ Clean Hardcore EWC 17.01.07

☐ Tarmac/Bitumen EWC 17.03.02 ☐ Mixed Construction Waste EWC 17.09.04

☐ Other (Please specify) EWC

☐ Materials Delivery SIC code

Quantity ☒ 8 Wheel load ☐ Weight Tonnes Waste is ☒ Loose ☐ Other

ROLONOF BINS

CASH RECEIVED

☐ 20 yd ☐ 40 yd ☐ Del ☐ Exc ☐ Coll Amount:

I certify that the above particulars are true and relate to the waste being conveyed or disposed of, or materials being delivered, in pursuance of the sale. I am aware of and accept the conditions detailed on this note. By signing below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Customer name: Geoff Driver name: PAUL

Customer signature: Driver signature:

DISPOSAL / TRANSFER POINT

☐ Haulage only

Site name: Ticket No:

Site address: ☐ Ticket Attached

☐ Waste management license no: ☐ Exempt from license

Disposer signature: Date:

1. Accounts 2. Customer 3. Keep In Book 4. Tip

TOPSOIL ANALYSIS



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Mr Andy Spetch
British Sugar plc Co-Products
Oundle Road
Peterborough
PE2 9QU

23rd May 2022
Our Ref: TOHA/22/7474/SS
Your Ref: PO 60187398

Dear Sirs

Topsoil Analysis Report: Bury St Edmunds – Bury L20

We have completed the analysis of the LANDSCAPE 20 TOPSOIL sample recently submitted, referenced L20-Bury-Apr 22 and have pleasure reporting our findings.

The purpose of the analysis was to determine the suitability of the LANDSCAPE 20 TOPSOIL sample for general landscape purposes. In addition, this sample has been assessed to determine its compliance with the requirements of the British Standard for Topsoil (BS3882:2015 - *Specification for topsoil – Table 1, Multipurpose Topsoil*).

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

SAMPLE EXAMINATION

The sample was described as a dark brown (Munsell Colour 10YR 3/3), slightly moist, friable, very calcareous SANDY LOAM with a weakly developed, very fine to fine and occasionally medium, granular structure*. The sample was very slightly stony and contained a low proportion of organic fines. No unusual odours, deleterious materials, roots or rhizomes of pernicious weeds were observed.

*This appraisal of soil structure was made from examination of a disturbed sample. Structure is a key soil characteristic that may only be accurately assessed by examination in an in-situ state.

Tim O'Hare Associates LLP
Howbery Park Wallingford Oxfordshire OX10 8BA
T:01491 822653 E:info@toha.co.uk
www.toha.co.uk

ANALYTICAL SCHEDULE

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

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

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below. The interpretation considers the use of the LANDSCAPE 20 TOPSOIL for general landscape purposes and its compliance/non-compliance with our general landscape specification.

RESULTS OF ANALYSIS

Particle Size Analysis and Stone Content

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

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

pH and Electrical Conductivity Values

The sample was slightly alkaline in reaction (pH 7.2), with a pH value that would be considered suitable for general landscape purposes.

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

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

Organic Matter and Fertility Status

The sample was adequately supplied with organic matter and all major plant nutrients.

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

Potential Contaminants

With reference to BS3882:2015 - Table 1: Notes 3 and 4, there is a recommendation to confirm levels of potential contaminants in relation to the topsoil's proposed end use. This includes human health, environmental protection and metals considered toxic to plants. In the absence of site-specific criteria, the concentrations that affect human health have been assessed for *residential with home grown produce* end-use against the Suitable For Use Levels (S4ULs) presented in the LQM/CIEH S4ULs for Human Health Risk Assessment (2015) and the DEFRA SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination – Policy Companion Document (2014). The concentration of barium has been compared with the *residential* land use given in the document EIC/AGS/CL:AIRE Soil Generic Assessment Criteria for Human Health Risk Assessment (2010).

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

Phytotoxic Contaminants

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

CONCLUSION

The purpose of the analysis was to determine the suitability of the LANDSCAPE 20 TOPSOIL sample for general landscape purposes.

From the soil examination and subsequent laboratory analysis, the sample was described as a slightly alkaline, non-saline, very calcareous sandy loam, with a weakly developed structure and very low stone content. The sample was adequately with organic matter and all major plant nutrients. Of the potential contaminants determined, none was found at levels that exceeded their guideline values.

