



BROWN FISHER ENVIRONMENTAL REPORTS 4 PLANNING

Beaufort House
4 Mansell Street
Stratford upon Avon
CV37 6NR

tel: 0330 022 1723

e: enquiries@reports4planning.co.uk

15th April 2025

Robert Bailey

By email: rob-bailey1@hotmail.co.uk

Dear Robert,

71A HIGH STREET, BOTLEY

Following the completion of the development at 71A High Street in Botley I write to provide some information with regard to the discharge of Condition 9 – Contaminated Land Watching Brief.

Background

Permission was granted by Eastleigh Borough Council on the 25th January 2024 (F/23/96117) for the build of a 3-bedroom two storey detached dwelling with associated parking and access alterations, following removal of existing outbuildings. The land was formerly the garden space to the adjacent dwelling.

Planning Requirements

In the approval notice (F/23/96117) the following condition was applied:

9 - A contaminated land watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. This shall include: the outcome of the watching brief, and confirmation that any excavated soils have been appropriately disposed of. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011 and CLR11. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015, Claire RB17 and CIRIA C665. Reason: To minimise the risk from land contamination for the safety of the property's occupants.

Site Observations

Figure 2 provides an image of the site prior to development. It can be seen that the site represented a garden space of the adjoining property. Here an area of concrete hardstanding can be seen with areas of lawn and some shrubbery. There is no garage located on site and no evidence that any potentially contaminative materials would have been stored on site.

In Appendix A a series of photographs are supplied which show the general works across the site. It can be seen in Photograph 1 that former site surfacing was removed leaving the site flat with loamy topsoil's located throughout. No evidence of any made ground or other infill materials can be seen.

Photographs 2 to 4 show the foundations for the dwelling being excavated. A standard bucket was used to dig through the natural soils to depths agreed with Building Control. Photographs 5, 6 and 7 show the trench soils to be natural clayey, slightly silty sands with much rounded gravel. No foreign material was observed across the entirety of the site. Excavated materials were kept on site to reduce disposal costs and spread evenly. The foundations of the house were then built as shown in Photograph 8.

Once the dwelling was complete an imported mix of topsoil was evenly placed across the site as shown in Photograph 9. The soil was sourced from a reputable supplier by the name of Rolawn. The soils were subject to laboratory testing to prove suitability by EnviroChem and results of this are shown in Appendix C. The laboratory test certificate confirmed (page 3) that there were no visible evidence of contamination within the imported topsoils.

Once the topsoil was placed and raked then imported turf was placed across the external areas other than where a flagged patio was placed.

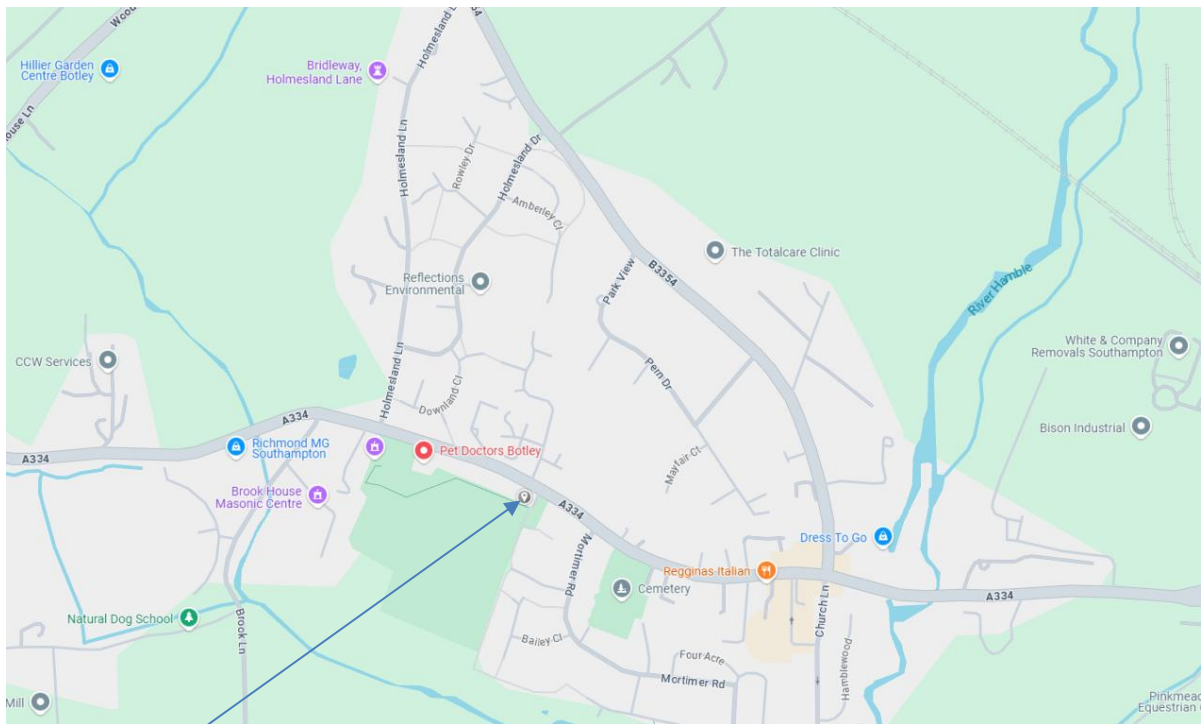
Conclusion

The client was required to commission a watching brief across the duration of the works to ensure that no risks associated with possible contamination was identified. This watching brief was undertaken and evidenced, and it was confirmed that no such risks are present. The site was developed as intended with no unexpected evidence of contamination noted. The site was proved to be safe for development for residential purposes and no further monitoring is required.

