



RIDGE

**GROUND CONDITION ASSESSMENT
LAND WEST OF GATESMEAD**

CREST NICHOLSON OPERATIONS LIMITED

August 2025

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1. INTRODUCTION

1.1. Commissioning

Ridge and Partners LLP (Ridge) was commissioned by Crest Nicholson Operations Limited to undertake an intrusive Ground Investigation and compile a Ground Condition Assessment (GCA) Report for a site comprising land off Old Wickham Lane, Haywards Heath, West Sussex, RH16 1UP (hereafter referred to as 'the site'). A location plan is included as Figure 1.

1.2. Objectives

The brief was to undertake a combined Contamination and Geotechnical Ground Investigation to a) refine the contamination conceptual site model and risk assessment, and b) provide additional assessment of the materials present beneath the site and present characteristic parameters that should be used in design of all geotechnical facets of the proposed development.

A Desk Top Study (Ref: 5029426-RDG-XX-ST-DOC-C-00DTS01) was issued by Ridge on 31 July 2025 and should be read in conjunction with this report for completeness. The Desk Top Study summarises previous investigations completed on site or in the vicinity. A proposed development plan is included as Figure 2.

1.3. Scope of Works

The scope of this assessment has been developed in accordance with relevant British Standards and authoritative technical guidance as referenced through the report. The contamination assessment/ screening is in line with the technical approach presented in *Land Contamination Risk Management* (LCRM) [Environment Agency 2020], which supersedes CLR11 Model Procedures for Land Contamination, and in general accordance with BS10175:2011+A2:2017 *Investigation of Potentially Contaminated Sites: Code of Practice*. It is also compliant with relevant planning policy and guidance.

The scope of the intrusive investigation has been designed in line with the recommendations of BS5930:2015+A1:2020 *Code of Practice for Ground Investigations*. It has also been developed in general accordance with BS10175:2011+A2:2017.

This investigation was scoped to enable an overview of baseline conditions across the site and to refine all potential commination sources identified in the Desk Top Study.

The Ridge Ground Investigation comprised the following:

- Two days machine trial pitting and soakage testing (4no.). Trial pits were advanced using a tracked 5t machine, with water supply for the soakage tests from a towable bowser.
- Two days windowless sample borehole drilling (10no.) with a tracked dynamic sampling rig. Two boreholes will be installed with 50mm diameter standpipe to allow groundwater gauging and gas monitoring.
- Geotechnical and contamination laboratory analysis.
- Subsequent monitoring of groundwater levels and gas monitoring in installed wells.

1.4. Proposals

It is understood that the proposal comprises of the construction of 49 new homes together with open space and associated infrastructure.

1.5. Legal Context and Methodology

Part IIA of the Environmental Protection Act provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, but the regime does not take into account future uses. New developments are therefore controlled by the planning regime, with reference to the National Planning Policy Framework (NPPF, 2024), rather than directly by Part IIA of the Environmental Protection Act.

This report has been prepared in accordance with published Environment Agency guidance – Land Contamination Risk Management (LCRM, 2020), which supersedes CLR 11. CLR 11 adopted and refined the well-recognised methodology and terminology that has been used in contaminated land risk assessment for a number of years.

LCRM advocates a tiered approach to risk assessment, as necessary. This document constitutes a **Tier 2: Quantitative Risk Assessment** under that guidance.

1.6. Report Scope and Limitation

This report is based upon a review of readily available information and the recent Ground Investigation data detailed herein. The report presents an interpretation of the trial pit, borehole and laboratory data provided by the Ridge Ground Investigation undertaken on 17 and 18 July 2025. In addition, this report outlines the basic ground conditions encountered in the exploratory holes and the results of monitoring of installed wells.

This information has been collated, processed and used to provide an interpretation of the ground conditions, with recommendations on any contamination issues and geotechnical-related design.

The recommendations and opinions expressed in this report are based on the strata observed in the exploratory holes, the results of the site and laboratory tests, and information obtained as part of the desk study or provided by others. Ridge takes no responsibility for conditions that have not been revealed by the exploratory holes, or which occur between them or for features which may be more widespread to those found.

Whilst efforts have been made to interpret the conditions between investigation locations, such information is only indicative and liability cannot be accepted for its accuracy. Information provided from other sources is taken in good faith and Ridge cannot guarantee its accuracy.

The information contained in this report is intended for the use of **Crest Nicholson Operations Limited** and Ridge can take no responsibility for the use of this information by any other party or for uses other than that described in this report.

2. SITE SETTING

2.1. Site Description

The site is centred on easting 533142 and northing 125637, on the northern outskirts of Haywards Heath, West Sussex. The centre of the site is situated at approximately 52-55m AOD (Above Ordnance Datum). The site has an area of circa 4.5ha.

At the time of the site walkover, the site comprised an unoccupied field with no structures present on site. The southern site boundary has a wall and fencing separating the site from nearby residences. The remainder of the site is bounded by mixed vegetation, including mature and semi-mature trees and shrubs. The site is surrounded by a private road and residential houses located on the southern site boundary. A railway line, running approximately north-south is present on the western site boundary, separated from site by fencing. To the north there is undeveloped field. Undeveloped field and residential development is present to the east of site.

The site has a mixed topography; however, it generally slopes down to the northeast, with the highest point located in the southwestern corner estimated to be 63mAOD down to the northeast corner estimated to be at approximately 49mAOD.

The site is generally bounded by vegetation described as Lowland Mixed Deciduous Woodland. The site is generally covered in long grass.

There is a known gas main, owned by SGN, running north-south along the eastern portion of the site.

2.2. Site History

A full site history is featured within the Ridge Desk Top Study. This should be read in full in conjunction with this report for a more comprehensive understanding of the site.

3. PHYSICAL SETTING

3.1. Geology and Hydrogeology

The following observations are taken from the British Geological Survey (BGS) GeoIndex¹ (2025). The GeoIndex indicates that the site is partially underlain by superficial geology of Alluvium Deposits, located in the northern part of the site, which in turn is underlain by bedrock geology of Upper Tunbridge Wells Sand and Wadhurst Clay Formation. Upper Tunbridge Wells Sand covers majority of the site, with a small portion of the northern extent underlain by the Wadhurst Clay Formation. The two bedrock units are separated by a mapped fault, running east-west through the site.

The table below identifies the expected composition of the published strata and associated aquifer classification.

SUPERFICIAL DEPOSITS	
Unit Name	Alluvium
Geology Description	Alluvium is a general term for clay, silt, sand and gravel. It is the unconsolidated detrital material deposited by a river, stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its floodplain or delta, or as a cone or fan at the base of a mountain slope.
Aquifer Classification	Secondary Undifferentiated
Aquifer Description	Assigned where it is not possible to attribute either category A or B to a rock type. In general, these layers have previously been designated as both minor and non-aquifer. in different locations due to the variable characteristics of the rock type

Table 3.1: Geology and Hydrogeology - Superficial

¹ BGS GeoIndex. <https://geoindex.bgs.ac.uk>. Accessed 21 July 2025.

BEDROCK GEOLOGY

Unit Name	Upper Tunbridge Wells Sand
Geology Description	Thinly bedded silty mudstones, siltstones, silty sandstones and fine-grained sandstones are laterally persistent over long distances. Sandstones, which form prominent scarp and dip slope features, are typically fine-grained and quartzose, weathering to a pale yellowish grey or brown colour.
Aquifer Classification	Secondary (A)
Aquifer Description	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.
Unit Name	Wadhurst Clay Formation
Geology Description	Comprises soft, dark grey thinly-bedded mudstones ("shales") and mudstones with subordinate beds of pale grey siltstone, fine-grained sandstone (locally calcareous where it is known as Tilgate Stone or colloquially "Hastings Granite"), shelly limestone, clay ironstone and rare pebble beds.
Aquifer Classification	Unproductive
Aquifer Description	Rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

Table 3.1: Geology and Hydrogeology - Bedrock

3.1.1. Artificial Ground, Landslips and Faults

There is a fault, trending east to west, within the northern part of the site. This forms the natural mapped boundary on site between the Upper Tunbridge Wells Sands and the Wadhurst Clay.

No further records of artificial ground or landslips are found within 250m of site.

3.1.2. Radon

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No Radon Protective Measures are considered necessary for new properties or extensions to existing ones.

3.1.3. Natural Ground Subsidence

The BGS has provided the following information as summarised in the table below.

PROCESS	RISK LEVEL
Collapsible Deposits	Very Low
Landslides	Very Low
Shrink Swell Clay	Negligible / Very Low
Running Sands	Negligible/ Very Low
Ground Dissolution of Soluble Rocks	Negligible
Compressible Deposits	Negligible

Table 3.2: Ground Subsidence

3.2. Hydrology

3.2.1. Surface Water Features

There is an inland river, not influenced by normal tidal action running through the northern portion of the site. There are 10 other surface water features within 250m of the site boundary.

3.2.2. Flooding

There is a high flood risk classification for the surface water feature running through the northern portion of the site. Furthermore, there is a Flood Zone 2 and Flood Zone 3 classification for the land immediately adjacent to the surface water feature.

3.3. Controlled Waters

3.3.1. Abstraction Licenses

There is one groundwater abstraction, located 379m northeast of the site. It is an active license, associated with Haywards Heath Golf Club.

3.3.2. Source Protection Zones (SPZ)

There are no SPZ within 500m of the site.

3.3.3. Nitrate Vulnerable Zones

There is a Nitrate Vulnerable Zone (NVZ), known as Adur East (Sakeham) NVZ, located 1931m southwest of the site boundary. Nitrate vulnerable zones are areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). The site is not located within an NVZ.

3.4. Unexploded Ordnance

Publicly available Unexploded Ordnance (UXO) mapping² indicates that the site is in an area at low risk of UXO. No specialist UXO supervision will be required for any intrusive works.

² Zetica UXO Mapping. <https://zeticauxo.com/guidance/risk-maps/>. Accessed 21 July 2025.

4. PREVIOUS REPORTS

Ridge produced a Desk Top Study Report (Ref:5029426-RDG-XX-ST-DOC-C-00DTS01) in July 2025. No further reports are known to have been produced in relation to the site.

4.1. Ridge Desk Top Study (2025)

4.1.1. Potential Sources of Contamination

Based on information obtained as part of the preliminary risk assessment, the following potential contamination sources were identified:

4.1.1.1. On Site – Historical and Current

- No potential on site sources of potential contamination were identified in the report.

4.1.1.2. Off Site – Historical and Current

- Processes and infrastructure associated with the neighbouring railway works. According to the DoE Industry Profile for Railway Land³, potential contaminants include heavy metals, polycyclic aromatic hydrocarbons (PAHs), PCBs, Ethylene glycol, Creosote, Herbicides, Ash and Sulphates as well as some potential for ground gas generation associated with ground workings involved in the development of the railway.

4.1.2. Pathways

The key environmental pathways and exposure routes by which potentially toxic substances may possibly reach the identified potential receptors are considered to be:

4.1.2.1. Indirect

- Vertical and lateral migration of ground gas or soil vapours leading to accumulation in enclosed spaces
- Vertical and lateral migration of organic and inorganic compounds through underlying geology
- Migration of contaminants via windblown dust and surface runoff

4.1.2.2. Direct

- Inhalation of ground gas and soil vapour
- Inhalation of contaminated dust
- Ingestion of home grown produce, soil and/or soil derived dust
- Dermal contact
- Direct contact with services (potable water)

4.1.3. Receptors

Receptors that may be affected by the potential contamination are considered to be:

4.1.3.1. Human

- Future residential end users
- Construction workers during development

³ Department of the Environment Industry Profile (1995). Railway Land.

4.1.3.2. Environmental

- Underlying Secondary (undifferentiated) aquifer – superficial geology.
- Underlying Secondary (A) aquifer – bedrock geology.
- Surface water feature in northern site area

4.1.4. Risk Rating

As a worst-case scenario, the present risk to residential end users from exposure to impacted soils is considered to be **Low**. Similarly, **Low** risks have been identified to end users from exposure to ground gases. These risk ratings are based on an assumed residential end use scenario and without any remedial mitigation measures applied. A **Very Low** risk was considered to be posed to controlled waters receptors.

A **Low** risk level is defined as 'It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.'

Therefore, given the risks identified, the following recommendations were made.

4.1.5. Recommendations for Further Works

4.1.5.1. Ground Investigation

In line with BS10175 guidance, a ground investigation was recommended to reduce uncertainty in the knowledge of the site and refine the initial conceptual site model. Based on the low risk rating identified, a contamination screening was recommended, comprising the collection of soil samples for analysis of a generic contamination suite.

The report acknowledged that BS10175 guidance recommends soil samples be taken at 10m to 25m intervals and that this frequency may not be feasible during a first phase of ground investigation works. The report also recommended that monitoring wells were installed during the ground investigation and that a number of rounds of ground gas monitoring be undertaken.

5. FIELDWORK SUMMARY OF SCOPE AND RATIONALE

5.1. Site Management and Preparation

Suitably experienced Ridge staff supervised the intrusive investigation, which was undertaken on 17 and 18 July 2025. Methods employed during the investigation were carried out in general accordance with statutory guidance including BS5930: 2015 + A1:2020 *Code of Practice for Site Investigations* and BS10175:2011+A1:2013 *Investigation of Potentially Contaminated Sites: Code of Practice*.

A photographic log is included as Appendix 2.

5.2. Rationale and Summary of Scope

The Site Investigation scope was devised by Ridge, based on information collated to date, and comprised the following:

- Two days windowless sampler borehole drilling (WS01 to WS10) were drilled to a maximum depth of 4.0m below ground level (bgl). The primary objective of these boreholes was to facilitate soils sampling for laboratory analysis and allow logging on shallow soils. Three boreholes (WS01, WS05 and WS09) were installed with 50mm diameter standpipe to allow groundwater gauging and gas monitoring. The installations were designed to allow assessment of groundwater levels across the site, and to allow an initial assessment of ground gas conditions.
- Two days infiltration testing within mechanically excavated trial pits (TP01 to TP04). Trial pits were advanced using a tracked 5t machine, with water supply for the soakage tests from a towable bowser. Infiltration testing was conducted in general accordance with BRE365 guidance with the objective of determining the suitability of drainage to shallow soils.
- Geotechnical and contamination laboratory analysis.
- Three rounds of subsequent monitoring of groundwater levels and gas monitoring in installed wells.

The layout of the exploratory positions is presented in Figure 3. Engineering Logs are presented in Appendix 3.

5.3. Soil Sampling

All intrusive locations were logged, and visual or olfactory evidence of contamination noted in accordance with best practice.

Soil sampling of the near surface materials was undertaken to assess the contamination risks to human health and controlled waters. Samples were also removed at varying depth for geotechnical testing.

Samples were handled using a fresh pair of nitrile gloves. Equipment was cleaned between use at different test locations and different sampling depths to prevent cross-contamination. Selected samples were placed in sealable bags, sealed glass jars or plastic tubs (dependent on the exact laboratory requirement and analysis to be undertaken) and stored in a temperature-controlled environment before transit.

5.4. Ground Gas Monitoring

One round of ground gas monitoring was conducted on 05 August 2025.

Gas monitoring was conducted in accordance with BS8576:2013 *Guidance on investigations for ground gas – permanent gases and volatile organic compounds*. Atmospheric pressure was noted to be increasing during the monitoring round – further details are provided in later sections.

All newly installed monitoring wells (WS01, WS05 and WS09) were monitored for the presence of soil gases including methane, carbon dioxide, oxygen, carbon monoxide and hydrogen sulphide. In addition, gas flow rates, downhole pressure were also measured using a GA5000 Geotech Gas Analyser.

Gas monitoring was conducted for at least three minutes, with readings taken at 30 second intervals.

Monitoring sheets are presented in Appendix 4.

5.5. Groundwater Gauging

All newly installed monitoring wells (WS01, WS05 and WS09) were gauged on three occasions between 05 and 18 August 2025 to enable assessment of groundwater levels and the presence of any visual/ olfactory evidence of contamination.

6. GROUND CONDITIONS ENCOUNTERED

6.1. Soil Conditions

6.1.1. Topsoil

All test locations were surfaced with grass over topsoil described as brown silty sandy Clay to depths between 0.2m and 0.4mbgl.

6.1.2. Made Ground

No Made Ground soils were encountered during the ground investigation.

6.1.3. Upper Tunbridge Wells Sand

The majority of the soils encountered during the ground investigation are thought to be representative of the Upper Tunbridge Wells Sand. These soils were encountered in all intrusive locations and were described as the following:

- Mottled grey, brown, orange Clay
- Mottled grey, brown, orange sandy Clay
- Mottled grey brown (occasionally with black inclusions) silty gravelly Clay
- Mottled grey, orange sandy gravelly Clay
- Mottled brown, black, grey gravelly Clay
- Brown and grey clayey Sand
- Brown clayey gravelly Sand
- Light brown clayey silty gravelly Sand

These soils were observed between maximal extents of 0.2m and 4.0mbgl, with the windowless sampler rig refusing on these soils in all borehole locations aside from WS02 and WS03. Granular soils were only observed in WS03 between 1.4m and 1.8mbgl, in WS04 between 0.3m and 1.2mbgl and in TP01 between 0.2m and 1.6mbgl.

6.1.4. Wadhurst Clay Formation

Soils of the Wadhurst Clay Formation were observed within WS02 and WS03 in the north of the site and were described as brown Clay/Mudstone. These soils were observed from 1.8m in WS02 and 3.0m in WS03, with the windowless sampler rig refusing on these soils in both locations.

6.1.5. Summary

The above natural soils are consistent with the published geology and findings of previous investigations.

Soils of the Wadhurst Clay Formation were only observed in the north of the site, underlying the Upper Tunbridge Wells Sand.

6.2. Groundwater Conditions

6.2.1. Groundwater Strikes during Drilling

No groundwater strikes were recorded during the ground investigation.

6.2.2. Groundwater Levels During Monitoring

Results of the three rounds of groundwater level monitoring are detailed in the table below.

LOCATION	05/08/2025 (MBGL)	13/08/2025 (MBGL)	18/08/2025 (MBGL)
WS01	1.74	1.82	1.87
WS05	2.25	2.52	2.72
WS09	3.43	3.55	3.64
Average	2.47	2.63	2.74

Table 6.1: Groundwater Levels

Groundwater levels were generally higher in the north of the site, getting lower to the south of the site. Topography on site was observed to slope from the south-west to the north-east.

6.3. Visual/ Olfactory Evidence of Contamination

6.3.1. Soils

There was no further visual/ olfactory evidence of contamination noted during the ground investigation.

6.3.2. Groundwater

There was no evidence of contamination noted during groundwater gauging.

6.4. In Situ Testing

6.4.1. Infiltration Testing

Infiltration testing was conducted in TP01 to TP04 within the underlying soils in accordance with BRE Digest 365. The tests comprised excavation of the trial pits to a maximum depth squaring of the pit sides and the subsequent rapid filling with potable water. The fall in water level was monitored over a nominal period. The soil infiltration rate is calculated by the rate of outflow from 75% to 25% effective fill depth.

HOLE ID	PIT DEPTH (MBGL)	STRATA TESTED	TEST	TIME AT 75% (MINS)	TIME AT 25% (MINS)	TOTAL TEST TIME (MINS)	PERCENTAGE DROP OF WATER COLUMN	TOTAL DROP (M)	EXTRAPOLATED INFILTRATION RATE (M/S)
TP01	1.9	Upper Tunbridge Wells Sand	1	-	-	1390	17.3%	0.17	-
TP02	2.0		1	500	-	1380	53.8%	0.56	-
TP03	2.2		1	1200	-	1320	26.5%	0.26	-
TP04	2.1		1	-	-	1260	18.5%	0.20	-

Table 6.2: Infiltration Testing Results

Testing within all four test locations was unsuccessful with all tests being left to run overnight within secure heras fencing compounds. Water levels dropped between 17.3% and 53.8% over the full 1260+ minute test period. Only two of the four tests reached the 75% marker and none of the tests reached the 25% marker therefore all tests are considered to be unsuccessful returning Very Poor infiltration rates.

Infiltration testing results can be found in full in Appendix 5.

7. CONTAMINATION ASSESSMENT

7.1. Soil Assessment Methodology

Specific soil sample location and depth was chosen based on site coverage. No anthropogenic materials were identified during the ground investigation.

7.1.1. Generic Assessment Criteria

Ridge have undertaken a screen of the soil laboratory results using generic assessment criteria. Generic Assessment Criteria (GAC) are conservative contaminant concentration values used for comparison purposes to assess the risk associated with contaminant concentrations found on site and are derived using non-site-specific information.

In order to assess the soil analyses results with regard to potential human health risks, Ridge has adopted published guidance criteria widely referred to by professionals within the industry, which include the following:

- Suitable 4 Use Levels (S4ULs) Generic Assessment Criteria (GAC) developed by the Chartered Institute of Environmental Health (CIEH) in partnership with Land Quality Management Ltd. (LQM) (2015);
- Category 4 Screening Levels (C4SL) for lead, produced by CL:AIRE (2014); and
- The UK Soil Guideline Values (SGVs) for selected metals, BTEX and phenols, produced by the EA and Department of Environment, Food and Rural Affairs (2009).

It is understood that the nature of the proposed development for the site is to be residential with private gardens. Therefore, we have adopted the 'Residential with homegrown produce' land use setting as the most appropriate option.

Results were compared to the conservative 1% soil organic matter value unless otherwise stated.

With regard to human health, the CLEA model states that, 'the contamination is assumed to be at or within 1.0m of the surface' (CLR10 pg10). It is considered that at depths greater than 1.0m, the probability of human exposure via the direct contact pathways are significantly reduced, leaving inhalation of volatile compounds as the dominant pathway with regard to human health risks. Typically, volatile compounds only significantly affect the indoor inhalation pathway. Therefore, for the purposes of statistical analysis, data from the top 1.0m to 1.5m is used for assessment of risks to human health via direct contact pathways in accordance with the CLEA model, dependant on proposed future site levels.

7.2. Soil Assessment

7.2.1. General

Six soil samples collected during the Ridge site investigation from shallow natural soils at various depths and locations were submitted to a UKAS accredited laboratory for analysis for a suite of asbestos, heavy metals, Polycyclic Aromatic Hydrocarbons (PAH), Total Petroleum Hydrocarbons (TPH CWG), Benzene, Toluene, Ethylbenzene and Xylenes (BTEX) and Methyl tert-butyl ether (MTBE).

Laboratory analysis certificates are included as Appendix 6.

The range of potentially hazardous contaminants present on the site can be wide and varied and the suite has been chosen to reflect commonly found contaminants and others indicated by review of the previous reports to have a chance of being present.

Primarily, samples were obtained from shallow natural soils to show contaminants had not migrated to these soils.

7.2.2. Organic Matter

Organic matter ranged from 4.0 – 4.2% in topsoil, and 0.7 – 1.2% in natural soils.

7.2.3. Asbestos

All six samples were tested for asbestos. None of the samples returned a positive identification of asbestos.

7.2.4. Heavy Metals and Phenols

A summary of results is presented in the table below.

DETERMINAND	RESIDENTIAL WITH HOMEGROWN PRODUCE			
	Max. Conc. (mg/kg)	GAC (mg/kg)	Source	Exceedances of Screening Value
Arsenic	8	37	S4UL	None
Cadmium	0.2	11	S4UL	None
Chromium	19	910	S4UL	None
Chromium VI	2	6	S4UL	None
Copper	22	2400	S4UL	None
Lead	46	200	C4SL	None
Mercury	1	40	S4UL	None
Nickel	9	130	S4UL	None
Selenium	2	250	S4UL	None
Zinc	45	3700	S4UL	None
Total Phenols	2	280	S4UL	None

Table 7.1: Heavy Metal Results

All results were below the GAC, with many below the laboratory limit of detection (LOD). All results for chromium VI, mercury, selenium and total phenols were below the LOD.

7.2.5. Polycyclic Aromatic Hydrocarbons (PAHs)

A summary of results is presented in the table below.

