

NFC Homes

Via email only: ssutherland@nfchomes.co.uk

8th July 2022

Our Ref.: 19623/LR/V/CS

Dear Sandy

Re: Land adjacent to 1 St Helen Close, Cowley, Hillingdon UB8 3RS

Following presentation and acceptance of Soils Limited RMS and Appraisal Ref: 19160/RMS/LR dated 12th March 2021, Soils Limited have been further commissioned to provide validation and verification of compliance with the RMS by the Client during the development of the site.

This validation and verification procedure undertaken in line with current UK guidance, follows the methodology outlined in the initial RMS which is enclosed as Appendix 1 for reference. The RMS notes specific reliance on the following documents produced by Soils Limited and to which reference should be made to ensure continuity of process:

- Preliminary Investigation Report (Soils Limited, Report ref: 18255/PIR, November 2020)
- Main Investigation Report (Soils Limited, Report ref: 18255/MIR, December 2020)

The site location plan is noted in Appendix 1 within the RMS and in the above noted documents.

Remediation Strategy

The agreed Remediation Strategy was to comprise removal of unsuitable materials in identified high risk garden areas and replacement to 450mm minimum depth with Subsoil and Certified Topsoil. Gas and water risks requiring remediation had already been discounted, but a Discovery Strategy was to be emplaced throughout the works.

Validation Requirements

These were noted on Page 3 of the RMS (19160/RMS/LR) and can be summarised as:

- Imported materials in garden areas to be proven to be sufficient thickness, suitable and fit for purpose
- Certification to be acquired for all imported soil materials prior to importation to confirm suitability
- Provision of summary and details of materials removed from and imported onto site
- Confirmation of any net changes in site levels as a result of development
- Confirm Discovery Strategy in place – if not acted upon a statement to this effect will be required from the groundworker and/or developer or Client



Site
Investigation



Geotechnical
Consultancy



CPTu
Probing



Contaminated Land
& Groundwater



Basement Impact
Assessments



EMF & GPR
Utility Tracing



Topographic
Surveying



UAV Photography
& 3D survey

Evidence Provided

Details regarding thickness of emplacement have been provided by the Client in the form of Photographs of each identified location (Plots 1-5) a selection of which are included for reference as Appendix 2.

It is also noted, even though not specifically required by the RMS, geotextile sheet has been used to provide an additional break layer for added protection, this was confirmed as being suitable and fit for purpose by Soils Limited prior to installation.

The locations of the plots and emplacements are confirmed by the Horticultural Map approved by Planning in Appendix 3, which also provides evidence of the dimensions of the garden areas.

The imported materials were approved by Soils Limited as being suitable and fit for purpose prior to emplacement as noted in the certification provided in Appendix 4.

Topsoil was further specified in relation to procurement as requiring compliance with appropriate British Standards, as noted on (and confirmed by) the Topsoil Delivery Tickets enclosed in Appendix 5.

Using the information provided on the Horticultural Map (Appendix 3), the landscaped areas total 224m² and the RMS required excavation to at least 0.45m in garden areas.

This therefore required a total of approximately 100m³ of ground to be removed and therefore 100m³ of new topsoil to be imported and emplaced.

The removal tickets provided by the Client (Appendix 6) approximate to 100m³ of material in ten loads.

These were legally disposed of as confirmed online (EA Licence register accessed July 2022) as having been undertaken by competent and licenced contractors in accordance with current UK waste guidance.

The Topsoil Delivery Tickets approximate to 131 tons of Topsoil which equates to roughly 0.75m per ton or the equivalent of 100m³ of imported materials.

This data confirms the materials balance across the site resulting in no net change to site levels. As such it can be confirmed that there have been no net level changes over the development.

A Discovery Strategy was emplaced during the entirety of the works and was not enacted as no unexpected and/or deleterious materials were encountered.

Formal confirmation of this by the Client and the person responsible for implementation on site of this policy and procedure is included as Appendix 7.

Soils Limited can also confirm that at no point during the development was it requested to provide professional data for, or respond to, queries regarding potential or actual activation of the Discovery Strategy.

Conclusions

On the basis of the information and evidence provided and its professional assessment of the same, Soils Limited are of the opinion that the RMS (19160/RMS/LR) has been suitably and appropriately complied with throughout the development in compliance with applicable UK legislation and guidance.

Soils Limited further consider that NFC Homes have provided sufficient evidence to establish and confirm compliance with the specific points noted and agreed in the RMS, examples of which have been included and provided as evidence in this report.

Soils Limited therefore conclude, validate and verify that in their professional opinion, compliance with the RMS has been achieved and that therefore no risk to previously identified receptors remains and further that the extant Planning Condition requirements have been complied with entire and can therefore be removed.

This report and the supporting evidence should be provided to the regulator to confirm compliance with validation and verification requirements and remove the extant condition.

If you have any further questions or comments regarding the above, please contact the undersigned.

Yours sincerely



Christopher Swainston BSc (Hons), PGCE, FGS, CGeol, CLAire QP.

Principal Environmental Engineer

CS@soilslimited.co.uk

For and on behalf of Soils Limited

Appendix 1: Copy of RMS (19160/RMS/LR) dated 12th March 2021

Appendix 2: Example Emplacement Photographs

Appendix 3: Horticultural Map

Appendix 4: Topsoil Certification

Appendix 5: Topsoil Delivery Tickets

Appendix 6: Disposal Tickets

Appendix 7: Discovery Strategy Compliance Declaration

NFC Homes

Via email only: bnam@nfchomes.co.uk

12th March 2021

Our Ref.: 19160/RMS/LR

Thomas Telford House, Sun Valley Business Park

Winnall Close

Winchester

SO23 0LB

01962 673 330

soilslimited.co.uk

Dear Bho

Re: Land adjacent to 1 St Helen Close, Cowley, Hillingdon UB8 3RS

Following further comments from the regulator (Application Ref: 56865/APP/2020/459) in relation to the above site and investigations to date undertaken by Soils Limited (ref: 18255/PIR and 18255/MIR and to which reference and reliance is assumed), Soils Limited was commissioned to undertake an options appraisal with the Client and their advisors to confirm the remediation strategy to be adopted in this case for presentation to the regulator for agreement.