Based on our findings, the topsoil represented by this sample would be considered suitable for general landscape purposes (trees, shrubs and amenity grass), provided the physical condition of the soil is satisfactory.

The topsoil was also fully compliant with the requirements of the British Standard for Topsoil (BS3882:2015 – Specification for Topsoil - Table 1, Multipurpose Topsoil).

RECOMMENDATIONS

Soil Handling Recommendations

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

It is important to ensure that the soil is not unnecessarily compacted by trampling or trafficking by site machinery, and soil handling should be stopped during and after heavy rainfall and not continued until the soil is friable in consistency. If the soil is structurally damaged and compacted at any stage during the course of soiling or landscaping works, it should be cultivated appropriately to relieve the compaction and to restore the soil's structure prior to any planting, turfing or seeding.

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

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

Yours faithfully



Aaron Cross
BSc MSc
Soil Scientist

For & on behalf of Tim O'Hare Associates LLP



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Client:	British Sugar plc Co-Products
Client Ref:	Bury St Edmunds
Job:	Topsoil Analysis
Date:	23/05/2022
Job Ref No:	TOHA/22/7474/SS

Sample Reference

Clay (<0.002mm)	%	U
Silt (0.002-0.063mm)	%	U
Sand (0.063-2.0mm)	%	U
Texture Class (UK Classification)	—	U
Stones (2-20mm)	% DW	G
Stones (20-50mm)	% DW	G
Stones (>50mm)	% DW	G

pH Value (1:2.5 water extract)	units	G
Electrical Conductivity (1:2.5 water extract)	uS/cm	U
Electrical Conductivity (1:2 CaSO ₄ extract)	uS/cm	U
Exchangeable Sodium Percentage	%	U
Moisture Content	%	U
Organic Matter (LOI)	%	U
Total Nitrogen (Dumas)	%	U
C : N Ratio	:1	U
Extractable Phosphorus	mg/l	U
Extractable Potassium	mg/l	U
Extractable Magnesium	mg/l	U

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

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

Aliphatic TPH (C5-C8)	mg/kg	M
Aliphatic TPH (C8-C9)	mg/kg	M
Aliphatic TPH (C8-C10)	mg/kg	M
Aliphatic TPH (C10-C12)	mg/kg	M
Aliphatic TPH (C12-C16)	mg/kg	M
Aliphatic TPH (C16-C21)	mg/kg	M
Aliphatic TPH (C21-C35)	mg/kg	M
Aliphatic TPH (C5-C35)	mg/kg	M
Aromatic TPH (C5-C7)	mg/kg	M
Aromatic TPH (C7-C8)	mg/kg	M
Aromatic TPH (C8-C10)	mg/kg	M
Aromatic TPH (C10-C12)	mg/kg	M
Aromatic TPH (C12-C16)	mg/kg	M
Aromatic TPH (C16-C21)	mg/kg	M
Aromatic TPH (C21-C35)	mg/kg	M
Aromatic TPH (C5-C35)	mg/kg	M

Benzene	mg/kg	M
Toluene	mg/kg	M
Ethylbenzene	mg/kg	M
o-xylene	mg/kg	M
m & p-xylene	mg/kg	M

Asbestos	ND/D	I
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L20-Bury-Apr-22

16	✓
26	✓
58	✓
SL	—
2	✓
0	✓
0	✓

7.2	✓
1060	✓
2802	✓
3.8	✓
15	—
5.4	✓
0.30	✓
10	✓
47	✓
730	✓
83	✓

10	✓
47	✓
0.56	✓
< 0.2	✓
20	✓
< 1.8	✓
18	✓
24	✓
< 0.3	✓
14	✓
< 1.0	✓
29	✓
54	✓
2.3	✓
< 1.0	✓
< 1.0	✓

< 0.05	✓
< 0.05	✓
< 0.05	✓
< 0.05	✓
0.45	✓
< 0.05	✓
0.36	✓
0.26	✓
0.20	✓
0.14	✓
0.22	✓
0.11	✓
0.19	✓
< 0.05	✓
< 0.05	✓
< 0.05	✓
1.93	✓