DETERMINAND	RESIDENTIAL WITH HOMEGROWN PRODUCE			
	Max. Conc. (mg/kg)	GAC (mg/kg)	Source	Exceedances of Screening Value
Naphthalene	0.1	2.3	S4UL	None
Acenaphthylene	0.1	170	S4UL	None
Acenaphthene	0.1	210	S4UL	None
Fluorene	0.1	170	S4UL	None
Phenanthrene	0.1	95	S4UL	None
Anthracene	0.1	2400	S4UL	None
Fluoranthene	0.1	280	S4UL	None
Pyrene	0.1	620	S4UL	None
Benzo(a)anthracene	0.1	7.2	S4UL	None
Chrysene	0.1	15	S4UL	None
Benzo(b)fluoranthene	0.1	2.6	S4UL	None
Benzo(k)fluoranthene	0.1	77	S4UL	None
Benzo(a)pyrene	0.1	2.2	S4UL	None
Indeno(1,2,3-cd)pyrene	0.1	27	S4UL	None
Dibenz(a,h)anthracene	0.1	0.24	S4UL	None
Benzo(ghi)perylene	0.1	320	S4UL	None

Table 7.2: PAH Results

There were no exceedances of the GAC, with returned results for the all determinands below the LOD.

7.2.6. Total Petroleum Hydrocarbons (TPH)

A summary of results is presented in the table below.

DETERMINAND	RESIDENTIAL WITH HOMEGROWN PRODUCE			
	Max. Conc. (mg/kg)	GAC (mg/kg)	Source	Exceedances of Screening Value
Ali >C5-C6	0.01	42	S4UL	None
Ali >C6-C8	0.05	100	S4UL	None
Ali >C8-C10	2	27	S4UL	None
Ali >C10-C12	2	130	S4UL	None
Ali >C12-C16	3	1100	S4UL	None
Ali >C16-C21	3	65000	S4UL	None
Ali >C21-C34	10	65000	S4UL	None
Aro >C5-C7	0.01	70	S4UL	None
Aro >C7-C8	0.05	130	S4UL	None
Aro >C8-C10	2	34	S4UL	None
Aro >C10-C12	2	74	S4UL	None
Aro >C12-C16	2	140	S4UL	None
Aro >C16-C21	3	260	S4UL	None
Aro >C21-C35	10	1100	S4UL	None

Table 7.3: TPH Results

There were no exceedances of the GAC. Furthermore, all results were below the LOD.

7.2.7. BTEX and MTBE

A summary of results is presented in the table below.

DETERMINAND	RESIDENTIAL WITH HOMEGROWN PRODUCE			
	Max. Conc. (mg/kg)	GAC (mg/kg)	Source	Exceedances of Screening Value
Benzene	0.002	0.087	S4UL	None
Toluene	0.005	130	S4UL	None
Ethylbenzene	0.002	47	S4UL	None
Xylenes	0.002	59	S4UL	None
MTBE	0.005	73	S4UL	None

Table 7.4: BTEX/ MTBE Results

There were no exceedances of GAC, and furthermore all results were below LOD.

7.2.8. Discussion of Results

Results across the site appear to reflect observations made in the field i.e., there were no signs of contamination noted in shallow soils. Considering the history of the site and results of the investigation, these results were anticipated.

No exceedances of the adopted GAC were observed within either topsoil or natural soils.

7.3. Waste Material

The following section provides classification of typical soil materials identified on site during the recent Ground Investigation.

Waste classification should be based on analyses that are representative of the particular waste load, so it is normally not possible to classify the soils at the investigation stage, since the materials that will become waste have generally not been defined yet. Ground investigation data can however provide a useful guide to the likely waste classification and can indicate the scale of the classification analyses that will be required after the waste has been defined and before it is generated.

7.3.1. Identification of Hazardous Properties

Results from all soil samples that underwent the full contamination suite were input into a Soils Characterisation Assessment Tool (HazWaste Online) to identify whether soils on site had hazardous properties.

No hazardous properties were identified in the analysis.

The Haz-Waste Online output sheet is included as Appendix 6.

7.3.2. Waste Acceptance Criteria

The second part of the assessment process is a review of Waste Acceptance Classification (WAC) testing, which was carried out on two samples (WS01– 0.4m [typical of shallow natural soils], and WS08 –0.1m [typical of topsoil]).

Topsoil and shallow natural soils were classified as suitable for disposal in Inert landfill.

It is recommended that further WAC testing is undertaken during groundworks to target specific waste being removed from site. Waste classification should be based on analyses that are representative of the particular waste load.

WAC testing certificates are included within Appendix 6.

7.4. Controlled Waters Assessment

Groundwater was not observed during the ground investigation and subsequent monitoring rounds to a minimum depth of 1.74m. No elevated contaminants were observed within the laboratory assessment of topsoil and shallow natural soils. Therefore, it is concluded that groundwater bodies are unlikely to be in direct contact with elevated contaminant concentrations and potential risks to controlled waters are considered to be very low. As a result, no further controlled waters risk assessment is considered to be necessary.

7.5. Ground Gas Assessment

7.5.1. Design of Monitoring Programme

In accordance with BS8576:2013 *Guidance on investigations for ground gas – permanent gases and volatile organic compounds*, the extent of monitoring deemed necessary to assess the ground gas and vapour regime is determined by the generation potential of the source, i.e. what is the risk that large volumes of gas can be generated and can plausibly migrate to pose a credible hazard to the identified receptors. This is known as a multiple-lines-of-evidence approach.

Factors detailed in the table below were pertinent in the design of the gas monitoring programme. Information detailed in the table has either been taken from the previous reports or interpreted from the intrusive investigation conducted.

FACTOR	MORE MONITORING REQUIRED	LESS MONITORING REQUIRED
Landfills and waste sites	-	No records of any active or historical landfill or other waste sites recorded within 250m of the site.
Ground workings	X	Non coal mining, described as 'Sporadic Underground mining of restricted extent possible' is present within the northern part of the site, aligning with the mapped boundary of the Wadhurst Clay. There are several records of surface ground workings, mainly focussed around the present railway line, majority of which include cuttings for the nearby railway infrastructure.
Artificial Ground	-	No records within 250m of the site.
Topsoil Organic Content	-	No evidence of organic content. Following laboratory analysis of samples collected during the Ridge Investigation, maximum Total Organic Carbon (TOC) was 2.4%.
Natural Soils Organic Content	-	There was no evidence of degradable organic material in logged soils. Following laboratory analysis TOC was 0.4%.
Volatiles	-	No evidence of petroleum hydrocarbons in soils. Maximum of 0.5ppm observed during soil vapour monitoring from installed wells.

Table 7.5: Factors influencing design of Gas Monitoring Programme

7.5.2. Generation Potential of Source

Based on the information within the above table, the generation potential is considered to be **Very Low** and according to guidance this would equate to 'gas monitoring might not be necessary'.

Based on this, we programmed in one round of monitoring, to confirm low levels of risk as assessed above.

7.5.3. Monitoring Programme

Gas monitoring was conducted by Ridge on 05 August 2025, in accordance with BS8576:2013 *Guidance on investigations for ground gas – permanent gases and volatile organic compounds*. Boreholes (WS01, WS05, WS09) were monitored for the presence of soil gases including methane, carbon dioxide, oxygen, carbon monoxide and hydrogen sulphide. In addition, gas flow rates and downhole pressure were also measured using a GA5000 Geotech Gas Analyser. Gas monitoring was conducted for at least three minutes, with readings taken at 30 second intervals.

7.5.4. Monitoring Results

The results from the single monitoring round is summarised in the table below. Atmospheric pressure was noted to be increasing during the monitoring round. Monitoring sheets are included in Appendix 4.

Following the monitoring the following 'worst-case conditions' were encountered: a maximum flow of 0.1L/hr, a maximum CO₂ concentration of 2.1%, and a maximum CH₄ concentration of 0.3%.

MONITORING ROUND 1	
Max. Flow Rate (L/hr)	0.1
Peak CH ₄ (%)	0.3
Peak CO ₂ (%)	2.1
Min. O ₂ (%)	19.2
Max. H ₂ S (ppm)	0
Max. CO (ppm)	0
Max. PID (ppm)	0.5

Table 7.6 Monitoring Summary

7.5.5. Gas Screening Value

Worst case gas levels and flow rates identified across the entire programme can be used to calculate a conservative Gas Screening Value (GSV) as defined in CIRIA C665 *Assessing Risks Posed by Hazardous Ground Gases to Buildings* (2002).

$GSV = (\text{worst case CO}_2 \text{ or CH}_4 \text{ concentration} / 100) \times \text{worst case flow rate}$

$GSV = (2.1\% / 100) \times 0.1 \text{ L/hr}$

$GSV = 0.0021$

According to the guidance, the GSV equates to Characteristic Situation (CS) 1 as it is below the upper threshold of 0.07.

7.5.6. Characteristic Situation Check

A check can be performed to allow assessment of the likelihood that the upper CS threshold could be met:

- Either the flow or the ground gas % would need to increase by circa 33 times to reach the next threshold. This seems unlikely given consistency of results to date.

7.5.7. Gas Protection

Having classified the site as CS1, ground gas protective measures will not be required in the proposed development.

8. GEOTECHNICAL TESTING AND ASSESSMENT

8.1. Introduction

This geotechnical assessment and the subsequent foundation design recommendations will use the findings of the investigation and the results of the in-situ and laboratory geotechnical testing carried out in the boreholes, and on representative samples of the materials encountered across the site.

This section discusses the key geotechnical characteristics of each encountered stratum as determined from field observations, in-situ and laboratory geotechnical testing.

The stratigraphy revealed during the ground investigation comprised topsoil to a maximum depth of 0.4mbgl overlying predominantly cohesive soils of the Upper Tunbridge Wells Sand in all locations. Granular soils were only observed in WS03 between 1.4m and 1.8mbgl, in WS04 between 0.3m and 1.2mbgl and in TP01 between 0.2m and 1.6mbgl.

The windowless sampler rig refused on the Upper Tunbridge Wells Sand in all locations apart from WS02 and WS03, where clays/mudstones of the Wadhurst Clay Formation were observed. The windowless sampler rig refused on these soils in both WS02 and WS03.

Please refer to Section 6 for further discussion on each stratum.

8.2. In – Situ Testing

8.2.1. Standard Penetration Testing (SPT)

SPTs were completed throughout the drilling of all boreholes generally at 1.0m centres. SPTs were undertaken in accordance with BS EN ISO 22476-3:2005+A1:2011: The Standard for Geotechnical Investigation and Testing. Field testing - Standard Penetration Test.

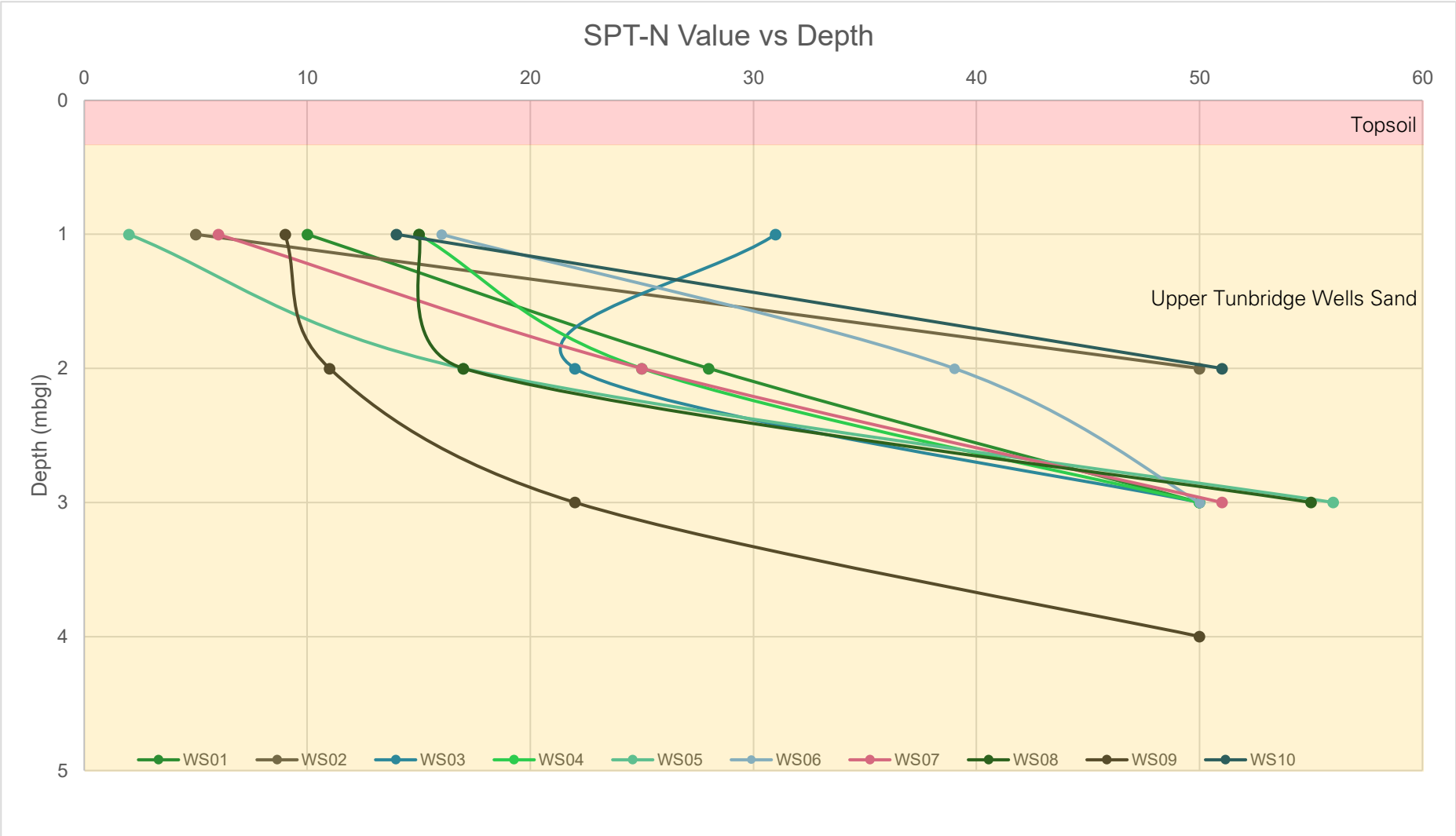
The graph overleaf shows SPT results.

Results from the cohesive soils of the Upper Tunbridge Wells Sand returned SPT N values ranging between 2 and 56.

Only one test was undertaken within granular soils of the Upper Tunbridge Wells Sand, returning a N value of 15. This is indicative of medium dense granular soils.

Testing within the Wadhurst Clay Formation in WS02 and WS03 returned results of 50, with the windowless sampler refusing in both locations. The Wadhurst Clay Formation has not been shown on the graph overleaf as it was only encountered in WS02 and WS03 and is not considered to underly the entire site.

Engineering logs showing the full test results are included in Appendix 3.



Graph 8.1: Standard Penetration Testing Results

8.3. Laboratory Testing

Details of the specific procedure used in each case are shown in the table below and the geotechnical test certificates are presented in Appendix 7.

TEST	STANDARD (BS1377:1990) UNLESS OTHERWISE INDICATED	SCHEDULED
Moisture Content	Part 2: 3.2	8
Atterberg Limit Test	Part 2: 4.3 & 5.3	8
PSD Wet Sieve	Part 2: 9.2	3
pH	Part 3: 9.5	10
Sulphate Testing	Part 3: 5.3	10

Table 8.1: Summary of Geotechnical Testing

8.3.1. Moisture Content & Atterberg tests

Eight samples underwent Moisture Content & Atterberg limits testing to determine the consistency limits. The results are shown in the table below.

SAMPLE LOCATION	DEPTH (MBGL)	STRATA	MOISTURE CONT. W (%)	LIQUID LIMIT WL (%)	PLASTIC LIMIT WP (%)	425µM SIEVE (PASSING %)	PLASTICITY INDEX IP (%)	MODIFIED PLASTICITY INDEX (%)	CASAGRANDE CLASSIFICATION	VOLUME CHANGE POTENTIAL
WS02	1.0	Upper Tunbridge Wells	19.5	57	18	100	39	39	CH High Plasticity	Medium
WS03	3.0	Wadhurst Clay	12.4	34	14	100	20	20	CL Low Plasticity	Medium
WS04	1.8	Upper Tunbridge Wells	17.2	59	15	100	44	44	CH High Plasticity	High
WS05	0.9		20.5	43	18	100	25	25	CI Intermediate Plasticity	Medium
WS06	1.2		15.2	37	13	100	24	24	CI Intermediate Plasticity	Medium
WS07	1.5		18.1	34	15	100	19	19	CL Low Plasticity	Low
WS09	3.5		14.5	35	12	100	23	23	CL/I Low/Inter. Plasticity	Medium
WS10	1.5		15.3	34	13	100	21	21	CL Low Plasticity	Medium

Table 8.2: Consistency Limits

The Atterberg limits testing returned three low plasticity samples, one low/intermediate plasticity sample, two intermediate plasticity samples and two high plasticity samples. All samples were classified as clays.

In accordance with NHBC Guidance the Modified Plasticity Index translates to one sample with Low volume change potential, six Medium volume change potential and one High volume change potential.

8.3.2. PSD Wet Sieve

Three samples of the granular Upper Tunbridge Wells Sand were submitted for determination of their composition of the material. The results are presented in the table below.

SAMPLE LOCATION	DEPTH (MBGL)	CLAY & SILT %	SAND %	GRAVEL %	COBBLES %	SUBSEQUENT CHARACTERISATION
TP01	1.0	14	12	74	0	Silty/clayey sandy GRAVEL
TP02	0.5	87	10	3	0	Sandy gravelly SILT/CLAY
TP04	1.0	93	6	1	0	Sandy gravelly SILT/CLAY

Table 8.3: PSD Analysis

These findings broadly align with the field logging.

8.3.3. pH/ Water Soluble Sulphate 2:1 extract

Ten representative samples of the exploratory holes underwent pH/ Water Soluble Sulphate 2:1 extract testing to determine the pH level and sulphate content of the material. The results are shown in the table below.

LOCATION	DEPTH (MBGL)	PH VALUE	2:1 SULPHATE EXTRACT (MG/L)	CONCRETE CLASSIFICATION DESIGN CLASS	AGGRESSIVE CHEMICAL ENVIRONMENT FOR CONCRETE CLASS
WS01	2.5	8.5	41	DS-1	AC-1
WS02	2.0	8.2	54	DS-1	AC-1
WS03	1.5	7.6	10	DS-1	AC-1
WS04	0.5	7.5	11	DS-1	AC-1
WS05	2.1	6.1	17	DS-1	AC-2z
WS06	0.4	6.2	20	DS-1	AC-1
WS08	1.0	6.3	12	DS-1	AC-1
WS09	1.5	5.7	15	DS-1	AC-1
WS10	4.0	6.2	10	DS-1	AC-1
TP01	2.0	6.6	13	DS-1	AC-1

Table 8.4: pH/Sulphate Results

8.4. Characteristic Geotechnical Parameters

Based on the laboratory test results, in-situ testing and subsequent analysis a range of characteristic geotechnical parameters, which should be used in the subsequent geotechnical and foundation design calculations are presented in the below table.

STRATUM	PARAMETER		SOURCE	VALUE
Topsoil	Not used in foundation design			
Upper Tunbridge Wells Sand (granular)	Unit Weight	(kN/m ³)	BS8002	19.0 to 21.0kN/m ³
	Angle of Shearing Resistance ϕ	°	Peck, Hanson & Thorburn	30 to 35°
Upper Tunbridge Wells Sand (cohesive)	Unit Weight	(kN/m ³)	BS8002	18.0 to 20.0kN/m ³
	Angle of Shearing Resistance ϕ	°	Relationship with Plasticity Index	22 to 29°
	Allowable Bearing Capacity	(kPa)	Relationship with SPT	9 to 252kPa
Wadhurst Clay Formation	Unit Weight	(kN/m ³)	BS8002	20.0kN/m ³
	Angle of Shearing Resistance ϕ	°	Relationship with Plasticity Index	29°
	Allowable Bearing Capacity	(kPa)	Relationship with SPT	225kPa

Table 8.5: Characteristic Geotechnical Parameters

8.5. Foundations

The ground investigation proved the expected general strata sequence comprising Topsoil, underlain by soils of the Upper Tunbridge Wells Sand. These soils were typically cohesive in nature, with some granular soils noted in WS03 between 1.4m and 1.8mbgl, in WS04 between 0.3m and 1.2mbgl and in TP01 between 0.2m and 1.6mbgl.

Soils of the Wadhurst Clay Formation were observed from 1.8mbgl in WS02 and from 3.0mbgl in WS03.

The selection and design of foundations is beyond the scope of current instructions and is the responsibility of the designers of the proposed building. The following recommendations, deriving from observations made during the investigation and testing are provided to assist the design process.

8.5.1. Traditional Foundations

Based on the medium to high SPT-N values recorded in the cohesive soils of the Upper Tunbridge Wells Sand, it is concluded that these soils will be a suitable founding medium for low-rise buildings of up to three storeys. Some pockets of softer soils were noted around 1.0mbgl during the ground investigation and therefore it is recommended that traditional foundations extend to a minimum depth of 2.0mbgl, where an allowable bearing

capacity of 75kPa will be achieved. It should be noted that in situ testing in the area of WS09 returned results indicative of an allowable bearing capacity of 50kPa and foundations may require deepening in this area.

Cohesive soils were noted to be of worst-case high volume change potential and therefore proposed buildings within the zone of influence of the mature trees on site will require deeper foundations in line with NHBC guidance. Assuming a worst-case scenario, high-water demand tree of 20m height within 10m of proposed buildings will require foundations to extend to a minimum depth of 2.5mbgl to be compliant with this guidance. This can be reassessed once development plans are finalised and distances from existing trees to proposed buildings has been confirmed. Foundations may also require deepening if new trees are proposed within close proximity to buildings.

It is recommended that each structure is founded entirely within the same soil type to avoid the potential risks associated with differential settlement.

8.5.2. Raft Foundations

In areas of low SPT N values and worst-case high volume change soils, such as within the upper 1.0m of WS01, WS02, WS05, WS06 and WS09, a raft foundation may be considered appropriate. Based on relationships with SPT, bearing capacity in these areas at 1.0mbgl ranges between 9 and 45kPa, however, a raft foundation solution would spread the load of the proposed structures over a larger area as well as reduce the potential for settlement of these soils.

To facilitate a raft foundation, soil improvement methods will be required and this would require significant excavations beneath the proposed raft and granular materials to be placed beneath.

8.5.3. Piled Foundations

If any proposed developments are to extend beyond three-storeys in height, a piled foundation solution may be considered. To facilitate the design of a piled foundation solution, further ground investigation into the nature and geotechnical properties of deeper soils will be required. This would likely involve either a cable percussive or rotary rig completing boreholes to depths of 20m or greater.

A piled foundation solution may also be more economical if traditional foundations are anticipated to extend to significant depths.

8.5.4. Ground Improvement Options

Currently, the natural soils to a depth of 1.0mbgl are not considered to be a suitable founding medium for shallow foundations. However, ground improvement methods may be implemented to create suitable conditions, these have been discussed below.

Vibro-stone columns comprising the installation of vertical columns of compacted granular material to improve the load bearing of the soils is an option for ground improvement. This methodology will increase the allowable bearing capacity of the soils on site and reduce the risks of settlement. Vibro-stone columns require specialist design and installation. If this option is to be progressed we would recommend that the borehole logs are forwarded to a vibro contractor.

Lime/Cement stabilisation comprises mixing quicklime or cement into the upper clay layers to increase strength. This methodology is relatively quick and can be implemented with minimal delays to a construction

programme. Stabilisation is typically only effective within the upper 2m of the soil profile therefore may be suitable on this site.