Background

Following on from investigations at the site undertaken by Soils Limited, the Client has requested presentation of an appraisal and strategy to resolve the potential issues to human health identified in the reports in relation to a singular Lead exceedance in a proposed garden area. The report (Soils Limited 18255/MIR dated December 2020) detailed several options that could be explored to resolve this issue and the conclusions of the appraisal undertaken between the Client and their advisors are detailed below.

Copies of the site Location Plan / Aerial Photograph with sample locations are enclosed for reference:



Site
Investigation



Geotechnical
Consultancy



CPTu
Probing



Contaminated Land
& Groundwater



Basement Impact
Assessments



EMF & GPR
Utility Tracing



Topographic
Surveying



UAV Photography
& 3D survey

Appraisal

Various options were presented for discussion in the Soils Limited Report as noted, and following presentation of that report and consideration of the options therein, a decision on the optimal remediation methodology was agreed. It was determined by the Client and their advisors on appraisal that the following issues and goals were of most significance in concluding their strategy.

Sustainability, Compliance with current guidance and regulations and Cost Effectiveness were determined as the main goals of the appraisal process and the following items were considered the key determinants in reaching their decision:

1. Lack of significant systematic risk (shallow depth 400mm single marginal exceedance in one sample – Lead 231mg/kg)
2. Potential “Hotspots” of Lead and other deleterious materials may still be present in Made Ground
3. Site relatively small and garden/green areas limited
4. Site clearance, levelling and foundation groundworks will require removal of materials as wastes as part of the site MMP
5. The material to be removed is not defined hazardous as waste and could be re-used or recycled on other sites
6. The extant material on site is probably not suitable as garden or growing material and would not comply with UK Topsoil Standards or be in compliance with NHBC guidance for garden areas
7. Garden soils should comprise 450m of clean suitable and fit for purpose verified, certified and validated material to ensure compliance
8. As some materials will remain below hard standing but not present a significant risk – no pathway to human health very low leachability – and materials are to be removed as groundworks, no additional testing of final levels is considered necessary
9. In light of the shallow depth, planned removal and replacement and low levels noted, no barrier is required (BRE guidance on cover system suggests < 300mm actually required if subsoil remains)
10. The works will be subject to appropriate validation and verification on completion or during the works as appropriate subject to compliance with appropriate remediation guidance
11. A Discovery Strategy will be emplaced during the works

Remediation Strategy Methodology

On the basis of the above considerations and appraisal, a strategy has been determined which should achieve the noted goals. In summary, the proposed “remedial” works are to comprise:

- Removal of all materials in garden space and open areas (see Appendix A Garden and open Space Locations) to a level of at least 450mm below the final ground level on completion
- Materials below proposed hard standing and buildings will be removed as required during groundworks to allow the development to proceed and levels retained
- A discovery strategy will be in place throughout the process and enacted where appropriate
- Services will be appropriately protected in agreement with the appropriate regulator
- Suitable certified materials will be emplaced in all garden and open space areas to return the site to level and be of (at least) 450mm in thickness/depth

As required by current guidance, the above shall be subject to validation and verification to confirm compliance. This will include but not necessarily be limited to:

- Imported materials in garden areas to be proven sufficient thickness, suitable and fit for purpose by Client, regulator or third party as appropriate
- Certification to be acquired for all imported soil materials prior to importation to confirm suitability
- Provision of summary and details of materials removed from and imported onto site (required by MMP)
- Confirmation of any net changes in site levels as a result of development
- Confirm Discovery Strategy in place – if not acted upon a statement to this effect will be required from the groundworker and/or developer or Client
- Presentation of a validation report to the regulator confirming all works undertaken as agreed with appropriate evidence of compliance – photographs, documents, tickets, plans, statements, certificates, etc.

The precise details regarding practical application of the above strategy and validation are not and cannot be confirmed in terms of precise volumes to be removed and/or imported onto site, dates on which these actions could occur, details regarding sources of or locations for disposal of materials, number of validation samples to be taken, etc. As with all development works, this will vary depending on any further specific material findings during groundworks, site plans, instructions and any noted regulatory or guidance requirements.

However, these considerations will be recorded, detailed and discussed as part of the validation and verification process in line with current guidance and in consultation with any and all appropriate parties and regulators.

For imported materials as a guide, analysis should be once per 250m³ if the materials are well known (i.e. pre-certified) and one for each separate source with a minimum of 3 samples. Analysis should be for a general screening suite including typical contaminants as per the previous investigations i.e. asbestos, metals, semi-metals and hydrocarbons. Materials shall be considered suitable and fit for purpose by default if they do not exceed agreed screening values as appropriate to the end use and as required by the regulator. Example screening values may include the soil guideline values for residential with plant uptake as noted in the Soils Limited MIR report 18255/MIR Appendix C.3.

If you have any further questions or comments regarding the above, please contact the undersigned.