< 0.001	✓
< 0.001	✓
< 0.001	✓
< 1.0	✓
< 2.0	✓
< 8.0	✓
< 8.0	✓
< 10	✓
< 0.001	✓
< 0.001	✓
< 0.001	✓
< 1.0	✓
< 2.0	✓
< 10	✓
< 10	✓
< 10	✓

< 0.001	✓
< 0.001	✓
< 0.001	✓
< 0.001	✓
< 0.001	✓

Not-detected	✓
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Visual Examination

The sample was described as a dark brown (Munsell Colour 10YR 3/3), slightly moist, friable, very calcareous SANDY LOAM with a weakly developed, very fine to fine and occasionally medium, granular structure. The sample was very slightly stony and contained a low proportion of organic fines. No unusual odours, deleterious materials, roots or rhizomes of pernicious weeds were observed.

✓	Meets General Landscape Specification
X	Fails General Landscape Specification
SL	SANDY LOAM Texture Class
M	MCERTS accredited method (& UKAS accredited method)
I	ISO 17025 accredited method
U	UKAS accredited method
G	GLP accredited method

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

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

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Aaron Cross
BSc MSc
Soil Scientist



Amended Report

Report No.:	22-41703-2		
Initial Date of Issue:	15-Nov-2022	Date of Re-Issue:	16-Nov-2022
Client	Springbridge Direct Ltd		
Client Address:	Oxford Road Denham Middlesex UB9 4DF		
Contact(s):	Ellissa Dunn Tom Hawkins		
Project	Springbridge Yard		
Quotation No.:	Q22-26866	Date Received:	01-Nov-2022
Order No.:	128114	Date Instructed:	01-Nov-2022
No. of Samples:	2		
Turnaround (Wkdays):	10	Results Due:	14-Nov-2022
Date Approved:	15-Nov-2022		
Approved By:			

Details: Stuart Henderson, Technical Manager

Results - Soil

Project: Springbridge Yard

Client: Springbridge Direct Ltd	Chemtest Job No.:		22-41703		
Quotation No.: Q22-26866	Chemtest Sample ID.:		1535848		
Order No.: 128114	Client Sample Ref.:		Topsoil		
	Client Sample ID.:		Top		
	Sample Type:		SOIL		
	Date Sampled:		27-Oct-2022		
	Asbestos Lab:		COVENTRY		
Determinand	Accred.	SOP	Units	LOD	
ACM Type	U	2192		N/A	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected
Moisture	N	2030	%	0.020	13
Soil Colour	N	2040		N/A	Brown
Other Material	N	2040		N/A	Stones
Soil Texture	N	2040		N/A	Sand
Boron (Hot Water Soluble)	M	2120	mg/kg	0.40	3.6
Cyanide (Total)	M	2300	mg/kg	0.50	< 0.50
Arsenic	M	2455	mg/kg	0.5	7.1
Cadmium	M	2455	mg/kg	0.10	0.12
Chromium	M	2455	mg/kg	0.5	8.9
Copper	M	2455	mg/kg	0.50	13
Mercury	M	2455	mg/kg	0.05	< 0.05
Nickel	M	2455	mg/kg	0.50	5.2
Lead	M	2455	mg/kg	0.50	19
Selenium	M	2455	mg/kg	0.25	< 0.25
Zinc	M	2455	mg/kg	0.50	48
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50
Aliphatic TPH >C5-C6	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C6-C8	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C8-C10	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C10-C12	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C12-C16	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C16-C21	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C21-C35	N	2680	mg/kg	1.0	< 1.0
Aliphatic TPH >C35-C44	N	2680	mg/kg	1.0	< 1.0
Total Aliphatic Hydrocarbons	N	2680	mg/kg	5.0	< 5.0
Aromatic TPH >C5-C7	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C7-C8	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C8-C10	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C10-C12	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C12-C16	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C16-C21	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C21-C35	N	2680	mg/kg	1.0	< 1.0
Aromatic TPH >C35-C44	N	2680	mg/kg	1.0	< 1.0
Total Aromatic Hydrocarbons	N	2680	mg/kg	5.0	< 5.0
Total Petroleum Hydrocarbons	N	2680	mg/kg	10.0	< 10
Naphthalene	N	2700	mg/kg	0.010	< 0.010