8.6. Foundations Discussion

Other foundation solutions are available and it will be necessary for a suitable risk assessment to be carried out by the foundations designers at the appropriate time.

The above recommendations are based on interpolation of ground conditions between exploratory hole locations and interpretation should take the access restrictions at the time of investigation into account.

8.7. Floor slabs

NHBC documentation provides guidance for floor slabs for small scale developments and has been factored in for the following recommendations.

NHBC guidance⁴ states that suspended ground floors should be constructed where;

- The depth of fill/Made Ground soils exceeds 600mm.
- The bearing capacity and nature of the ground is variable.
- There are shrinkable soils that could be subject to movement.
- The ground has been subject to vibratory improvement.
- The ground or fill is not suitable to support ground-bearing slabs.

Shrinkable soils were encountered across the site and therefore suspended floor slabs are recommended for the proposed buildings.

8.8. Earthworks

The site has a mixed topography; however, it generally slopes down to the northeast, with the highest point located in the southwestern corner estimated to be 63mAOD down to the northeast corner estimated to be at approximately 49mAOD.

Care should be taken to limit the creation retaining situations during the construction of the proposed development.

Once finalised site levels are known, further assessment of cut and fill plans and the re-use of site won material can be undertaken. This will require further, earthworks-specific laboratory testing.

8.9. Buried Concrete

Buried concrete should be specified to comply with the findings of the testing carried out, as summarised in Table 8.4. Results returned a Design Sulphate Class of DS-1 and an ACEC class of AC-1 for all samples.

8.10. Infiltration Drainage

Soakaway testing proved very poor infiltration drainage in all four tests. It is concluded that infiltration to ground is not likely to be feasible on site and is recommended that an engineered drainage solution be investigated for the proposed development.

⁴ NHBC Standards. 2018. Chapter 5.2. Suspended Ground Floors.

8.11. Further Geotechnical Investigation

Based on the size of the site, it is anticipated that further geotechnical investigations will be required to fill in current information gaps in areas of the site yet to be investigated. Any further investigations should be scoped to provide further site coverage, aim to delineate the extent of granular soils encountered during this ground investigation and potentially investigate the nature and geotechnical properties of deeper soils if a piled foundation solution is to be adopted. Further investigation works should be scoped and undertaken once the final development plan has been decided.

Further groundwater level monitoring may be useful to provide additional seasonal data for incorporation into the foundation design.

Further, earthworks-specific laboratory testing will be required due to likely cut and fill processes involved in regrading the site. This should be scoped once final site levels have been decided.

9. CONCEPTUAL SITE MODEL/ RISK ASSESSMENT

9.1. Sources

Contamination laboratory testing from this ground investigation returned no elevated contaminant concentrations when compared to the appropriate assessment criteria.

The Desk Top Study report issued in July 2025 identified only the adjacent railway line as a potential source of contamination. Following the ground investigation works this is still considered to be a potential source of contamination.

No further potential areas of concern were identified during the ground investigation works.

Following a single round of ground gas monitoring, the site has been classified as CS1, it is not anticipated that any gas protective measures will be required in the proposed development.

9.2. Receptors

Receptors that may be affected by the identified contaminant sources are considered to be:

9.2.1. Human

- Future residential end users
- Construction workers during development

9.2.2. Environmental

- Superficial (undifferentiated) aquifer
- Bedrock (secondary (A)) aquifer
- Surface water feature in the northern area of site

9.3. Pathways

The key environmental pathways and exposure routes by which potentially toxic substances may possibly reach the identified potential receptors are considered to be:

9.3.1. Indirect

- Vertical and lateral migration of ground gas leading to accumulation in enclosed spaces.
- Vertical and lateral migration of organic and inorganic compounds through underlying geology.
- Windblown dust and fibres to adjacent receptors.
- Surface run off.

9.3.2. Direct

- Inhalation of ground gases.
- Inhalation of vapours.
- Inhalation of contaminated dust.
- Ingestion contaminated home grown produce, soil and/or soil derived dust.
- Dermal contact.

9.4. Uncertainties and implications

In accordance with good practice, data gaps and uncertainties in the refined CSM should be identified at this stage. These are summarised in the table below, along with the likely implications.

DATA GAP/ UNCERTAINTY	DETAILS	IMPLICATIONS
The full extent of the site has not been investigated.	Due to the size of the site, further ground investigation will be required to fill in any data gaps.	Further ground investigation will be required to refine the risks identified in the CSM and confirm the currently identified low to very low risks.

Table 9.1: Data gaps and uncertainties - CSM

10. CONTAMINATION RISK ASSESSMENT

10.1. Risk Assessment Procedure

By considering the sources, pathways and receptors (pollutant linkages), an assessment of the human health/ environmental risks is made with reference to the significance and degree of the risk. This assessment is based on consideration of whether the source contamination can reach a receptor and hence whether it is of major or minor significance.

The risk assessment has been undertaken with reference to BS 10175:2011+A1:2013 and CIRIA Document C552: Contaminated Land Risk assessment 'A Guide to Good Practice'. The risk assessment has been carried out by assessing the severity of the potential consequence, taking into account both the potential magnitude of the hazard and the sensitivity of the target, based on the categories provided below.

CATEGORY	EXAMPLES
High	Residential with gardens/Groundwater Source Protection Zone
Medium	Residential without gardens/Principal (Major) Aquifer/sensitive watercourse
Low	Commercial and industrial use/Secondary (Minor) Aquifer
Very Low	Construction and maintenance workers/non-sensitive watercourse

Table 10.1: Sensitivity of receptor

CATEGORY	EXAMPLES
Gross Impact	Heavily contaminated gasworks or industrial Site, hazardous waste landfill
Moderate Impact	Major leaks and spills from fuel infrastructure (e.g. petrol stations), domestic waste landfills
Slight Impact	Minor leaks and spills from fuel infrastructure, 'inert' waste landfills

Table 10.2: Magnitude of impact

MAGNITUDE OF IMPACT	SENSITIVITY OF RECEPTOR			
	High	Medium	Low	Very Low
Gross Impact	Severe	Medium	Mild	Minor
Moderate Impact	Medium	Mild	Minor	Minor
Slight Impact	Mild	Minor	Minor	Minor

Table 10.3: Level of severity of potential hazard

The likelihood of an event (probability) takes into account both the presence of the hazard and target and the integrity of the pathway and has been assessed based on the categories given below.

CATEGORY	EXAMPLES
High likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term
Low likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable

Table 10.4: Probability of risk definition

The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the following matrix in order to give a level of risk for each potential hazard.

PROBABILITY OF RISK	SENSITIVITY OF RECEPTOR			
	Severe/ High	Medium	Mild/ Low	Minor/ V. Low
High likelihood	Very High	High	Moderate	Low/Moderate
Likely	High	Moderate	Low/Moderate	Low
Low likelihood	Moderate	Low/Moderate	Low	Very Low
Unlikely	Low/Moderate	Low	Very Low	Very Low

Table 10.5: Level of risk for potential hazard definition

The assessment is discussed below in terms of plausible pollutant linkages. A complete assessment of the pollutant linkages is presented in Table 10.6.

A description of these risk classifications and likely action required are given in CIRIA 552 as:

Very high risk – High probability that severe harm could arise to a designated receptor from an identified hazard OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in substantial liability. Urgent investigation and remediation are likely to be required.

High risk – Harm is likely to arise to a designated receptor from an identified hazard. This risk, if realised, is likely to result in substantial liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the long term.

Moderate risk – It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation is normally required to clarify risks and to determine potential liability. Some remedial works may be required in the long term.

Low risk – It is possible that harm could arise to a designated receptor from an identified hazard but it is likely that this harm, if realised, would at worst normally be mild.

Very low risk – It is a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe.

10.2. Pollutant Linkage Discussion

10.2.1. Development and associated Human Receptors

Proposals indicate a residential use of the site with private gardens included. Therefore, a 'Residential with homegrown produce' land use setting was deemed the most appropriate in terms of the risk assessment.

10.2.2. Contaminants in Soil

No elevated contaminant concentrations were identified within the laboratory testing from this ground investigation.

10.2.3. Controlled Waters

No Made Ground soils were identified throughout the ground investigation. Due to the lack of anthropogenic materials encountered and no elevated contaminant concentrations identified within tested soils, risks to controlled waters are considered to be very low. Groundwater was observed from a minimum depth of 1.74mbgl.

10.3. Pollutant Linkage Assessment

The Pollutant Linkage Assessment below relates to perceived current worst-case conditions on site, prior to the application of mitigation or remedial measures.

SOURCE	PATHWAY	RECEPTOR	SEVERITY	LIKELIHOOD	RISK LEVEL
Adjacent Railway	Direct contact, ingestion, and inhalation of impacted soils/ groundwater.	Residential end users	Mild	Low Likelihood	Low
	Windblown dust.				
	Vertical migration of contaminants through the underlying geology and/ or via overland flow.	Secondary (undifferentiated) Aquifer - superficial	Minor	Low Likelihood	Very Low
		Secondary (A) Aquifer – bedrock	Minor	Low Likelihood	Very Low
		Surface Water Feature	Minor	Low Likelihood	Very Low
	Migration of ground gas through the underlying geology.	Residential end users	Mild	Low Likelihood	Low
	Inhalation of ground gas				

Table 10.6: Pollutant Linkage Assessment

11. CONCLUSIONS AND RECOMMENDATIONS

11.1. Contamination

The design of the Site Investigation incorporated information from the previously issued reports, with contamination source areas investigated as far as practicable.

Currently, a worst case **Low** risk has been assessed for residential end users; this relates to potential contact with contaminants or ground gas associated with the neighbouring railway. This risk is defined as – ‘It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild’.

Additional work is required to confirm this risk at the lower risk level.

Very Low risk levels have been applied to construction/ groundworkers and controlled waters. This risk level is defined as – ‘It is a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe’.

11.1.1. Further Investigation

Further ground investigation will likely be required to investigate areas of the site that have not been investigated yet.

11.1.2. Soft-Landscaping

It is anticipated that existing topsoil and natural soils on site will be suitable for re-use in private garden areas as part of the proposed development.

If soils for private gardens are imported to site these should be from a certified source. Imported topsoil and subsoil should ensure they do not have levels of common contaminants (such as heavy metals, PAHs and petroleum hydrocarbons) that exceed the applicable screening criteria.

11.1.3. Waste Removal

No Made Ground soils were encountered during the ground investigation works.

Topsoil was classified as suitable for disposal as stable non-reactive waste in a non-hazardous landfill. Shallow natural soils were classified as suitable for disposal in Inert landfill.

We recommend further testing when removing portions of material from the site to allow appropriate classification – this will allow significant cost savings associated with waste disposal.

11.2. Geotechnical

Traditional foundations within the cohesive soils of the Upper Tunbridge Wells Sand are considered to be suitable for low-rise buildings of up to three storeys. Traditional foundations are recommended to extend to a minimum depth of 2.0mbgl, where an allowable bearing capacity of 75kPa will be achieved. Traditional foundations may require extending to depths of up to 2.5mbgl within the zone of influence of mature trees.

In areas of low SPT N values and high volume change soils then a raft foundation solution may be considered suitable to spread the load of the proposed structure. Based on SPT results, allowable bearing capacity for raft foundations at 1.0mbgl ranges between 9 and 45kPa. To facilitate a raft foundation, soil improvement

methods will be required and this would require significant excavations beneath the proposed raft and granular materials to be placed beneath.

A piled foundation solution may be required for any proposed developments extending beyond three storeys in height. Further ground investigation works into the nature and geotechnical properties of deeper soils will be required to facilitate the design of piled foundations.

Ground improvement options may also be investigated for shallow foundation design.

It is recommended that each structure is founded entirely within the same soil type to avoid the potential risks associated with differential settlement.

11.2.1. Groundwater

Groundwater was not encountered during the ground investigation and was encountered at a minimum depth of 1.74mbgl during the subsequent monitoring rounds.

Allowance for water at these depths during construction activities should be made.

11.2.2. Buried Concrete

The results of laboratory testing have indicated design class of DS-1 and subclass AC-1 and therefore buried concrete should be specified to comply with this designation.

11.2.3. Earthworks

The site has a mixed topography; however, it generally slopes down to the northeast, with the highest point located in the southwestern corner estimated to be 63mAOD down to the northeast corner estimated to be at approximately 49mAOD.

Care should be taken not to create any retaining situations during the construction of the proposed development.

Further, earthworks-specific laboratory testing will be required to facilitate cut and fill processes once final site levels have been determined.

11.2.4. Infiltration

Infiltration testing returned unfavourable results and infiltration to ground is considered to be unfeasible. It is recommended that an engineered drainage solution be investigated for the site.

11.2.5. Floor Slabs

Given the presence of shrinkable cohesive soils, it is recommended that suspended ground floor slabs are used for the proposed buildings.

11.2.6. Further Geotechnical Investigation

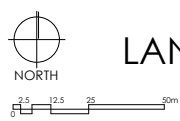
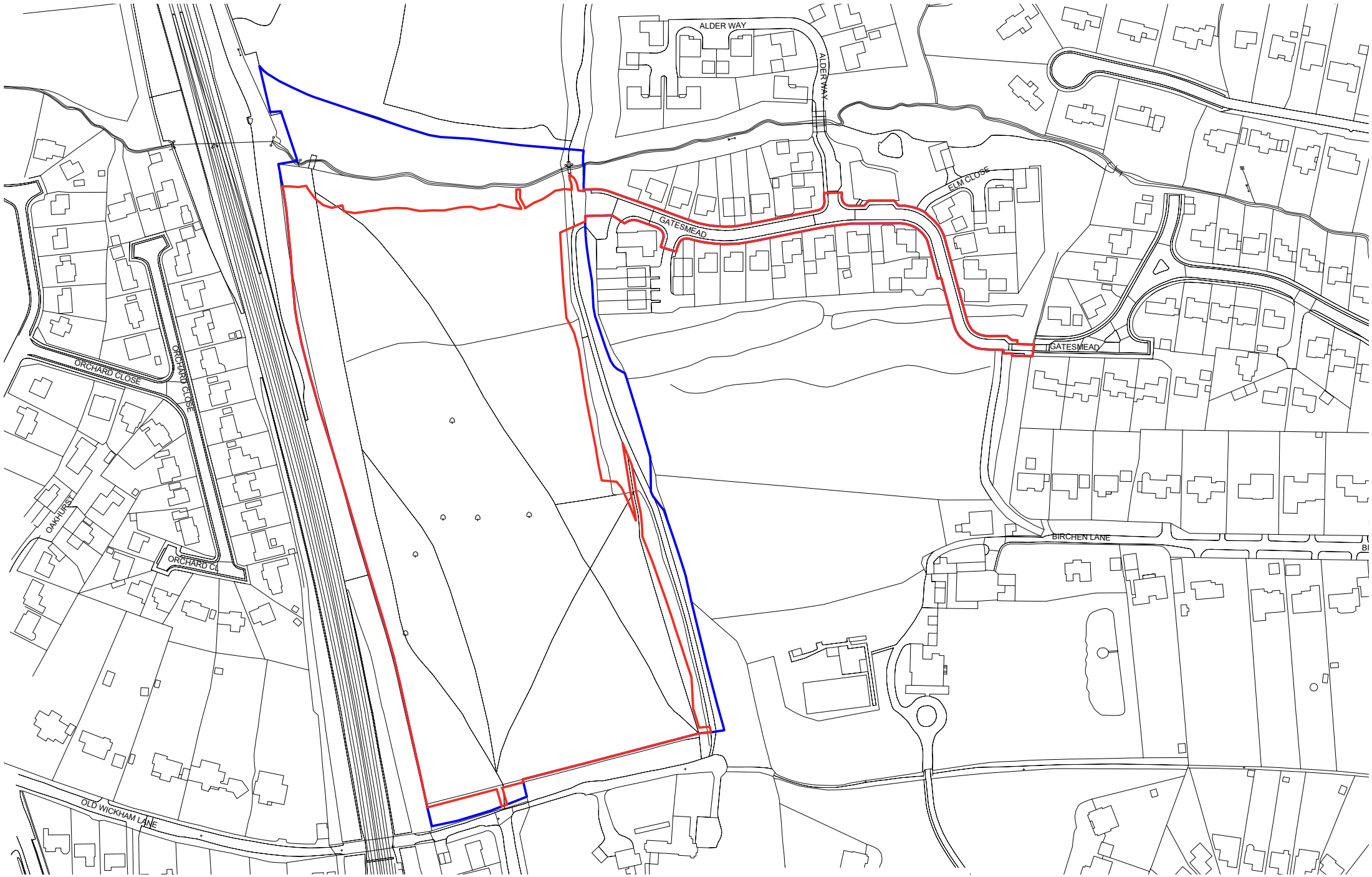
Based on the size of the site, it is anticipated that further geotechnical investigations will be required to fill in current information gaps in areas of the site yet to be investigated. Any further investigations should be scoped to provide further site coverage, aim to delineate the extent of granular soils encountered during this ground investigation and potentially investigate the nature and geotechnical properties of deeper soils if a

piled foundation solution is to be adopted. Further investigations should be scoped and undertaken once the proposed site layout has been finalised.

Further groundwater level monitoring may be useful to provide additional seasonal data for incorporation into the foundation design.

Further, earthworks-specific laboratory testing will be required due to likely cut and fill processes involved in regrading the site. This should be scoped once final site levels have been decided.

FIGURE 1 - SITE LOCATION PLAN



LAND WEST OF GATESMEAD SITE LOCATION PLAN

- Key**
- Application Boundary
 - Ownership Boundary

Amendments

By CH/d

Date

PLANNING

Job No/Drawing No
25714/1000E

Scale Date Drawn CH/d
1:1250 03/26 LG MR

Drawing Title
Site Location Plan

at A2

Job Title
Land West of Gatesmead

OS Licence No: -

pad Design Ltd - The Tobacco Factory - Raleigh Road - Bristol BS3 1TF - Tel: 0117 9530059 - www.pad-design.com

pad

ARCHITECTURAL ARCHITECTURE DESIGN

FIGURE 2 – PROPOSED DEVELOPMENT PLAN

[illegible]

- Site Boundary
- Ownership Boundary
- Adaptable Highway (see Engineers details)
- Adaptable Highway (see Engineers details)
- Adaptable Footpath (see Engineers details)
- Shared Surface
- Private Drive
- 10m half/POPS Footpath
- Private Path
- Grass verge
- Public Open Space (inc. Mown Paths)
- Existing trees/Planting (see Landscape Arch. details)
- Proposed trees/Planting (see Landscape Arch. details)
- Attenuation pond (see Engineers details)
- Roadwork
- Gas Pipeline - 6 & 12m Easement
- Gear gate
- Affordable Housing - Rented
- Affordable Housing - Shared Ownership
- BCN Bin Collection Point



F	Boundary lines updated.	IG	PK	13/05/26
	Plot 30 Brent H replaced with Shour Ht. Plot 40 Brent H replaced with Severn Ht. Reference to H412 removed on plans 33.3/4 & 41.	IG	PK	22/04/26
D	Spur added to northern application boundary for drainage outfall.	IG	PK	01/04/26
Amendments		By:	Ch'd	Date

PLANNING

Job No: G500076
25714/SO00F

Scale: Date: Drawn: Check:

1:500 G5026 IG NW
 W 42

All Dimensions to be checked on site.

Job Title: **Leind West of Galesmead**

Drawing Title: **Planning Layout**

pad

FIGURE 3 – SITE INVESTIGATION PLAN



-  Trial Pit Infiltration Test
-  Windowless Sampler Borehole



Project:		Old Wickham Lane		Title:	Site Investigation Plan	
Job Number:	5029426	Client:	Crest Nicholson	Ridge and Partners LLP TEL: 01962 834400 www.ridge.co.uk	1 Royal Court Kings Worthy Winchester SO23 7TW	
Drawing:	5029426-Fig3	Revision:	-			
Drawn:	RO	Date:	July 2025			
Checked by:	ME	Scale:	NTS			

APPENDIX 1 - REPORT CONDITIONS

Report Conditions

This report is produced solely for the benefit of **Crest Nicholson Operations Limited** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the Site.

This report is based on a visual Site inspection, study of readily accessible referenced historical records, information supplied by those parties noted in the text and preliminary discussions with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical Site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the Site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies may have unpublished, often more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Ridge and Partners LLP. In time improved practices or amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the Site and adjacent Sites. The report concentrates on the Site as defined in the report and provides an opinion on surrounding Sites. If migrating pollution or contamination (past or present) exists this can only practically be better assessed following extensive on and off Site intrusive investigations and monitoring.

