



From: **Phillip Crowther** >

To: [REDACTED]

Cc: **Management** >

4 November 2025 at 1...



RE : Terrance St, Failsworth M40 1QA

Hello Carl

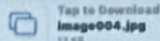
Please see the testing for the topsoil we are
delivering Wednesday 5 November.

Kind Regards

Phillip Crowther
Managing Director



B.J.Crowther Ltd
Bulk Excavation, Muck shifting, Tipper Hire,
Recycled & Primary Aggregates
Windsor House
Windsor Street,
Oldham.
OL1 4AF



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Freeland Horticulture Ltd
Rosedale Nursery
College Road
Hextable
Kent BR8 7LT

Attention: Philippa Lambourne

Our Ref: SLC-1390-SA

23 June 2025

Dear Philippa

Topsoil Analysis Report: Astley, Greater Manchester Topsoil May 2025

We have completed the analysis of the topsoil sample recently taken from the above site and it has been forwarded to an approved laboratory for analysis and have the pleasure of reporting our findings. The purpose of the analysis was to determine the suitability of the topsoil for general landscaping purposes and its compliance with the current British Standard for topsoil (BS3882).

SOIL SAMPLING & EXAMINATION

At the time of our sampling visit the topsoil was stored in a stockpile. A series of 10 hand augered trial holes were constructed across the stockpile for the purpose of soil examination and sample collection. As the soil examination confirmed a consistent topsoil composition, the ten samples were combined together to form one composite sample for analysis purposes. The soil was described as dark brown, slightly moist and friable with a well-developed, fine to medium granular structure. The soil contained a low fraction of small stones and no deleterious materials (eg. building waste materials, glass, roots or rhizomes of pernicious weeds) or unusual odours (eg. hydrocarbons) were recorded.

LABORATORY ANALYSIS

The topsoil sample was submitted to a UKAS and MCERTS accredited laboratory for routine physical and chemical parameters to confirm the composition and fertility of the soil. The following parameters were determined:

- ✦ pH & electrical conductivity values;
- ✦ major plant nutrients (N, P, K, Mg) & organic matter content;
- ✦ particle size distribution and stone content;
- ✦ heavy metals & potentially toxic elements (As, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn, B);
- ✦ sulphate, sulphur, sulphide;
- ✦ total cyanide and total (mono) phenols;
- ✦ speciated PAHs (US EPA16)
- ✦ banded aromatic and aliphatic petroleum hydrocarbons (C5-C35).
- ✦ Asbestos

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below.

Phone: [REDACTED]

COMMENTS

pH & Electrical Conductivity (salinity) Values

The sample was alkaline in nature (pH 8.4) with a pH value that would be considered suitable for general landscaping purposes.

The electrical conductivity (salinity) value using the soil:water extract was (1135µS/cm) indicating that soluble salts are not present at levels that would be harmful to plants.

The electrical conductivity values by CaSO₄ extract (BS3882 requirement) fell below the maximum specified value (3300µS/cm) given in BS3882:2015.

Organic Matter & Nutrient Status

The sample was rich in organic matter and all major plant nutrients. No further additions of compost or fertiliser are required, or indeed recommended, for at least the first growing season.

The C:N ratio of the sample was acceptable for general landscape purposes.

Particle Size Distribution & Stone Content

The sample contained 73% sand and fell into the sandy loam texture class. This particle size distribution is considered suitable for a broad range of landscape applications, including tree and shrub planting, turfing and seeding.

The sample was Virtually free from stones of 50 mm and upwards in diameter and only contained a slight fraction of smaller stones (12.3%). As such, stones will not restrict the use of the soil for landscaping purposes.

Potential Contaminants

We are not aware of any specified contaminant levels set for the proposed end-use of this topsoil. This includes human health, environmental protection and metals considered toxic to plants. In the absence of any site-specific assessment criteria, the concentrations that affect human health have been compared with the 'residential with homegrown produce' land use in the Suitable For Use Levels presented in 'The LQM/CIEH S4UIs' for Human Health Risk Assessment (2015) and DEFRA SP1010: 'Development of Category 4 Screening Levels' for Assessment of Land Affected by Contamination – Policy Companion Document (2014).

Of the potential contaminants determined, none was found at levels that would exceed their respective guideline values.

CONCLUSION

The purpose of the analysis was to determine the suitability of the topsoil for general landscaping purposes. From the soil examination and laboratory analysis, the soil is described as an alkaline, non-saline, sandy loam. The organic matter and nutrient levels are acceptable, and no significant contamination was found with respect to the parameters determined. This soil would adhere to the current BS3882 specification for 'multipurpose grade'.

To conclude, based on our findings, the topsoil would be considered well-suited to general landscaping purposes provided the physical condition of the soil is maintained.

We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if you have any queries or comments.

George Longmuir MSc Soil Sci, M.I Soil Sci.