Results - Soil

Project: Springbridge Yard

Client: Springbridge Direct Ltd	Chemtest Job No.:		22-41703		
Quotation No.: Q22-26866	Chemtest Sample ID.:		1535848		
Order No.: 128114	Client Sample Ref.:		Topsoil		
	Client Sample ID.:		Top		
	Sample Type:		SOIL		
	Date Sampled:		27-Oct-2022		
	Asbestos Lab:		COVENTRY		
Determinand	Accred.	SOP	Units	LOD	
Acenaphthylene	N	2700	mg/kg	0.010	< 0.010
Acenaphthene	N	2700	mg/kg	0.010	< 0.010
Fluorene	N	2700	mg/kg	0.010	< 0.010
Phenanthrene	N	2700	mg/kg	0.010	< 0.010
Anthracene	N	2700	mg/kg	0.010	< 0.010
Fluoranthene	N	2700	mg/kg	0.010	8.0
Pyrene	N	2700	mg/kg	0.010	1.0
Benzo[a]anthracene	N	2700	mg/kg	0.010	0.40
Chrysene	N	2700	mg/kg	0.010	0.87
Benzo[b]fluoranthene	N	2700	mg/kg	0.010	0.81
Benzo[k]fluoranthene	N	2700	mg/kg	0.010	0.96
Benzo[a]pyrene	N	2700	mg/kg	0.010	0.67
Indeno(1,2,3-c,d)Pyrene	N	2700	mg/kg	0.010	< 0.010
Dibenz(a,h)Anthracene	N	2700	mg/kg	0.010	< 0.010
Benzo[g,h,i]perylene	N	2700	mg/kg	0.010	< 0.010
Total Of 16 PAH's	N	2700	mg/kg	0.20	13
Benzene	M	2760	µg/kg	1.0	< 1.0
Toluene	M	2760	µg/kg	1.0	< 1.0
Ethylbenzene	M	2760	µg/kg	1.0	< 1.0
m & p-Xylene	M	2760	µg/kg	1.0	< 1.0
o-Xylene	M	2760	µg/kg	1.0	< 1.0
Total Phenols	M	2920	mg/kg	0.10	0.33