APPENDIX 2 – SITE INVESTIGATION PHOTOGRAPHS

PHOTOGRAPHIC LOG



SITE: LAND WEST OF GATESMEAD
PROJECT NUMBER: 5029426

Photo No.	Date	
1	7th July 2025	
Photo Title View of the entrance to site, looking north		

Photo No.	Date	
2	7th July 2025	
Photo Title View of site from site entrance, looking north		

PHOTOGRAPHIC LOG

SITE: LAND WEST OF GATESMEAD
PROJECT NUMBER: 5029426



Photo No.	Date	
3	7 th July 2025	
Photo Title View of southern field parcel, looking northeast		

Photo No.	Date	
4	7 th July 2025	
Photo Title View of valuable trees in the centre of site		

PHOTOGRAPHIC LOG

SITE: LAND WEST OF GATESMEAD
PROJECT NUMBER: 5029426



Photo No.	Date	
5	7 th July 2025	
Photo Title View of southern field parcel, looking south		

Photo No.	Date	
6	7 th July 2025	
Photo Title View of central field parcel, looking east		

PHOTOGRAPHIC LOG

SITE: LAND WEST OF GATESMEAD
PROJECT NUMBER: 5029426



Photo No.	Date	
7	7 th July 2025	
Photo Title View of northern field parcel, looking east		

Photo No.	Date	
8	7 th July 2025	
Photo Title View of site from centre, looking southeast		

APPENDIX 3 – STRATIGRAPHIC LOGS



Dynamic (Windowless) Sampler

WS01
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-17	End Date 2025-07-17	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.30)		TOPSOIL: Brown silty sandy CLAY.	
		0.40	ES			0.30		Stiff to very stiff grey mottled brown slightly gravelly silty CLAY. Gravel is fine to medium, angular to subangular of siltstone and ironstone.	0.5
		0.70	D			(0.70)			
		1.20	SPT	N=10 (1,2/3,2,2,3)		1.00		Stiff to very stiff grey mottled brown with black inclusions slightly gravelly silty CLAY. Gravel is fine to medium, angular to subangular of siltstone and ironstone.	1.0
		2.00	SPT	N=28 (1,2/4,4,9,11)		(1.60)			2.0
		2.50	D			2.60			2.5
		2.60	SPT	N=50 for 225mm (9,23/27,14,40,0 for 0mm)				End of Borehole at 2.60m	
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole scanned with a CAT-4 scanner prior to drilling. 2. Inspection pit dug to 1.2mbgl. 3. Hole terminated prior to scheduled depth due to refusal. 4. No groundwater encountered. 5. Position installed with a 50mm monitoring pipe	Method, Plant, Stability, Dimensions 0.00 - 2.60mDando Terrier		Logger RO
	Checked By: RO Approved By: ME		



Dynamic (Windowless) Sampler

WS02
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-17	End Date 2025-07-17	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		1.00	D	N=5 (0,1/0,1,2,2)		(0.20) 0.20		TOPSOIL: Brown silty sandy CLAY.	0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0 5.5 6.0 6.5 7.0 7.5 8.0 8.5 9.0 9.5 10.0
		1.20	SPT			(1.60)		Firm to stiff grey mottled brown slightly gravelly silty CLAY. Gravel is is fine to medium, angular of weak mudstone.	
		2.00	SPT	N=50 for 150mm (2,4/5,14,20 for 0mm)		1.80 (0.20) 2.00		Very stiff brown CLAY / very weak MUDSTONE.	
		2.00	D					End of Borehole at 2.00m	

Remarks 1. Hole scanned with a CAT-4 scanner prior to drilling. 2. Inspection pit dug to 1.2mbgl. 3. Hole terminated prior to scheduled depth due to refusal. 4. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 2.00m Dando Terrier	Logger RO
Checked By: RO Approved By: ME		



Dynamic (Windowless) Sampler

WS03
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-17	End Date 2025-07-17	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	ES			(0.30) 0.30		TOPSOIL: Brown silty sandy CLAY.	
						(0.80)		Firm brown mottled black and grey slightly gravelly CLAY.	0.5
		1.20	SPT	N=31 (1,2/6,8,8,9)		1.10 (0.30)		Firm to very stiff grey mottled brown CLAY.	1.0
		1.50	D			1.40 (0.40)		Dense brown and grey clayey SAND. Sand is fine.	1.5
		2.00	SPT	N=22 (2,3/5,5,6,6)		1.80		Firm to stiff grey mottled brown CLAY.	2.0
						(1.20)			2.5
		3.00	SPT	N=50 for 225mm (3,5/8,15,39,0 for 0mm)		3.00		Very stiff brown CLAY / very weak MUDSTONE.	3.0
		3.00	D			(0.45)			
						3.45		End of Borehole at 3.45m	3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole scanned with a CAT-4 scanner prior to drilling. 2. Inspection pit dug to 1.2mbgl. 3. Hole terminated prior to scheduled depth due to refusal. 4. No groundwater encountered.	Method, Plant, Stability, Dimensions		Logger
	0.00 - 3.45m	Dando Terrier	RO
Checked By: RO Approved By: ME			



Dynamic (Windowless) Sampler

WS04
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-17	End Date 2025-07-17	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
		0.50	D			(0.30)		TOPSOIL: Brown silty sandy CLAY.
						0.30		Medium dense brown clayey very gravelly SAND with frequent cobbles of ironstone. Sand is medium to coarse. Gravel is coarse, angular to rounded of ironstone.
		1.20	SPT	N=15 (3,6/4,4,3,4)		(0.90)		Stiff grey mottled orange and brown CLAY.
						1.20		
		1.80	D					
						2.00		
		2.00	SPT	N=25 (1,3/4,6,7,8)		(1.80)		
								
		3.00	SPT	N=50 for 0mm (14,45/0 for 0mm)				
						3.00		
						End of Borehole at 3.00m		

Remarks 1. Hole scanned with a CAT-4 scanner prior to drilling. 2. Inspection pit dug to 1.2mbgl. 3. Hole terminated prior to scheduled depth due to refusal. 4. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 3.00m Dando Terrier	Logger RO
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Checked By: RO Approved By: ME



Dynamic (Windowless) Sampler

WS05
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-17	End Date 2025-07-17	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.25) 0.25		TOPSOIL: Brown silty sandy CLAY.	
								Stiff grey mottled orange and brown CLAY.	0.5
		0.90	D						1.0
		0.90	ES						1.0
		1.20	SPT	N=14 (2,3/3,3,4,4)	(1.75)				1.5
									1.5
		2.00	SPT	N=17 (2,4/3,6,4,4)	2.00			Stiff brownish grey silty sandy CLAY. Sand is fine.	2.0
		2.10	D		(0.20) 2.20			Stiff grey mottled orange and brown CLAY.	2.5
					(0.80)				2.5
		3.00	SPT	N=56 (6,8/9,12,14,21)	3.00			End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole scanned with a CAT-4 scanner prior to drilling. 2. Inspection pit dug to 1.2mbgl. 3. Hole terminated prior to scheduled depth due to refusal. 4. No groundwater encountered. 5. Position installed with a 50mm monitoring pipe	Method, Plant, Stability, Dimensions 0.00 - 3.00m Dando Terrier	Logger RO
	Checked By: RO Approved By: ME	



Dynamic (Windowless) Sampler

WS06
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-17	End Date 2025-07-17	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.40	D			(0.30) 0.30		TOPSOIL: Brown silty sandy CLAY.	
								Stiff grey mottled orange and brown CLAY.	0.5
		1.20 1.20	SPT D	N=16 (2,3/2,3,5,6)		(2.20)			1.0
		2.00	SPT	N=39 (4,4/5,6,6,22)					1.5
		2.50	SPT	N=50 for 225mm (13,19/16,24,37,0 for 0mm)		2.50			2.0
								End of Borehole at 2.50m	2.5
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole scanned with a CAT-4 scanner prior to drilling. 2. Inspection pit dug to 1.2mbgl. 3. Hole terminated prior to scheduled depth due to refusal. 4. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 2.50m Dando Terrier	Logger RO
Checked By: RO Approved By: ME		



Dynamic (Windowless) Sampler

WS07
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-18	End Date 2025-07-18	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.30)		TOPSOIL: Brown silty sandy CLAY.	
		0.50 0.60	D ES			0.30		Stiff grey mottled orange slightly gravelly CLAY. Gravel is fine to coarse, angular to subangular of sandstone and mudstone.	0.5
						(0.90)			1.0
		1.20	SPT	N=6 (1,2/1,1,2,2)		1.20		Stiff grey mottled orange CLAY.	1.5
		1.50	D						2.0
									2.5
		2.00	SPT	N=25 (3,3/7,5,6,7)		(1.80)			3.0
									3.5
									4.0
									4.5
		3.00	SPT	N=51 (7,9/10,11,13,17)		3.00		End of Borehole at 3.00m	5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole scanned with a CAT-4 scanner prior to drilling. 2. Inspection pit dug to 1.2mbgl. 3. Hole terminated prior to scheduled depth due to refusal. 4. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 3.00mDando Terrier		Logger RO
	Checked By: RO Approved By: ME		



Dynamic (Windowless) Sampler

WS08
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-18	End Date 2025-07-18	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.10	ES			(0.30) 0.30		TOPSOIL: Brown silty sandy CLAY.	
								Stiff to very stiff grey mottled orange CLAY.	0.5
		1.20	SPT	N=15 (2,2/3,3,3,6)		(1.70)			1.0
		1.50	D						1.5
		2.00	SPT	N=17 (3,4/3,4,5,5)		2.00		Firm to stiff grey mottled orange CLAY.	2.0
		2.50	D			(1.00)			2.5
		3.00	SPT	N=55 (6,8/11,13,13,18)		3.00			3.0
								End of Borehole at 3.00m	3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole scanned with a CAT-4 scanner prior to drilling. 2. Inspection pit dug to 1.2mbgl. 3. Hole terminated prior to scheduled depth due to refusal. 4. No groundwater encountered.	Method, Plant, Stability, Dimensions		Logger
	0.00 - 3.00m	Dando Terrier	RO
Checked By: RO Approved By: ME			



Dynamic (Windowless) Sampler

WS09
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-18	End Date 2025-07-18	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.30)		TOPSOIL: Brown silty sandy CLAY.	
						0.30		Firm to stiff dark greyish brown CLAY.	0.5
						(0.50)			
						0.80		Stiff to very stiff grey mottled orange CLAY.	1.0
		1.20	SPT	N=9 (1,3/2,2,2,3)					1.5
		2.00	SPT	N=11 (1,2/2,2,3,4)					2.0
						(3.20)			2.5
		3.00	SPT	N=22 (3,2/4,5,6,7)					3.0
		3.50	D						3.5
		4.00	SPT	N=50 for 150mm (12,17/27,32,0 for 0mm)		4.00		End of Borehole at 4.00m	4.0
		4.00	D						4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks 1. Hole scanned with a CAT-4 scanner prior to drilling. 2. Inspection pit dug to 1.2mbgl. 3. Hole terminated prior to scheduled depth due to refusal. 4. No groundwater encountered. 5. Position installed with a 50mm monitoring pipe	Method, Plant, Stability, Dimensions 0.00 - 4.00m Dando Terrier		Logger RO
Checked By: RO Approved By: ME			



Dynamic (Windowless) Sampler

WS10
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:50
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-18	End Date 2025-07-18	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata						
		Depth (m)	Type/ Ref	Results			Legend	Description					
		1.00 1.00	SPT ES	N=14 (3,3/3,3,3,5)		(0.40)		TOPSOIL: Brown silty sandy CLAY.	0.5 1.0				
						0.40		Firm to stiff grey mottled orange CLAY.					
						1.00	1.00	1.00		1.00	1.00	1.00	1.00
		1.50	D			1.40	(0.60)		Stiff grey mottled orange slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of sandstone and weak mudstone.	1.5 2.0			
		2.00 2.00	SPT D	N=61 (5,7/8,10,18,25)		2.00	End of Borehole at 2.00m						
												2.5 2.5 3.0 3.0 3.5 3.5 4.0 4.0 4.5 4.5 5.0 5.0 5.5 5.5 6.0 6.0 6.5 6.5 7.0 7.0 7.5 7.5 8.0 8.0 8.5 8.5 9.0 9.0 9.5 9.5 10.0 10.0	

Remarks 1. Hole scanned with a CAT-4 scanner prior to drilling. 2. Inspection pit dug to 1.2mbgl. 3. Hole terminated prior to scheduled depth due to refusal. 4. No groundwater encountered.	Method, Plant, Stability, Dimensions 0.00 - 2.00mDando Terrier		Logger RO
	Checked By: RO Approved By: ME		



Trial Pit

TP01
Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-17	End Date 2025-07-18	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.20)		TOPSOIL: Brown silty sandy CLAY.	
						0.20		Light brown clayey silty gravelly SAND with frequent cobbles of ironstone. Gravel is fine to coarse, angular to rounded of ironstone.	
		1.00 1.00-1.50	D B			(1.40)			0.5 1.0 1.5
						1.60		Firm grey mottled orange slightly sandy slightly gravelly CLAY. Gravel is fine to coarse, angular to subangular of sandstone and weak mudstone.	
						(0.30)			
						1.90		End of Trial Pit at 1.90m	2.0 2.5 3.0 3.5 4.0 4.5 5.0

Remarks 1. Hole scanned with a CAT-4 scanner prior to excavation 2. No groundwater encountered. 3. Position backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 1.90m Stable L = 2.00m W = 0.70m	Logger RO
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Checked By: RO Approved By: ME



Trial Pit

TP02

Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-17	End Date 2025-07-18	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.50-1.00	B			(0.30)		TOPSOIL: Brown silty sandy CLAY.	
						0.30		Firm grey mottled orange slightly sandy CLAY.	0.5
						(1.70)			1.0
									1.5
						2.00		End of Trial Pit at 2.00m	2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks 1. Hole scanned with a CAT-4 scanner prior to excavation 2. No groundwater encountered. 3. Position backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 2.00m Stable L = 2.10m W = 0.70m	Logger RO
--	---	--------------

Checked By: RO Approved By: ME



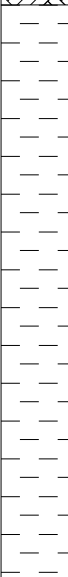
Trial Pit

TP03

Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-17	End Date 2025-07-18	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.30)		TOPSOIL: Brown silty sandy CLAY.	
						0.30		Firm grey mottled orange slightly sandy CLAY.	
						(1.90)			
						2.20			
								End of Trial Pit at 2.20m	



Trial Pit

TP04

Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Old Wickham Lane	Project No. 5029426	Start Date 2025-07-17	End Date 2025-07-18	

Client Crest Nicholson	Consultant RO	Contractor Oakland SI
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Inst/ Backfill	Water Levels	Samples and Tests			Level	Depth	Strata		
		Depth (m)	Type/ Ref	Results	(m)	(m)	Legend	Description	
		1.00-1.40	B			(0.30)		TOPSOIL: Brown silty sandy CLAY.	
						0.30		Firm grey mottled orange slightly sandy CLAY with subordinate layers of weak mudstone.	
						(1.80)			
						2.10			
							End of Trial Pit at 2.10m		

Remarks 1. Hole scanned with a CAT-4 scanner prior to excavation 2. No groundwater encountered. 3. Position backfilled with arisings.	Method, Plant, Stability, Dimensions 0.00 - 2.10m Stable L = 2.00m W = 0.70m	Logger RO
--	---	--------------

Checked By: RO Approved By: ME

APPENDIX 4 – MONITORING RESULTS

Ground Gas and Soil Vapour Monitoring

Project Name:	Old Wickham Lane, Haywards Heath
Project Reference:	5029426

	Date	Personnel	Pressure Trend	Start Pressure (mb)	End Pressure (mb)	Equipment Used	Weather	Max. Flow	Max. CO2	Max. Methane
Round 1	05/08/2025	OS	Rising	1011	1013	GA5000	Sunny Mild / Warm	0.1	2.1	0.3
Round 2										
Round 3										



1 Royal Court, Kings Worthy, Winchester SO23 7TW

ID	Pipe Diameter (mm)	Monitoring Round	Time (elapsed time)	Atmospheric Pressure (mb)	Relative Pressure (mb)	Gas Flow (L/hr) [Max. and Steady]	Methane (%/v)	Carbon Dioxide (%/v)	Oxygen (%/v)	Carbon Monoxide (ppm)	Hydrogen Sulphide (ppm)	LEL (%)	PID (ppm)	DTW (mbgl)	DTB (mbgl)	Response Zone (mbgl)	Comments
WS1	50	1	0	1013	0.05	0.0	0.0	0.1	20.1	0	0	-	0.5	1.74	2.56		No odours.
			30				0.3	0.9	19.6	0	0						
			60				0.0	1.0	19.6	0	0						
			90				0.0	1.0	19.5	0	0						
			120				0.0	1.0	19.5	0	0						
			150				0.0	1.1	19.5	0	0						
			180				0.0	1.1	19.5	0	0						
WS5	50	1	0	1012	0.05	0.1	0.1	0.1	20.4	0	0	-	0.4	2.25	3.00		No odours.
			30				0.2	1.3	19.6	0	0						
			60				0.1	1.4	19.6	0	0						
			90				0.1	1.4	19.5	0	0						
			120				0.1	1.5	19.5	0	0						
			150				0.1	1.6	19.4	0	0						
			180				0.1	1.6	19.4	0	0						
WS9	50	1	0	1011	0.05	0.0	0.2	0.1	20.6	0	0	-	0.3	3.43	4.07		No odours.
			30				0.2	2.1	19.3	0	0						
			60				0.2	2.1	19.3	0	0						
			90				0.2	2.1	19.2	0	0						
			120				0.1	2.1	19.2	0	0						
			150				0.1	2.1	19.2	0	0						
			180				0.1	2.1	19.2	0	0						

Groundwater Monitoring

			Date	Personnel	Equipment Used	Peak Groundwater	Weather
Project Name:	Old Wickham Lane, Haywards Heath	Round 1	05/08/2025	OS	Dip Tape	1.74	Sunny Mild / Warm
Project Reference:	5029426	Round 2	13/08/2025	OS	Dip Tape	1.82	Cloudy Mild
		Round 3					



ID	Pipe Diameter (mm)	Monitoring Round	DTW (mbgl)	DTB (mbgl)	Comments
WS1	50	2	1.82	2.59	No odour, no sheen.
WS5	50	2	2.52	2.99	No odour, no sheen.
WS9	50	2	3.55	4.05	No odour, no sheen.

Groundwater Monitoring

			Date	Personnel	Equipment Used	Peak Groundwater	Weather
Project Name:	Old Wickham Lane, Haywards Heath	Round 1	05/08/2025	OS	Dip Tape	1.74	Sunny Mild / Warm
Project Reference:	5029426	Round 2	13/08/2025	OS	Dip Tape	1.82	Cloudy Mild
		Round 3	18/08/2025	OS	Dip Tape	1.87	Cloudy Mild



ID	Pipe Diameter (mm)	Monitoring Round	DTW (mbgl)	DTB (mbgl)	Comments
WS1	50	3	1.87	2.59	No odour, no sheen.
WS5	50	3	2.72	2.99	No odour, no sheen.
WS9	50	3	3.64	4.05	No odour, no sheen.

APPENDIX 5 – IN SITU TESTING RESULTS

APPENDIX 6 – CONTAMINATION LABORATORY RESULTS

Michael Emery
Ridge
Partnership House
Moorside Road
Winchester
SO23 7RX

Normec DETS Limited
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410

DETS Report No: 25-06829

Site Reference: Old Wickham Lane

Project / Job Ref: 5029426

Order No: None Supplied

Sample Receipt Date: 22/07/2025

Sample Scheduled Date: 25/07/2025

Report Issue Number: 1

Reporting Date: 01/08/2025

Authorised by:



Steve Knight
Customer Support Manager

Dates of laboratory activities for each tested analyte are available upon request.

Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

For Topsoil and WAC analysis the expanded uncertainty measurement should be considered while evaluating results against compliance values.

Soil Analysis Certificate						
DETS Report No: 25-06829	~Date Sampled	17/07/25	17/07/25	17/07/25	18/07/25	18/07/25
Ridge	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Old Wickham Lane	~TP / BH No	WS01	WS03	WS05	WS07	WS08
~Project / Job Ref: 5029426	~Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Order No: None Supplied	~Depth (m)	0.40	0.20	0.90	0.60	0.10
Reporting Date: 01/08/2025	DETS Sample No	783949	783950	783951	783952	783953

Determinand	Unit	RL	Accreditation	17/07/25	17/07/25	17/07/25	18/07/25	18/07/25
Asbestos Screen ^(S)	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
pH	pH Units	N/a	MCERTS	6.9	6.0	5.5	6.1	5.4
Total Cyanide	mg/kg	< 1	NONE	< 1	1	< 1	< 1	1
Organic Matter (SOM)	%	< 0.1	MCERTS	0.8	4	0.7	1.2	4.2
Arsenic (As)	mg/kg	< 2	MCERTS	2	8	4	5	8
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2	0.2	< 0.2	< 0.2	< 0.2
Chromium (Cr)	mg/kg	< 2	MCERTS	6	16	9	11	19
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Copper (Cu)	mg/kg	< 4	MCERTS	6	18	7	6	22
Lead (Pb)	mg/kg	< 3	MCERTS	6	46	6	10	44
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
Nickel (Ni)	mg/kg	< 3	MCERTS	4	9	6	5	9
Selenium (Se)	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Zinc (Zn)	mg/kg	< 3	MCERTS	19	45	19	18	43
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2

Soil Analysis Certificate						
DETS Report No: 25-06829	~Date Sampled	18/07/25				
Ridge	~Time Sampled	None Supplied				
~Site Reference: Old Wickham Lane	~TP / BH No	WS10				
~Project / Job Ref: 5029426	~Additional Refs	None Supplied				
~Order No: None Supplied	~Depth (m)	1.00				
Reporting Date: 01/08/2025	DETS Sample No	783954				

Determinand	Unit	RL	Accreditation				
Asbestos Screen ^(S)	N/a	N/a	ISO17025	Not Detected			
pH	pH Units	N/a	MCERTS	6.2			
Total Cyanide	mg/kg	< 1	NONE	< 1			
Organic Matter (SOM)	%	< 0.1	MCERTS	0.7			
Arsenic (As)	mg/kg	< 2	MCERTS	7			
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2			
Chromium (Cr)	mg/kg	< 2	MCERTS	10			
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2			
Copper (Cu)	mg/kg	< 4	MCERTS	11			
Lead (Pb)	mg/kg	< 3	MCERTS	8			
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1			
Nickel (Ni)	mg/kg	< 3	MCERTS	4			
Selenium (Se)	mg/kg	< 2	MCERTS	< 2			
Zinc (Zn)	mg/kg	< 3	MCERTS	13			
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2			

Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-06829	~ Date Sampled	17/07/25	17/07/25	17/07/25	18/07/25	18/07/25
Ridge	~ Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~ Site Reference: Old Wickham Lane	~ TP / BH No	WS01	WS03	WS05	WS07	WS08
~ Project / Job Ref: 5029426	~ Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~ Order No: None Supplied	~ Depth (m)	0.40	0.20	0.90	0.60	0.10
Reporting Date: 01/08/2025	DETS Sample No	783949	783950	783951	783952	783953

Determinand	Unit	RL	Accreditation					
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
**Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6

Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-06829	~ Date Sampled	18/07/25				
Ridge	~ Time Sampled	None Supplied				
~ Site Reference: Old Wickham Lane	~ TP / BH No	WS10				
~ Project / Job Ref: 5029426	~ Additional Refs	None Supplied				
~ Order No: None Supplied	~ Depth (m)	1.00				
Reporting Date: 01/08/2025	DETS Sample No	783954				

Determinand	Unit	RL	Accreditation				
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1			
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1			
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1			
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1			
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1			
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1			
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1			
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1			
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1			
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1			
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1			
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1			
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1			
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1			
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1			
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1			
**Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6			

Soil Analysis Certificate - TPH CWG Banded

DETS Report No: 25-06829	~ Date Sampled	17/07/25	17/07/25	17/07/25	18/07/25	18/07/25
Ridge	~ Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~ Site Reference: Old Wickham Lane	~ TP / BH No	WS01	WS03	WS05	WS07	WS08
~ Project / Job Ref: 5029426	~ Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~ Order No: None Supplied	~ Depth (m)	0.40	0.20	0.90	0.60	0.10
Reporting Date: 01/08/2025	DETS Sample No	783949	783950	783951	783952	783953

Determinand	Unit	RL	Accreditation					
Aliphatic >C5 - C6 : HS 1D MS AL	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >C6 - C8 : HS 1D MS AL	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic >C8 - C10 : EH CU 1D AL	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aliphatic >C10 - C12 : EH CU 1D AL	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aliphatic >C12 - C16 : EH CU 1D AL	mg/kg	< 3	MCERTS	< 3	< 3	< 3	< 3	< 3
Aliphatic >C16 - C21 : EH CU 1D AL	mg/kg	< 3	MCERTS	< 3	< 3	< 3	< 3	< 3
Aliphatic >C21 - C34 : EH CU 1D AL	mg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10
Aliphatic (C5 - C34) : HS 1D_MS+EH_CU_1D_AL	mg/kg	< 21	NONE	< 21	< 21	< 21	< 21	< 21
Aromatic >C5 - C7 : HS 1D MS AR	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >C7 - C8 : HS 1D MS AR	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aromatic >C8 - C10 : EH CU 1D AR	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C10 - C12 : EH CU 1D AR	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C12 - C16 : EH CU 1D AR	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Aromatic >C16 - C21 : EH CU 1D AR	mg/kg	< 3	MCERTS	< 3	< 3	< 3	< 3	< 3
Aromatic >C21 - C35 : EH CU 1D AR	mg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10
Aromatic (C5 - C35) : HS 1D_MS+EH_CU_1D_AR	mg/kg	< 21	NONE	< 21	< 21	< 21	< 21	< 21
Total >C5 - C35 : HS 1D_MS+EH_CU_1D_Tot al	mg/kg	< 42	NONE	< 42	< 42	< 42	< 42	< 42

Soil Analysis Certificate - TPH CWG Banded

DETS Report No: 25-06829	~ Date Sampled	18/07/25				
Ridge	~ Time Sampled	None Supplied				
~ Site Reference: Old Wickham Lane	~ TP / BH No	WS10				
~ Project / Job Ref: 5029426	~ Additional Refs	None Supplied				
~ Order No: None Supplied	~ Depth (m)	1.00				
Reporting Date: 01/08/2025	DETS Sample No	783954				