Yours sincerely

Chris Wood
Senior Environmental Consultant
Brown Fisher Environmental LLP
Mob: 07766606003

FIGURES



Site Location

FIGURE 1

SITE LOCATION PLAN

LAND AT 71a HIGH STREET
BOTLEY
SOUTHAMPTON
SO30 2ES



FIGURE 2

GOOGLE STREET VIEW IMAGE (2023)

LAND AT 71a HIGH STREET
BOTLEY
SOUTHAMPTON
SO30 2ES



FIGURE 3

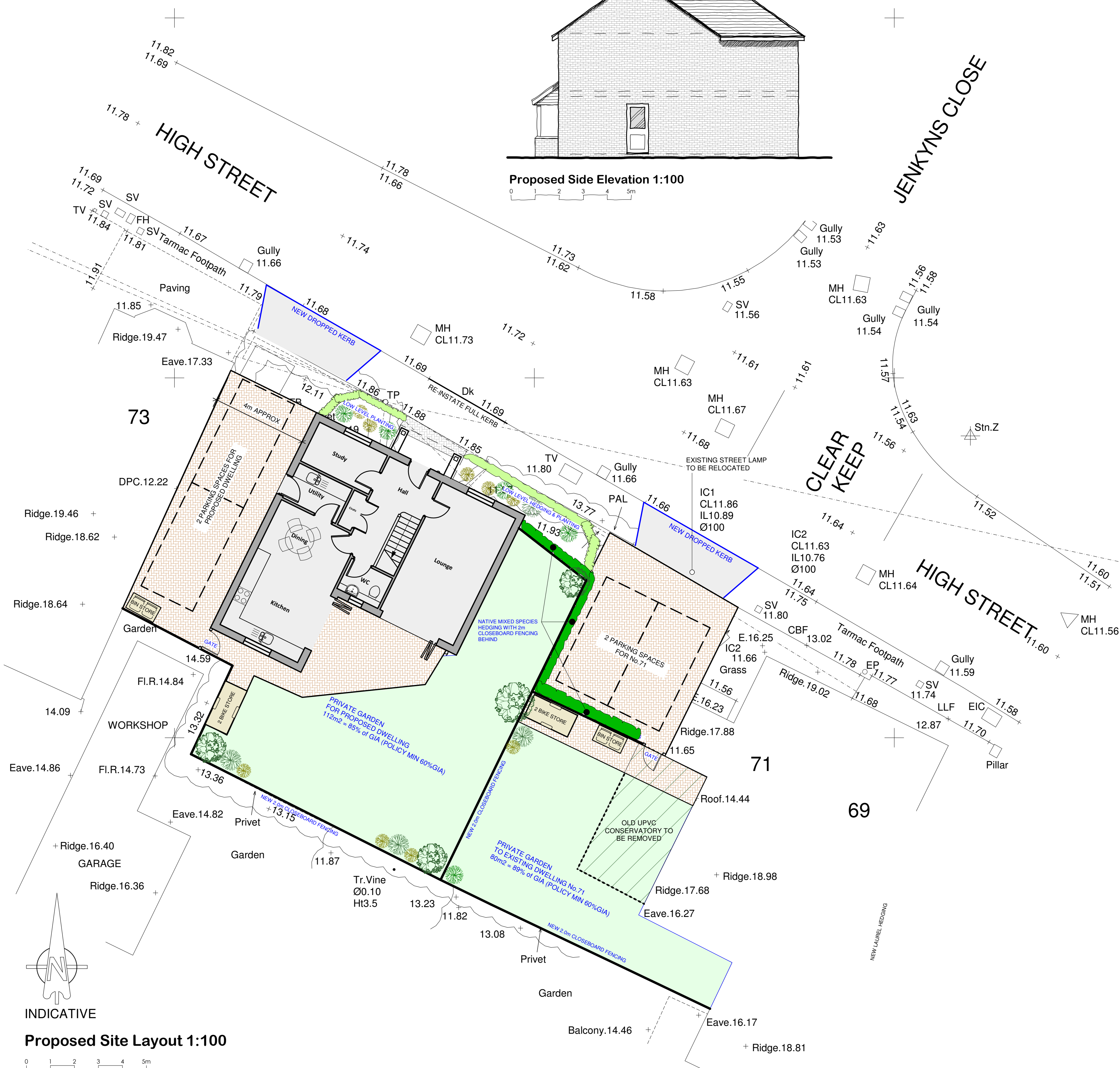
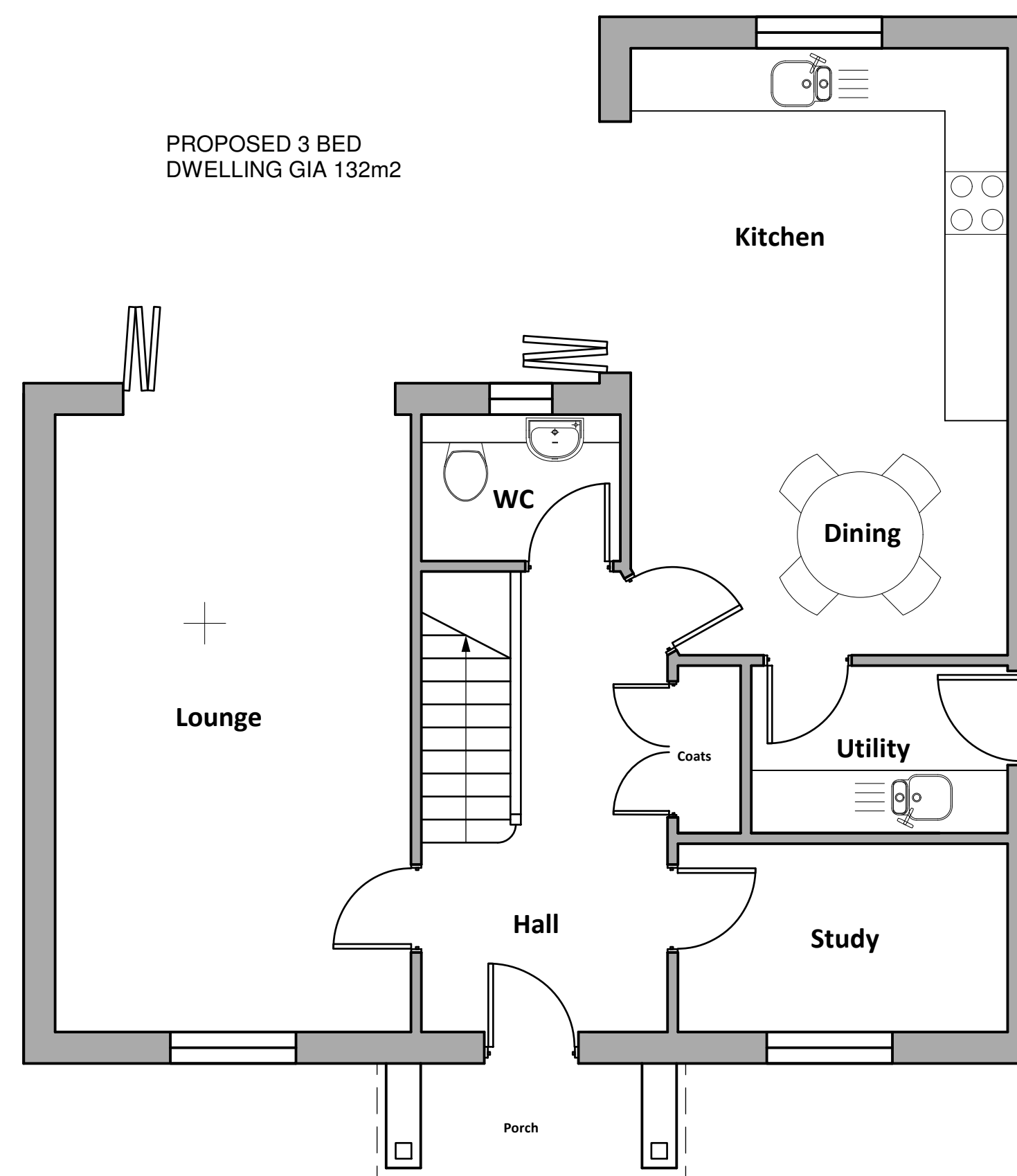
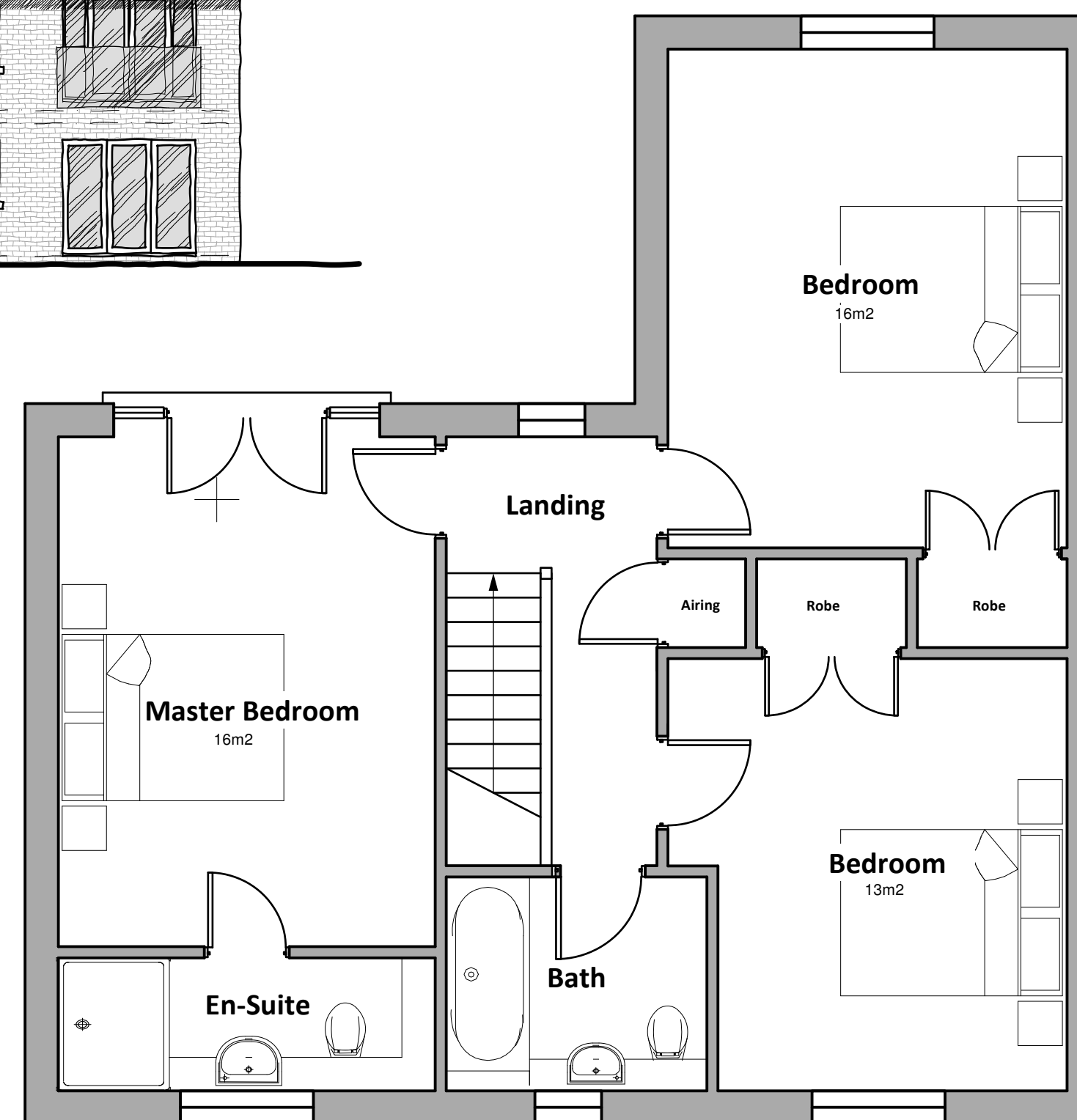
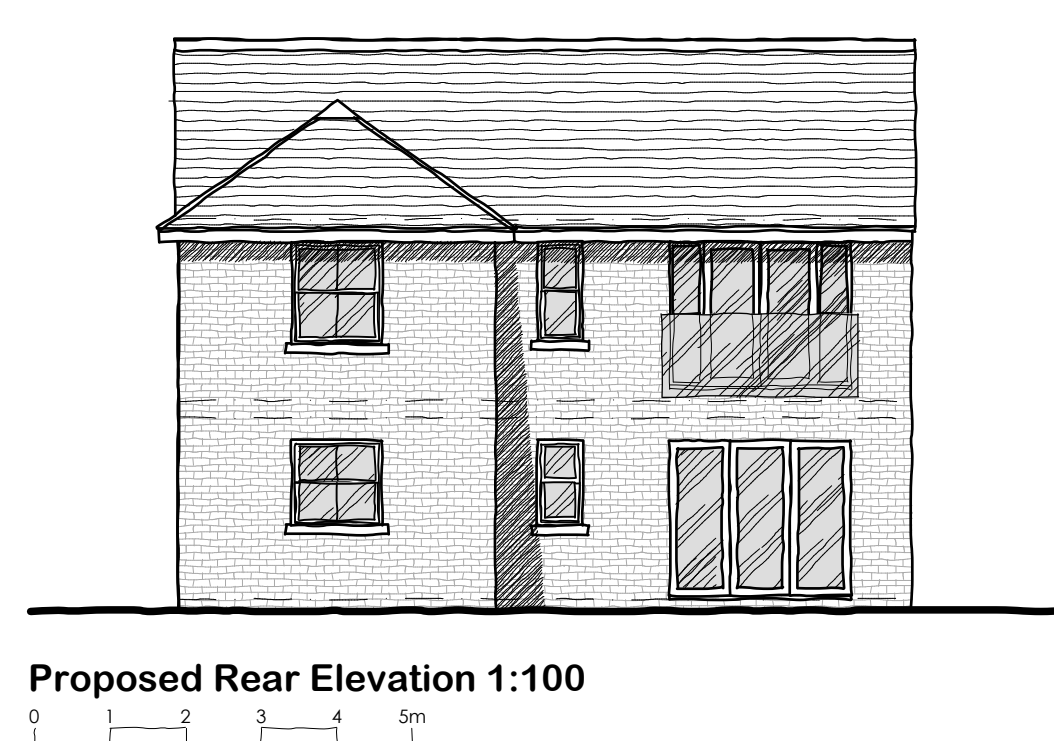
SITE AERIAL PHOTOGRAPH (2023)

