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Ref: 12-123 V6
Date: 8th July 2022

Countryside Properties
301 Bridgewater Place
Birchwood Park
Birchwood
Warrington
WA3 6XG

BY email

GARDEN VALIDATION BELLE VUE
PLOTS 1 & 5

An E3P engineer attended the above site to validate the thickness of the cover system that had been placed within the rear garden of plots 1 & 5 at Belle Vue.

In total 2 No. hand excavated trial pits were advanced with the resulting strata detailed to the rear of this letter.

All trial pits were completed to highlight the required cover system of 600mm (150mm topsoil and 450mm subsoil).

E3P can confirm that our independent validation demonstrates that all gardens have been installed with 150mm of certified topsoil and at least 450mm subsoil in accordance with the NHBC requirements for a site of this nature.

TOPSOIL

E3P attended site on 6th June 2022 to collect three samples of stockpiled topsoil deposits which were analysed in accordance with the E3P Remediation Strategy. Chemical analysis confirmed that these topsoil deposits were chemically suitable for use within the proposed garden areas.

Chemical analysis results are included within lab report 22-63323 (attached to this letter).

SUBSOIL

E3P attended site on 6th June 2022 to collect three samples of the stockpiled subsoil deposits which were analysed in accordance with the E3P Remediation Strategy. Chemical analysis confirmed that these subsoil deposits were chemically suitable for use within the proposed garden areas.

Chemical analysis results are included within lab report 22-63323 (attached to this letter).

Cover system validation photographs are enclosed within this letter.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

For and on behalf of E3P Ltd

Olivia Jackson
Senior Geoenvironmental Consultant

Site: Belle Vue Greyhound Stadium

Date: 04-07-2022	Project Number: 12-123
Project Manager: O. Jackson	E3P Engineer: J. Newall
Plot Numbers Validated: 1 & 5	

Chemical Laboratory Analysis

Analysis for topsoil and subsoil undertaken by I2 Analytical Laboratory using UKAS accredited methods where applicable.

Chemical analysis suite comprises heavy metals, sulphates, phenols, speciated Polycylic Aromatic Hydrocarbons (PAHs), speciated and total Petroleum Hydrocarbons (TPH) and asbestos.

Sampling frequency in accordance with the agreed Remediation Strategy. Laboratory analysis certificates attached to this validation certificate.

	Topsoil	**Subsoil**
Chemical analysis confirmed materials suitable?	Pass	Pass
Further Comments	N/A	N/A

Plot No: 1		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials

Depth of Cover System Materials

Depth of Cover System at Ground Level

Depth of Cover System in Relation to Plot

Plot No: 5		
Depth of Strata (m bgl)	0.00-0.15	Validated TOPSOIL
	0.15-0.60	Validated SUBSOIL

Depth of Cover System Materials

Depth of Cover System Materials

Depth of Cover System at Ground Level

Depth of Cover System in Relation to Plot

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Analytical Report Number : 22-63323

Project / Site name:	Belle Vue	**Samples received on:**	07/06/2022
Your job number:	12 123	**Samples instructed on/ Analysis started on:**	08/06/2022
Your order number:	001821	**Analysis completed by:**	15/06/2022
Report Issue Number:	1	**Report issued on:**	15/06/2022
Samples Analysed:	6 soil samples		

Signed: [redacted]

Adam Fenwick
Technical Reviewer
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils - 4 weeks from reporting
leachates - 2 weeks from reporting
waters - 2 weeks from reporting
asbestos - 6 months from reporting

Excel copies of reports are only valid when accompanied by this PDF certificate.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 22-63323
Project / Site name: Belle Vue
Your Order No: 001821

Lab Sample Number				2304896	2304897	2304898	2304899	2304900
Sample Reference				TS101	TS102	TS103	SS101	SS102
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				06/06/2022	06/06/2022	06/06/2022	06/06/2022	06/06/2022
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	27	16	22	23	21
Total mass of sample received	kg	0.001	NONE	0.3	0.3	0.3	0.3	0.3
Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	MDB	MDB	MDB	MDB	MDB