Client	Freeland Horticulture Ltd
Job Name	Topsoil Analysis
Site	Astley, Greater Manchester
Month/Year	May 25
Our Ref	1390-SA
Date	23 June 2025

Composite sample
pH Value & Salinity

pH value (1:2.5 soil/water ext)	units	8.4
Electrical Conductivity (1:2.5 soil/water ext)	µS/cm	1135
Electrical Conductivity (1:2.5 soil/CaSO4 ext)	µS/cm	2983

Organic Matter & Nutrient Status

Organic Matter (LOI)	%	5.6
Organic Carbon (Derived)	%	3.3
Total Nitrogen	%	0.277
Carbon:Nitrogen Ratio	:1	0.6
Available Phosphorus	mg/l	40.6
Available Potassium	mg/l	820
Available Magnesium	mg/l	166

Particle Size Analysis & Stones

Clay (<0.002mm)	%	12
Silt (0.063-0.002mm)	%	15
Sand (2.0-0.063mm)	%	73
Texture Class	UK Class	SandyLoam

Stones 2-20mm	% by DW	11.3
Stones 20-50mm	% by DW	1.8
Stones >50mm	% by DW	0.9

Potential Contaminants

Total Arsenic (As)	mg/kg	6.3
Total Cadmium (Cd)	mg/kg	0.27
Total Chromium (Cr)	mg/kg	15.6
Hexavalent Chromium (CR ^{VI})	mg/kg	<0.2
Total Copper (Cu)	mg/kg	25.0
Total Lead (Pb)	mg/kg	66.1
Total Mercury (Hg)	mg/kg	<0.2
Total Nickel (Ni)	mg/kg	16.7
Total Selenium (Se)	mg/kg	0.16
Total Zinc (Zn)	mg/kg	68.7
Total Beryllium (Be)	mg/kg	<1
Total Barium (Ba)	mg/kg	93.2
Total Vanadium (V)	mg/kg	13.0
Hot Water Soluble Boron (B)	mg/kg	1.2
Total Cyanide (CN)	mg/kg	<1
Elemental Sulphur (S)	mg/kg	<5
Easily Liberated Sulphide (S ⁻²)	mg/kg	<1
Water Soluble Sulphate (SO ⁻²)	mg/l	318
Total Phenols Index	mg/kg	<1
Asbestos Screen	-	N.D.

Polyaromatic Hydrocarbons

Naphthalene	mg/kg	0.1
Acenaphthylene	mg/kg	<0.05
Acenaphthene	mg/kg	0.2
Fluorene	mg/kg	0.2
Phenanthrene	mg/kg	1.1

Client	Freeland Horticulture Ltd	
Job Name	Topsoil Analysis	
Site	Astley, Greater Manchester	
Month/Year	May 25	
Our Ref	1390-SA	
Date	23 June 2025	
Anthracene	mg/kg	0.2
Fluoranthene	mg/kg	1.3
Pyrene	mg/kg	1.1
Benzo[a]anthracene	mg/kg	0.6
Chrysene	mg/kg	0.6
Benzo[b]fluoranthene	mg/kg	0.7
Benzo[k]fluoranthene	mg/kg	0.3
Benzo[a]pyrene	mg/kg	0.6
Indeno[1,2,3-cd]pyrene	mg/kg	0.4
Dibenzo[a,h]anthracene	mg/kg	0.1
Benzo[g,h,i]perylene	mg/kg	<0.1
Total PAHs sum US EPA 16	mg/kg	8.0

Banded Petroleum Hydrocarbons

Aliphatic TPH >C ₅ -C ₆	mg/kg	<0.05
Aliphatic TPH >C ₆ -C ₈	mg/kg	<0.05
Aliphatic TPH >C ₈ -C ₁₀	mg/kg	<0.05
Aliphatic TPH >C ₁₀ -C ₁₂	mg/kg	<10
Aliphatic TPH >C ₁₂ -C ₁₆	mg/kg	<10
Aliphatic TPH >C ₁₆ -C ₂₁	mg/kg	21.0
Aliphatic TPH >C ₂₁ -C ₃₅	mg/kg	170
Aliphatic TPH >C ₃₅ -C ₄₄	mg/kg	20.0

Aromatic TPH >C ₅ -C ₇	mg/kg	<0.05
Aromatic TPH >C ₇ -C ₈	mg/kg	<0.05
Aromatic TPH >C ₈ -C ₁₀	mg/kg	<0.05
Aromatic TPH >C ₁₀ -C ₁₂	mg/kg	<10
Aromatic TPH >C ₁₂ -C ₁₆	mg/kg	<10
Aromatic TPH >C ₁₆ -C ₂₁	mg/kg	98.0
Aromatic TPH >C ₂₁ -C ₃₅	mg/kg	240
Aromatic TPH >C ₃₅ -C ₄₄	mg/kg	35.0

Total Petroleum Hydrocarbons (C ₅ -C ₄₄)	mg/kg	597
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BTEX