LAND AT 71a HIGH STREET
BOTLEY
SOUTHAMPTON
SO30 2ES

FIGURE 4

PROPOSED SITE LAYOUT PLAN

LAND AT 71a HIGH STREET
BOTLEY
SOUTHAMPTON
SO30 2ES



Woodview Studio
78 Pitmore Road
Allbrook
Hampshire
SO50 4LW

IMPORTANT NOTES

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER TO COMPLY WITH THE PARTY WALL ACT 1996.

IT IS THE SOLE RESPONSIBILITY OF THE BUILDING OWNER TO DRAW UP ALL LEGAL AGREEMENTS WITH ADJOINING PROPERTY OWNERS TO COVER THE OVER HANGING OF ANY FASCIAS, GUTTERING, FOUNDATIONS OR ANY PART OF THE BUILDING. J DESIGN & PLANNING LTD MAY NOT BE HELD RESPONSIBLE IN ANY WAY FOR ANY LEGAL COSTS OR OTHER COSTS INCURRED THROUGH NEIGHBOURHOOD DISPUTES.

USE FIGURED DIMENSIONS ONLY, DO NOT SCALE OFF DRAWINGS EXCEPT FOR PLANNING PURPOSES. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED. CLIENTS AND CONTRACTORS TO CHECK ALL DRAWINGS AND TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO WORKS COMMENCING. ANY DISCREPANCIES DIMENSIONS OR BOUNDARY LOCATIONS TO BE BROUGHT TO THE ATTENTION OF DESIGN & PLANNING LTD BEFORE ANY FURTHER WORKS TAKE PLACE ON SITE.

THIS DRAWING REMAINS THE COPYRIGHT OF J DESIGN & PLANNING LTD AND MAY NOT BE COPIED, ALTERED OR REPRODUCED IN ANY FORM OR PASSED TO A THIRD PARTY WITHOUT THE WRITTEN CONSENT OF J DESIGN & PLANNING LTD.

BUILDING REGULATION DRAWINGS

DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DETAIL UNDER SEPARATE COVER. ALL STRUCTURAL ELEMENTS INDICATIVE IN APPEARANCE ONLY. REFER TO STRUCTURAL ENGINEER'S REPORT FOR DETAIL & DESIGN OF STRUCTURAL ELEMENTS AND CONNECTIONS. CONTRACTOR TO DETERMINE INSTALLATION HEIGHTS OF BEAMS & PADSTONES ON SITE AS REQUIRED.

ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO STARTING WORK.

SPECIFICATIONS SUBJECT TO CHANGE UNTIL BUILDING REGULATION 'FULL PLANS' APPROVAL HAS BEEN ISSUED.

WORK CARRIED OUT PRIOR TO RECEIPT OF BUILDING REGULATION 'FULL PLANS'
APPROVAL AT CLIENT'S OWN RISK.

CLIENT TO CONTACT SOUTHERN WATER TO ESTABLISH ANY POTENTIAL SEWERS WITHIN OR CLOSE TO THE SITE BOUNDARIES AND TO ACCURATELY LOCATE MAINS SEWER POSITIONS, DEPTHS AND DIAMETERS, PRIOR TO ANY WORK COMMENCING ON SITE.