Yours sincerely



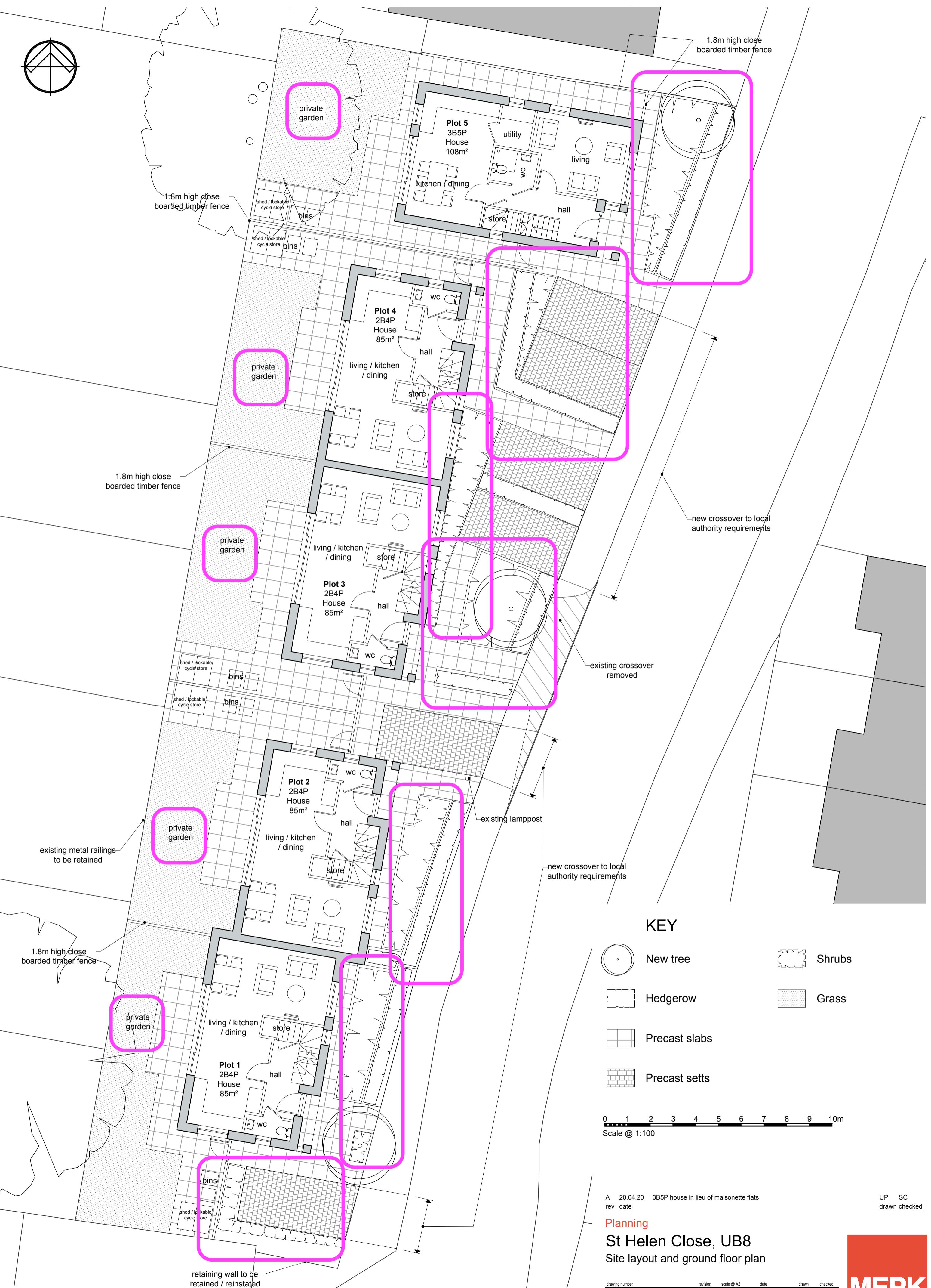
Christopher Swainston BSc (Hons), PGCE, FGS, CGeol, CLAire QP.

Principal Environmental Engineer

CS@soilslimited.co.uk

For and on behalf of Soils Limited

Appendix A: Garden and Open Space Locations



Appendix 2 Site Photographs



Photo I:

Plot I Depth Confirmation and Emplacement of Geotextile



Photo 2:

Plot 2 Depth Confirmation and Emplacement of Geotextile



Photo 3: Plot 3 Depth Confirmation and Emplacement of Geotextile

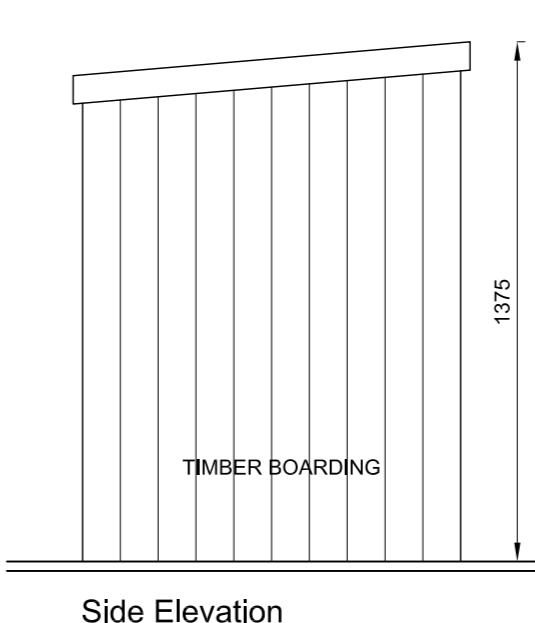
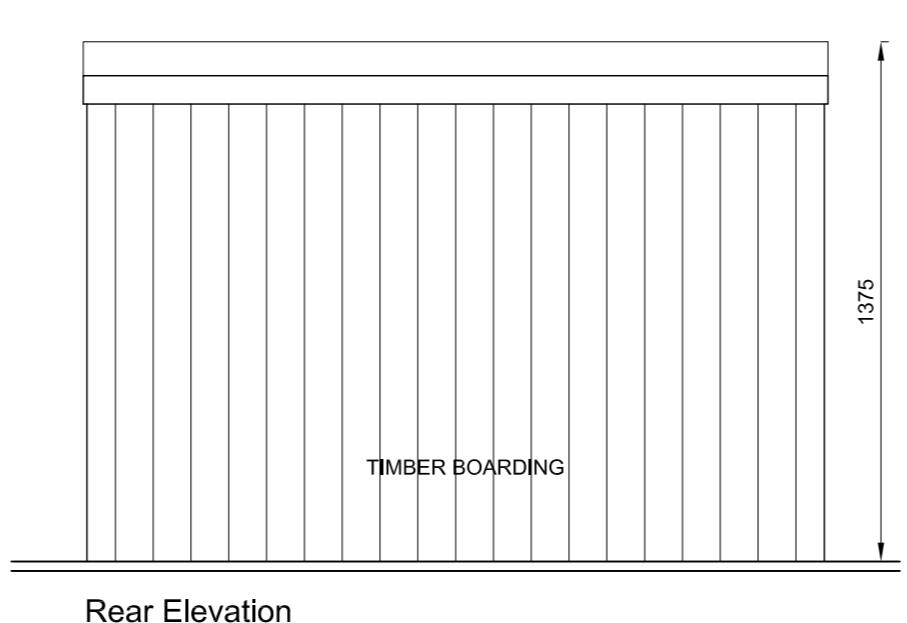
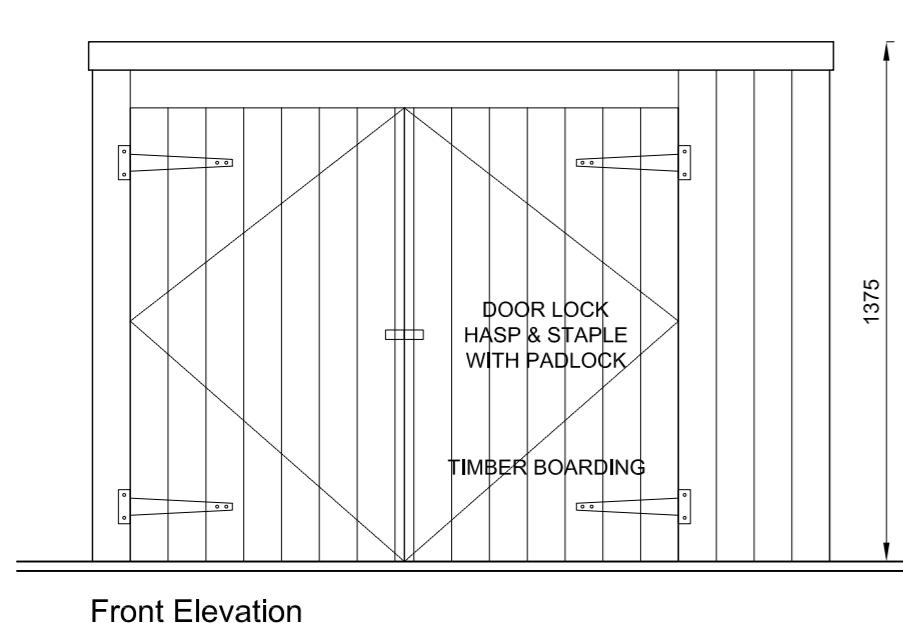