Results - Topsoil Report

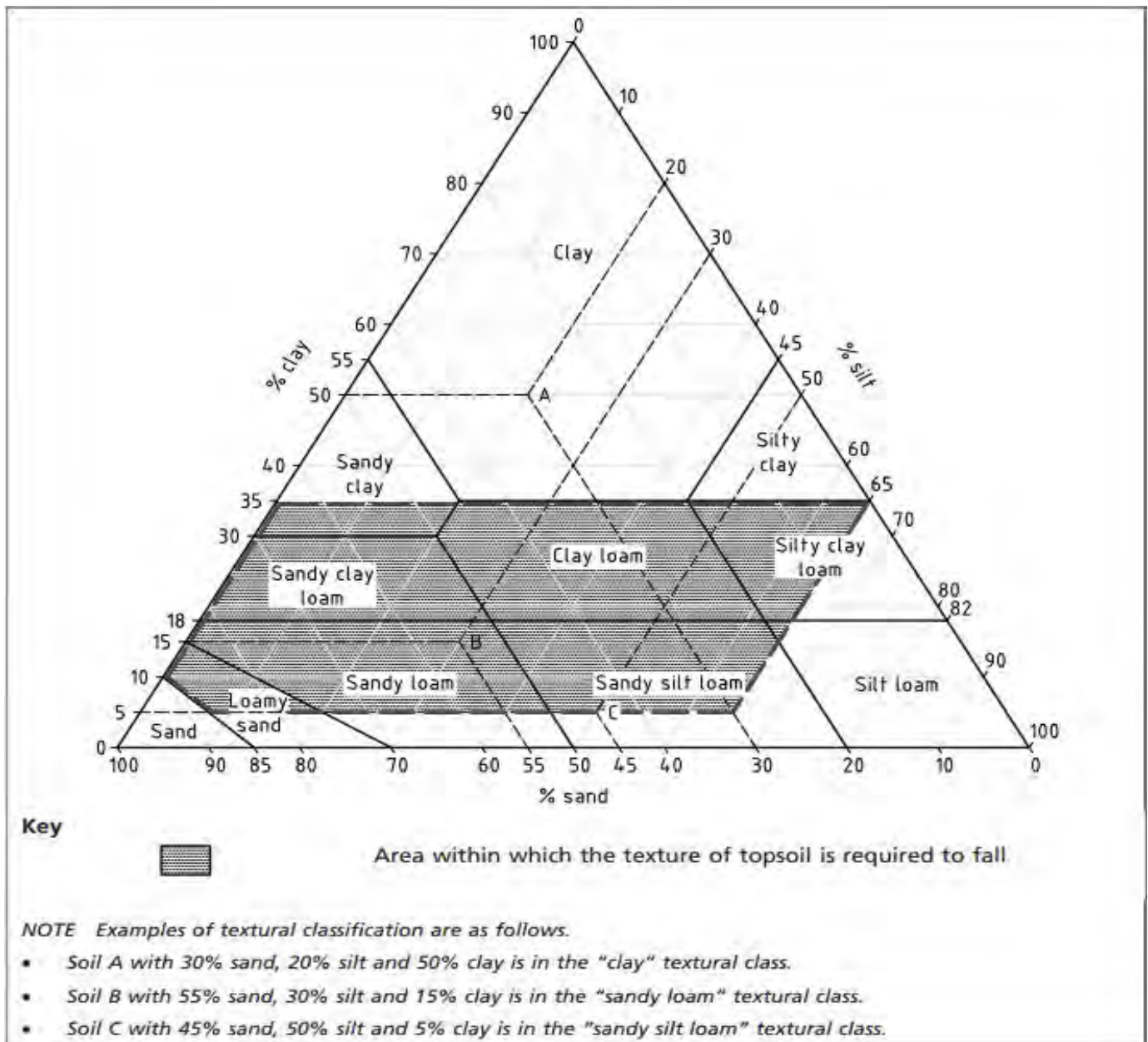
BS3882:2015

Chemtest Job No.: 22-41703
Chemtest Sample ID.: 1535848
 Client Sample Ref.: Topsoil
 Sample Location:
Client Sample ID.: Top
 Top Depth (m):
 Bottom Depth (m):
 Date Sampled: 27-Oct-2022
 Time Sampled:

Parameter	Units	Multipurpose Range	Result	Compliant with Multipurpose Range? (Y/N)	Compliant with Specific Purpose Range? (Y/N)		
Texture					Acid	Low F	Calc.
Clay content	%		8.1				
Silt content	%		8.1				
Sand content	%		84				
Soil texture class		See Attached Chart	Loamy Sand	YES			
Mass Loss on Ignition							
Clay 5-20%		3.0-20	7.3	YES	YES	YES	YES
Clay 20-35%		5.0-20					
Stone Content	% m/m						
>2mm		0-30	22	YES			
>20mm		0-10	< 0.020	YES			
>50mm		0	< 0.020	YES			
Soil pH value		5.5-8.5	8.0	YES	NO	YES	YES
Carbonate (Calcareous only)	%		4.1				YES
Electrical Conductivity	µS/cm	If >3300 do ESP	3200	YES			
Available Nutrient Content							
Nitrogen %		>0.15	0.33	YES	YES		YES
Extractable phosphorus	mg/l	16-140	17	YES	YES	YES	YES
Extractable potassium	mg/l	121-1500	230	YES	YES		YES
Extractable magnesium	mg/l	51-600	58	YES	YES		YES
Carbon : Nitrogen Ratio		<20:1	13.1/1	YES	YES	YES	YES
Exchangeable sodium	%	<15	7.9				
Available Calcium	mg/l		580				
Available Sodium	mg/l		310				
Phytotoxic Contaminants (by soil pH)		< 6.0	6.0-7.0	> 7.0			
Zinc (Nitric Acid extract)	mg/kg	<200	<200	<300	33	YES	
Copper (Nitric Acid extract)	mg/kg	<100	<135	<200	10	YES	
Nickel (Nitric Acid extract)	mg/kg	<60	<75	<110	6.2	YES	
Visible Contaminants	% mm						
>2mm		<0.5	0.000	YES			
..... of which plastics		<0.25	0.000	YES			
..... man-made sharps		zero in 1kg	0.000	YES			

Topsoil: Texture Classification Chart

BS3882:2015



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

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2020	Electrical Conductivity	Electrical conductivity (EC) of aqueous extract or calcium sulphate solution for topsoil	Measurement of the electrical resistance of a 2:1 water/soil extract.
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2115	Total Nitrogen in Soils	Nitrogen	Determination by elemental analyser
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2260	Carbonate	Carbonate	Titration
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.
2400	Cations	Cations	ICP-MS
2420	Phosphate	Phosphate	Spectrophotometry - Discrete analyser
2450	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazine.
2620	LOI 440	LOI 440 Trommel Fines	Determination of the proportion by mass that is lost from a soil by ignition at 440°C.
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2700	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-FID	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenzo[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Dichloromethane extraction / GC-FID (GC-FID detection is non-selective and can be subject to interference from co-eluting compounds)
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.

