



**Amethyst Lane
Reading
Berkshire
RG30 2EZ**

Verification Report



July 2026

J26180
Rev 0



Ground investigation | Geotechnical consultancy | Contaminated land assessment



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Rev No	Status	Revision Details	Date	Approved for Issue
0	Final		2 July 2026	

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1.0 Introduction

This site has been redeveloped by the construction of three blocks of two-storey and three-storey terraced houses with private rear gardens, plus the construction of a respite care facility including private and communal garden areas. The proposed development also includes soft landscaping areas, pavements, an access road and parking.

GEA has been provided with a copy of a Remedial Method Statement (RMS) for the site completed by Geo Integrity (ref 24-06-06, dated December 2024). The RMS also refers to a number of previous ground investigation reports although copies of these have not been provided.

The construction of the superstructures on the site has been completed and the garden areas have been finalised. GEA has been instructed to provide validation of the remedial works carried out across the site.

The previous report should be referred to for background information including the site setting and development history.

The remedial proposals for this development included the installation of a clean capping layer in the soft landscaped areas. GEA has been instructed by Helix Construct to confirm that the objectives of the RMS have been achieved satisfactorily and that no outstanding remediation is required.

2.0 The Site

The site is located in Berkshire, to the southwest of Reading centre, approximately 1 km southwest of Reading West railway station. It fronts onto Amethyst Lane to the south and is surrounded by houses in all other directions.

At the time of reporting the site had been developed with the recently constructed houses and care facility, with private gardens and mature trees along the northern boundary.

The previous Geo Integrity report described the site as roughly rectangular in shape with an area of 0.5ha. Prior to the recent development it was occupied by a derelict former day-care centre comprising three buildings, an asphalt car park area and overgrown former garden areas.

The site may be located by Ordnance Survey Grid Reference SU 69473 72571. A full description of the site is included in the previous reports.



3.0 Ground Model

On the basis of the fieldwork by others, the ground conditions at this site can be characterised as follows:

- ✎ Below a covering of made ground, Lynch Hill Gravel was encountered and was underlain by the Lambeth Group, which was in turn underlain by the Seaford Chalk Formation.
- ✎ The made ground comprised an initial layer of granular sub-base named 'Sub-Base' Made Ground to a maximum depth of 0.60 m. 'General' Made Ground was also encountered which comprised gravelly clay and gravelly sand with brick, clinker, flint and concrete to depths ranging between 0.55 m and 1.75 m.
- ✎ The Lynch Hill Gravel extended to depths of between 4.25 m and 5.40 m and comprised soft to firm, slightly gravelly, sandy clay, becoming a dense sand and gravel at depth.
- ✎ The Lambeth Group comprised very dense yellowish brown slightly silty fine to medium sand with local layers of sandy silty clay extended to a depth of 11.50m.
- ✎ The Seaford Chalk Formation comprised structureless chalk (likely Grade Dm/Dc) recovered as fine to coarse gravel sized clasts of weak moderately dense chalk in a silty matrix which extended to at least 20.00 m.
- ✎ Contamination testing has indicated elevated concentrations of arsenic, beryllium, lead and polycyclic aromatic hydrocarbons (PAHs) within the subbase made ground. The subbase made ground was only encountered below tarmac covered areas.
- ✎ The general made ground was free from elevated concentrations of contaminants.



4.0 Risk Assessment

The table below sets out the risk pathways that were identified as a result of the redevelopment of the site, which will have a residential with plant uptake end use. This conceptual model is based upon the findings of the ground model developed in the light of the investigation findings and highlights areas where remedial was considered necessary.

SOURCE	RECEPTOR	PATHWAY	COMMENT
Metal and PAH concentrations	End users	Direct soil and dust ingestion, consumption of homegrown produce, consumption of soil adhering to homegrown produce, skin contact with soils and dust and inhalation of dust and vapours	To break these primary exposure pathways, this may be achieved by either the removal of the impacted material or the placement of a suitably designed cover system, depending on required final site levels. The cover system would require a 600mm layer of clean cover, consisting of at least 150mm of topsoil with the rest formed of clean subsoil. Where the thickness of made ground extends to less than 0.60 m it will not be necessary to excavate natural soil to accommodate the cover thickness; the cover thickness can be reduced. This cover system is not required in areas of hard-standing or beneath buildings, where the pathway between the contaminated 'Sub-Base' Made Ground and the end users will be broken. The cover system will prevent migration of dust to adjacent sites.
	Vegetation	Uptake via soil through roots in landscaped areas and private gardens	
	Adjacent sites	Migration of dust	
	Construction workers	Accidental ingestion of soil and inhalation and ingestion of soil derived dust, direct contact with contaminated soils	Skin contact with soil will be minimized through the use of appropriate PPE and washing facilities will be provided. Soil will be kept damp to prevent fugitive dust emissions. The presence of contamination should be noted on the construction file.
	Groundwater including chalk aquifer	Percolation and leaching of surface run-off in areas of soft landscaping and permeable paving	The identified contamination is not in a soluble form and there will not be leaching of contaminants from the made ground into groundwater
	Buried services	Direct contact	Contamination identified does not represent a risk to buried services