FOLLOWING BUILDING CONTROL 'FULL PLANS' APPROVAL (INCLUDING CONDITIONAL APPROVAL), ALL RESPONSIBILITIES IN RELATION TO 'Construction (Design and Management) Regulations 2015 (CDM 2015)' ARE DEEMED TO BE PASSED TO THE 'PRINCIPAL CONTRACTOR' APPOINTED BY THE CLIENT. DESIGN & PLANNING LTD CANNOT BE HELD RESPONSIBLE THEREAFTER FOR ANY FAILURE OF THE CONTRACTOR TO ABIDE BY THE REGULATIONS.

CLIENT
S & S Properties (Southern) Ltd.

PROJECT
71 High Street,
Botley,
Hampshire,
SO30 2ES.

STAGE

Stage 3 - Planning

DRAWING
**Proposed New Dwelling
& Site Layout.**

DRAWING NUMBER
458_03_A

DATE
September 2023

SCALE
1:100 & 1:50 @A1

REVISIONS

A - 09.11.23 - Revised site layout following L.A. comment.

INDICATIVE

Proposed Site Layout 1:100

0 1 2 3 4 5

APPENDICES

APPENDIX A

SITE PHOTOGRAPHS



Photograph 1: Site area cleared and foundations marked out.



Photograph 2: Digging of the foundations



Photograph 3: Continuation of digging of the foundations



Photograph 4: Continuation of digging of the foundations



Photograph 5: Observation of site soils consisting of natural clayey sands



Photograph 6: Further examples of site soils



Photograph 7: Gravels within clayey sands. Water within the trench.



Photograph 8: Foundations completed to ground level.



Photograph 9: Dwelling completed and rear gardens surfaced with topsoil



Photograph 10: View of new dwelling from the roadside



Photograph 11: Landscaping scheme at the front of the property.



Photograph 12: Completed rear turf at the site.



Photograph 13: Completed rear turf at the site.

APPENDIX B

COPY OF PLANNING CONDITION NOTICE

MR JOHN ESSEX
J DESIGN & PLANNING LTD
78 PITMORE ROAD
EASTLEIGH
SO50 4LW

Application	F/23/96117
Please ask for	Summer Sharpe
Direct dial	023 8068 8841
Working hours	Mon to Fri 8:30am to 5pm
Email	summer.sharpe@eastleigh.gov.uk

Thursday 25 January 2024

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/23/96117

In pursuance of their powers under the above Act and in accordance with your application received on Friday 6 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed 3 bedroom two storey detached dwelling with associated parking and access alterations, following removal of existing outbuildings.

Site: 71 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Proposed New Dwelling & Site Layout 458_03_A
 - Street Scene, Site & Location Plans 458_04_A

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (if any – which shall be undertaken by a specialist contractor, whereby if asbestos is found it shall be managed in accordance with ‘Control of Asbestos Regulations CAR 2012’) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process
 - (i) Details of noise mitigation measures
 - (j) Precautionary working methods (to protect hedgehogs and amphibians)
- Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

- 4 No development shall commence until details for the sustainable disposal of surface water and the disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 5 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

- 6 No construction, demolition, or deliveries to the site shall take place except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 7 No deliveries to the site shall take place during the term time of Botley C of E Primary School, except between the hours of 0900 to 1430 and 1600 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings and school.

- 8 No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight splays are provided by the reduction of any fence, wall or landscaping on the overall site fronting High Street (in the area contained between the carriageway and the dwelling line) being kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety.

- 9 A contaminated land watching brief should be followed at all times during construction works and confirmation of this shall be submitted to by the Local Planning Authority (LPA) prior to completion. This shall include: the outcome of the watching brief, and confirmation that any excavated soils have been appropriately disposed of. In the event that previously unidentified contamination is found during the watching brief it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with best practice as outlined in BS10175:2011 and CLR11. Any gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015, Claire RB17 and CIRIA C665.

Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

- 10 Any imported soils required for the development should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 11 Before use of the development is commenced the existing redundant sections of access(es) from the site to High Street shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details which have been submitted to and approved by the Planning Authority.

Reason: In the interests of highway safety.

- 12 Prior to first occupation a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including boundary treatments (which shall not exceed 0.6m where fronting High Street), and biodiversity enhancements) and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard, and maintained thereafter.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 13 Prior to development above damp proof course (DPC), details of measures to protect future occupiers of the development from noise and air pollution associated with High Street have been submitted to, and agreed in writing by the Local Planning Authority. The agreed measures shall then be implemented and retained in full working order throughout the lifetime of the development.

Reason: The application site falls within an Air Quality Management Area and is subject to significant levels of noise and air pollution.

- 14 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading

upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 15 Prior to first occupation, the vehicle parking, bin and cycle storage shall be provided in accordance with the approved plans and thereafter permanently retained.

Reason: To make provision for off street parking for the purpose of highway safety.

- 16 Prior to the first occupation of the approved development, supporting information to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To achieve water efficiency requirements in the interest of environmental sustainability, in accordance with Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.

- 17 Prior to development above DPC, details (and samples where requested) of the materials to be used in the construction of the external surfaces (including rainwater goods) of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 18 Prior to the occupation of any dwelling hereby approved, evidence that the dwelling complies with Part M4(2) standard (Accessible and adaptable

dwellings) of the building regulations for new build residential development (or future equivalent), shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development permitted by Class A, of Part 2 Schedule 2 of the Order shall be carried out forward of the principal elevation, without the prior written consent of the Local Planning Authority.

Reason: To ensure that any boundary treatment fronting High Street is of an appropriate height to not have an adverse impact upon highways safety.