Test Methods

SOP	Title	Parameters included	Method summary
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.

Report Information

Key

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

Comments or interpretations are beyond the scope of UKAS accreditation

The results relate only to the items tested

Uncertainty of measurement for the determinands tested are available upon request

None of the results in this report have been recovery corrected

All results are expressed on a dry weight basis

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

For all other tests the samples were dried at < 37°C prior to analysis

All Asbestos testing is performed at the indicated laboratory

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

Sample Deviation Codes

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

Sample Retention and Disposal

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

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

Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:

customerservices@chemtest.com

TOPSOIL DELIVERY NOTES

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UH

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

~~PO-011223~~ 6477

Registration:

SD19UKH

☒ Grab ☐ Tipper ☐ Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of: HFC HOWES LTD

Date: 27.04.2023

Site address: FARRANT AV. W225AB

Time on site:

Time off site:

☐ Waiting time ☐ Cancelled job

DESCRIPTION OF WASTE

☐ Soil & Stones EWC 17.05.04

☐ Clean Hardcore EWC 17.01.07

☐ Tarmac/Bitumen EWC 17.03.02

☐ Mixed Construction Waste EWC 17.09.04

☐ Other (Please specify)

EWC

☒ Materials Delivery

12 T Tare Soil

Quantity ☒ 8 Wheel load ☐ Weight Tonnes

Waste is ☐ Loose ☐ Other

ROLONOF BINS

☐ 20 yd ☒ 40 yd ☐ Del ☐ Exc ☐ Coll

CASH RECEIVED

Amount:

I certify that the above particulars are true and relate to the waste being conveyed or disposed of, or materials being delivered, in pursuance of the sale. I am aware of and accept the conditions detailed on this note. By signing below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Customer name: MCHAI

Driver name: CHRISTIAN

Customer signature:

[Signature]

Driver signature:

[Signature]

DISPOSAL / TRANSFER POINT

☐ Haulage only

Site name:

Ticket No:

Site address:

☐ Ticket Attached

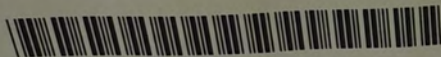
☐ Waste management license no:

☐ Exempt from license

Disposer signature:

Date:

1. Accounts 2. Customer 3. Keep In Book 4. Tip



Advice Note

Document Number
0022/22119704

Invoice to:-
NFC Homes Ltd
78 Pall Mall
London
SW1Y 5ES

Deliver to:-
NFC Homes Ltd
208 Farrant Avenue
LONDON
07922701035
W22 6PG

Account	Our Operator	Terminal	Date	Time	Order Number
36260	David Lloyd		13854	03/05/2023 12:55	862774
Your Contact	Tel No:	Your Order no	Date Required		Page
		PO-011244	03/05/2023		1 of 1

Quantity	Product	Weight:
5 EA	MOT Type 1 Bulk Bag a25140006	4375.00
4 EA	Screened Top Soil Bulk Bag a25240005	3500.00
2 EA	Marshall's 50x150x914mm Hydraulically Pressed Flat Top Path Edging H00002731	30.00

Delivered to Site
No. of Pallets.....

Collected from Site
No. of Pallets.....

KERBSIDE DELIVERY ONLY.

ALL DELIVERY TIMES ARE APPROXIMATE.

Print Name: W *Harris*

Customer Signature: W HARRIS

Weight (KGS)
7905.00

All transactions are subject to our standard conditions of sale
copies are available on request or on our website www.lawsons.co.uk

Our Opening Times are:
Mon-Fri 07:00 16:45
Saturday 08:00 12:30

British sugar-8995

22-JUN-2022 07:05

[illegible][illegible]

SITE PHOTOGRAPHS