Photo 4: Plot 4 Depth Confirmation and Emplacement of Geotextile

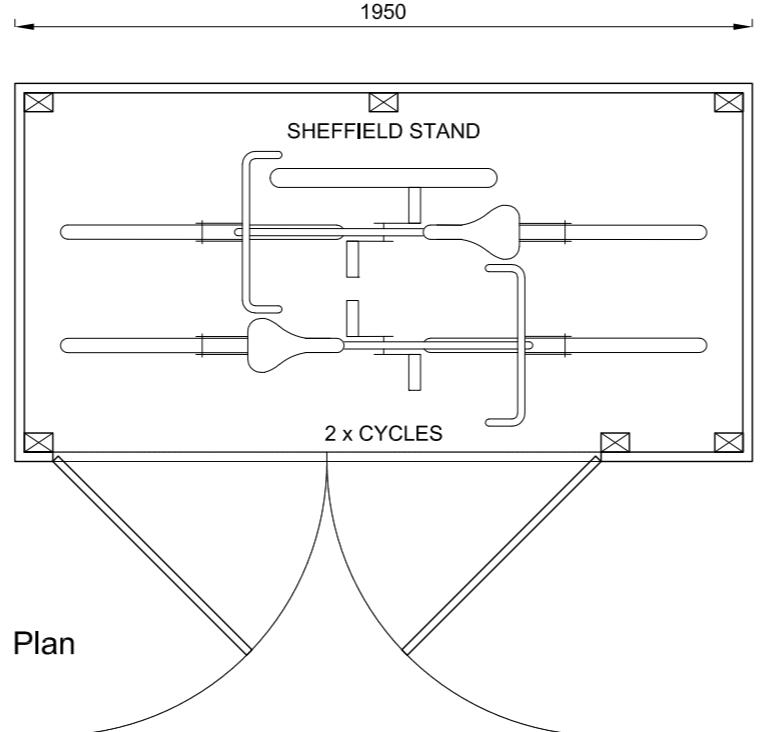


Photo 5:

Plot 5 Depth Confirmation and Emplacement of Geotextile



CYCLE STORE DETAILS - Scale 1:20



Project Residential Development
Land Adjacent to 1 St. Helen Close
Cowley
Uxbridge
UB8 3RS

Status Planning

Date 2021.03.11

Scale 1:100 / 1:20 **Size** A1

Title Site Plan - Landscape

Number 21.01-200 **Revision** D

Spires Architects
9 Monks Way | Reading | RG30 3DP
Tel: 07495 529905

This drawing is copyright and may not be reproduced in whole or part without written authority.



Amended Report

Report No.: 22-08133-2
Initial Date of Issue: 11-Mar-2022 **Date of Re-Issue:** 14-Mar-2022
Client Springbridge Direct Ltd
Client Address: Oxford Road
Denham
Middlesex
UB9 4DF
Contact(s): Bethan Morgan
Tom Hawkins
Project March Springbridge Yard
Quotation No.: Q22-26866 **Date Received:** 04-Mar-2022
Order No.: 120755 **Date Instructed:** 04-Mar-2022
No. of Samples: 2
Turnaround (Wkdays): 10 **Results Due:** 17-Mar-2022
Date Approved: 11-Mar-2022

Approved By:

Details: Stuart Henderson, Technical Manager

Results - Soil

Project: March Springbridge Yard

Client: Springbridge Direct Ltd	Chemtest Job No.: 22-08133			
Quotation No.: Q22-26866	Chemtest Sample ID.: 1384271			
Order No.: 120755	Client Sample Ref.: Topsoil			
	Client Sample ID.: Top			
	Sample Type: SOIL			
	Date Sampled: 02-Mar-2022			
	Asbestos Lab: DURHAM			
Determinand	Accred.	SOP	Units	LOD
ACM Type	U	2192		N/A
Asbestos Identification	U	2192		N/A
Moisture	N	2030	%	0.020
Soil Colour	N	2040		N/A
Other Material	N	2040		N/A
Soil Texture	N	2040		N/A
Boron (Hot Water Soluble)	M	2120	mg/kg	0.40
Cyanide (Total)	M	2300	mg/kg	0.50
Arsenic	M	2450	mg/kg	1.0
Cadmium	M	2450	mg/kg	0.10
Chromium	M	2450	mg/kg	1.0
Copper	M	2450	mg/kg	0.50
Mercury	M	2450	mg/kg	0.10
Nickel	M	2450	mg/kg	0.50
Lead	M	2450	mg/kg	0.50
Selenium	M	2450	mg/kg	0.20
Zinc	M	2450	mg/kg	0.50
Chromium (Hexavalent)	N	2490	mg/kg	0.50
Aliphatic TPH >C5-C6	N	2680	mg/kg	1.0
Aliphatic TPH >C6-C8	N	2680	mg/kg	1.0
Aliphatic TPH >C8-C10	M	2680	mg/kg	1.0
Aliphatic TPH >C10-C12	M	2680	mg/kg	1.0
Aliphatic TPH >C12-C16	M	2680	mg/kg	1.0
Aliphatic TPH >C16-C21	M	2680	mg/kg	1.0
Aliphatic TPH >C21-C35	M	2680	mg/kg	1.0
Aliphatic TPH >C35-C44	N	2680	mg/kg	1.0
Total Aliphatic Hydrocarbons	N	2680	mg/kg	5.0
Aromatic TPH >C5-C7	N	2680	mg/kg	1.0
Aromatic TPH >C7-C8	N	2680	mg/kg	1.0
Aromatic TPH >C8-C10	M	2680	mg/kg	1.0
Aromatic TPH >C10-C12	M	2680	mg/kg	1.0
Aromatic TPH >C12-C16	M	2680	mg/kg	1.0
Aromatic TPH >C16-C21	U	2680	mg/kg	1.0
Aromatic TPH >C21-C35	M	2680	mg/kg	1.0
Aromatic TPH >C35-C44	N	2680	mg/kg	1.0
Total Aromatic Hydrocarbons	N	2680	mg/kg	5.0
Total Petroleum Hydrocarbons	N	2680	mg/kg	10.0
Naphthalene	N	2700	mg/kg	0.010
				< 0.010

Results - Soil

Project: March Springbridge Yard

Client: Springbridge Direct Ltd	Chemtest Job No.: 22-08133			
Quotation No.: Q22-26866	Chemtest Sample ID.: 1384271			
Order No.: 120755	Client Sample Ref.: Topsoil			
	Client Sample ID.: Top			
	Sample Type: SOIL			
	Date Sampled: 02-Mar-2022			
	Asbestos Lab: DURHAM			
Determinand	Accred.	SOP	Units	LOD
Acenaphthylene	N	2700	mg/kg	0.010
Acenaphthene	N	2700	mg/kg	0.010
Fluorene	N	2700	mg/kg	0.010
Phenanthrene	N	2700	mg/kg	0.010
Anthracene	N	2700	mg/kg	0.010
Fluoranthene	N	2700	mg/kg	0.010
Pyrene	N	2700	mg/kg	0.010
Benzo[a]anthracene	N	2700	mg/kg	0.010
Chrysene	N	2700	mg/kg	0.010
Benzo[b]fluoranthene	N	2700	mg/kg	0.010
Benzo[k]fluoranthene	N	2700	mg/kg	0.010
Benzo[a]pyrene	N	2700	mg/kg	0.010
Indeno(1,2,3-c,d)Pyrene	N	2700	mg/kg	0.010
Dibenzo(a,h)Anthracene	N	2700	mg/kg	0.010
Benzo[g,h,i]perylene	N	2700	mg/kg	0.010
Total Of 16 PAH's	N	2700	mg/kg	0.20
Benzene	M	2760	µg/kg	1.0
Toluene	M	2760	µg/kg	1.0
Ethylbenzene	M	2760	µg/kg	1.0
m & p-Xylene	M	2760	µg/kg	1.0
o-Xylene	M	2760	µg/kg	1.0
Total Phenols	M	2920	mg/kg	0.10
				< 0.10

Results - Topsoil Report

BS3882:2015

Chemtest Job No.: 22-08133

Chemtest Sample ID.: 1384271

Client Sample Ref.: Topsoil

Sample Location:

Client Sample ID.: Top

Top Depth (m):

Bottom Depth (m):