Determinand	Unit	RL	Accreditation				
Aliphatic >C5 - C6 : HS_1D_MS_AL	mg/kg	< 0.01	NONE	< 0.01			
Aliphatic >C6 - C8 : HS_1D_MS_AL	mg/kg	< 0.05	NONE	< 0.05			
Aliphatic >C8 - C10 : EH_CU_1D_AL	mg/kg	< 2	MCERTS	< 2			
Aliphatic >C10 - C12 : EH_CU_1D_AL	mg/kg	< 2	MCERTS	< 2			
Aliphatic >C12 - C16 : EH_CU_1D_AL	mg/kg	< 3	MCERTS	< 3			
Aliphatic >C16 - C21 : EH_CU_1D_AL	mg/kg	< 3	MCERTS	< 3			
Aliphatic >C21 - C34 : EH_CU_1D_AL	mg/kg	< 10	MCERTS	< 10			
Aliphatic (C5 - C34) : HS_1D_MS+EH_CU_1D_AL	mg/kg	< 21	NONE	< 21			
Aromatic >C5 - C7 : HS_1D_MS_AR	mg/kg	< 0.01	NONE	< 0.01			
Aromatic >C7 - C8 : HS_1D_MS_AR	mg/kg	< 0.05	NONE	< 0.05			
Aromatic >C8 - C10 : EH_CU_1D_AR	mg/kg	< 2	MCERTS	< 2			
Aromatic >C10 - C12 : EH_CU_1D_AR	mg/kg	< 2	MCERTS	< 2			
Aromatic >C12 - C16 : EH_CU_1D_AR	mg/kg	< 2	MCERTS	< 2			
Aromatic >C16 - C21 : EH_CU_1D_AR	mg/kg	< 3	MCERTS	< 3			
Aromatic >C21 - C35 : EH_CU_1D_AR	mg/kg	< 10	MCERTS	< 10			
Aromatic (C5 - C35) : HS_1D_MS+EH_CU_1D_AR	mg/kg	< 21	NONE	< 21			
Total >C5 - C35 : HS_1D_MS+EH_CU_1D_Tot al	mg/kg	< 42	NONE	< 42			

Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-06829	~ Date Sampled	17/07/25	17/07/25	17/07/25	18/07/25	18/07/25
Ridge	~ Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~ Site Reference: Old Wickham Lane	~ TP / BH No	WS01	WS03	WS05	WS07	WS08
~ Project / Job Ref: 5029426	~ Additional Refs	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~ Order No: None Supplied	~ Depth (m)	0.40	0.20	0.90	0.60	0.10
Reporting Date: 01/08/2025	DETS Sample No	783949	783950	783951	783952	783953

Determinand	Unit	RL	Accreditation					
Benzene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Toluene : HS_1D_MS	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5
Ethylbenzene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
p & m-xylene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
o-xylene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
MTBE : HS_1D_MS	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5

Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-06829	~ Date Sampled	18/07/25				
Ridge	~ Time Sampled	None Supplied				
~ Site Reference: Old Wickham Lane	~ TP / BH No	WS10				
~ Project / Job Ref: 5029426	~ Additional Refs	None Supplied				
~ Order No: None Supplied	~ Depth (m)	1.00				
Reporting Date: 01/08/2025	DETS Sample No	783954				

Determinand	Unit	RL	Accreditation				
Benzene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2			
Toluene : HS_1D_MS	µg/kg	< 5	MCERTS	< 5			
Ethylbenzene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2			
p & m-xylene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2			
o-xylene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2			
MTBE : HS_1D_MS	µg/kg	< 5	MCERTS	< 5			



Waste Acceptance Criteria Analytical Certificate																																							
DETS Report No: 25-06829		~ Date Sampled		17/07/25		<table border="1"> <thead> <tr> <th colspan="3">Landfill Waste Acceptance Criteria Limits</th> </tr> <tr> <th>Inert Waste Landfill</th> <th>Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill</th> <th>Hazardous Waste Landfill</th> </tr> </thead> <tbody> <tr> <td>3%</td> <td>5%</td> <td>6%</td> </tr> <tr> <td>--</td> <td>--</td> <td>10%</td> </tr> <tr> <td>6</td> <td>--</td> <td>--</td> </tr> <tr> <td>1</td> <td>--</td> <td>--</td> </tr> <tr> <td>500</td> <td>--</td> <td>--</td> </tr> <tr> <td>100</td> <td>--</td> <td>--</td> </tr> <tr> <td>--</td> <td>>6</td> <td>--</td> </tr> <tr> <td>--</td> <td>To be evaluated</td> <td>To be evaluated</td> </tr> </tbody> </table>				Landfill Waste Acceptance Criteria Limits			Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill	3%	5%	6%	--	--	10%	6	--	--	1	--	--	500	--	--	100	--	--	--	>6	--	--	To be evaluated	To be evaluated
Landfill Waste Acceptance Criteria Limits																																							
Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill																																					
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6	--	--																																					
1	--	--																																					
500	--	--																																					
100	--	--																																					
--	>6	--																																					
--	To be evaluated	To be evaluated																																					
Ridge		~ Time Sampled		None Supplied																																			
~ Site Reference: Old Wickham Lane		~ TP / BH No		WS01																																			
~ Project / Job Ref: 5029426		~ Additional Refs		None Supplied																																			
~ Order No: None Supplied		~ Depth (m)		0.40																																			
Reporting Date: 01/08/2025		DETS Sample No		783949																																			
Determinand	Unit	MDL																																					
TOC ^{MU}	%	< 0.1		0.4																																			
Loss on Ignition ^{MU}	%	< 0.01		1.97																																			
BTEX ^{MU}	mg/kg	< 0.05		< 0.05																																			
Sum of PCBs	mg/kg	< 0.1		< 0.1																																			
Mineral Oil ^{MU}	mg/kg	< 10		< 10																																			
Total PAH ^{MU}	mg/kg	< 1.7		< 1.7																																			
pH ^{MU}	pH Units	N/A		6.9																																			
Acid Neutralisation Capacity	mol/kg (+/-)	< 1		< 1																																			
Eluate Analysis				10:1				Cumulative 10:1 * mg/kg	Limit values for compliance leaching test using BS EN 12457-3 at L/S 10 l/kg (mg/kg)																														
Arsenic			< 0.0002					< 0.002	0.5	2	25																												
Barium			0.0011					0.011	20	100	300																												
Cadmium			< 0.0002					< 0.002	0.04	1	5																												
Chromium			0.0002					0.002	0.5	10	70																												
Copper			0.0010					0.010	2	50	100																												
Mercury			< 0.00004					< 0.0004	0.01	0.2	2																												
Molybdenum			< 0.0002					< 0.002	0.5	10	30																												
Nickel			< 0.0002					< 0.002	0.4	10	40																												
Lead			< 0.0002					< 0.002	0.5	10	50																												
Antimony			< 0.0002					< 0.002	0.06	0.7	5																												
Selenium			< 0.0002					< 0.002	0.1	0.5	7																												
Zinc			0.003					0.03	4	50	200																												
Chloride			1.3					13	800	15000	25000																												
Fluoride			< 0.5					< 5	10	150	500																												
Sulphate			1.3					13	1000	20000	50000																												
TDS			12					120	4000	60000	100000																												
Phenol Index			< 0.01					< 0.1	1	-	-																												
DOC			5.8					57.6	500	800	1000																												
Leach Test Information																																							
Sample Mass (kg)				0.10																																			
Dry Matter (%)				88.2																																			
Moisture (%)				13.4																																			
Stage 1																																							
Volume Eluate L10 (litres)				0.89																																			
Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Samples Descriptions page describes if the test is performed on the dried or as-received portion Stated limits are for guidance only and Normec DETS Limited cannot be held responsible for any discrepancies with current legislation																																							



Normec
DETS

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Rose Lane
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Maidstone
Kent ME17 2JN
Tel : 01622 850410



Waste Acceptance Criteria Analytical Certificate																																							
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Landfill Waste Acceptance Criteria Limits																																							
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500	--	--																																					
100	--	--																																					
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--	To be evaluated	To be evaluated																																					
Ridge		~ Time Sampled		None Supplied																																			
~ Site Reference: Old Wickham Lane		~ TP / BH No		WS08																																			
~ Project / Job Ref: 5029426		~ Additional Refs		None Supplied																																			
~ Order No: None Supplied		~ Depth (m)		0.10																																			
Reporting Date: 01/08/2025		DETS Sample No		783953																																			
Determinand	Unit	MDL																																					
TOC ^{MU}	%	< 0.1		2.4																																			
Loss on Ignition ^{MU}	%	< 0.01		6.81																																			
BTEX ^{MU}	mg/kg	< 0.05		< 0.05																																			
Sum of PCBs	mg/kg	< 0.1		< 0.1																																			
Mineral Oil ^{MU}	mg/kg	< 10		< 10																																			
Total PAH ^{MU}	mg/kg	< 1.7		< 1.7																																			
pH ^{MU}	pH Units	N/A		5.4																																			
Acid Neutralisation Capacity		mol/kg (+/-)		< 1																																			
Eluate Analysis				10:1				Cumulative 10:1 * mg/kg	Limit values for compliance leaching test using BS EN 12457-3 at L/S 10 l/kg (mg/kg)																														
Arsenic			0.0002					0.002	0.5	2																													
Barium			0.0020					0.020	20	100																													
Cadmium			< 0.0002					< 0.002	0.04	1																													
Chromium			0.0003					0.003	0.5	10																													
Copper			0.0016					0.016	2	50																													
Mercury			< 0.00004					< 0.0004	0.01	0.2																													
Molybdenum			< 0.0002					< 0.002	0.5	10																													
Nickel			0.0003					0.003	0.4	10																													
Lead			0.0002					0.002	0.5	10																													
Antimony			< 0.0002					< 0.002	0.06	0.7																													
Selenium			< 0.0002					< 0.002	0.1	0.5																													
Zinc			0.004					0.04	4	50																													
Chloride			< 1.0					< 10	800	15000																													
Fluoride			< 0.5					< 5	10	150																													
Sulphate			1.0					10	1000	20000																													
TDS			8					80	4000	60000																													
Phenol Index			< 0.01					< 0.1	1	-																													
DOC			3.4					34.1	500	800																													
Leach Test Information																																							
Sample Mass (kg)		0.10																																					
Dry Matter (%)		87.2																																					
Moisture (%)		14.8																																					
Stage 1																																							
Volume Eluate L10 (litres)		0.89																																					
Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Samples Descriptions page describes if the test is performed on the dried or as-received portion Stated limits are for guidance only and Normec DETS Limited cannot be held responsible for any discrepancies with current legislation																																							

Soil Analysis Certificate - Sample Descriptions	
DETS Report No: 25-06829	
Ridge	
~Site Reference: Old Wickham Lane	
~Project / Job Ref: 5029426	
~Order No: None Supplied	
Reporting Date: 01/08/2025	

DETS Sample No	~TP / BH No	~Additional Refs	~Depth (m)	Moisture Content (%)	Sample Matrix Description
783949	WS01	None Supplied	0.40	11.8	Light grey clay
783950	WS03	None Supplied	0.20	9.4	Brown sandy clay with vegetation
783951	WS05	None Supplied	0.90	17	Light grey clay
783952	WS07	None Supplied	0.60	12.2	Light grey clay
783953	WS08	None Supplied	0.10	12.8	Brown sandy clay with vegetation
783954	WS10	None Supplied	1.00	10.7	Light grey clay

Moisture content is part of procedure E003 & is not an accredited test

Soil Analysis Certificate - Methodology & Miscellaneous Information

DETS Report No: 25-06829

Ridge

~Site Reference: Old Wickham Lane

~Project / Job Ref: 5029426

~Order No: None Supplied

Reporting Date: 01/08/2025

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphénylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 - C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	Fraction Organic Carbon (FOC)	Determination of TOC by combustion analyser.	E027
Soil	D	Organic Matter (SOM)	Determination of TOC by combustion analyser.	E027
Soil	D	TOC (Total Organic Carbon)	Determination of TOC by combustion analyser.	E027
Soil	AR	Exchangeable Ammonium	Determination of ammonium by discrete analyser.	E029
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

Water Analysis Certificate - Methodology & Miscellaneous Information				
DETS Report No: 25-06829				
Ridge				
~Site Reference: Old Wickham Lane				
~Project / Job Ref: 5029426				
~Order No: None Supplied				
Reporting Date: 01/08/2025				

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Water	UF	Alkalinity	Determination of alkalinity by titration against hydrochloric acid using bromocresol green as the end point	E103
Water	F	Ammoniacal Nitrogen	Determination of ammoniacal nitrogen by discrete analyser.	E126
Water	UF	BTEX	Determination of BTEX by headspace GC-MS	E101
Water	F	Cations	Determination of cations by filtration followed by ICP-MS	E102
Water	F	Chemical Oxygen Demand (COD)	Determination using a COD reactor followed by colorimetry	E112
Water	UF	Biological Oxygen Demand (BOD)	Determination using BOD sensors measuring the change of pressure	E133
Water	F	Chloride	Determination of chloride by filtration & analysed by ion chromatography	E109
Water	F	Chromium - Hexavalent	Determination of hexavalent chromium by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E116
Water	F	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E115
Water	F	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E115
Water	F	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E115
Water	UF	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through liquid:liquid extraction with cyclohexane	E111
Water	F	Diesel Range Organics (C10 - C24)	Determination of liquid:liquid extraction with hexane followed by GC-FID	E104
Water	F	Dissolved Organic Content (DOC)	Determination of DOC by filtration followed by low heat with persulphate addition followed by IR detection	E110
Water	UF	Electrical Conductivity	Determination of electrical conductivity by electrometric measurement	E123
Water	F	EPH (C10 - C40)	Determination of liquid:liquid extraction with hexane followed by GC-FID	E104
Water	F	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of liquid:liquid extraction with hexane followed by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E104
Water	F	Fluoride	Determination of Fluoride by filtration & analysed by ion chromatography	E109
Water	F	Hardness	Determination of Ca and Mg by ICP-MS followed by calculation	E102
Leachate	F	Leachate Preparation - NRA	Based on National Rivers Authority leaching test 1994	E301
Leachate	F	Leachate Preparation - WAC	Based on BS EN 12457 Pt1, 2, 3	E302
Water	F	Metals	Determination of metals by filtration followed by ICP-MS	E102
Water	F	Mineral Oil (C10 - C40)	Determination of liquid:liquid extraction with hexane followed by GI-FID	E104
Water	F	Nitrate	Determination of nitrate by filtration & analysed by ion chromatography	E109
Water	F	Monohydric Phenol	Determination of phenols by distillation followed by colorimetry	E115
Water	F	PAH - Speciated (EPA 16)	Determination of PAH compounds by concentration through SPE cartridge, collection in dichloromethane followed by GC-MS	E105
Water	F	PCB - 7 Congeners	Determination of PCB compounds by concentration through SPE cartridge, collection in dichloromethane followed by GC-MS	E108
Water	UF	Petroleum Ether Extract (PEE)	Gravimetrically determined through liquid:liquid extraction with petroleum ether	E111
Water	UF	pH	Determination of pH by electrometric measurement	E107
Water	F	Phosphate	Determination of phosphate by filtration & analysed by ion chromatography	E109
Water	UF	Redox Potential	Determination of redox potential by electrometric measurement	E113
Water	F	Sulphate (as SO4)	Determination of sulphate by filtration & analysed by ion chromatography	E109
Water	UF	Sulphide	Determination of sulphide by distillation followed by colorimetry	E118
Water	F	SVOC	Determination of semi-volatile organic compounds by concentration through SPE cartridge, collection in dichloromethane followed by GC-MS	E106
Water	UF	Toluene Extractable Matter (TEM)	Gravimetrically determined through liquid:liquid extraction with toluene	E111
Water	UF	Total Organic Carbon (TOC)	Acidification, followed by high-temperature oxidation and IR detection.	E110
Water	F	TPH CWG (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of liquid:liquid extraction with hexane, fractionating with SPE followed by GC-FID for C8 to C35. C5 to C8 by headspace GC-MS	E104
Water	F	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of liquid:liquid extraction with hexane, fractionating with SPE followed by GC-FID for C8 to C44. C5 to C8 by headspace GC-MS	E104
Water	UF	VOCs	Determination of volatile organic compounds by headspace GC-MS	E101
Water	UF	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E101

List of HWOL Acronyms and Operators
DETS Report No: 25-06829
Ridge
~Site Reference: Old Wickham Lane
~Project / Job Ref: 5029426
~Order No: None Supplied
Reporting Date: 01/08/2025

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH 2D Total but with humics mathematically subtracted
#2	EH 2D Total but with fatty acids mathematically subtracted
	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS Total or EH CU+HS Total
~	Sample details provided by customer and can affect the validity of results

Benzene - HS 1D MS
Ethylbenzene - HS 1D MS
MTBE - HS 1D MS
Mineral Oil (C10 - C40) (BS EN 12457-2) - EH CU 1D AL
TPH CWG - Aliphatic >C10 - C12 - EH CU 1D AL
TPH CWG - Aliphatic >C12 - C16 - EH CU 1D AL
TPH CWG - Aliphatic >C16 - C21 - EH CU 1D AL
TPH CWG - Aliphatic >C21 - C34 - EH CU 1D AL
TPH CWG - Aliphatic >C5 - C6 - HS 1D MS AL
TPH CWG - Aliphatic >C6 - C8 - HS 1D MS AL
TPH CWG - Aliphatic >C8 - C10 - EH CU 1D AL
TPH CWG - Aliphatic C5 - C34 - HS 1D MS+EH CU 1D AL
TPH CWG - Aromatic >C10 - C12 - EH CU 1D AR
TPH CWG - Aromatic >C12 - C16 - EH CU 1D AR
TPH CWG - Aromatic >C16 - C21 - EH CU 1D AR
TPH CWG - Aromatic >C21 - C35 - EH CU 1D AR
TPH CWG - Aromatic >C5 - C35 - HS 1D MS+EH CU 1D AR
TPH CWG - Aromatic >C5 - C7 - HS 1D MS AR
TPH CWG - Aromatic >C7 - C8 - HS 1D MS AR
TPH CWG - Aromatic >C8 - C10 - EH CU 1D AR
TPH CWG - Total >C5 - C35 - HS 1D MS+EH CU 1D Total
Toluene - HS 1D MS
Total BTEX (BS EN 12457-2) - HS 1D MS Total
m & p-xylene - HS 1D MS
o-Xylene - HS 1D MS

Parameter	Matrix Type	Expanded Uncertainty Measurement	Unit
TOC	Soil	11	%
Loss on Ignition	Soil	24	%
BTEX	Soil	11	%
Sum of PCBs	Soil	30	%
Mineral Oil	Soil	9	%
Total PAH	Soil	17	%
pH	Soil	0.2	Units
Acid Neutralisation Capacity	Soil	18	%
Clay Content	Soil	15	%
Silt Content	Soil	14	%
Sand Content	Soil	13	%
Loss on Ignition	Soil	24	%
pH	Soil	0.2	Units
Carbonate	Soil	12	%
Total Nitrogen	Soil	12	%
Phosphorus (Extractable)	Soil	24	%
Potassium (Extractable)	Soil	20	%
Magnesium (Extractable)	Soil	26	%
Zinc	Soil	26	%
Copper	Soil	24	%
Nickel	Soil	29	%
Available Sodium	Soil	23	%
Available Calcium	Soil	23	%
Electrical Conductivity	Soil	10	%

Normec DETS Limited
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Certificate Key

Symbol	Description
F	Filtered sample
UF	Unfiltered sample
D	Dried sample
AR	As received sample
RL	Reporting limit
~	Sample details provided by customer and can affect the validity of results
M/S	Missing Sample
*	The Dutch 10 PAH compounds consist of Naphthalene, Anthracene, Phenanthrene, Fluoranthene, Benz(a)anthracene, Chrysene, Benzo(k)fluoranthene, Benzo(a)pyrene, Benzo(g,h,i)perylene, and Indeno(1,2,3-cd)pyrene
**	Total EPA-16 PAHs consist of the following polycyclic aromatic hydrocarbons: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthracene, and Benzo(ghi)perylene.
***	Total WAC-17 PAHs consist of the following polycyclic aromatic hydrocarbons: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthracene, Benzo(ghi)perylene and Coronene.
^	No sampling date provided; unable to confirm if samples are within acceptable holding times
n	Please note that we are MCERTS soil accredited (UK soils only) for sand, loam, and clay, and UKAS accredited for groundwater, tap water, surface water, and generated leachates. Other matrices are outside our scope of accreditation.
S	Subcontracted analysis
M	MCERTS accredited test
U	UKAS accredited test

Waste Classification Report

HazWasteOnline™ classifies waste as either **hazardous** or **non-hazardous** based on its chemical composition, related legislation and the rules and data defined in the current UK or EU technical guidance (Appendix C) (note that HP 9 Infectious is not assessed). It is the responsibility of the classifier named below to:

- understand the origin of the waste
- select the correct List of Waste code(s)
- confirm that the list of determinands, results and sampling plan are fit for purpose
- select and justify the chosen metal species (Appendix B)
- correctly apply moisture correction and other available corrections
- add the meta data for their user-defined substances (Appendix A)
- check that the classification engine is suitable with respect to the national destination of the waste (Appendix C)

To aid the reviewer, the laboratory results, assumptions and justifications managed by the classifier are highlighted in **pale yellow**.



33M9T-ZFRTV-RBY11

Report is invalid if pages are removed.

Job name

5029426 - Old Wickham Lane

Description/Comments

The following report provides classification of typical soil materials identified on site during the recent Ground Investigation.

Waste classification should be based on analyses that are representative of the particular waste load, so it is normally not possible to classify the soils at the investigation stage, since the materials that will become waste have generally not been defined yet.

Ground investigation data can however provide a useful guide to the likely waste classification and can indicate the scale of the classification analyses that will be required after the waste has been defined and before it is generated.

Lab File: 25-06829.1

Project

5029426

Site

Old Wickham Lane

Classified by

Name:
Max Smeeth
Date:
06 Aug 2025 13:09 GMT
Telephone:
07824692661

Company:
Ridge & Partners LLP
Ridge and Partners LLP
1 Royal Court
Kings Worthy
SO23 7TW

HazWasteOnline™ provides a two day, hazardous waste classification course that covers the use of the software and both basic and advanced waste classification techniques. Certification has to be renewed every 3 years.

HazWasteOnline™ Certification:

CERTIFIED

Course

Hazardous Waste Classification

Date

09 Feb 2023

Next 3 year Refresher due by Feb 2026

Purpose of classification

2 - Material Characterisation

Address of the waste

Old Wickham Lane, Haywards Heath

Post Code RH16 1UL

SIC for the process giving rise to the waste

43999 Other specialised construction activities n.e.c.

Description of industry/producer giving rise to the waste

Proposed residential

Description of the specific process, sub-process and/or activity that created the waste

Foundation excavation

Description of the waste

WS1 @ 0.4m – Natural: silty gravelly Clay

WS3 @ 0.2m – Topsoil: silty sandy Clay

WS5 @ 0.9m – Natural: Clay

WS7 @ 0.6m – Natural: gravelly Clay

WS8 @ 0.1m – Topsoil: silty sandy Clay
WS10 @ 1.0m – Natural: Clay

Job summary

#	Sample name	Depth [m]	Classification Result	Hazard properties	WAC Results			Page
					Inert	SNRHW	Hazardous	
1	WS01-0.40-17/07/2025	0.40	Non Hazardous		Pass	Pass	N/A	4
2	WS03-0.20-17/07/2025	0.20	Non Hazardous		-	-	N/A	7
3	WS05-0.90-17/07/2025	0.90	Non Hazardous		-	-	N/A	10
4	WS07-0.60-18/07/2025	0.60	Non Hazardous		-	-	N/A	13
5	WS08-0.10-18/07/2025	0.10	Non Hazardous		Pass	Fail	N/A	16
6	WS10-1.00-18/07/2025	1.00	Non Hazardous		-	-	N/A	19

Related documents

#	Name	Description
1	25-06829.1.hwol	DETS South .hwol file used to populate the Job
2	Example worst case waste stream template: 17 05 04 or 17 05 03 *	waste stream template used to create this Job

WAC results

WAC Settings: samples in this Job constitute a single population.

WAC limits used to evaluate the samples in this Job: "UK"

The WAC used in this report are the WAC defined for the inert, stable non-reactive hazardous and hazardous classes of landfill in the UK. You should check the actual acceptance criteria when the disposal site is identified as they may differ from the generic WAC used in this report.