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	6.8	7.3	7.1	7.4	7.2
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO4	mg/kg	50	MCERTS	740	610	890	580	510
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	g/l	0.00125	MCERTS	0.093	0.12	0.14	0.091	0.086
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	mg/kg	2.5	MCERTS	190	240	270	180	170
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	mg/l	1.25	MCERTS	93.1	120	137	91.1	85.6
Sulphide	mg/kg	1	MCERTS	2.1	1.3	12	4.5	4.2
Total Sulphur	mg/kg	50	MCERTS	590	550	530	320	360
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	3.3	2	2.7	1.4	1.6

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.21	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.44	0.5	1	0.75	0.51
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.23	0.2	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.51	0.6	1	0.78	0.86
Pyrene	mg/kg	0.05	MCERTS	0.42	0.54	0.82	0.64	0.76
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.26	0.3	0.45	0.38	0.53
Chrysene	mg/kg	0.05	MCERTS	0.2	0.27	0.39	0.29	0.37
Benzo(b)fluoranthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.35	0.27	0.38
Benzo(k)fluoranthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.2	0.15	0.21
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.39	0.29	0.34
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.2	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.21	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	MCERTS	1.83	2.21	5.47	3.75	3.96

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 22-63323
Project / Site name: Belle Vue
Your Order No: 001821

Lab Sample Number				2304896	2304897	2304898	2304899	2304900
Sample Reference				TS101	TS102	TS103	SS101	SS102
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				06/06/2022	06/06/2022	06/06/2022	06/06/2022	06/06/2022
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**					
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9.4	8.8	9.8	7.4	6.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	35	32	36	45	47
Copper (aqua regia extractable)	mg/kg	1	MCERTS	19	20	23	28	26
Lead (aqua regia extractable)	mg/kg	1	MCERTS	26	23	27	32	36
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	22	21	24	29	31
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	52	46	57	85	92
Petroleum Hydrocarbons								
TPH (C5 - C6) $_{HS_1D_TOTAL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (C6 - C8) $_{HS_1D_TOTAL}$	mg/kg	0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
TPH (C8 - C10) $_{HS_1D_TOTAL}$	mg/kg	0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
TPH (C10 - C12) $_{EH_CU_1D_TOTAL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPH (C12 - C16) $_{EH_CU_1D_TOTAL}$	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0	< 4.0	< 4.0
TPH (C16 - C21) $_{EH_CU_1D_TOTAL}$	mg/kg	1	MCERTS	< 1.0	< 1.0	8.1	< 1.0	< 1.0
TPH (C21 - C35) $_{EH_CU_1D_TOTAL}$	mg/kg	1	MCERTS	< 1.0	< 1.0	22	< 1.0	< 1.0
TPH (C35 - C40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPH Total C5 - C40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	30	< 10	< 10

U/S = Unsuitable Sample I/S = Insufficient Sample

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Analytical Report Number: 22-63323
Project / Site name: Belle Vue
Your Order No: 001821

Lab Sample Number				2304901
Sample Reference				SS103
Sample Number				None Supplied
Depth (m)				None Supplied
Date Sampled				06/06/2022
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**	
Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	18
Total mass of sample received	kg	0.001	NONE	0.3

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	MDB

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	7.2
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Total Sulphate as SO4	mg/kg	50	MCERTS	320
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	g/l	0.00125	MCERTS	0.088
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	mg/kg	2.5	MCERTS	180
Water Soluble SO4 (2:1 Leach. Equiv.) 1hr extraction	mg/l	1.25	MCERTS	88
Sulphide	mg/kg	1	MCERTS	1.9
Total Sulphur	mg/kg	50	MCERTS	280
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1.2

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.82
Anthracene	mg/kg	0.05	MCERTS	0.21
Fluoranthene	mg/kg	0.05	MCERTS	0.92
Pyrene	mg/kg	0.05	MCERTS	0.79
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.37
Chrysene	mg/kg	0.05	MCERTS	0.42
Benzo(b)fluoranthene	mg/kg	0.05	MCERTS	0.44
Benzo(k)fluoranthene	mg/kg	0.05	MCERTS	0.13
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.33
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	MCERTS	4.43