5.0 Remedial Recommendations

Based on the above risk assessment the following remedial objectives were established for this development:

- to protect end users and provide a suitable growing medium for plant growth, through the removal or capping of the made ground in which the elevated contaminant concentrations were measured;
- protect ground workers who will be exposed to the soil, through minimising their potential exposure and the potential for dust generation; and

In order to address the remedial objectives the remedial measures included:

- removal of the made ground in its entirety from garden / landscaped areas or installation of clean imported soil in specified areas of soft landscaping.

The RMS identified areas of the site where the subbase made ground coincided with proposed soft landscaping and private gardens. The areas requiring mitigation are shown as dark green on the drawing opposite. The RMS recommended the cover system to comprise a 600 mm layer of clean cover, consisting of at least 150mm of topsoil with the rest formed of clean subsoil. The placement of the cover material will require the removal of an appropriate thickness of made ground to maintain the desired site levels. Where the thickness of made ground extends to less than 0.60 m it will not be necessary to excavate natural soil to accommodate the cover thickness; the cover thickness can be reduced.

These areas of soft landscaping have been formed at ground level, comprising private gardens in the north of the site and landscaped beds across the remainder. Within these areas the made ground has been locally replaced with a capping layer, comprising 'clean' imported topsoil. The capping layer prevents direct contact with the potentially contaminated soils below the site and eliminates the potential for the generation of soil derived dust that could potentially contain unacceptable contaminant concentrations.

In order to verify that the imported soil in-situ was in accordance with the certificate provided it was proposed to obtain a minimum of three samples of imported material for laboratory analysis.





6.0 Verification of Remedial Measures

6.1 Landscaped Areas

The client has provided the proposed soil certificates which GEA have confirmed indicated the imported soil to be free from elevated concentrations of contaminants when compared to the adopted guideline values. A copy is included in the appendix.

In situ validation of capping layer

GEA attended site on 11th June 2026 to hand excavate trial pits in order to inspect the thickness of capping layer in the private gardens in the north of the site and to collect samples for laboratory testing. The inspection recorded a 300 mm thickness of imported material comprising dark brown clayey silty sand with organic material and mulch, rare fine gravel and roots. This was underlain by natural soils of the Lynch Hill Gravel comprising yellowish brown sandy gravelly clay.

Frequency of analysis

Three samples of the imported topsoil were scheduled for confirmatory testing based on the minimum three samples per source requirement.

Laboratory analysis

All samples of the imported topsoil scheduled for laboratory analysis have been shown to be free from any elevated concentrations with respect to end users, in relation to a residential without plant uptake end use.

6.2 Site Workers

Site work was carried out in accordance with guidelines set out by HSE and CIRIA and all appropriate PPE was worn.

During excavation for a fence post along the eastern boundary in June 2026 a single fragment of fibrous cement board was noted at a depth of 0.7 m. The fragment was tested and confirmed to comprise chrysotile cement. The fragment was removed from site by the sampling and testing procedure and confirmed to be an isolated occurrence, possibly relating the historical development of the adjacent site to the east.

The contractor has confirmed that no other odorous, discoloured, fibrous or suspicious material was not identified during the construction phase.

7.0 Conclusions

The site has been remediated in accordance with the recommendations and end users of the development will be protected from the presence of any residual contamination by the presence of a clean cover layer or hardstanding across the external areas.

The contractor has now completed groundworks and has confirmed that no odorous, discoloured, or suspicious material was identified during construction work.



Appendix

Site Plan

Laboratory test results

Topsoil certificate

Site Photographs



GEA

Geotechnical & Environmental Associates

www.gea-ltd.co.uk

Site Plan

Site Amethyst Lane, Reading

Client Helix Construct Limited

Engineer

Job Number
J26180

Sheet
1 / 1



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Analytical Report Number : 26-032930

Project / Site name:	Amethyst Lane	Samples received on:	17/06/2026
Your job number:	J26180	Samples instructed on/ Analysis started on:	18/06/2026
Your order number:	PO-1329	Analysis completed by:	01/07/2026
Report Issue Number:	1	Report issued on:	01/07/2026
Samples Analysed:	3 soil samples - 1 bulk sample		



Signed: _____

Trevor Hill
Customer Service
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
air	- once the analysis is complete

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

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

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.

