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07 July 2026

Heath House Farm
Ostlers Lane
Cheddleton
Staffordshire
ST14 7DQ

Attn: K Carr

Dear Ken

Re: LAND NORTH EAST OF BRUND LANE, CHEDDLETON, STAFFORDSHIRE
Application no: SMD/2025/0276

Further to your instruction, the following Method Statement has been produced to satisfy the information required by the planning authority prior to site sampling works.

Planning Condition No. 16 states, as follows:

Prior to bringing the development into first use, all soils that are intended to be used for the proposed garden/ soft landscaping areas shall be tested for contamination and assessed for their suitability for the proposed use. Prior to sampling, a suitable methodology for testing the soil shall be submitted to and agreed in writing by the Local Planning Authority and shall include the sampling frequency, testing schedules, and criteria against which the analytical results will be assessed. The results of the soil tests shall be submitted and approved in writing by the Local Planning Authority. If soil results indicates that a potential risk exists, development shall not be brought into use until a detailed remediation strategy to bring the site to a condition suitable for the intended use has been submitted to and approved in writing by the Local Planning Authority and fully implemented.

Methodology for Testing Soil

Trail Pits

Three hand dug trial pits will be excavated within proposed garden and landscaped areas of the site, locations shown on Figure 1. The trial pits will be excavated to a minimum depth of 600 mm below existing ground level. Representative samples will be collected from the soil units encountered, trial pits logged and a photographic record made of the excavation and soil arisings.

Chemical Testing

The upper soil unit from each trial pit will be sent to an approved laboratory for chemical testing, where the upper layer is less than about 500 mm thick, consideration would be given to the need to test a single representative sample of the underlying layer. The samples will be screened for potential VOC (Volatile Organic Compound) impaction using a hand-held PID (Photo Ionisation Detector) meter.

All soil samples recovered from the field for potential chemical laboratory testing will be divided into four sub samples: one sealed 250 ml glass jar, two sealed 60 ml glass jars and one 1l plastic tub. The glass jars will be placed in cool boxes and subsequently stored in a

refrigerator. Following a review of data and scheduling, the selected jar and tub samples will be transported to the laboratory (glass jars in cool boxes). The glass jars are used by the laboratory for all analysis for potentially volatile or organic determinands.

In order to allow a quantified definition of potential hazards, selected soil samples will be tested for a wide range of potential contaminants. This includes metals, banded total petroleum hydrocarbons and speciated polycyclic aromatic hydrocarbons (PAH's) as well as presence of asbestos. The full list of determinands is attached to this letter.

Soil Contamination Assessment

The proposed residential usage with private gardens would be sensitive to risks associated to ground contamination, with site users potentially exposed to ground contamination through direct contact with soil, dust and vapour inhalation or dust ingestion, and as private garden areas are anticipated, ingestion of soil attached to vegetables and of vegetables that might have taken up some contamination from the ground are also viable pathways.