Report

Created by: Max Smeeth

Created date: 06 Aug 2025 13:09 GMT

Appendices	Page
Appendix A: Classifier defined and non GB MCL determinands	22
Appendix B: Rationale for selection of metal species	23
Appendix C: Version	24

Classification of sample: WS01-0.40-17/07/2025


Non Hazardous Waste
 Classified as **17 05 04**
 in the List of Waste

Sample details

Sample name:	LoW Code:
WS01-0.40-17/07/2025	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.40 m	
Moisture content:	
11.8%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 11.8% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				2 mg/kg	1.895	3.342 mg/kg	0.000334 %	✓	
	033-005-00-1									
2	cadmium { cadmium sulfate }				<0.2 mg/kg	1.855	<0.371 mg/kg	<0.0000371 %		<LOD
	048-009-00-9	233-331-6	10124-36-4							
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				6 mg/kg	1.462	7.735 mg/kg	0.000773 %	✓	
		215-160-9	1308-38-9							
4	chromium in Cr(VI) compounds { chromium(VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<2 mg/kg	2.27	<4.54 mg/kg	<0.000454 %		<LOD
	024-017-00-8									
5	copper { copper sulphate pentahydrate }				6 mg/kg	3.929	20.793 mg/kg	0.00208 %	✓	
	029-023-00-4	231-847-6	7758-99-8							
6	lead { lead chromate }			1	6 mg/kg	1.56	8.255 mg/kg	0.000529 %	✓	
	082-004-00-2	231-846-0	7758-97-6							
7	mercury { mercury dichloride }				<1 mg/kg	1.353	<1.353 mg/kg	<0.000135 %		<LOD
	080-010-00-X	231-299-8	7487-94-7							
8	nickel { nickel dibromate }				4 mg/kg	5.358	18.904 mg/kg	0.00189 %	✓	
	028-053-00-5	238-596-1	14550-87-9							
9	selenium { nickel selenate }				<2 mg/kg	2.554	<5.108 mg/kg	<0.000511 %		<LOD
	028-031-00-5	239-125-2	15060-62-5							
10	zinc { zinc chromate }				19 mg/kg	2.774	46.489 mg/kg	0.00465 %	✓	
	024-007-00-3	236-878-9	13530-65-9							
11	TPH (C6 to C40) petroleum group		TPH		<42 mg/kg		<42 mg/kg	<0.0042 %		<LOD
12	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane				<0.005 mg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	603-181-00-X	216-653-1	1634-04-4							
13	benzene				<0.002 mg/kg		<0.002 mg/kg	<0.0000002 %		<LOD
	601-020-00-8	200-753-7	71-43-2							
14	toluene				<0.005 mg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-021-00-3	203-625-9	108-88-3							
15	ethylbenzene				<0.002 mg/kg		<0.002 mg/kg	<0.0000002 %		<LOD
	601-023-00-4	202-849-4	100-41-4							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
16	xylene									
	601-022-00-9	202-422-2 [1]	95-47-6 [1]		<0.004 mg/kg		<0.004 mg/kg	<0.0000004 %		<LOD
		203-396-5 [2]	106-42-3 [2]							
		203-576-3 [3]	108-38-3 [3]							
		215-535-7 [4]	1330-20-7 [4]							
17	cyanides { salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex }				<1 mg/kg	1.884	<1.884 mg/kg	<0.000188 %		<LOD
	006-007-00-5									
18	pH				6.9 pH		6.9 pH	6.9 pH		
			PH							
19	naphthalene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-052-00-2	202-049-5	91-20-3							
20	acenaphthylene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-917-1	208-96-8							
21	acenaphthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-469-6	83-32-9							
22	fluorene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-695-5	86-73-7							
23	phenanthrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-581-5	85-01-8							
24	anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		204-371-1	120-12-7							
25	fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-912-4	206-44-0							
26	pyrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		204-927-3	129-00-0							
27	benzo[a]anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-033-00-9	200-280-6	56-55-3							
28	chrysene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-048-00-0	205-923-4	218-01-9							
29	benzo[b]fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-034-00-4	205-911-9	205-99-2							
30	benzo[k]fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-036-00-5	205-916-6	207-08-9							
31	benzo[a]pyrene; benzo[def]chrysene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-032-00-3	200-028-5	50-32-8							
32	indeno[123-cd]pyrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-893-2	193-39-5							
33	dibenz[a,h]anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-041-00-2	200-181-8	53-70-3							
34	benzo[ghi]perylene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-883-8	191-24-2							
35	monohydric phenols				<2 mg/kg		<2 mg/kg	<0.0002 %		<LOD
			P1186							
Total:								0.0103 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

WAC results for sample: WS01-0.40-17/07/2025

WAC Settings: samples in this Job constitute a single population.

WAC limits used to evaluate this sample: "UK"

The WAC used in this report are the WAC defined for the inert, stable non-reactive hazardous and hazardous classes of landfill in the UK. You should check the actual acceptance criteria when the disposal site is identified as they may differ from the generic WAC used in this report.

The sample PASSES the Inert (Inert waste landfill) criteria.

The sample PASSES the SNRHW (Stable non-reactive hazardous waste in non-hazardous landfill) criteria.

WAC Determinands

Solid Waste Analysis				Landfill Waste Acceptance Criteria Limits		
#	Determinand		User entered data	Inert waste landfill	Stable non-reactive hazardous waste in non-hazardous landfill	Hazardous waste landfill
1	TOC (total organic carbon)	%	0.4	3	5	6
2	LOI (loss on ignition)	%	1.97	-	-	10
3	BTEX (benzene, toluene, ethylbenzene and xylenes)	mg/kg	<0.05	6	-	-
4	PCBs (polychlorinated biphenyls, 7 congeners)	mg/kg	<0.1	1	-	-
5	Mineral oil (C10 to C40)	mg/kg	<10	500	-	-
6	PAHs (polycyclic aromatic hydrocarbons)	mg/kg	<1.7	100	-	-
7	pH	pH	6.9	-	>6	-
8	ANC (acid neutralisation capacity)	mol/kg	<1	-	-	-
Eluate Analysis 10:1						
9	arsenic	mg/kg	<0.002	0.5	2	25
10	barium	mg/kg	0.011	20	100	300
11	cadmium	mg/kg	<0.002	0.04	1	5
12	chromium	mg/kg	0.002	0.5	10	70
13	copper	mg/kg	0.01	2	50	100
14	mercury	mg/kg	<0.0004	0.01	0.2	2
15	molybdenum	mg/kg	<0.002	0.5	10	30
16	nickel	mg/kg	<0.002	0.4	10	40
17	lead	mg/kg	<0.002	0.5	10	50
18	antimony	mg/kg	<0.002	0.06	0.7	5
19	selenium	mg/kg	<0.002	0.1	0.5	7
20	zinc	mg/kg	0.03	4	50	200
21	chloride	mg/kg	13	800	15,000	25,000
22	fluoride	mg/kg	<5	10	150	500
23	sulphate	mg/kg	13	1,000	20,000	50,000
24	phenol index	mg/kg	<0.1	1	-	-
25	DOC (dissolved organic carbon)	mg/kg	57.6	500	800	1,000
26	TDS (total dissolved solids)	mg/kg	120	4,000	60,000	100,000

Key

	User supplied data
	Not applicable

Classification of sample: WS03-0.20-17/07/2025

**Non Hazardous Waste**Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
WS03-0.20-17/07/2025	Chapter:
Sample Depth:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
0.20 m	Entry:
Moisture content:	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
9.4%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 9.4% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				8 mg/kg	1.895	13.732	mg/kg	0.00137 %	✓	
	033-005-00-1										
2	cadmium { cadmium sulfate }				0.2 mg/kg	1.855	0.336	mg/kg	0.0000336 %	✓	
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				16 mg/kg	1.462	21.187	mg/kg	0.00212 %	✓	
		215-160-9	1308-38-9								
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<2 mg/kg	2.27	<4.54	mg/kg	<0.000454 %		<LOD
	024-017-00-8										
5	copper { copper sulphate pentahydrate }				18 mg/kg	3.929	64.075	mg/kg	0.00641 %	✓	
	029-023-00-4	231-847-6	7758-99-8								
6	lead { lead chromate }			1	46 mg/kg	1.56	65.007	mg/kg	0.00417 %	✓	
	082-004-00-2	231-846-0	7758-97-6								
7	mercury { mercury dichloride }				<1 mg/kg	1.353	<1.353	mg/kg	<0.000135 %		<LOD
	080-010-00-X	231-299-8	7487-94-7								
8	nickel { nickel dibromate }				9 mg/kg	5.358	43.692	mg/kg	0.00437 %	✓	
	028-053-00-5	238-596-1	14550-87-9								
9	selenium { nickel selenate }				<2 mg/kg	2.554	<5.108	mg/kg	<0.000511 %		<LOD
	028-031-00-5	239-125-2	15060-62-5								
10	zinc { zinc chromate }				45 mg/kg	2.774	113.102	mg/kg	0.0113 %	✓	
	024-007-00-3	236-878-9	13530-65-9								
11	TPH (C6 to C40) petroleum group				<42 mg/kg		<42	mg/kg	<0.0042 %		<LOD
			TPH								
12	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane				<0.005 mg/kg		<0.005	mg/kg	<0.0000005 %		<LOD
	603-181-00-X	216-653-1	1634-04-4								
13	benzene				<0.002 mg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
	601-020-00-8	200-753-7	71-43-2								
14	toluene				<0.005 mg/kg		<0.005	mg/kg	<0.0000005 %		<LOD
	601-021-00-3	203-625-9	108-88-3								
15	ethylbenzene				<0.002 mg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
	601-023-00-4	202-849-4	100-41-4								

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
16	xylene 601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]		<0.004 mg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
17	 cyanides {  salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex } 006-007-00-5				1 mg/kg	1.884	1.707 mg/kg	0.000171 %			
18	 pH		PH		6 pH		6 pH	6pH			
19	naphthalene 601-052-00-2	202-049-5	91-20-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
20	 acenaphthylene	205-917-1	208-96-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
21	 acenaphthene	201-469-6	83-32-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
22	 fluorene	201-695-5	86-73-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
23	 phenanthrene	201-581-5	85-01-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
24	 anthracene	204-371-1	120-12-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
25	 fluoranthene	205-912-4	206-44-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
26	 pyrene	204-927-3	129-00-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
27	benzo[a]anthracene 601-033-00-9	200-280-6	56-55-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
28	chrysene 601-048-00-0	205-923-4	218-01-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
29	benzo[b]fluoranthene 601-034-00-4	205-911-9	205-99-2		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
30	benzo[k]fluoranthene 601-036-00-5	205-916-6	207-08-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
31	benzo[a]pyrene; benzo[def]chrysene 601-032-00-3	200-028-5	50-32-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
32	 indeno[123-cd]pyrene 205-893-2	193-39-5			<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
33	dibenz[a,h]anthracene 601-041-00-2	200-181-8	53-70-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
34	 benzo[ghi]perylene 205-883-8	191-24-2			<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
35	 monohydric phenols		P1186		<2 mg/kg		<2 mg/kg	<0.0002 %			<LOD
Total:									0.03 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

WAC results for sample: WS03-0.20-17/07/2025

WAC Settings: samples in this Job constitute a single population.

WAC limits used to evaluate this sample: "UK"

The WAC used in this report are the WAC defined for the inert, stable non-reactive hazardous and hazardous classes of landfill in the UK. You should check the actual acceptance criteria when the disposal site is identified as they may differ from the generic WAC used in this report.

The sample cannot be evaluated against the Inert (Inert waste landfill) criteria because of missing determinand values.

The sample cannot be evaluated against the SNRHW (Stable non-reactive hazardous waste in non-hazardous landfill) criteria because of missing determinand values.

WAC Determinands

Solid Waste Analysis				Landfill Waste Acceptance Criteria Limits		
#	Determinand		User entered data	Inert waste landfill	Stable non-reactive hazardous waste in non-hazardous landfill	Hazardous waste landfill
1	TOC (total organic carbon)	%		3	5	6
2	LOI (loss on ignition)	%		-	-	10
3	BTEX (benzene, toluene, ethylbenzene and xylenes)	mg/kg		6	-	-
4	PCBs (polychlorinated biphenyls, 7 congeners)	mg/kg		1	-	-
5	Mineral oil (C10 to C40)	mg/kg		500	-	-
6	PAHs (polycyclic aromatic hydrocarbons)	mg/kg		100	-	-
7	pH	pH	6	-	>6	-
8	ANC (acid neutralisation capacity)	mol/kg		-	-	-
Eluate Analysis 10:1						
9	arsenic	mg/kg		0.5	2	25
10	barium	mg/kg		20	100	300
11	cadmium	mg/kg		0.04	1	5
12	chromium	mg/kg		0.5	10	70
13	copper	mg/kg		2	50	100
14	mercury	mg/kg		0.01	0.2	2
15	molybdenum	mg/kg		0.5	10	30
16	nickel	mg/kg		0.4	10	40
17	lead	mg/kg		0.5	10	50
18	antimony	mg/kg		0.06	0.7	5
19	selenium	mg/kg		0.1	0.5	7
20	zinc	mg/kg		4	50	200
21	chloride	mg/kg		800	15,000	25,000
22	fluoride	mg/kg		10	150	500
23	sulphate	mg/kg		1,000	20,000	50,000
24	phenol index	mg/kg		1	-	-
25	DOC (dissolved organic carbon)	mg/kg		500	800	1,000
26	TDS (total dissolved solids)	mg/kg		4,000	60,000	100,000

Key

	User supplied data
	Not applicable
	Missing WAC determinand value
	SNRHW WAC criteria fail

Classification of sample: WS05-0.90-17/07/2025


Non Hazardous Waste
 Classified as **17 05 04**
 in the List of Waste

Sample details

Sample name:	LoW Code:
WS05-0.90-17/07/2025	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.90 m	
Moisture content:	
17%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 17% Wet Weight Moisture Correction applied (MC)

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
1	 arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				4	mg/kg	1.895	6.29	mg/kg	0.000629 %	✓		
	033-005-00-1												
2	 cadmium { cadmium sulfate }				<0.2	mg/kg	1.855	<0.371	mg/kg	<0.0000371 %		<LOD	
	048-009-00-9	233-331-6	10124-36-4										
3	 chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				9	mg/kg	1.462	10.918	mg/kg	0.00109 %	✓		
		215-160-9	1308-38-9										
4	 chromium in Cr(VI) compounds { chromium(VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<2	mg/kg	2.27	<4.54	mg/kg	<0.000454 %		<LOD	
	024-017-00-8												
5	 copper { copper sulphate pentahydrate }				7	mg/kg	3.929	22.828	mg/kg	0.00228 %	✓		
	029-023-00-4	231-847-6	7758-99-8										
6	 lead { lead chromate }			1	6	mg/kg	1.56	7.768	mg/kg	0.000498 %	✓		
	082-004-00-2	231-846-0	7758-97-6										
7	 mercury { mercury dichloride }				<1	mg/kg	1.353	<1.353	mg/kg	<0.000135 %		<LOD	
	080-010-00-X	231-299-8	7487-94-7										
8	 nickel { nickel dibromate }				6	mg/kg	5.358	26.684	mg/kg	0.00267 %	✓		
	028-053-00-5	238-596-1	14550-87-9										
9	 selenium { nickel selenate }				<2	mg/kg	2.554	<5.108	mg/kg	<0.000511 %		<LOD	
	028-031-00-5	239-125-2	15060-62-5										
10	 zinc { zinc chromate }				19	mg/kg	2.774	43.748	mg/kg	0.00437 %	✓		
	024-007-00-3	236-878-9	13530-65-9										
11	 TPH (C6 to C40) petroleum group		TPH		<42	mg/kg		<42	mg/kg	<0.0042 %		<LOD	
12	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane				<0.005	mg/kg		<0.005	mg/kg	<0.0000005 %		<LOD	
	603-181-00-X	216-653-1	1634-04-4										
13	benzene				<0.002	mg/kg		<0.002	mg/kg	<0.0000002 %		<LOD	
	601-020-00-8	200-753-7	71-43-2										
14	toluene				<0.005	mg/kg		<0.005	mg/kg	<0.0000005 %		<LOD	
	601-021-00-3	203-625-9	108-88-3										
15	 ethylbenzene				<0.002	mg/kg		<0.002	mg/kg	<0.0000002 %		<LOD	
	601-023-00-4	202-849-4	100-41-4										

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
16	xylene									
	601-022-00-9	202-422-2 [1]	95-47-6 [1]		<0.004 mg/kg		<0.004 mg/kg	<0.0000004 %		<LOD
		203-396-5 [2]	106-42-3 [2]							
		203-576-3 [3]	108-38-3 [3]							
		215-535-7 [4]	1330-20-7 [4]							
17	cyanides { salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex }				<1 mg/kg	1.884	<1.884 mg/kg	<0.000188 %		<LOD
	006-007-00-5									
18	pH				5.5 pH		5.5 pH	5.5 pH		
			P1186							
19	naphthalene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-052-00-2	202-049-5	91-20-3							
20	acenaphthylene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-917-1	208-96-8							
21	acenaphthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-469-6	83-32-9							
22	fluorene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-695-5	86-73-7							
23	phenanthrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-581-5	85-01-8							
24	anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		204-371-1	120-12-7							
25	fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-912-4	206-44-0							
26	pyrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		204-927-3	129-00-0							
27	benzo[a]anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-033-00-9	200-280-6	56-55-3							
28	chrysene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-048-00-0	205-923-4	218-01-9							
29	benzo[b]fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-034-00-4	205-911-9	205-99-2							
30	benzo[k]fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-036-00-5	205-916-6	207-08-9							
31	benzo[a]pyrene; benzo[def]chrysene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-032-00-3	200-028-5	50-32-8							
32	indeno[123-cd]pyrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-893-2	193-39-5							
33	dibenz[a,h]anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-041-00-2	200-181-8	53-70-3							
34	benzo[ghi]perylene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-883-8	191-24-2							
35	monohydric phenols				<2 mg/kg		<2 mg/kg	<0.0002 %		<LOD
			P1186							
Total:								0.0115 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

WAC results for sample: WS05-0.90-17/07/2025

WAC Settings: samples in this Job constitute a single population.

WAC limits used to evaluate this sample: "UK"

The WAC used in this report are the WAC defined for the inert, stable non-reactive hazardous and hazardous classes of landfill in the UK. You should check the actual acceptance criteria when the disposal site is identified as they may differ from the generic WAC used in this report.

The sample cannot be evaluated against the Inert (Inert waste landfill) criteria because of missing determinand values.

The sample cannot be evaluated against the SNRHW (Stable non-reactive hazardous waste in non-hazardous landfill) criteria because of missing determinand values.

WAC Determinands

Solid Waste Analysis				Landfill Waste Acceptance Criteria Limits		
#	Determinand		User entered data	Inert waste landfill	Stable non-reactive hazardous waste in non-hazardous landfill	Hazardous waste landfill
1	TOC (total organic carbon)	%		3	5	6
2	LOI (loss on ignition)	%		-	-	10
3	BTEX (benzene, toluene, ethylbenzene and xylenes)	mg/kg		6	-	-
4	PCBs (polychlorinated biphenyls, 7 congeners)	mg/kg		1	-	-
5	Mineral oil (C10 to C40)	mg/kg		500	-	-
6	PAHs (polycyclic aromatic hydrocarbons)	mg/kg		100	-	-
7	pH	pH	5.5	-	>6	-
8	ANC (acid neutralisation capacity)	mol/kg		-	-	-
Eluate Analysis 10:1						
9	arsenic	mg/kg		0.5	2	25
10	barium	mg/kg		20	100	300
11	cadmium	mg/kg		0.04	1	5
12	chromium	mg/kg		0.5	10	70
13	copper	mg/kg		2	50	100
14	mercury	mg/kg		0.01	0.2	2
15	molybdenum	mg/kg		0.5	10	30
16	nickel	mg/kg		0.4	10	40
17	lead	mg/kg		0.5	10	50
18	antimony	mg/kg		0.06	0.7	5
19	selenium	mg/kg		0.1	0.5	7
20	zinc	mg/kg		4	50	200
21	chloride	mg/kg		800	15,000	25,000
22	fluoride	mg/kg		10	150	500
23	sulphate	mg/kg		1,000	20,000	50,000
24	phenol index	mg/kg		1	-	-
25	DOC (dissolved organic carbon)	mg/kg		500	800	1,000
26	TDS (total dissolved solids)	mg/kg		4,000	60,000	100,000

Key

	User supplied data
	Not applicable
	Missing WAC determinand value
	SNRHW WAC criteria fail

Classification of sample: WS07-0.60-18/07/2025

✔ **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
WS07-0.60-18/07/2025	Chapter:
Sample Depth:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
0.60 m	Entry:
Moisture content:	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
12.2%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 12.2% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				5 mg/kg	1.895	8.317	mg/kg	0.000832 %	✓	
	033-005-00-1										
2	cadmium { cadmium sulfate }				<0.2 mg/kg	1.855	<0.371	mg/kg	<0.0000371 %		<LOD
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				11 mg/kg	1.462	14.116	mg/kg	0.00141 %	✓	
		215-160-9	1308-38-9								
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<2 mg/kg	2.27	<4.54	mg/kg	<0.000454 %		<LOD
	024-017-00-8										
5	copper { copper sulphate pentahydrate }				6 mg/kg	3.929	20.698	mg/kg	0.00207 %	✓	
	029-023-00-4	231-847-6	7758-99-8								
6	lead { lead chromate }			1	10 mg/kg	1.56	13.695	mg/kg	0.000878 %	✓	
	082-004-00-2	231-846-0	7758-97-6								
7	mercury { mercury dichloride }				<1 mg/kg	1.353	<1.353	mg/kg	<0.000135 %		<LOD
	080-010-00-X	231-299-8	7487-94-7								
8	nickel { nickel dibromate }				5 mg/kg	5.358	23.523	mg/kg	0.00235 %	✓	
	028-053-00-5	238-596-1	14550-87-9								
9	selenium { nickel selenate }				<2 mg/kg	2.554	<5.108	mg/kg	<0.000511 %		<LOD
	028-031-00-5	239-125-2	15060-62-5								
10	zinc { zinc chromate }				18 mg/kg	2.774	43.843	mg/kg	0.00438 %	✓	
	024-007-00-3	236-878-9	13530-65-9								
11	TPH (C6 to C40) petroleum group				<42 mg/kg		<42	mg/kg	<0.0042 %		<LOD
			TPH								
12	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane				<0.005 mg/kg		<0.005	mg/kg	<0.0000005 %		<LOD
	603-181-00-X	216-653-1	1634-04-4								
13	benzene				<0.002 mg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
	601-020-00-8	200-753-7	71-43-2								
14	toluene				<0.005 mg/kg		<0.005	mg/kg	<0.0000005 %		<LOD
	601-021-00-3	203-625-9	108-88-3								
15	ethylbenzene				<0.002 mg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
	601-023-00-4	202-849-4	100-41-4								

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
16	xylene 601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]		<0.004 mg/kg		<0.004 mg/kg	<0.0000004 %		<LOD
17	 cyanides {  salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex } 006-007-00-5				<1 mg/kg	1.884	<1.884 mg/kg	<0.000188 %		<LOD
18	 pH		PH		6.1 pH		6.1 pH	6.1 pH		
19	naphthalene 601-052-00-2	202-049-5	91-20-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
20	 acenaphthylene	205-917-1	208-96-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
21	 acenaphthene	201-469-6	83-32-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
22	 fluorene	201-695-5	86-73-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
23	 phenanthrene	201-581-5	85-01-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
24	 anthracene	204-371-1	120-12-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
25	 fluoranthene	205-912-4	206-44-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
26	 pyrene	204-927-3	129-00-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
27	benzo[a]anthracene 601-033-00-9	200-280-6	56-55-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
28	chrysene 601-048-00-0	205-923-4	218-01-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
29	benzo[b]fluoranthene 601-034-00-4	205-911-9	205-99-2		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
30	benzo[k]fluoranthene 601-036-00-5	205-916-6	207-08-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
31	benzo[a]pyrene; benzo[def]chrysene 601-032-00-3	200-028-5	50-32-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
32	 indeno[123-cd]pyrene 205-893-2	193-39-5			<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
33	dibenz[a,h]anthracene 601-041-00-2	200-181-8	53-70-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
34	 benzo[ghi]perylene 205-883-8	191-24-2			<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
35	 monohydric phenols		P1186		<2 mg/kg		<2 mg/kg	<0.0002 %		<LOD
Total:								0.0119 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

WAC results for sample: WS07-0.60-18/07/2025

WAC Settings: samples in this Job constitute a single population.