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Analytical Report Number: 22-63323
Project / Site name: Belle Vue
Your Order No: 001821

Lab Sample Number				2304901
Sample Reference				SS103
Sample Number				None Supplied
Depth (m)				None Supplied
Date Sampled				06/06/2022
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**	
Heavy Metals / Metalloids				
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	7.5
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	50
Copper (aqua regia extractable)	mg/kg	1	MCERTS	29
Lead (aqua regia extractable)	mg/kg	1	MCERTS	28
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	34
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	91
Petroleum Hydrocarbons				
TPH (C5 - C6) $_{HS_1D_TOTAL}$	mg/kg	1	NONE	< 1.0
TPH (C6 - C8) $_{HS_1D_TOTAL}$	mg/kg	0.1	MCERTS	< 0.1
TPH (C8 - C10) $_{HS_1D_TOTAL}$	mg/kg	0.1	MCERTS	< 0.1
TPH (C10 - C12) $_{EH_CU_1D_TOTAL}$	mg/kg	2	MCERTS	< 2.0
TPH (C12 - C16) $_{EH_CU_1D_TOTAL}$	mg/kg	4	MCERTS	< 4.0
TPH (C16 - C21) $_{EH_CU_1D_TOTAL}$	mg/kg	1	MCERTS	< 1.0
TPH (C21 - C35) $_{EH_CU_1D_TOTAL}$	mg/kg	1	MCERTS	< 1.0
TPH (C35 - C40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10
TPH Total C5 - C40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	MCERTS	< 10

U/S = Unsuitable Sample I/S = Insufficient Sample

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Analytical Report Number : 22-63323
Project / Site name: Belle Vue

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
2304896	TS101	None Supplied	None Supplied	Brown clay and loam with gravel and vegetation.
2304897	TS102	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation.
2304898	TS103	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation.
2304899	SS101	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation.
2304900	SS102	None Supplied	None Supplied	Brown clay and sand with gravel.
2304901	SS103	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation.

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Analytical Report Number : 22-63323
Project / Site name: Belle Vue

Water matrix abbreviations:
Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In house method.	L038-PL	D	MCERTS
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES.	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil.	L038-PL	D	MCERTS
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
Moisture Content	Moisture content, determined gravimetrically. (30 oC)	In house method.	L019-UK/PL	W	NONE
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (skalar)	L080-PL	W	MCERTS
Speciated EPA-16 PAHs in soil	Determination of PAH compounds in soil by extraction in dichloromethane and hexane followed by GC-MS with the use of surrogate and internal standards.	In-house method based on USEPA 8270	L064-PL	D	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In house method.	L099-PL	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode.	In-house method	L010-PL	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (Skalar)	L080-PL	W	MCERTS
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate.	In house method.	L009-PL	D	MCERTS
TPH in (Soil)	Determination of TPH bands by HS-GC-MS/GC-FID	In-house method, TPH with carbon banding and silica gel split/cleanup.	L076-PL	D	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry.	In-house method	L080-PL	W	MCERTS
Sulphate, water soluble, in soil (1hr extraction)	Sulphate, water soluble, in soil (1hr extraction)	In-house method	L038-PL	D	MCERTS

Analytical Report Number : 22-63323
Project / Site name: Belle Vue

Water matrix abbreviations:
Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status

For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.
For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Information in Support of Analytical Results

List of HWOL Acronyms and Operators

Acronym	Descriptions
HS	Headspace Analysis
MS	Mass spectrometry
FID	Flame Ionisation Detector
GC	Gas Chromatography
EH	Extractable Hydrocarbons (i.e. everything extracted by the solvent(s))
CU	Clean-up - e.g. by Florisil®, silica gel
1D	GC - Single coil/column gas chromatography
2D	GC-GC - Double coil/column gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics
AR	Aromatics
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - understore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total