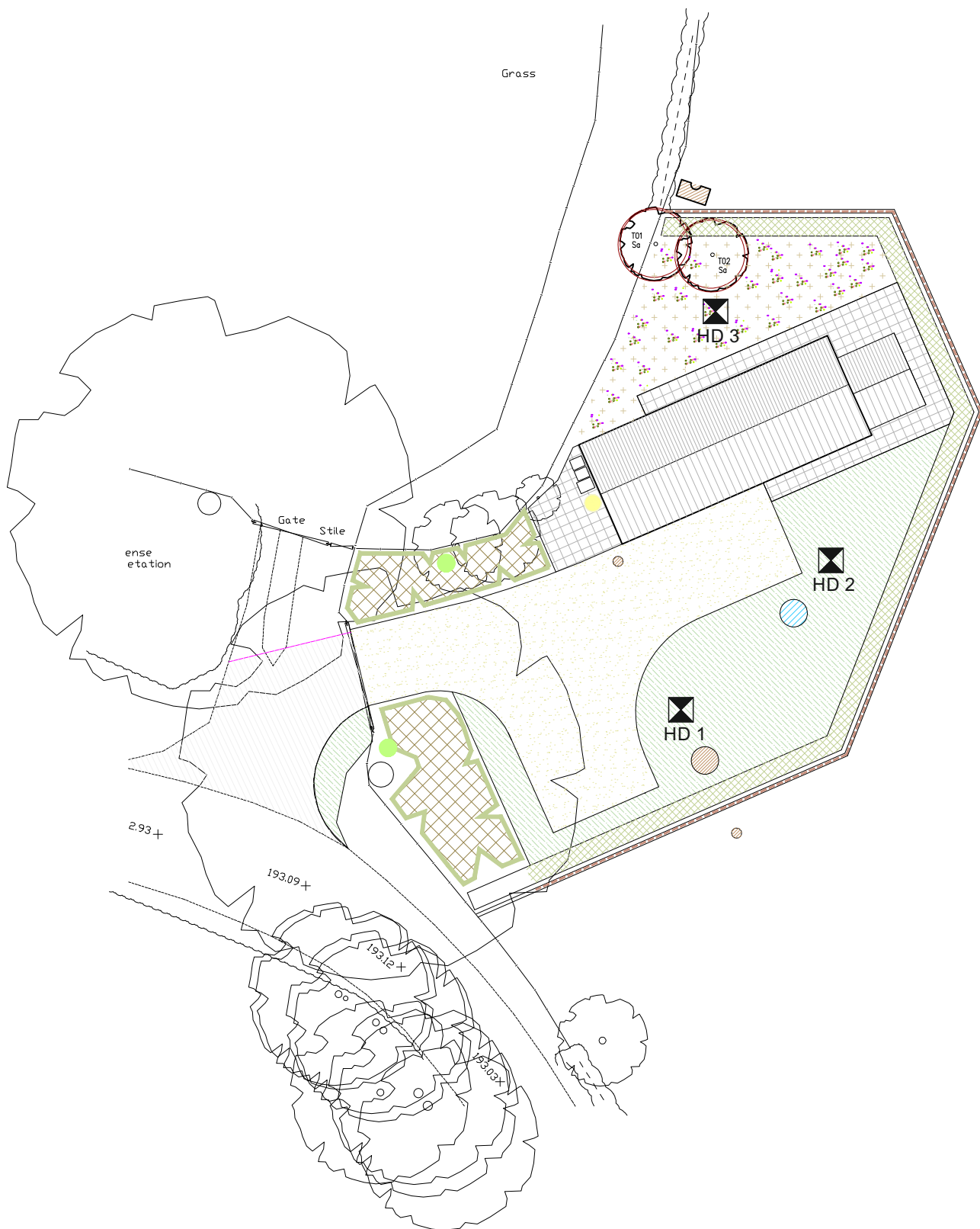
Measured levels of potential contaminants will be compared with preliminary generic screening values, adjusted for soil organic matter [SOM] (see example Tables 1A to C attached).

"Suitable for use" levels (S4UL's), published by LQM 2015 (Publication S4UL3287) are adopted as GAC (Generic Assessment Criteria) levels. S4UL values have been published for SOM values of 1, 2.5 and 6 %. For lead, there is no current SGV or S4UL value and the screening value adopted is based on the 'Category 4', acceptable risk screening levels published by Defra. The mean concentration and the maximum measured values will be included in the tables.