WAC limits used to evaluate this sample: "UK"

The WAC used in this report are the WAC defined for the inert, stable non-reactive hazardous and hazardous classes of landfill in the UK. You should check the actual acceptance criteria when the disposal site is identified as they may differ from the generic WAC used in this report.

The sample cannot be evaluated against the Inert (Inert waste landfill) criteria because of missing determinand values.

The sample cannot be evaluated against the SNRHW (Stable non-reactive hazardous waste in non-hazardous landfill) criteria because of missing determinand values.

WAC Determinands

Solid Waste Analysis				Landfill Waste Acceptance Criteria Limits		
#	Determinand		User entered data	Inert waste landfill	Stable non-reactive hazardous waste in non-hazardous landfill	Hazardous waste landfill
1	TOC (total organic carbon)	%		3	5	6
2	LOI (loss on ignition)	%		-	-	10
3	BTEX (benzene, toluene, ethylbenzene and xylenes)	mg/kg		6	-	-
4	PCBs (polychlorinated biphenyls, 7 congeners)	mg/kg		1	-	-
5	Mineral oil (C10 to C40)	mg/kg		500	-	-
6	PAHs (polycyclic aromatic hydrocarbons)	mg/kg		100	-	-
7	pH	pH	6.1	-	>6	-
8	ANC (acid neutralisation capacity)	mol/kg		-	-	-
Eluate Analysis 10:1						
9	arsenic	mg/kg		0.5	2	25
10	barium	mg/kg		20	100	300
11	cadmium	mg/kg		0.04	1	5
12	chromium	mg/kg		0.5	10	70
13	copper	mg/kg		2	50	100
14	mercury	mg/kg		0.01	0.2	2
15	molybdenum	mg/kg		0.5	10	30
16	nickel	mg/kg		0.4	10	40
17	lead	mg/kg		0.5	10	50
18	antimony	mg/kg		0.06	0.7	5
19	selenium	mg/kg		0.1	0.5	7
20	zinc	mg/kg		4	50	200
21	chloride	mg/kg		800	15,000	25,000
22	fluoride	mg/kg		10	150	500
23	sulphate	mg/kg		1,000	20,000	50,000
24	phenol index	mg/kg		1	-	-
25	DOC (dissolved organic carbon)	mg/kg		500	800	1,000
26	TDS (total dissolved solids)	mg/kg		4,000	60,000	100,000

Key

	User supplied data
	Not applicable
	Missing WAC determinand value

Classification of sample: WS08-0.10-18/07/2025


Non Hazardous Waste
 Classified as **17 05 04**
 in the List of Waste

Sample details

Sample name:	LoW Code:
WS08-0.10-18/07/2025	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
0.10 m	
Moisture content:	
12.8%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 12.8% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number									
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				8	mg/kg	1.895	13.216	mg/kg	0.00132 %	✓	
	033-005-00-1											
2	cadmium { cadmium sulfate }				<0.2	mg/kg	1.855	<0.371	mg/kg	<0.0000371 %		<LOD
	048-009-00-9	233-331-6	10124-36-4									
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				19	mg/kg	1.462	24.215	mg/kg	0.00242 %	✓	
		215-160-9	1308-38-9									
4	chromium in Cr(VI) compounds { chromium(VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<2	mg/kg	2.27	<4.54	mg/kg	<0.000454 %		<LOD
	024-017-00-8											
5	copper { copper sulphate pentahydrate }				22	mg/kg	3.929	75.375	mg/kg	0.00754 %	✓	
	029-023-00-4	231-847-6	7758-99-8									
6	lead { lead chromate }			1	44	mg/kg	1.56	59.847	mg/kg	0.00384 %	✓	
	082-004-00-2	231-846-0	7758-97-6									
7	mercury { mercury dichloride }				<1	mg/kg	1.353	<1.353	mg/kg	<0.000135 %		<LOD
	080-010-00-X	231-299-8	7487-94-7									
8	nickel { nickel dibromate }				9	mg/kg	5.358	42.052	mg/kg	0.00421 %	✓	
	028-053-00-5	238-596-1	14550-87-9									
9	selenium { nickel selenate }				<2	mg/kg	2.554	<5.108	mg/kg	<0.000511 %		<LOD
	028-031-00-5	239-125-2	15060-62-5									
10	zinc { zinc chromate }				43	mg/kg	2.774	104.019	mg/kg	0.0104 %	✓	
	024-007-00-3	236-878-9	13530-65-9									
11	TPH (C6 to C40) petroleum group		TPH		<42	mg/kg		<42	mg/kg	<0.0042 %		<LOD
12	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane				<0.005	mg/kg		<0.005	mg/kg	<0.0000005 %		<LOD
	603-181-00-X	216-653-1	1634-04-4									
13	benzene				<0.002	mg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
	601-020-00-8	200-753-7	71-43-2									
14	toluene				<0.005	mg/kg		<0.005	mg/kg	<0.0000005 %		<LOD
	601-021-00-3	203-625-9	108-88-3									
15	ethylbenzene				<0.002	mg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
	601-023-00-4	202-849-4	100-41-4									

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
16	xylene									
	601-022-00-9	202-422-2 [1]	95-47-6 [1]		<0.004 mg/kg		<0.004 mg/kg	<0.0000004 %		<LOD
		203-396-5 [2]	106-42-3 [2]							
		203-576-3 [3]	108-38-3 [3]							
		215-535-7 [4]	1330-20-7 [4]							
17	cyanides { salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex }				1 mg/kg	1.884	1.643 mg/kg	0.000164 %	✓	
	006-007-00-5									
18	pH				5.4 pH		5.4 pH	5.4 pH		
			P1186							
19	naphthalene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-052-00-2	202-049-5	91-20-3							
20	acenaphthylene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-917-1	208-96-8							
21	acenaphthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-469-6	83-32-9							
22	fluorene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-695-5	86-73-7							
23	phenanthrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		201-581-5	85-01-8							
24	anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		204-371-1	120-12-7							
25	fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-912-4	206-44-0							
26	pyrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		204-927-3	129-00-0							
27	benzo[a]anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-033-00-9	200-280-6	56-55-3							
28	chrysene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-048-00-0	205-923-4	218-01-9							
29	benzo[b]fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-034-00-4	205-911-9	205-99-2							
30	benzo[k]fluoranthene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-036-00-5	205-916-6	207-08-9							
31	benzo[a]pyrene; benzo[def]chrysene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-032-00-3	200-028-5	50-32-8							
32	indeno[123-cd]pyrene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-893-2	193-39-5							
33	dibenz[a,h]anthracene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	601-041-00-2	200-181-8	53-70-3							
34	benzo[ghi]perylene				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
		205-883-8	191-24-2							
35	monohydric phenols				<2 mg/kg		<2 mg/kg	<0.0002 %		<LOD
			P1186							
Total:								0.0299 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

WAC results for sample: WS08-0.10-18/07/2025

WAC Settings: samples in this Job constitute a single population.

WAC limits used to evaluate this sample: "UK"

The WAC used in this report are the WAC defined for the inert, stable non-reactive hazardous and hazardous classes of landfill in the UK. You should check the actual acceptance criteria when the disposal site is identified as they may differ from the generic WAC used in this report.

The sample **PASSES** the Inert (Inert waste landfill) criteria.

The sample **FAILS** the SNRHW (Stable non-reactive hazardous waste in non-hazardous landfill) criteria.

WAC Determinands

Solid Waste Analysis				Landfill Waste Acceptance Criteria Limits		
#	Determinand		User entered data	Inert waste landfill	Stable non-reactive hazardous waste in non-hazardous landfill	Hazardous waste landfill
1	TOC (total organic carbon)	%	2.4	3	5	6
2	LOI (loss on ignition)	%	6.81	-	-	10
3	BTEX (benzene, toluene, ethylbenzene and xylenes)	mg/kg	<0.05	6	-	-
4	PCBs (polychlorinated biphenyls, 7 congeners)	mg/kg	<0.1	1	-	-
5	Mineral oil (C10 to C40)	mg/kg	<10	500	-	-
6	PAHs (polycyclic aromatic hydrocarbons)	mg/kg	<1.7	100	-	-
7	pH	pH	5.4	-	>6	-
8	ANC (acid neutralisation capacity)	mol/kg	<1	-	-	-
Eluate Analysis 10:1						
9	arsenic	mg/kg	0.002	0.5	2	25
10	barium	mg/kg	0.02	20	100	300
11	cadmium	mg/kg	<0.002	0.04	1	5
12	chromium	mg/kg	0.003	0.5	10	70
13	copper	mg/kg	0.016	2	50	100
14	mercury	mg/kg	<0.0004	0.01	0.2	2
15	molybdenum	mg/kg	<0.002	0.5	10	30
16	nickel	mg/kg	0.003	0.4	10	40
17	lead	mg/kg	0.002	0.5	10	50
18	antimony	mg/kg	<0.002	0.06	0.7	5
19	selenium	mg/kg	<0.002	0.1	0.5	7
20	zinc	mg/kg	0.04	4	50	200
21	chloride	mg/kg	<10	800	15,000	25,000
22	fluoride	mg/kg	<5	10	150	500
23	sulphate	mg/kg	10	1,000	20,000	50,000
24	phenol index	mg/kg	<0.1	1	-	-
25	DOC (dissolved organic carbon)	mg/kg	34.1	500	800	1,000
26	TDS (total dissolved solids)	mg/kg	80	4,000	60,000	100,000

Key

	User supplied data
	Not applicable
	SNRHW WAC criteria fail

Classification of sample: WS10-1.00-18/07/2025

**Non Hazardous Waste**Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
WS10-1.00-18/07/2025	Chapter:
Sample Depth:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
1.00 m	Entry:
Moisture content:	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
10.7%	
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 10.7% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }				7 mg/kg	1.895	11.843	mg/kg	0.00118 %	✓	
	033-005-00-1										
2	cadmium { cadmium sulfate }				<0.2 mg/kg	1.855	<0.371	mg/kg	<0.0000371 %		<LOD
	048-009-00-9	233-331-6	10124-36-4								
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				10 mg/kg	1.462	13.052	mg/kg	0.00131 %	✓	
		215-160-9	1308-38-9								
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<2 mg/kg	2.27	<4.54	mg/kg	<0.000454 %		<LOD
	024-017-00-8										
5	copper { copper sulphate pentahydrate }				11 mg/kg	3.929	38.595	mg/kg	0.00386 %	✓	
	029-023-00-4	231-847-6	7758-99-8								
6	lead { lead chromate }			1	8 mg/kg	1.56	11.143	mg/kg	0.000714 %	✓	
	082-004-00-2	231-846-0	7758-97-6								
7	mercury { mercury dichloride }				<1 mg/kg	1.353	<1.353	mg/kg	<0.000135 %		<LOD
	080-010-00-X	231-299-8	7487-94-7								
8	nickel { nickel dibromate }				4 mg/kg	5.358	19.14	mg/kg	0.00191 %	✓	
	028-053-00-5	238-596-1	14550-87-9								
9	selenium { nickel selenate }				<2 mg/kg	2.554	<5.108	mg/kg	<0.000511 %		<LOD
	028-031-00-5	239-125-2	15060-62-5								
10	zinc { zinc chromate }				13 mg/kg	2.774	32.205	mg/kg	0.00322 %	✓	
	024-007-00-3	236-878-9	13530-65-9								
11	TPH (C6 to C40) petroleum group		TPH		<42 mg/kg		<42	mg/kg	<0.0042 %		<LOD
12	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane				<0.005 mg/kg		<0.005	mg/kg	<0.0000005 %		<LOD
	603-181-00-X	216-653-1	1634-04-4								
13	benzene				<0.002 mg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
	601-020-00-8	200-753-7	71-43-2								
14	toluene				<0.005 mg/kg		<0.005	mg/kg	<0.0000005 %		<LOD
	601-021-00-3	203-625-9	108-88-3								
15	ethylbenzene				<0.002 mg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
	601-023-00-4	202-849-4	100-41-4								

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
16	xylene 601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]		<0.004 mg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
17	 cyanides {  salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex } 006-007-00-5				<1 mg/kg	1.884	<1.884 mg/kg	<0.000188 %			<LOD
18	 pH		PH		6.2 pH		6.2 pH	6.2 pH			
19	naphthalene 601-052-00-2	202-049-5	91-20-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
20	 acenaphthylene	205-917-1	208-96-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
21	 acenaphthene	201-469-6	83-32-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
22	 fluorene	201-695-5	86-73-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
23	 phenanthrene	201-581-5	85-01-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
24	 anthracene	204-371-1	120-12-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
25	 fluoranthene	205-912-4	206-44-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
26	 pyrene	204-927-3	129-00-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
27	benzo[a]anthracene 601-033-00-9	200-280-6	56-55-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
28	chrysene 601-048-00-0	205-923-4	218-01-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
29	benzo[b]fluoranthene 601-034-00-4	205-911-9	205-99-2		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
30	benzo[k]fluoranthene 601-036-00-5	205-916-6	207-08-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
31	benzo[a]pyrene; benzo[def]chrysene 601-032-00-3	200-028-5	50-32-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
32	 indeno[123-cd]pyrene 205-893-2	193-39-5			<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
33	dibenz[a,h]anthracene 601-041-00-2	200-181-8	53-70-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
34	 benzo[ghi]perylene 205-883-8	191-24-2			<0.1 mg/kg		<0.1 mg/kg	<0.00001 %			<LOD
35	 monohydric phenols		P1186		<2 mg/kg		<2 mg/kg	<0.0002 %			<LOD
Total:									0.0122 %		

Key	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

WAC results for sample: WS10-1.00-18/07/2025

WAC Settings: samples in this Job constitute a single population.

WAC limits used to evaluate this sample: "UK"

The WAC used in this report are the WAC defined for the inert, stable non-reactive hazardous and hazardous classes of landfill in the UK. You should check the actual acceptance criteria when the disposal site is identified as they may differ from the generic WAC used in this report.

The sample cannot be evaluated against the Inert (Inert waste landfill) criteria because of missing determinand values.

The sample cannot be evaluated against the SNRHW (Stable non-reactive hazardous waste in non-hazardous landfill) criteria because of missing determinand values.

WAC Determinands

Solid Waste Analysis				Landfill Waste Acceptance Criteria Limits		
#	Determinand		User entered data	Inert waste landfill	Stable non-reactive hazardous waste in non-hazardous landfill	Hazardous waste landfill
1	TOC (total organic carbon)	%		3	5	6
2	LOI (loss on ignition)	%		-	-	10
3	BTEX (benzene, toluene, ethylbenzene and xylenes)	mg/kg		6	-	-
4	PCBs (polychlorinated biphenyls, 7 congeners)	mg/kg		1	-	-
5	Mineral oil (C10 to C40)	mg/kg		500	-	-
6	PAHs (polycyclic aromatic hydrocarbons)	mg/kg		100	-	-
7	pH	pH	6.2	-	>6	-
8	ANC (acid neutralisation capacity)	mol/kg		-	-	-
Eluate Analysis 10:1						
9	arsenic	mg/kg		0.5	2	25
10	barium	mg/kg		20	100	300
11	cadmium	mg/kg		0.04	1	5
12	chromium	mg/kg		0.5	10	70
13	copper	mg/kg		2	50	100
14	mercury	mg/kg		0.01	0.2	2
15	molybdenum	mg/kg		0.5	10	30
16	nickel	mg/kg		0.4	10	40
17	lead	mg/kg		0.5	10	50
18	antimony	mg/kg		0.06	0.7	5
19	selenium	mg/kg		0.1	0.5	7
20	zinc	mg/kg		4	50	200
21	chloride	mg/kg		800	15,000	25,000
22	fluoride	mg/kg		10	150	500
23	sulphate	mg/kg		1,000	20,000	50,000
24	phenol index	mg/kg		1	-	-
25	DOC (dissolved organic carbon)	mg/kg		500	800	1,000
26	TDS (total dissolved solids)	mg/kg		4,000	60,000	100,000

Key

	User supplied data
	Not applicable
	Missing WAC determinand value

Appendix A: Classifier defined and non GB MCL determinands

chromium(III) oxide (worst case) (EC Number: 215-160-9, CAS Number: 1308-38-9)

Description/Comments: Data from C&L Inventory Database

Data source: <https://echa.europa.eu/information-on-chemicals/cl-inventory-database/-/discli/details/33806>

Data source date: 17 Jul 2015

Hazard Statements: Acute Tox. 4; H332 , Acute Tox. 4; H302 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Resp. Sens. 1; H334 , Skin Sens. 1; H317 , Repr. 1B; H360FD , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

TPH (C6 to C40) petroleum group (CAS Number: TPH)

Description/Comments: Unknown Oil

Hazard statements taken from WM3 1st Edition 2015

Data source: WM3 1st Edition 2015

Data source date: 25 May 2015

Hazard Statements: Flam. Liq. 3; H226 , Asp. Tox. 1; H304 , STOT RE 2; H373 , Muta. 1B; H340 , Carc. 1B; H350 , Repr. 2; H361d , Aquatic Chronic 2; H411

ethylbenzene (EC Number: 202-849-4, CAS Number: 100-41-4)

GB MCL index number: 601-023-00-4

Description/Comments:

Additional Hazard Statement(s): Carc. 2; H351

Reason for additional Hazards Statement(s):

20 Nov 2021 - Carc. 2; H351 hazard statement sourced from: IARC Group 2B (77) 2000

salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex

GB MCL index number: 006-007-00-5

Description/Comments: Conversion factor based on a worst case compound: sodium cyanide

Additional Hazard Statement(s): EUH032 >= 0.2 %

Reason for additional Hazards Statement(s):

20 Nov 2021 - EUH032 >= 0.2 % hazard statement sourced from: WM3, Table C12.2

pH (CAS Number: PH)

Description/Comments: Appendix C4

Data source: WM3 1st Edition 2015

Data source date: 25 May 2015

Hazard Statements: None.

acenaphthylene (EC Number: 205-917-1, CAS Number: 208-96-8)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 17 Jul 2015

Hazard Statements: Acute Tox. 4; H302 , Acute Tox. 1; H330 , Acute Tox. 1; H310 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315

acenaphthene (EC Number: 201-469-6, CAS Number: 83-32-9)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 17 Jul 2015

Hazard Statements: Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , Aquatic Chronic 2; H411

fluorene (EC Number: 201-695-5, CAS Number: 86-73-7)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 06 Aug 2015

Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

phenanthrene (EC Number: 201-581-5, CAS Number: 85-01-8)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 06 Aug 2015

Hazard Statements: Acute Tox. 4; H302 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Carc. 2; H351 , Skin Sens. 1; H317 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , Skin Irrit. 2; H315

▪ **anthracene** (EC Number: 204-371-1, CAS Number: 120-12-7)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 17 Jul 2015

Hazard Statements: Eye Irrit. 2; H319, STOT SE 3; H335, Skin Irrit. 2; H315, Skin Sens. 1; H317, Aquatic Acute 1; H400, Aquatic Chronic 1; H410

▪ **fluoranthene** (EC Number: 205-912-4, CAS Number: 206-44-0)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 21 Aug 2015

Hazard Statements: Acute Tox. 4; H302, Aquatic Acute 1; H400, Aquatic Chronic 1; H410

▪ **pyrene** (EC Number: 204-927-3, CAS Number: 129-00-0)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 2014

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 21 Aug 2015

Hazard Statements: Skin Irrit. 2; H315, Eye Irrit. 2; H319, STOT SE 3; H335, Aquatic Acute 1; H400, Aquatic Chronic 1; H410

▪ **indeno[123-cd]pyrene** (EC Number: 205-893-2, CAS Number: 193-39-5)

Description/Comments: Data from C&L Inventory Database

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 06 Aug 2015

Hazard Statements: Carc. 2; H351

▪ **benzo[ghi]perylene** (EC Number: 205-883-8, CAS Number: 191-24-2)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 28/02/2015

Data source: <http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 23 Jul 2015

Hazard Statements: Aquatic Acute 1; H400, Aquatic Chronic 1; H410

▪ **monohydric phenols** (CAS Number: P1186)

Description/Comments: Combined hazards statements from harmonised entries in CLP for phenol, cresols and xylenols (604-001-00-2, 604-004-00-9, 604-006-00-X)

Data source: CLP combined data

Data source date: 26 Mar 2019

Hazard Statements: Muta. 2; H341, Acute Tox. 3; H331, Acute Tox. 3; H311, Acute Tox. 3; H301, STOT RE 2; H373, Skin Corr. 1B; H314, Skin Corr. 1B; H314 >= 3 %, Skin Irrit. 2; H315 1 <= conc. < 3 %, Eye Irrit. 2; H319 1 <= conc. < 3 %, Aquatic Chronic 2; H411

Appendix B: Rationale for selection of metal species

arsenic {arsenic acid and its salts with the exception of those specified elsewhere in this Annex}

Worst case CLP species based on hazard statements/molecular weight and conversion factor for arsenic acid H₃AsO₄. (edit as required)

cadmium {cadmium sulfate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

chromium in Cr(III) compounds {chromium(III) oxide (worst case)}

There isn't enough Metal and Cr(VI) to make the Metal chromate

chromium in Cr(VI) compounds {chromium(VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex}

Worst case species based on hazard statements/molecular weight (edit as required)

copper {copper sulphate pentahydrate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

lead {lead chromate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

mercury {mercury dichloride}

Reasonable worst case CLP species based on hazard statements/molecular weight and assuming no evidence for the use of explosives. (edit as required)

nickel {nickel dibromate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

selenium {nickel selenate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

zinc {zinc chromate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

cyanides {salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex}

Harmonised group entry used as most reasonable case as complex cyanides and those specified elsewhere in the annex are not likely to be present in this soil: [Note conversion factor based on a worst case compound: sodium cyanide] (edit as required)

Appendix C: Version

HazWasteOnline Classification Engine: **WM3 1st Edition v1.2.GB - Oct 2021**
 HazWasteOnline Classification Engine Version: 2025.213.6734.12217 (02 Aug 2025)
 HazWasteOnline Database: 2025.213.6734.12217 (02 Aug 2025)

This classification utilises the following guidance and legislation:

WM3 v1.2.GB - Waste Classification - 1st Edition v1.2.GB - Oct 2021

CLP Regulation - Regulation 1272/2008/EC of 16 December 2008

1st ATP - Regulation 790/2009/EC of 10 August 2009

2nd ATP - Regulation 286/2011/EC of 10 March 2011

3rd ATP - Regulation 618/2012/EU of 10 July 2012

4th ATP - Regulation 487/2013/EU of 8 May 2013

Correction to 1st ATP - Regulation 758/2013/EU of 7 August 2013

5th ATP - Regulation 944/2013/EU of 2 October 2013

6th ATP - Regulation 605/2014/EU of 5 June 2014

WFD Annex III replacement - Regulation 1357/2014/EU of 18 December 2014

Revised List of Waste 2014 - Decision 2014/955/EU of 18 December 2014

7th ATP - Regulation 2015/1221/EU of 24 July 2015

8th ATP - Regulation (EU) 2016/918 of 19 May 2016

9th ATP - Regulation (EU) 2016/1179 of 19 July 2016

10th ATP - Regulation (EU) 2017/776 of 4 May 2017

HP14 amendment - Regulation (EU) 2017/997 of 8 June 2017

13th ATP - Regulation (EU) 2018/1480 of 4 October 2018

14th ATP - Regulation (EU) 2020/217 of 4 October 2019

15th ATP - Regulation (EU) 2020/1182 of 19 May 2020

The Chemicals (Health and Safety) and Genetically Modified Organisms (Contained Use)(Amendment etc.) (EU Exit)

Regulations 2020 - UK: 2020 No. 1567 of 16th December 2020

The Waste and Environmental Permitting etc. (Legislative Functions and Amendment etc.) (EU Exit) Regulations 2020 - UK: 2020 No. 1540 of 16th December 2020

GB MCL List - version 1.1 of 09 June 2021

GB MCL List v2.0 - version 2.0 of 20th October 2023

GB MCL List v3.0 - version 3.0 of 11th January 2024

GB MCL List v4.0 - version 4.0 of 2nd March 2024

GB MCL List v5.0 - version 5.0 of 26th June 2024

GB MCL List v6.0 - version 6.0 of 15th February 2025

APPENDIX 7 – GEOTECHNICAL LABORATORY TESTING



Laboratory Report



Contract Number: 80101

Client Ref: **5029426**
Client PO: **5029426-38773**

Date Received: **04-08-2025**
Date Completed: **21-08-2025**
Report Date: **21-08-2025**

Client: **Ridge**

Contract Title: **Old Wickham Lane**
For the attention of: **Ryan Oliver**

This report has been checked and approved by:

Shaun Jones
Laboratory manager

Description	Qty
Determination of water content BS EN ISO 17892-1:2014 - @ Non Accredited Test	8
4 Point Liquid & Plastic Limit.. BS EN ISO 17892-12 - * UKAS	8
Particle Size Distribution BS EN ISO 17892-4 : 5.1 - * UKAS	3
Water Soluble Sulphate 2:1 extract Sub-contracted Test In-house method#	10
pH value of soil Sub-contracted Test - In-house method#	10

Notes: Observations and Interpretations are outside the UKAS Accreditation

* - denotes test included in laboratory scope of accreditation

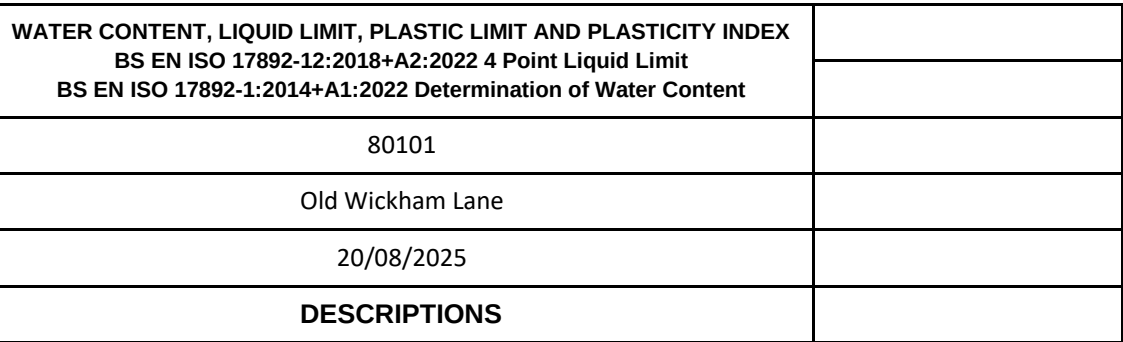
- denotes test carried out by approved contractor

@ - denotes non accredited tests

This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This test report/certificate shall not be reproduced except in full, without the approval of GEO Site & Testing Services Ltd. Any opinions or interpretations stated - within this report/certificate are excluded from the laboratories UKAS accreditation.