- 20 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision

Reason: To comply with Section 28(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

Note to Applicant:

Subsequent to any planning permission, further permission will be required from Hampshire County Council to undertake the vehicle crossover/ drop kerb works on the highway. Details can be found on the following link:
<https://www.hants.gov.uk/transport/parking/droppedkerbs>

Note to Applicant:

In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully



Nicholas Parker
Planning Manager

N.B. See Attached Notes

Application DC/24/97979
Please ask for Rachael Morris
Direct dial 023 8068 8463
Email rachael.morris@eastleigh.gov.uk

MRS SADAF POURZAND-RANA
THE ERICAS
PINEHURST ROAD
SOUTHAMPTON
SO16 7FZ

Friday 8 November 2024

Dear Mrs Pourzand-Rana,

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 09 August 2024 and made valid on 14 August 2024, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/24/97979
Description: Discharge of conditions 3 (construction statement), 4 (foul and surface water drainage), 10 (imported soils), 12 (landscape scheme), 13 (noise and air pollution), and 17 (external materials) from application F/23/96117 for 'Proposed 3 bedroom two storey detached dwelling with associated parking and access alterations, following removal of existing outbuildings'.
Site: 71 HIGH STREET, BOTLEY, SOUTHAMPTON, SO30 2ES

<u>Condition</u>	<u>Details</u>	<u>Compliance and Date</u>
3	No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include: (a) A programme of and phasing of demolition (if any – which shall be undertaken by a specialist contractor, whereby if asbestos is found it shall be managed in accordance with 'Control of Asbestos Regulations CAR 2012') and construction work; (b) The provision of long term facilities for contractor parking;	<u>Details approved</u> <u>15/10/2024</u>

	(c) The arrangements for deliveries associated with all construction works; (d) Methods and phasing of construction works; (e) Access and egress for plant and machinery; (f) Protection of pedestrian routes during construction; (g) Location of temporary site buildings, compounds, construction material, and plant storage areas; (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process; (i) Details of noise mitigation measures; (j) Precautionary working methods (to protect hedgehogs and amphibians). Demolition and construction work shall only take place in accordance with the approved method statement. Document: Construction Environmental Management Plan (CEMP), Revision D, dated 15/10/2024	
4	No development shall commence until details for the sustainable disposal of surface water and the disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Document: SuDSmart Plus Sustainable Drainage Assessment (2024-07-23)	<u>Details approved</u> <u>16/09/2024</u> The proposed rainwater harvesting system should be designed, installed and maintained to current British Standards to ensure that measures are in place to protect the public water supply and avoid cross contamination.
10	Any imported soils required for the development should be demonstrated to be suitable for its intended end use and meet the approval of the Local Planning Authority prior to use on site.	<u>Partial discharge</u> <u>07/10/2024</u> Evidence of the use of this topsoil should be provided to the local authority, in the form of

		invoice, transfer/delivery tickets, etc. in order to fully discharge the condition.
12	Prior to first occupation a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping (including boundary treatments (which shall not exceed 0.6m where fronting High Street), and biodiversity enhancements) and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard, and maintained thereafter. Plan: Landscape plan (1064/LP1 Rev D)	<u>Details approved</u> <u>07/11/2024</u>
13	Prior to development above damp-proof course (DPC), details of measures to protect future occupiers of the development from noise and air pollution associated with High Street have been submitted to, and agreed in writing by the Local Planning Authority. The agreed measures shall then be implemented and retained in full working order throughout the lifetime of the development. Document: Acoustic Report Ian Sharland 1 October 2024 (V.2)	<u>Details approved</u> <u>10/10/2024</u>
17	Prior to development above DPC, details (and samples where requested) of the materials to be used in the construction of the external surfaces (including rainwater goods) of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Document: Materials schedule	<u>Details approved</u> <u>29/10/2024</u>

Yours faithfully



Nicholas Parker
 Planning Manager

APPENDIX C

IMPORTED SOILS CERTIFICATE

**71 HIGH STREET, BOTLEY,
SOUTHAMPTON, SO30 2ES**

SOIL
DISCHARGE OF CONDITION 10
APPLICATION NO: F/23/96117

**5 STUDIO
FIFTY FOUR**

1.0 TOP SOIL

Rolawn Turf & Lawn Seeding Topsoil will be used due to its superior quality and benefits. It is nutrient-rich, well-draining, consistent in quality, low in stones, and easy to work with. It supports strong root development, is certified and tested, and versatile for various lawn applications. These qualities help establish and maintain a healthy lawn.





Analysis Report

Client: Alsoils Ltd
Windmill Down Farm
Church Lane
Waterlooville
Hampshire
PO7 4RT
United Kingdom

Sample Details: 1 soil sample for Top Soil Analysis

Date report issued: 11 December 2024 Issue Number: 1

Number of pages (including this one): 6

Accreditation

All analytes marked ^M have been analysed under the scope of our MCERTS accreditation

All analytes marked ^U have been analysed under the scope of our UKAS accreditation

All analytes marked ^m have been subcontracted and analysed under the scope of their MCERTS accreditation

All analytes marked ^u have been subcontracted and analysed under the scope of their UKAS accreditation

All results labelled with an asterisk (*) are non-conforming due to incorrect sample storage or handling. The result may be invalid.

All comments are beyond the scope of our accreditation.

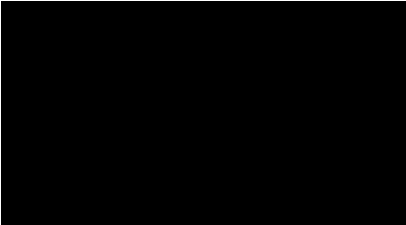
The results shown in this test report specifically refer to the sample(s) tested as received unless otherwise stated.

This report shall not be reproduced except in full, without written approval of Envirochem.

Unless sampled by Envirochem, all sample details supplied by client.