Yours sincerely

G L Dorrell BEng, FGS
Director

Attachments
Site Layout Plan
Testing Schedule
Example Tables 1A to C



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Title.
Site Layout Plan

Key.
 Hand Dug Trial Pit
 HD 1



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Report No.
26-2984

Project.
Site at Brund Lane
Cheddleton, Staffordshire

Figure No.
1

Asbestos		
	Asbestos Identification	No units
Carbon		
	Soil Organic Matter (SOM)	%
Inorganics		
	Cyanide, Total	mg/kg
	pH	pH Units
	Sulphate, Total	mg/kg
	Sulphide, Easily liberated	mg/kg
	Sulphur, Elemental	mg/kg
	Water Soluble Sulphate as SO4 2:1 Extract	g/l
Metals - (Solids)		
	Arsenic	mg/kg
	Boron, water soluble	mg/kg
	Cadmium	mg/kg
	Chromium	mg/kg
	Chromium, Hexavalent	mg/kg
	Chromium, Trivalent	mg/kg
	Copper	mg/kg
	Lead	mg/kg
	Mercury	mg/kg
	Nickel	mg/kg
	Selenium	mg/kg
	Vanadium	mg/kg
	Zinc	mg/kg
Phenols		
	Cresols	mg/kg
	Phenol	mg/kg
	Phenols, Total Detected monohydric	mg/kg
	Xylenols	mg/kg
Gasoline Range Organics (GRO)		
	GRO >C5-C10	ug/kg
	Total Aliphatics >C5-C10	ug/kg
	Total Aromatics >EC5-EC10	ug/kg
TPH Criteria Working Group (TPH CWG)		
	Aliphatics >C10-C12	ug/kg
	Aliphatics >C12-C16	ug/kg
	Aliphatics >C16-C21	ug/kg
	Aliphatics >C21-C35	ug/kg
	Aliphatics >C35-C44	ug/kg
	Aliphatics >C5-C6	ug/kg
	Aliphatics >C6-C8	ug/kg
	Aliphatics >C8-C10	ug/kg
	Aromatics > EC10-EC12	ug/kg
	Aromatics > EC12-EC16	ug/kg
	Aromatics > EC16-EC21	ug/kg
	Aromatics > EC21-EC35	ug/kg
	Aromatics > EC40-EC44	ug/kg
	Aromatics >EC35-EC44	ug/kg
	Aromatics >EC5-EC7	ug/kg
	Aromatics >EC7-EC8	ug/kg
	Aromatics >EC8-EC10	ug/kg
	Total Aliphatics & Aromatics >C10-C44	ug/kg
	Total Aliphatics & Aromatics >C5-C44	ug/kg
	Total Aliphatics >C10-C44	ug/kg
	Total Aromatics > EC10-EC44	ug/kg
Polyaromatic Hydrocarbons (PAHs)		
	Acenaphthene	ug/kg
	Acenaphthylene	ug/kg
	Anthracene	ug/kg
	Benz(a)anthracene	ug/kg
	Benzo(a)pyrene	ug/kg
	Benzo(b)fluoranthene	ug/kg
	Benzo(g,h,i)perylene	ug/kg
	Benzo(k)fluoranthene	ug/kg
	Chrysene	ug/kg
	Dibenzo(a,h)anthracene	ug/kg
	Fluoranthene	ug/kg
	Fluorene	ug/kg
	Indeno(1,2,3-cd)pyrene	ug/kg
	Naphthalene	ug/kg
	PAH, Total Detected USEPA 16	ug/kg
	Phenanthrene	ug/kg
	Pyrene	ug/kg
Volatile Organic Compounds (VOCs)		
	Benzene	ug/kg
	Ethylbenzene	ug/kg
	Methyl Tertiary Butyl Ether	ug/kg
	o-Xylene	ug/kg
	p/m-Xylene	ug/kg
	Sum of BTEX	ug/kg
	Sum of Detected Xylenes	mg/kg
	Toluene	ug/kg

**TABLE 1A COMPARISON OF LEVELS OF MEASURED CONTAMINANTS
WITH GENERIC SOIL GUIDELINE VALUES – PRELIMINARY HAZARD
SCREENING – METALS, PHENOL AND CYANIDE**

Determinand	Total No of Samples Tested	Mean	SGV/GAC	Maximum Value	Number of Outliers	Number of Samples Exceeding SGV/GAC
Cyanide			250		0	0
Arsenic			37		0	0
Boron			290		0	0
Cadmium			11		1	0
Hexavalent Chromium			6		0	0
Chromium (III)			910		0	0
Copper			2400		0	0
Lead			200		0	0
Mercury			40		0	0
Nickel			130		0	0
Selenium			250		0	0
Vanadium			410		0	0
Zinc			3700		0	0
Phenols			200		0	0

Key:

BLD

Below Limit of Detection

Notes:

1 Where value BLD - assumed equal to detection limit for calculation of mean values etc.

2 Where SGV not published by DEFRA, LQM S4UL (Pub No:S4UL3287) Value Used.

3 For Lead DEFRA C4SL Adopted.

4 All values are in mg/kg

5 Outliers included for Mean calculation

6 GAC Based on Sandy Loam and SOM = 2.5 %, Residential with Plant Uptake

7 SGV Based on Sandy Loam and SOM = 2.5 %, Residential with Plant Uptake

**TABLE 1B COMPARISON OF LEVELS OF MEASURED CONTAMINANTS
WITH GENERIC SOIL GUIDELINE VALUES – PRELIMINARY HAZARD
SCREENING – TPH & BTEX**

Determinand	Total No of Samples Tested	Mean	SGV/GAC	Maximum Value	Number of Outliers	Number of Samples Exceeding SGV/GAC
Aliphatic EPH >C10 - C12			330 sol (120)		0	0
Aliphatic EPH >C12 - C16			2400 sol (59)		0	0
Aliphatic EPH >C16 - C21			92000 sol (21)		0	0
Aliphatic EPH >C21 - C35			92000 sol (21)		0	0
Aliphatic EPH >C35 - C44			92000 sol (21)		0	0
Aliphatic VPH >C5 - C6			78		0	0
Aliphatic VPH >C6 - C8			230		0	0
Aliphatic VPH >C8 - C10			65		0	0
Aromatic EPH >C10 - C12			180		0	0
Aromatic EPH >C12 - C16			330		0	0
Aromatic EPH >C16 - C21			540 sol (130)		0	0
Aromatic EPH >C21 - C35			1500 sol (12)		0	0
Aromatic EPH >C35 - C44			1500 sol (0.18)		0	0
Aromatic VPH >C8 - C10			83		0	0
Benzene			0.17		0	0
Ethylbenzene			110		0	0
o-Xylene			140		0	0
m&p-Xylene			130		0	0
Toluene			290		0	0

Key:

BLD

Below Limit of Detection

Notes:

- 1 Where value BLD - assumed equal to detection limit for calculation of mean values etc.
- 2 Where SGV not published by DEFRA, LQM S4UL (Pub No: S4UL3287) Value Used.
- 3 For Lead DEFRA C4SL Adopted.
- 4 All values are in mg/kg
- 5 Outliers included for Mean calculation
- 6 GAC Based on Sandy Loam and SOM = 2.5 %, Residential with Plant Uptake
- 7 sol = exceeds the solubility or vapour saturation limit, shown in brackets

**TABLE 1C COMPARISON OF LEVELS OF MEASURED CONTAMINANTS
WITH GENERIC SOIL GUIDELINE VALUES – PRELIMINARY HAZARD
SCREENING – PAH COMPOUNDS**

Determinand	Total No of Samples Tested	Mean	SGV/GAC	Maximum Value	Number of Outliers	Number of Samples Exceeding SGV/GAC
Acenaphthene			510 sol (140)		0	0
Acenaphthylene			420 sol (210)		0	0
Anthracene			5400 sol (2.9)		0	0
Benzo(a)anthracene			11		0	0
Benzo(a)pyrene			2.7		0	0
Benzo(b)fluoranthene			3.3		0	0
Benzo(g,h,i)perylene			340		0	0
Benzo(k)fluoranthene			93		0	0
Chrysene			22		0	0
Dibenz(a,h)anthracene			0.28		0	0
Fluoranthene			560 sol (47)		0	0
Fluorene			400 sol (77)		0	0
Indeno(1,2,3-c,d)pyrene			36		0	0
Naphthalene			5.6		0	0
Phenanthrene			220 sol (89)		0	0
Pyrene			1200 sol (5.5)	0.91	0	0

Key:

BLD Below Limit of Detection

Notes:

1 Where value BLD - assumed equal to detection limit for calculation of mean values etc.

2 Where SGV not published by DEFRA, LQM S4UL (Pub No:S4UL3287) Value Used.

3 For Lead DEFRA C4SL Adopted.

4 All values are in mg/kg

5 Outliers included for Mean calculation

6 GAC Based on Sandy Loam and SOM = 2.5 %, Residential with Plant Uptake

7 sol = exceeds the solubility saturation limit, shown in brackets