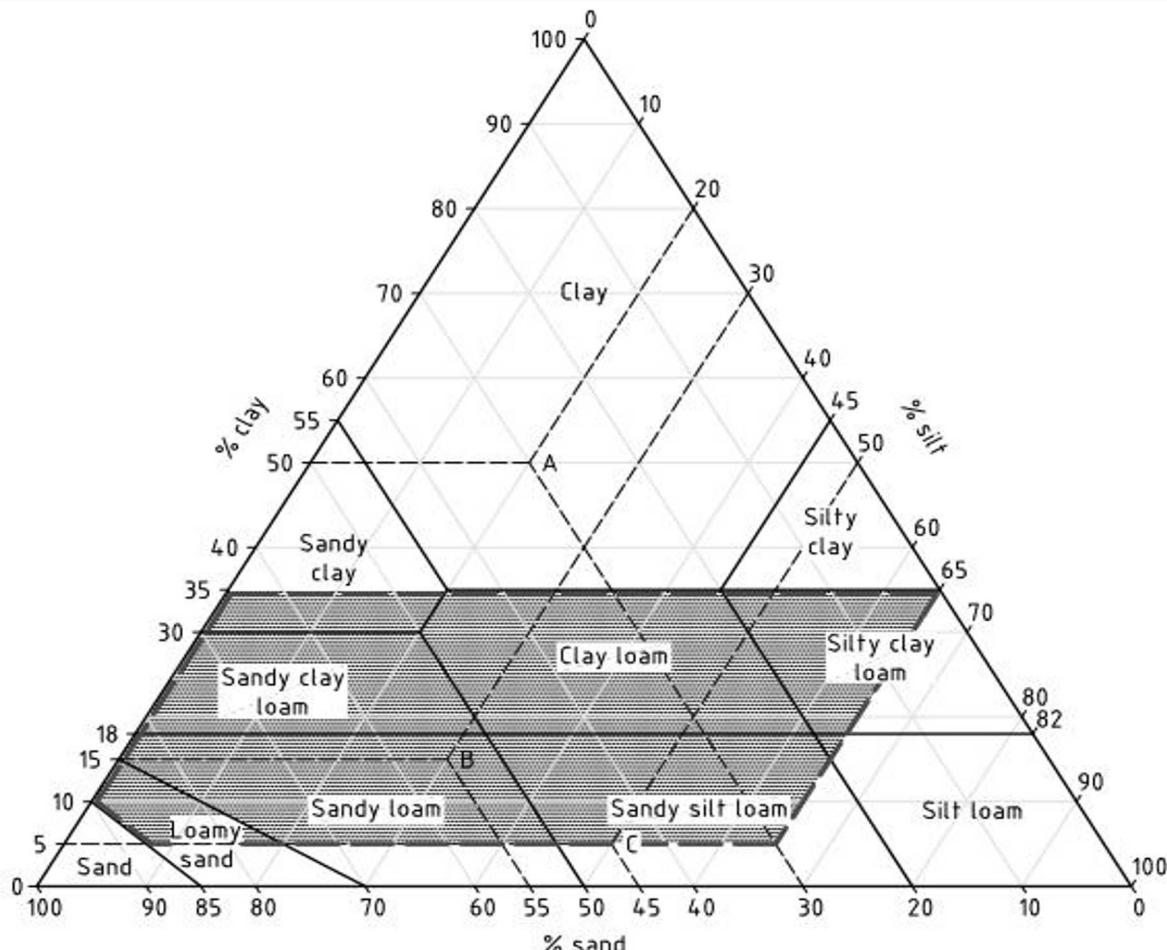
Date Sampled: 02-Mar-2022

Time Sampled:

Parameter	Units	Multipurpose Range	Result	Compliant with Multipurpose Range? (Y/N)	Compliant with Specific Purpose Range? (Y/N)		
Texture					Acid	Low F	Calc.
Clay content	%		9.7				
Silt content	%		15				
Sand content	%		76				
Soil texture class		See Attached Chart	Sandy Loam	YES			
Mass Loss on Ignition							
Clay 5-20%		3.0-20					
Clay 20-35%		5.0-20	5.7	YES	YES	YES	YES
Stone Content	% m/m						
>2mm		0-30	6.7	YES			
>20mm		0-10	< 0.020	YES			
>50mm		0	< 0.020	YES			
Soil pH value		5.5-8.5	8.2	YES	NO	YES	YES
Carbonate (Calcareous only)	%		< 0.10				NO
Electrical Conductivity	µS/cm	If >3300 do ESP	3300	YES			
Available Nutrient Content							
Nitrogen %		>0.15	0.160	YES	YES		YES
Extractable phosphorus	mg/l	16-140	56	YES	YES	NO	YES
Extractable potassium	mg/l	121-1500	780	YES	YES		YES
Extractable magnesium	mg/l	51-600	83	YES	YES		YES
Carbon : Nitrogen Ratio		<20:1	19/1	N/A	N/A	N/A	N/A
Exchangeable sodium	%	<15	11				
Available Calcium	mg/l		190				
Available Sodium	mg/l		210				
Phytotoxic Contaminants (by soil pH)		< 6.0 6.0-7.0 > 7.0					
Zinc (Nitric Acid extract)	mg/kg	<200	<200	<300	31	YES	
Copper (Nitric Acid extract)	mg/kg	<100	<135	<200	12	YES	
Nickel (Nitric Acid extract)	mg/kg	<60	<75	<110	7.9	YES	
Visible Contaminants	% mm						
>2mm		<0.5	0.000	YES			
.... of which plastics		<0.25	0.000	YES			
.... man-made sharps		zero in 1kg	0.000	YES			

Topsoil:
Texture Classification Chart

BS3882:2015



Key



Area within which the texture of topsoil is required to fall

NOTE Examples of textural classification are as follows.

- Soil A with 30% sand, 20% silt and 50% clay is in the "clay" textural class.
- Soil B with 55% sand, 30% silt and 15% clay is in the "sandy loam" textural class.
- Soil C with 45% sand, 50% silt and 5% clay is in the "sandy silt loam" textural class.

Permission to reproduce extracts from BS 3882:2015 is granted by BSI.

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

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2020	Electrical Conductivity	Electrical conductivity (EC) of aqueous extract or calcium sulphate solution for topsoil	Measurement of the electrical resistance of a 2:1 water/soil extract.
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2115	Total Nitrogen in Soils	Nitrogen	Determination by elemental analyser
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2260	Carbonate	Carbonate	Titration
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.
2400	Cations	Cations	ICP-MS
2420	Phosphate	Phosphate	Spectrophotometry - Discrete analyser
2450	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazide.
2620	LOI 440	LOI 440 Trommel Fines	Determination of the proportion by mass that is lost from a soil by ignition at 440°C.
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2700	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-FID	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenz[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Dichloromethane extraction / GC-FID (GC-FID detection is non-selective and can be subject to interference from co-eluting compounds)
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.

Report Information

Key

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

Comments or interpretations are beyond the scope of UKAS accreditation

The results relate only to the items tested

Uncertainty of measurement for the determinands tested are available upon request

None of the results in this report have been recovery corrected

All results are expressed on a dry weight basis

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

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

All Asbestos testing is performed at the indicated laboratory

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

Sample Deviation Codes

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

Sample Retention and Disposal

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

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

Charges may apply to extended sample storage

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

customerservices@chemtest.com

Appendix 5 Topsoil Import Tickets

Delivery Note	
Customer Address	14-161 100-000 Tokyo Japan
Delivery Address	14-161 100-000 Tokyo Japan
Delivery Date	2000-01-01
Delivery Time	14:00-15:00
Delivery Method	Delivery
Delivery Note	Customer Note
Delivery Status	DELIVERED
Delivery Note	
Customer Address	14-161 100-000 Tokyo Japan
Delivery Address	14-161 100-000 Tokyo Japan
Delivery Date	2000-01-01
Delivery Time	14:00-15:00
Delivery Method	Delivery
Delivery Note	Customer Note
Delivery Note	
Customer Address	14-161 100-000 Tokyo Japan
Delivery Address	14-161 100-000 Tokyo Japan
Delivery Date	2000-01-01
Delivery Time	14:00-15:00
Delivery Method	Delivery
Delivery Note	Customer Note

The image shows an open delivery note from 'Springbok'. The left page contains handwritten signatures and a date: 'J. G. 30/06/2022'. The right page has printed text, including 'Delivery Note', 'Order Number: 14547', 'Order Date: 20/06/2022', 'Customer Name: Springbok', 'Customer Address: 123 Main Street, London, UK', 'Postcode: SW1A 2AA', 'Phone Number: 020 1234 5678', and 'Email: info@springbok.com'. There is also a section for 'Delivery Details' with fields for 'Delivery Date' (set to '20/06/2022') and 'Delivery Time' (set to '10:00 AM'). The top of the page features the 'Springbok' logo.