Uncertainty of measurement is not accounted for in reported results

Signed on behalf of Envirochem by an authorised signatory



Dan Dockree

Authorised Signatory



Soil Analysis Report

(Analysed in accordance with BS 3882:2015)

Client: Alsoils Ltd
 Sample Lab Reference: Job: 24-45538-Samp. 147097
 Site Details: Windmill Down Farm, Church Lane,
 Sample Point: Sandy Loam
 Date Sampled: 2 December 2024
 Sampled By: Client
 Sample Description: Soil - Sandy Loam
 Table 1 : Soil Texture (% m/m)

Submitted By: Client
 Date Received: 2 December 2024
 Date Analysis Started: 2 December 2024
 Date Completed: 11 December 2024

Texture	Method	Sample Result	Multipurpose Topsoil Range	Specific Purpose Range				
				Acidic	Calcareous	Low Fertility	Low Fert.Acidic	Low Fert. Calc.
Clay Content (%)	5.05	10	5 - 35					
Silt Content (%)	5.05	20	0 - 65					
Sand Content (%)	5.05	70	30 - 85					
Soil Texture Class	5.05	Sandy loam	Note: see soil texture triangle in BS3882:2015 for allowed soils					

Table 2 : Mass Loss on Ignition (%)

Clay percentage	Method	Sample Result	Multipurpose Topsoil Range	Specific Purpose Range				
				Acidic	Calcareous	Low Fertility	Low Fert. Acidic	Low Fert. Calc.
Clay (5 - 20 %)	6.09	< 1.0	3 - 20	3 - 30	3 - 30	2 - 20	2 - 20	2 - 20
Clay (20 - 35 %)	6.09		5 - 20	5 - 30	5 - 30	2 - 20	2 - 20	2 - 20

Table 3 : Maximum Coarse Fragment Content (% (m/m))

Particle size	Sample Result	Multipurpose Topsoil Range	Specific Purpose Range				
			Acidic	Calcareous	Low Fertility	Low Fert. Acidic	Low Fert. Calc.
> 2 mm	27.1		0 - 30				
> 20 mm	0.0		0 - 10				
> 50 mm	0		0				

Table 4 : Chemical Analysis (air-dried, sieved (<2 mm) soil)

Analyte	Dev. code	Method	Sample Result	Multipurpose Topsoil Range	Specific Purpose Range				
					Acidic	Calcareous	Low Fertility	Low Fert. Acidic	Low Fert. Calc.
soil pH Value ^M	not dev.	5.06, 603	8.44	5.5 - 8.5	3.5 - 5.5	7.5 - 9.0	3.5 - 9.0	3.5 - 5.5	7.5 - 9.0
Calcium Carbonate (%)		6.07	1.9	-	-	> 1	-	-	> 1

Table 5 : Available Plant Nutrient Content

Analyte	Method	Sample Result	Multipurpose Topsoil Range	Specific Purpose Range				
				Acidic	Calcareous	Low Fertility	Low Fert. Acidic	Low Fert. Calc.
Nitrogen (% m/m)		0.42	> 0.15	> 0.15	> 0.15	-	-	-
Extractable Phosphate (mg/l)	6.08	< 3.0	16 - 140	16 - 140	16 - 140	< 20	< 20	< 20
Extractable Potassium (mg/l)	6.08	1300	121 - 1500	121-1500	121-1500	-	-	-
Extractable Magnesium (mg/l)	6.08	46.0	51 - 600	51 - 600	51 - 600	-	-	-
Carbon:Nitrogen Ratio		12.5	< 20:1	< 20:1	< 20:1	< 35:1	< 35:1	< 35:1
Soil Electrical Conductivity		1450.0	< 3300	-				
Exchangeable Sodium (%) 1)	6.08	5.43	< 15					

1) Need be measured only if the electrical conductivity is greater than 2800 us/cm

Table 6 : Phytotoxic Contaminants (by soil pH) (mg/kg) analyses carried out on air dried samples

	Dev. code	Method	Sample	Multipurpose and Specific purpose Topsoils		
Soil pH Range				< 6.0	6.0 - 7.0	> 7.0
Zinc ^M	not dev.	5.18 & 6.08	64	< 200	< 200	< 300
Copper ^M	not dev.	5.18 & 6.08	17	< 100	< 135	< 200
Nickel ^M	not dev.	5.18 & 6.08	9	< 60	< 75	< 110

Table 7 : Additional Physical characteristics

	Method	Sample
Water Content (%)	6.01	23.0
Total Organic Carbon (%)	6.07	5.0
Soil Organic Matter (%)	6.09	8.6
Visible Contaminants (%)	Total Visible contaminants	0.0
	Plastic Visible contaminants	0.0
	Sharps Visible contaminants	0.0

Comments: (including details of weeds and other visible contaminants - all comments are beyond the scope of our accreditation)

Results marked with an asterisk (*) are non conforming due to sampling handling time or conditions. Therefore, the result may be invalid.
All limits are taken from BS 3882:2015

Table 8 : Additional metals (all results in mg/kg dry weight)

Analyte	Method	Sample	Soil Guideline Values		
			Residential	Allotment	Commercial
Arsenic ^M	5.18 & 6.08	8.5	37 †	43 †	640 †
Antimony	5.18 & 6.08	< 1	—	—	—
Barium	5.18 & 6.08	88	290 †	45 †	240000 †
Cadmium ^M	5.18 & 6.08	0.6	11 †	1.9 †	190 †
Chromium (total)	5.18 & 6.08	13	—	—	—
Cobalt M	5.18 & 6.08	3	—	—	—
Copper ^M	5.18 & 6.08	17	2400 †	520 †	68000 †
Mercury ^M	5.18 & 6.08	< 0.2	1.2 †	21 †	25.8 †
Molybdenum ^M	5.18 & 6.08	< 1	—	—	—
Nickel ^M	5.18 & 6.08	9	130 †	230 †	1800 †
Lead ^M	5.18 & 6.08	< 40	210 ††	84 ††	1100 ††
Selenium ^M	5.18 & 6.08	< 1	250 †	88 †	12000 †
Thallium	5.18 & 6.08	< 0.5	—	—	—
Vanadium	5.18 & 6.08	28	410 †	91 †	9000 †
Zinc ^M	5.18 & 6.08	64	3700 †	620 †	73000 †