Approved Signatories:

Brendan Evans (Senior Office Administrator) - Brendan Evans (Business Support Co-ordinator) - Darren Bourne (Quality Senior Technician)
Paul Evans (Director) - Richard John (Quality/Technical Manager) - Shaun Jones (Laboratory manager)
Shaun Thomas (Site Manager) - Wayne Honey (HR & HSE Manager)

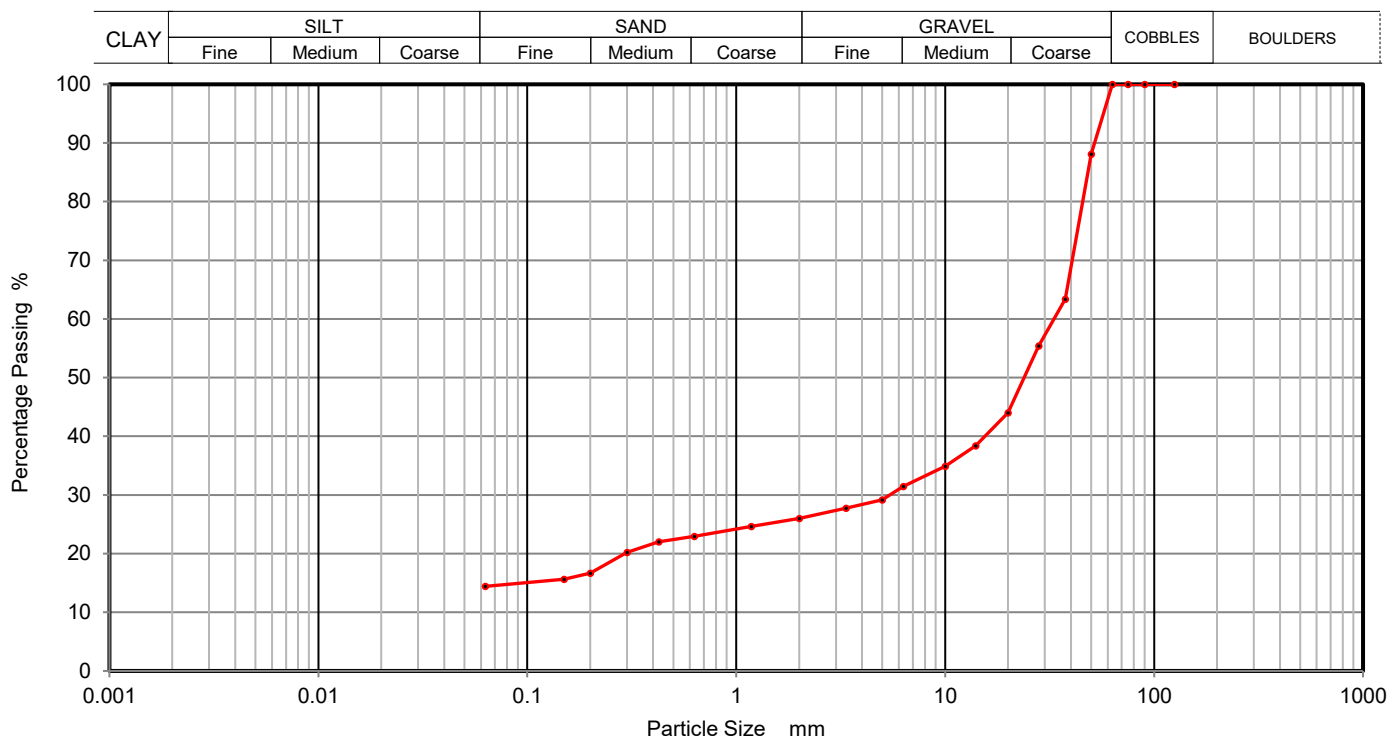
[illegible]

Operator
Darcy. E

**PARTICLE SIZE DISTRIBUTION
BS EN ISO 17892-4:2016
Wet Sieve, Clause 5.2**

Contract Number	80101
Borehole/Pit No.	TP01

Project Name	Old Wickham Lane	Sample No.	
Sample Description	Brown fine to coarse sandy silty/ clayey fine to coarse GRAVEL	Depth Top	1.00
		Depth Base	1.50
Date Tested	12/08/2025	Sample Type	B



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100		
90	100		
75	100		
63	100		
50	88		
37.5	63		
28	55		
20	44		
14	38		
10	35		
6.3	31		
5	29		
3.35	28		
2	26		
1.18	25		
0.63	23		
0.425	22		
0.30	20		
0.20	17		
0.15	16		
0.063	14		

Sample Proportions	% dry mass
Cobbles	0
Gravel	74
Sand	12
Silt and Clay	14

Grading Analysis	
Uniformity Coefficient	N/A

Remarks
Preparation and testing in accordance with BS17892 unless noted below

Operator
Ben. J

PARTICLE SIZE DISTRIBUTION
BS EN ISO 17892-4:2016
Wet Sieve, Clause 5.2

Contract Number

80101

Borehole/Pit No.

TP02

Project Name

Old Wickham Lane

Sample No.

Sample Description

Brown slightly gravelly fine to coarse sandy SILT/ CLAY

Depth Top

0.50

Depth Base

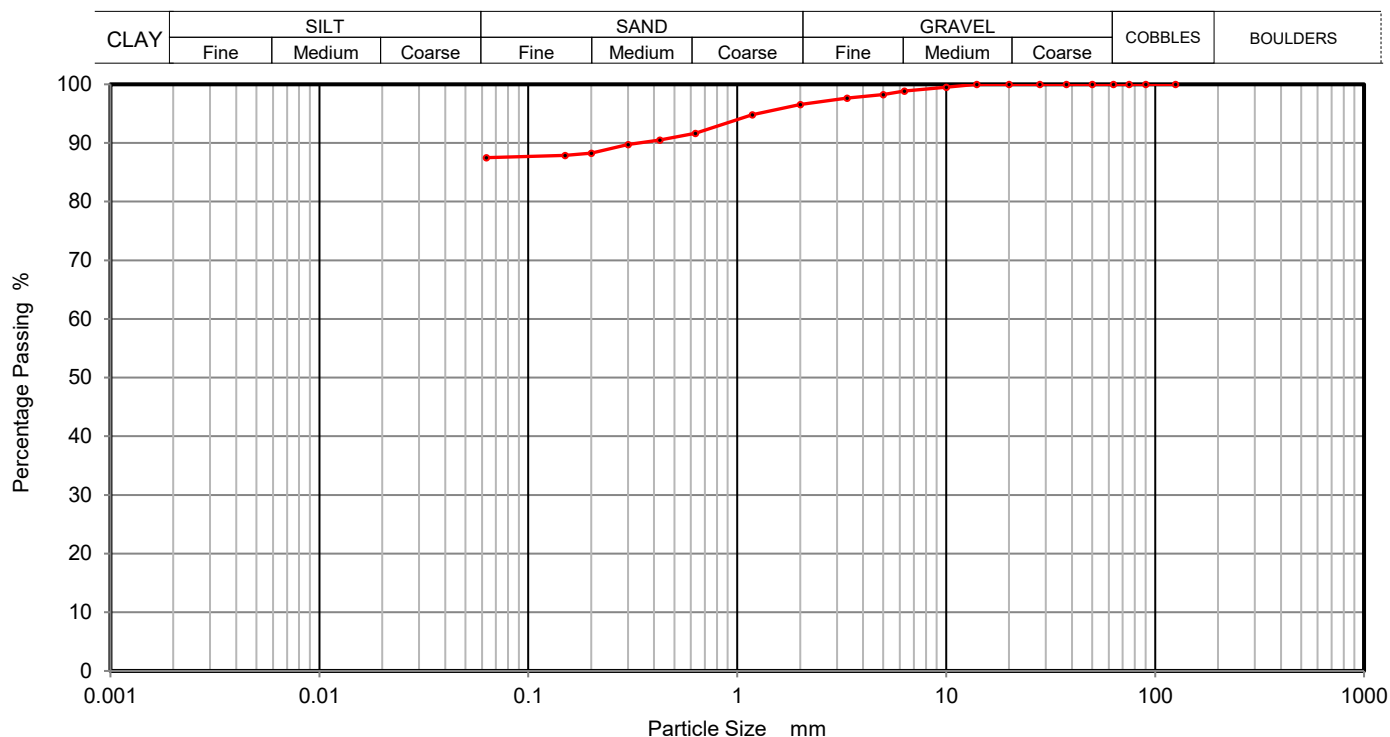
1.00

Date Tested

12/08/2025

Sample Type

B



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	100		
14	100		
10	100		
6.3	99		
5	98		
3.35	98		
2	97		
1.18	95		
0.63	92		
0.425	91		
0.30	90		
0.20	88		
0.15	88		
0.063	87		

Sample Proportions	% dry mass
Cobbles	0
Gravel	3
Sand	10
Silt and Clay	87

Grading Analysis	
Uniformity Coefficient	N/A

Remarks

Preparation and testing in accordance with BS17892 unless noted below

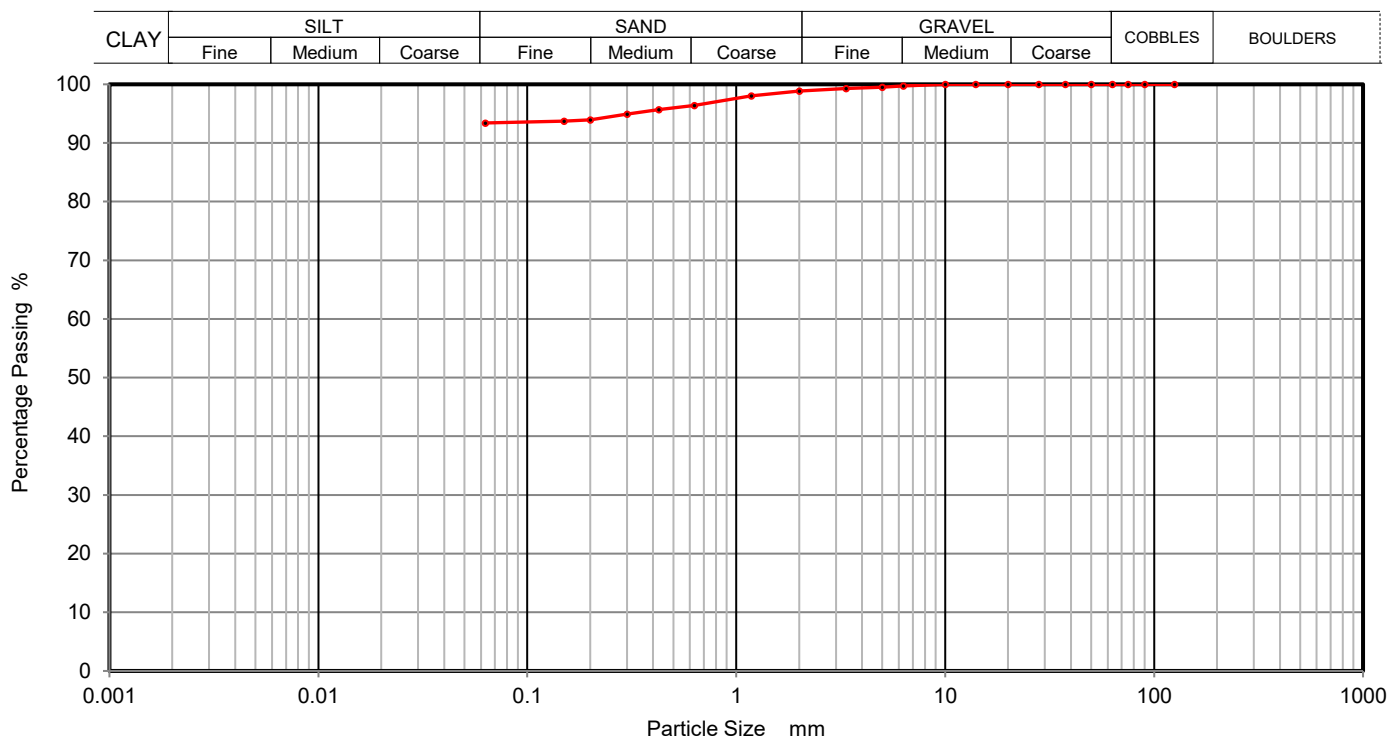
Operator

Ben. J

**PARTICLE SIZE DISTRIBUTION
BS EN ISO 17892-4:2016
Wet Sieve, Clause 5.2**

Contract Number	80101
Borehole/Pit No.	TP04

Project Name	Old Wickham Lane	Sample No.	
Sample Description	Brown slightly gravelly slightly sandy SILT/ CLAY	Depth Top	1.00
		Depth Base	1.40
Date Tested	12/08/2025	Sample Type	B



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	100		
14	100		
10	100		
6.3	100		
5	100		
3.35	99		
2	99		
1.18	98		
0.63	96		
0.425	96		
0.30	95		
0.20	94		
0.15	94		
0.063	93		

Sample Proportions	% dry mass
Cobbles	0
Gravel	1
Sand	6
Silt and Clay	93

Grading Analysis	
Uniformity Coefficient	N/A

Remarks
Preparation and testing in accordance with BS17892 unless noted below

Operator
Ben. J



GSTL

Unit 3-4 Heol Aur
Dafen Ind Estate
Dafen
SA14 8QN

Analytical Test Report: L25/08100/GSL - 25-76911

Your Project Reference:	Old Wickham Lane (5029426)		
Your Order Number:	80101	Samples Received / Instructed:	08/08/2025 / 08/08/2025
Report Issue Number:	1	Sample Tested:	08/08 to 18/08/2025
Samples Analysed:	10 sample(s)	Report issued:	18/08/2025

Signed



James Gane
Analytical Services Manager
CTS

Notes:

General

Please refer to Methodologies page for details pertaining to the analytical methods undertaken.

Samples will be retained for 14 days after issue of this report unless otherwise requested.

Moisture Content was determined in accordance with CTS method statement MS - CL - Sample Prep, oven dried at <30°C.

Moisture Content is reported as a percentage of the dry mass of soil, this calculation is in accordance with BS1377, Part 2, 1990, Clause 3.2

Where specification limits are included these are for guidance only. Where a measured value has been highlighted this is not implying acceptance or failure and certainty of measurement values have not been taken into account.

Uncertainty of measurement values are available on request.

Samples were supplied by customer, results apply to the samples as received.

Deviating Samples

On receipt samples are compared against our sample holding and handling protocols, where any deviations have been noted these are reported on our deviating sample page (if present)

Accreditation Key

This report shall not be reproduce except in full

UKAS = UKAS Accreditation, MCERTS = MCERTS Accreditation, u = Unaccredited, subUKAS - Subcontracted to a laboratory UKAS accredited for this test, subMCERTS - Subcontracted to a laboratory MCERTS accredited for this test

MCERTS Accreditation only covers the SAND, CLAY and LOAM matrices

UKAS accreditation on waters only covers the Ground water and Surface water matrices

Date of Issue: 21.05.25

Issued by: J. Gane

Issue No: 4

Rev No: 27



L25/08100/GSL - 25-76911

Project Reference - Old Wickham Lane
(5029426)

Analytical Test Results - Chemical Analysis

7 - 11 Harding Street
Leicester
LE1 4DH

Lab Reference			564135	564136	564137	564138	564139	564140
Client Sample ID			-	-	-	-	-	-
Client Sample Location			WS01	WS02	WS03	WS04	WS05	WS06
Client Sample Type			D	D	D	D	D	D
Client Sample Number			-	-	-	-	-	-
Depth - Top (m)			2.50	2.00	1.50	0.50	2.10	0.40
Depth - Bottom (m)			2.50	2.00	1.50	0.50	2.10	0.40
Date of Sampling			-	-	-	-	-	-
Time of Sampling			-	-	-	-	-	-
Sample Matrix			Clay	Clay	Sand	Sand	Sand	Clay
Determinant	Units	Accreditation						
Water soluble sulphate (as SO ₄)	(mg/l)	u	41	54	< 10	11	17	20
pH Value	pH Units	MCERTS	8.5	8.2	7.6	7.5	6.1	6.2



L25/08100/GSL - 25-76911

Project Reference - Old Wickham Lane
(5029426)

Analytical Test Results - Chemical Analysis

7 - 11 Harding Street
Leicester
LE1 4DH

Lab Reference			564141	564142	564143	564144
Client Sample ID			-	-	-	-
Client Sample Location			TP01	WS08	WS09	WS10
Client Sample Type			D	D	D	D
Client Sample Number			-	-	-	-
Depth - Top (m)			1.00	1.50	4.00	2.00
Depth - Bottom (m)			1.00	1.50	4.00	2.00
Date of Sampling			-	-	-	-
Time of Sampling			-	-	-	-
Sample Matrix			Sand	Clay	Clay	Sand
Determinant	Units	Accreditation				
Water soluble sulphate (as SO ₄)	(mg/l)	u	13	12	15	< 10
pH Value	pH Units	MCERTS	6.6	6.3	5.7	6.2

L25/08100/GSL - 25-76911

7 - 11 Harding Street
Leicester
LE1 4DH

Project Reference - Old Wickham Lane (5029426)

Sample Descriptions

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Description	Moisture Content (%)	Stone Content (%)	Passing 2mm test sieve (%)
564135	-	WS01	D	-	Orangish brown slightly sandy silty clay	-	-	100
564136	-	WS02	D	-	Orangish brown slightly sandy silty clay	-	-	100
564137	-	WS03	D	-	Orangish brown slightly gravelly slightly clayey silty sand	-	-	84
564138	-	WS04	D	-	Brown slightly gravelly slightly clayey silty sand	-	-	86
564139	-	WS05	D	-	Brown slightly clayey silty sand	-	-	100
564140	-	WS06	D	-	Brown slightly sandy silty clay	-	-	100
564141	-	TP01	D	-	Brown gravelly slightly clayey silty sand	-	-	91
564142	-	WS08	D	-	Light brown slightly sandy silty clay	-	-	100
564143	-	WS09	D	-	Light brown slightly sandy silty clay	-	-	100
564144	-	WS10	D	-	Light brown slightly clayey silty sand with frequent mudstone	-	-	100



L25/08100/GSL - 25-76911

Project Reference - Old Wickham Lane (5029426)

7 - 11 Harding Street
Leicester
LE1 4DH

Sample Comments

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Comments
564135	-	WS01	D	-	
564136	-	WS02	D	-	
564137	-	WS03	D	-	
564138	-	WS04	D	-	
564139	-	WS05	D	-	
564140	-	WS06	D	-	
564141	-	TP01	D	-	
564142	-	WS08	D	-	
564143	-	WS09	D	-	
564144	-	WS10	D	-	



7 - 11 Harding Street
Leicester
LE1 4DH

L25/08100/GSL - 25-76911

Project Reference - Old Wickham Lane (5029426)

Analysis Methodologies

Test Code	Test Name / Reference	Sample condition for analysis	Sample Preparation	Test Details
ANIONSS	MS - CL - Anions by Aquakem (2:1Extract)	Oven dried	Passing 2mm test sieve	Determination of Anions (inc Sulphate, chloride etc.) in soils by Aquakem. Analysis is based on a 2:1 water to soil extraction ratio
PHS	MS - CL - pH in Soils	As received	Passing 10mm test sieve	Determination of pH in soils using a pH probe (using a 1:3 soil to water extraction)
SAMPLEPREP	MS - CL - Sample Preparation	-	-	Preparation of samples (including determination of moisture content) to allow for subsequent analysis



7 - 11 Harding Street
Leicester
LE1 4DH

L25/08100/GSL - 25-76911

Project Reference - Old Wickham Lane (5029426)

Sample Deviations

Deviations are listed below against each sample and associated test method, where deviation(s) are noted it means data may not be representative of the sample at the time of sampling and it is possible that results provided may be compromised.

Observations on receipt

A - No date of sampling provided

W - No time of sampling provided for water sample

C - Received in inappropriate container

H - Contains headspace

T - Temperature on receipt exceeds storage temperature

R - Sample(s) received with less than 96 hours for testing to commence/complete, any result formally classed as deviating will be marked with an X against the applicable test (i.e. RX)

Observations whilst in laboratory

X - Exceeds sampling to extraction or analysis timescales

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Test	Deviations
564135	-	WS01	D	-		A
564136	-	WS02	D	-		A
564137	-	WS03	D	-		A
564138	-	WS04	D	-		A
564139	-	WS05	D	-		A
564140	-	WS06	D	-		A
564141	-	TP01	D	-		A
564142	-	WS08	D	-		A
564143	-	WS09	D	-		A
564144	-	WS10	D	-		A



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