Benzene	mg/kg	<0.02
Toluene	mg/kg	<0.2
Ethyl Benzene	mg/kg	<0.04
m- & p- Xylene	mg/kg	<0.2
o-Xylene	mg/kg	<0.1

Chain of Custody requires a Freeland ticket - 01322 619161

• Bulk Excavation • Muck Away • Tipper Hire • RoRo Skips • Aggregates

DELIVERY/WASTE TRANSFER NOTE

Date 11-11-25 Time Order No
Customer/Producer SPLASH PROPERTIES
Location TERRANCE ST
FAIRSWORTH
Vehicle Reg MW73WTF Driver COLIN

Description of Goods	Weight	
CERTIFIED TOPSOIL WRAP Recycled Aggregate Protocol Compliant	1x8WH	✓
	Gross:	KG
	Tare:	KG
	Nett:	KG

Delivered	☒	Off site	☐	Wet	☐	Collect Ref	☐
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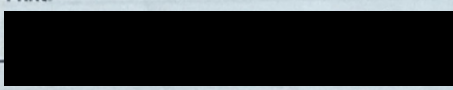
Waste Disposal Location.....

Waste Producer SIC Code.....

Classification of materials removed from site:

EWC 17 05 04 ☐ Soils & Stone	EWC 17 03 02 ☐ Bituminous Mixtures (Tarmac)
EWC 17 01 01 ☐ Concrete	EWC 17 01 07 ☐ Mixture Concrete, Brick, Tiles, Ceramics
EWC 17 01 02 ☐ Other	EWC 17 01 08 ☐ Other

I confirm this is as required by Regulation 12 of the Waste (England & Wales) Regulations 2011

Sign: 	Print: 
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Waste Carriers Licence No: CDD040052
BJC Company SIC Code: 43120
Waste Transfer Permit No: EPR/AP3629SG

No **155110**

It is essential that all the written particulars entered above should be carefully checked by the consignee since this delivery note once signed by the consignee represents total acceptance and no subsequent complaints can be accepted. It is the responsibility of the customer to supply a banksman if the vehicle is required to travel off the public highway. The customer is also responsible for any damage caused to vehicles and property in accordance with our Terms and Conditions a charge for excessive waiting time may be made.

B. J. CROWTHER LTD

Windsor House, Windsor Street,
Oldham, OL1 4AE
Tel: 0161 652 0505
Email: info@bjcrowther.co.uk
Web: www.bjcrowther.co.uk

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DELIVERY/WASTE TRANSFER NOTE

Date 5/11/25 Time 14:00-14:10 Order No.

Customer/Producer Splash Properties

Location Terrance St, Failsworth

Vehicle Reg MW73 WJF Driver Grant

Description of Goods	Weight	
Certified Topsoil BS 3882	1x8WH	✓
	Gross:	KG
	Tare:	KG
	Nett:	KG

WRAP Recycled Aggregate Protocol Compliant

Delivered	✓		Collect Ref	
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Waste Disposal Location:

Waste Producer SIC Code:

Classification of materials removed from site:

EWC 17 05 04 ☐ Soils & Stone | EWC 17 03 02 ☐ Bituminous Mixtures (Tarmac)
EWC 17 01 01 ☐ Concrete | EWC 17 01 07 ☐ Mixture Concrete, Brick, Tiles, Ceramics
EWC 17 01 02 ☐ Bricks | EWC ☐ Other

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England & Wales) Regulations 2011

Sign:	Print:
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Waste Carriers Licence No: CBDU40692

BJC Company SIC Code: 43120

Waste Transfer Permit No: EPR/AP3629SG

No 155103

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DELIVERY/WASTE TRANSFER NOTE

Date 2/12/25 Time 9.45-10.10 Order No.
Customer/Producer SPLASH PROPERTIES
Location TERRANCE ST
FAILSWORTH
Vehicle Reg MUL9 TXO Driver DAVE W

Description of Goods		Weight					
CERTIFIED TOP SOIL BS 3882 PAID CASH £1-100 WRAP Recycled Aggregate Protocol Compliant		1x8WH	☒				
		Gross:	KG				
		Tare:	KG				
		Nett:	KG				
Delivered	☒	Off site	☐	Wet	☐	Collect Ref	F

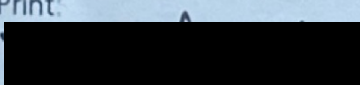
Waste Disposal Location

Waste Producer SIC Code

Classification of materials removed from site:

EWC 17 05 04 ☐ Soils & Stone	EWC 17 03 02 ☐ Bituminous Mixtures (Tarmac)
EWC 17 01 01 ☐ Concrete	EWC 17 01 07 ☐ Mixture Concrete, Brick, Tiles, Ceramics
EWC 17 01 02 ☐ Bricks	EWC ☐ Other

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England & Wales) Regulations 2011

Sign: 	Print: 
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Waste Carriers Licence No: CBDU40692

BJC Company SIC Code: 43120

Waste Transfer Permit No: EPR/AP3629SG

No **151225**

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