



04 March 2022

Walton Homes
Charter House
Sandford Street
Lichfield
Staffordshire
WS13 6QA

For the attention of Gary Bates

Re: The Birches, Cheadle

Dear Gary

Further to your recent request, Groundtech Consulting visited the above site to sample topsoil materials to be used in the proposed garden areas of the residential development.

Three topsoil samples were taken (SP3A to SP3C) and were screened for a suite of metals, PAHs and asbestos. A copy of the results is attached.

We can confirm that the results are all below the relevant screening values for a residential with plant uptake end use and are suitable for their intended use within the garden areas at the above site.

We trust the above meets with your satisfaction however, if you have any queries please do not hesitate to contact the undersigned.

Yours Sincerely

For Groundtech Consulting Limited

Richard Wyatt
Director

rw@groundtechconsulting.com

Enc Standard Terms of Business

Groundtech Consulting Limited
PO Box 499
Manchester
M28 8EE

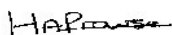


Attention :	Richard Wyatt
Date :	3rd March, 2022
Your reference :	GRO-19116
Our reference :	Test Report 22/2672 Batch 1
Location :	The Birches
Date samples received :	18th February, 2022
Status :	Final Report
Issue :	1

Three samples were received for analysis on 18th February, 2022 of which three were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.

All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

Authorised By:



Hayley Prowse

Project Manager

Please include all sections of this report if it is reproduced

Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-19116
Location: The Birches
Contact: Richard Wyatt
EMT Job No: 22/2672

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-3	4-6	7-9								Please see attached notes for all abbreviations and acronyms		
Sample ID	SP3A	SP3B	SP3C										
Depth													
COC No / misc													
Containers	V J T	V J T	V J T										
Sample Date	15/02/2022	15/02/2022	15/02/2022										
Sample Type	Soil	Soil	Soil										
Batch Number	1	1	1										
Date of Receipt	18/02/2022	18/02/2022	18/02/2022								LOD/LOR	Units	Method No.
Arsenic #	7.1	7.3	7.6								<0.5	mg/kg	TM30/PM15
Cadmium #	0.3	0.4	0.4								<0.1	mg/kg	TM30/PM15
Chromium #	48.1	52.4	46.0								<0.5	mg/kg	TM30/PM15
Copper #	26	27	27								<1	mg/kg	TM30/PM15
Lead #	41	60	61								<5	mg/kg	TM30/PM15
Mercury #	<0.1	0.2	0.1								<0.1	mg/kg	TM30/PM15
Nickel #	24.6	24.1	22.1								<0.7	mg/kg	TM30/PM15
Selenium #	1	1	<1								<1	mg/kg	TM30/PM15
Zinc #	103	112	105								<5	mg/kg	TM30/PM15
PAH MS													
Naphthalene #	<0.04	<0.04	<0.04								<0.04	mg/kg	TM4/PM8
Acenaphthylene	<0.03	<0.03	<0.03								<0.03	mg/kg	TM4/PM8
Acenaphthene #	<0.05	0.09	<0.05								<0.05	mg/kg	TM4/PM8
Fluorene #	<0.04	0.09	<0.04								<0.04	mg/kg	TM4/PM8
Phenanthrene #	<0.03	0.81	0.24								<0.03	mg/kg	TM4/PM8
Anthracene #	<0.04	0.30	0.09								<0.04	mg/kg	TM4/PM8
Fluoranthene #	0.08	1.33	0.60								<0.03	mg/kg	TM4/PM8
Pyrene #	0.06	1.00	0.51								<0.03	mg/kg	TM4/PM8
Benzo(a)anthracene #	<0.06	0.72	0.30								<0.06	mg/kg	TM4/PM8
Chrysene #	0.04	0.56	0.31								<0.02	mg/kg	TM4/PM8
Benzo(bk)fluoranthene #	<0.07	0.86	0.51								<0.07	mg/kg	TM4/PM8
Benzo(a)pyrene #	<0.04	0.47	0.28								<0.04	mg/kg	TM4/PM8
Indeno(123cd)pyrene #	<0.04	0.35	0.21								<0.04	mg/kg	TM4/PM8
Dibenzo(ah)anthracene #	<0.04	0.09	0.05								<0.04	mg/kg	TM4/PM8
Benzo(ghi)perylene #	<0.04	0.31	0.18								<0.04	mg/kg	TM4/PM8
PAH 16 Total	<0.6	7.0	3.3								<0.6	mg/kg	TM4/PM8
Benzo(b)fluoranthene	<0.05	0.62	0.37								<0.05	mg/kg	TM4/PM8
Benzo(k)fluoranthene	<0.02	0.24	0.14								<0.02	mg/kg	TM4/PM8
PAH Surrogate % Recovery	105	94	106								<0	%	TM4/PM8
Hexavalent Chromium #	<0.3	<0.3	<0.3								<0.3	mg/kg	TM38/PM20
Sulphate as SO4 (2:1 Ext) #	0.0954	0.0917	0.2388								<0.0015	g/l	TM38/PM20
Organic Matter	3.5	4.2	3.7								<0.2	%	TM21/PM24
pH #	7.45	7.66	7.76								<0.01	pH units	TM73/PM11

Note:

The LOQ of the Asbestos Quantification is 0.001% dry fibre of dry mass of sample.

Where the sample is not taken by a Element Materials Technology consultant, Element Materials Technology cannot be responsible for inaccurate or unrepresentative sampling.

[illegible]

Client Name: Groundtech Consulting Limited

Reference: GRO-19116

Location: The Birches

Contact: Richard Wyatt

[illegible]

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 22/2672

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 37°C ±5°C.

Where Mineral Oil or Fats, Oils and Grease is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overestimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil or Fats, Oils and Grease is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a UKAS requirement for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.

Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.

Laboratory records are kept for a period of no less than 6 years.

REPORTS FROM THE SOUTH AFRICA LABORATORY

Any method number not prefixed with SA has been undertaken in our UK laboratory unless reported as subcontracted.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above calibration range, the result should be considered the minimum value. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
AD	Samples are dried at 35°C ±5°C
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

HWOL ACRONYMS AND OPERATORS USED

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.
Total	Aliphatics & Aromatics.
AL	Aliphatics only.
AR	Aromatics only.
2D	GC-GC - Double coil gas chromatography.
#1	EH_Total but with humics mathematically subtracted
#2	EU_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +).
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry.

EMT Job No: 22/2672

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/ANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.			AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO2 generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil, March 2012 v4.	PM24	Dried and ground solid samples are washed with hydrochloric acid, then rinsed with deionised water to remove the mineral carbon before TOC analysis.			AD	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma – Optical Emission Spectrometry); WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 °C. Samples containing asbestos are not dried and ground.	Yes		AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) – All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) – All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AR	Yes
TM65	Asbestos Bulk Identification method based on HSG 248 Second edition (2021)	PM42	Modified SCA Blue Book V.12 draft 2017 and WM3 1st Edition v1.1:2018. Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	
TM73	Modified US EPA methods 150.1 (1982) and 9045D Rev. 4 - 2004) and BS1377-3:1990. Determination of pH by Metrohm automated probe analyser.	PM11	Extraction of as received solid samples using one part solid to 2.5 parts deionised water.	Yes		AR	No