All analytes marked ^M have been analysed under the scope of our MCERTS accreditation

Percentage >2mm not digested	5.01	27.1
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Comments: (comments are beyond the scope of our accreditation)

Limits Notes:

†" are LQM/CIEH S4ULs (suitable for use levels) taken from The LQM/CIEH S4ULs for Human Health Risk Assessment published by Land Quality Press 2015

†† are LQM/CIEH C4SLs (Category 4 Screening Levels) taken from Appendix H Provisional C4SLs for lead and based upon Soil Guideline Values

For antimony values of less than 30mg/kg are typical of uncontaminated soil - as taken from 'Site investigation and materials problems', proc Conference on Reclamation of Contaminated Land, Eastbourne, Oct 79.

Table 9: PAH in soil (all results in mg/kg dry weight)

Analyte	Method	Sample	Soil Guideline Values		
			Residential	Allotment	Commercial
PAH (total)	6.05	14.3	---	---	---
Naphthalene	6.05	< 0.10	2.3	4.1	190
Acenaphthylene	6.05	< 0.10	170	28	83000
Acenaphthene	6.05	< 0.10	210	34	84000
Fluorene	6.05	< 0.10	170	27	63000
Phenanthrene	6.05	0.17	95	15	22000
Anthracene	6.05	0.51	2400	380	520000
Fluoranthene	6.05	2.74	280	52	23000
Pyrene	6.05	2.11	620	110	54000
Benz(a)anthracene	6.05	0.99	7.2	2.9	170
Chrysene	6.05	0.86	15	4.1	350
Benzo(b)fluoranthene	6.05	1.87	2.6	0.99	44
Benzo(k)fluoranthene	6.05	1.90	77	37	1200
Benzo(a)pyrene	6.05	0.57	2.2	0.97	35
Dibenz(a,h)anthracene	6.05	< 0.10	0.24	0.14	3.5
Benzo(g,h,i)perylene	6.05	0.65	320	290	3900
Indeno(1,2,3-c,d)pyrene	6.05	1.82	27	9.5	500

Comments: (comments are beyond the scope of UKAS accreditation)

Limits are LQM/CIH S4ULs (suitable 4 use levels) taken from The LQM/CIH S4ULs for Human Health Risk Assessment published by Land Quality Ltd. 2015 based upon Soil Organic Matter of 1%

Table 10: TPH in soil (all results in mg/kg dry weight)

Analyte	Method	Sample	Soil Guideline Values		
			Residential	Allotment	Commercial
TPH total (C10 - C40)	6.04	211	---	---	---
TPH aromatic (C5 - C7)	6.04	< 0.01	70	13	26000
TPH aromatic (C7 - C8)	6.04	< 0.01	130	22	56000
TPH aromatic (C8 - C10)	6.04	< 5.00	34	8.6	3500
TPH aromatic (C10 - C12)	6.04	< 5.0	74	13	16000
TPH aromatic (C12 - C16)	6.04	< 5.0	140	23	36000
TPH aromatic (C16 - C21)	6.04	8.6	260	46	28000
TPH aromatic (C21 - C35)	6.04	134	1100	370	28000
TPH aliphatic (C5 - C6)	6.04	< 0.01	42	730	3200
TPH aliphatic (C6 - C8)	6.04	< 0.01	100	2300	7800
TPH aliphatic (C8 - C10)	6.04	< 5.00	27	320	2000
TPH aliphatic (C10 - C12)	6.04	< 5.0	130	2200	9700
TPH aliphatic (C12 - C16)	6.04	< 5.0	1100	11000	59000
TPH aliphatic (C16 - C21)	6.04	5.1	65000	260000	1600000
TPH aliphatic (C21 - C35)	6.04	23.9	65000	260000	1600000

Method Summaries:-

- 5.01 - Soil sample pre-treatment, air-drying, crushing, sieving and subdividing (BS ISO 11464:2006)
- 5.02 - Solvent extraction (acetone/heptane) of soils for hydrocarbon analyses (BS 16703:2004)
- 5.04 - Aqueous leaching of soil and waste samples (BS 12457-2:2002)
- 5.05 - Soil texture classification
- 5.06 - Aqueous extraction of dried soils/sludges/waste in a ration of 2.5:1 (BS 1377-3:1990 Section 9)
- 5.18 - Digestion of solid samples in aqua-regia using hot-block for metals analysis (EPA 200.2 rev.2.8)
- 6.01 - Gravimetric determination of water content of solid samples by oven drying at 105°C.(BS 7755-3.1:1995)
- 6.02 - Determination of anions by ion chromatography (EPA 300.1 1999)
- 6.03 - Determination of pH in aqueous samples and extracts by pH electrode.
- 6.04 - Determination of petroleum hydrocarbons by Gas chromatography of solvent extracts (FID) (BS 16703:2004)
- 6.05 - Determination of poly-aromatic- hydrocarbons by gas chromatography linked mass spectrometry (GC-MS)
- 6.06 - Determination of poly-chlorinated-biphenyls (PCBs) by gas chromatography linked mass spectrometry (GC-MS)
- 6.07 - Determination of dissolved organic carbon (DOC) and total organic carbon (TOC) by furnace combustion and infra-red detection of carbon dioxide.
- 6.08 - Determination of metals in digests and leachates by inductively coupled plasma optical emission spectrophotometry (ICP-OES) (EPA 6010C)

Deviating Codes:

- A - No sample date provided
- B - No Sample time provided (water samples only)
- C - Incorrect sample container
- D - Incorrect storage temperature
- E - Insufficient sample
- F - Time from sampling to receipt exceeded
- G - Time from sampling to analysis exceeded
- P - No sample preservative (for bacti samples only)