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

8582

Registration:

SB 19 UKH

Grab Tipper Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of:

NFC LIMES

Date: 10/5/2022

Site address:

1ST HELEN CLOSE

UB9 3RS

Time on site:

Time off site:

Waiting time Cancelled job

DESCRIPTION OF WASTE

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

Quantity 8 Wheel load Weight Tonnes Waste is Loose Other

ROLONOF BINS

CASH RECEIVED

20 yd 40 yd Del Exc Coll

Amount:

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

Customer name: <u>Mihai</u>	Driver name: <u>PHILIP</u>
Customer signature: <u>Mihai</u>	Driver signature: <u>PHILIP</u>

DISPOSAL / TRANSFER POINT

Haulage only

Site name:

Ticket No:

Site address:

Ticket Attached

Waste management license no:

Exempt from license

Disposer signature:

Date:

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

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

8585

LORRY INFORMATION

CONTRACT NO.

Registration: SD19 UKG

Grab Tipper Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of: NFC HOMES

Date: 10/5/2022

Site address: 11 ST HELES CLOSE UB8 3 RS

Time on site:

Time off site:

Waiting time Cancelled job

DESCRIPTION OF WASTE

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

Quantity 8-Wheel load Weight Tonnes Waste is Loose Other

ROLONOF BINS

CASH RECEIVED

20 yd 40 yd Del Exc Coll

Amount:

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

Customer name: <u>MHHS</u>	Driver name: <u>MAPS</u>
Customer signature: <u>MAPS</u>	Driver signature: <u>ASF</u>

DISPOSAL / TRANSFER POINT

Haulage only

Site name: _____ Ticket No: _____

Site address: _____ Ticket Attached

Waste management license no: Exempt from license

Disposer signature: _____ Date: _____

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

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

Registration:

KE65 TEK

Grab Tipper Bin

0567

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of:

NFC LTD

Date:

05/05/2022

Site address:

1 ST. STEPHEN CLOSE, HOWLEY, LEEDS LS2 3RS

Time on site:

Time off site:

Vacant time

Cancelled job

DESCRIPTION OF WASTE

Soil & Stones EWC 17.05.04

Clean Hardcore EWC 17.01.07

Tarmac/Bitumen EWC 17.03.02

Mixed Construction Waste EWC 17.09.04

Other (Please specify)

EWC

Materials Delivery

SIC code

Quantity 8 Wheel load

Weight

Tonnes

Waste is

Loose

Other

ROLONOF BINS

CASH RECEIVED

20 yd 40 yd Del Exc Coll

Amount:

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

Customer name:

Driver name:

Customer signature:

Driver signature:

DISPOSAL / TRANSFER POINT

Haulage only

Site name:

Ticket No.:

Site address:

Ticket Attached

Waste management license no.:

Exempt from license

Disposer signature:

Date:

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

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

8586

Registration:

SD19 UKG

Grab Tipper Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of:

NFC HOMES

Date: 11/5/2022

Site address:

11 ST HAZES

UB8 3RS

Time on site:

Time off site:

Waiting time Cancelled job

DESCRIPTION OF WASTE

Soil & Stones EWC 17.05.04 Clean Hardcore EWC 17.01.07
 Tarmac/Bitumen EWC 17.03.02 Mixed Construction Waste EWC 17.09.04
 Other (Please specify) *11010111* EWC
 Materials Delivery SIC code

Quantity 8 Wheel load Weight Tonnes Waste is Loose Other

ROLONOF BINS

CASH RECEIVED

20 yd 40 yd Del Exc Coll

Amount:

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

Customer name: <i>Mihai</i>	Driver name: <i>Mihai</i>
Customer signature: <i>Mihai</i>	Driver signature: <i>Mihai</i>

DISPOSAL / TRANSFER POINT

Haulage only

Site name:

Ticket No:

Site address:

Ticket Attached

Waste management license no:

Exempt from license

Disposer signature:

Date:

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

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

8594

Registration:

SB99 UKG

Grab Tipper Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of: NFC HOMES

Date: 12/5/2022

Site address: ST HIELES CLOSE

UR 85 RS

Time on site:

Time off site:

Waiting time Cancelled job

DESCRIPTION OF WASTE

<input type="checkbox"/> Soil & Stones EWC 17.05.04	<input type="checkbox"/> Clean Hardcore EWC 17.01.07
<input type="checkbox"/> Tarmac/Bitumen EWC 17.03.02	<input type="checkbox"/> Mixed Construction Waste EWC 17.09.04
<input type="checkbox"/> Other (Please specify) <u>MUCKAWAY</u>	EWC <u>.....</u>
<input type="checkbox"/> Materials Delivery	SIC code <u>.....</u>

Quantity 8 Wheel load Weight Tonnes Waste is Loose Other

ROLONOF BINS

CASH RECEIVED

20 yd 40 yd Del Exc Coll

Amount:

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

Customer name: <u>REIS</u>	Driver name: <u>WAISAN</u>
Customer signature: <u>REIS</u>	Driver signature: <u>W</u>

DISPOSAL / TRANSFER POINT

Haulage only

Site name:

Ticket No:

Site address:

PO-008439

Ticket Attached

Waste management license no:

Exempt from license

Disposer signature:

Date:

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

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

8580

Registration:

SD19 UKG

Grab Tipper Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of: NFC HOMES

Date: 10/5/2022

Site address: 1 ST HELEN CLOSE

URB 83RS

Time on site:

Time off site:

Waiting time Cancelled job

DESCRIPTION OF WASTE

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

Quantity 8 Wheel load Weight Tonnes Waste is Loose Other

ROLONOF BINS

CASH RECEIVED

20 yd 40 yd Del Exc Coll

Amount:

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

Customer name: <u>MITHA</u>	Driver name: <u>MAURACIO</u>
Customer signature: <u>Signature</u>	Driver signature: <u>Signature</u>

DISPOSAL / TRANSFER POINT

Haulage only

Site name:

Ticket No:

Site address:

Ticket Attached

Waste management license no:

Exempt from license

Disposer signature:

Date:

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

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

008493

8696

Registration:

SA19 UK6

Grab Tipper Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of: AFC CLOSE

Date:

Site address: 1ST HELFM

UB8 3RS

Time on site:

Time off site:

Waiting time Cancelled job

DESCRIPTION OF WASTE

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

Quantity 8 Wheel load Weight Tonnes Waste is Loose Other

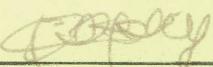
ROLONOF BINS

CASH RECEIVED

20 yd 40 yd Del Exc Coll

Amount:

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

Customer name: MIHAI	Driver name: MASAGIN
Customer signature: 	Driver signature: 

DISPOSAL / TRANSFER POINT

Haulage only

Site name:

Ticket No:

Site address:

Ticket Attached

Waste management license no:

Exempt from license

Disposer signature:

Date:

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

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

PO 00433

8610

Registration:

SD 19 UKG

Grab Tipper Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of: **NFC HOMES**

Date: **15/5/2022**

Site address: **ST HALES**

UK8

Time on site:

Time off site:

Waiting time Cancelled job

DESCRIPTION OF WASTE

Soil & Stones EWC 17.05.04 Clean Hardcore EWC 17.01.07
 Tarmac/Bitumen EWC 17.03.02 Mixed Construction Waste EWC 17.09.04
 Other (Please specify) **MUCK/ACK49** EWC

Materials Delivery SIC code

Quantity 8-Wheel load Weight Tonnes Waste is Loose Other

ROLONOF BINS

CASH RECEIVED

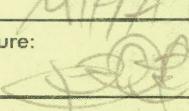
20 yd 40 yd Del Exc Coll

Amount:

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

Customer name: **MHAI**

Driver name: **MADALIN**

Customer signature: 

Driver signature: **B.C.F**

DISPOSAL / TRANSFER POINT

Haulage only

Site name: Ticket No:

Site address: Ticket Attached

Waste management license no: Exempt from license

Disposer signature: Date:

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

REIS GRAB HIRE LTD

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

LORRY INFORMATION

CONTRACT NO.

Registration:

SA19UK4

7547

Grab Tipper Bin

CUSTOMER DETAILS (PRODUCER)

On behalf of:

NFC HOMES

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

Date: 22/06/2022

Site address:

UB8 3RS ST HELEN ST

Time on site:

15:24

Time off site:

15:38

Waiting time Cancelled job

DESCRIPTION OF WASTE

Soil & Stones EWC 17.05.04

Clean Hardcore EWC 17.01.07

Tarmac/Bitumen EWC 17.03.02

Mixed Construction Waste EWC 17.09.04

Other (Please specify)

EWC

Materials Delivery SIC code

Quantity 8 Wheel load Weight Tonnes Waste is Loose Other

ROLONOF BINS

20 yd 40 yd

Del Exc Coll

CASH RECEIVED

Amount:

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

Customer name: <i>EMIRAN</i>	Driver name: <i>Original W</i>
Customer signature: <i>Begz</i>	Driver signature: <i>[Signature]</i>

DISPOSAL / TRANSFER POINT

Haulage only

Site name:

Ticket No:

Ticket Attached

Site address:

Exempt from license

Waste management license no:

Date:

Disposer signature:

REIS GRAB HIRE LTD

137B Roundwood Road, London NW10 9UL

Telephone 020 8459 1475, Mobile 07951 179590

Registered Waste Carrier, CEADWAC Carrier No. CBDU94091

LORRY INFORMATION

CONTRACT NO.

8446

Registration:

SA 19 UKH

Grab Tipper Bin

CUSTOMER DETAILS (PRODUCER)

ALL HIRES ARE SUBJECT TO CPA TERMS & CONDITIONS

On behalf of:

NFC tonnes

Date:

6/05/2022

Site address:

UB8 3RS, 1H ST HLBX CL

Time on site:

15:15

Time off site:

15:35

Waiting time Cancelled job

DESCRIPTION OF WASTE

Soil & Stones EWC 17.05.04 Clean Hardcore EWC 17.01.07

Tarmac/Bitumen EWC 17.03.02

Mixed Construction Waste EWC 17.09.04

Other (Please specify)

EWC

Materials Delivery SIC code

Quantity 8 Wheel load Weight Tonnes Waste is Loose Other

ROLONOF BINS

CASH RECEIVED

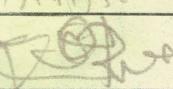
20 yd 40 yd Del Exc Coll

Amount:

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

Customer name: REIS GRAB

Driver name: CRISTIANA

Customer signature: 

Driver signature: 

DISPOSAL / TRANSFER POINT

Haulage only

Site name:

Ticket N°:

Site address:

Ticket Attached

Waste management license no:

Exempt from license

Disposer signature:

Date:

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



Chris Swainston Esq, Principal Environmental Engineer,
Soils Limited,
Sun Valley Business Park,
Winnall Close,
Winchester,
SO23 0LB.

1st July, 2022

By Email Only

Dear Chris,

Re: Land Adjacent to 1 St Helen Close, Cowley, Hillingdon, UB8 3RS – Discovery Strategy

I am writing with regards the above site of five houses, which we have recently build under Planning Application 56865/APP/2020/459.

This letter provides confirmation that NFC Homes Limited undertook a Discovery Strategy throughout the construction works. Inspections of the works were undertaken daily throughout by our Site Manager, Adrian Cristea, and no unexpected contamination was discovered at any stage.

If you require any further information, please do get in touch.

Yours sincerely,

Sandy Sutherland,
Director,
NFC Homes Limited
Co. Reg. No. 06801351

NFC Homes
78, Pall Mall, London,
SW1Y 5ES
Tel: 020 3709 8000
Fax: 020 3170 5909
Email: info@nfchomes.co.uk
www.nfchomes.co.uk

Incorporated in England & Wales.
Registered Office: 78, Pall Mall, London, SW1Y 5ES
Subject to contract unless otherwise stated.