Analytical Report Number: 26-032930

Project / Site name: Amethyst Lane

Your Order No: PO-1329

Lab Sample Number	955899	955900	955901
Sample Reference	TP1	TP2	TP3
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	0.30	0.30	0.30
Date Sampled	11/06/2026	11/06/2026	11/06/2026
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	20	24	21
Total mass of sample received	kg	0.1	NONE	0.6	0.6	0.6

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	KKR	KKR	KKR
Analysis completed	N/A	N/A	N/A	01/07/2026	01/07/2026	01/07/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.7	7.8	7.8
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	3100	4400	5200
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	2000	4000	4800
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	1.02	2.02	2.39
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	1020	2020	2390
Sulphide	mg/kg	1	MCERTS	2.4	5	6.1
Water Soluble Chloride (2:1)	mg/kg	1	MCERTS	280	550	510
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	4.3	4.9	4.4

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.06	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	0.05	0.08	0.07
Acenaphthene	mg/kg	0.05	MCERTS	0.1	0.11	0.1
Fluorene	mg/kg	0.05	MCERTS	0.12	0.15	0.1
Phenanthrene	mg/kg	0.05	MCERTS	1.3	1.5	1.3
Anthracene	mg/kg	0.05	MCERTS	0.33	0.41	0.33
Fluoranthene	mg/kg	0.05	MCERTS	2.4	3.4	3
Pyrene	mg/kg	0.05	MCERTS	2	2.9	2.6
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.2	1.8	1.7
Chrysene	mg/kg	0.05	MCERTS	1.2	1.7	1.6
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.5	2.2	2.2
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.8	1.1	0.99
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.3	1.9	1.8
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.72	1	1
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.11	0.18	0.15
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.82	1.1	1.1

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	14	19.6	18
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Analytical Report Number: 26-032930

Project / Site name: Amethyst Lane

Your Order No: PO-1329

Lab Sample Number	955899	955900	955901
Sample Reference	TP1	TP2	TP3
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	0.30	0.30	0.30
Date Sampled	11/06/2026	11/06/2026	11/06/2026
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	12	11	10
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	0.4	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{*U/S g}	U/S ^{*U/S g}	U/S ^{*U/S g}
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	< 1.80	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	21	23	21
Copper (aqua regia extractable)	mg/kg	1	MCERTS	46	47	45
Lead (aqua regia extractable)	mg/kg	1	MCERTS	93	94	110
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	16	15	14
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	130	130	130

Petroleum Hydrocarbons

TPH (>EC8 - EC10) _{HS_1D_TOTAL}	mg/kg	0.02	MCERTS	< 0.02 ^{**z}	< 0.02 ^{**z}	< 0.02 ^{**z}
TPH (>EC10 - EC12) _{EH_CU_1D_TOTAL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPH (>EC10 - EC35) _{EH_CU_1D_TOTAL}	mg/kg	10	NONE	80	120	150
TPH (>EC12 - EC16) _{EH_CU_1D_TOTAL}	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0
TPH (>EC16 - EC21) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	< 10	14	17
TPH (>EC21 - EC35) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	69	100	130

TPH Total >EC8 - EC35 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	80	120	150
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TPH (EC10 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	110	160	230
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U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-032930

Project / Site name: Amethyst Lane

Your Order No: PO-1329

Lab Sample Number				955902
Sample Reference				ACM
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				0.20
Date Sampled				11/06/2026
Time Taken				None Supplied
Analytical Parameter (Bulk Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Asbestos

Asbestos in bulks	Type	N/A	ISO 17025	Detected
Asbestos Analyst ID	N/A	N/A	N/A	KKR
Analysis completed	N/A	N/A	N/A	01/07/2026
Actinolite detected	Type	N/A	ISO 17025	Not-detected
Amosite detected	Type	N/A	ISO 17025	Not-detected
Anthophyllite detected	Type	N/A	ISO 17025	Not-detected
Chrysotile detected	Type	N/A	ISO 17025	Detected
Crocidolite detected	Type	N/A	ISO 17025	Not-detected
Tremolite detected	Type	N/A	ISO 17025	Not-detected

Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	Asbestos Cement
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U/S = Unsuitable Sample I/S = Insufficient Sample

Analytical Report Number : 26-032930

Project / Site name: Amethyst Lane

* 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 *
955899	TP1	None Supplied	0.3	Brown loam and sand with gravel and vegetation
955900	TP2	None Supplied	0.3	Brown loam and sand with gravel and vegetation
955901	TP3	None Supplied	0.3	Brown loam and sand with gravel and vegetation

Analytical Report Number : 26-032930

Project / Site name: Amethyst Lane

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
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, 2021	A001B	D	ISO 17025
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	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
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
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.	L019B	D	NONE
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	L038B	D	MCERTS
Total sulphate (as SO ₄ in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
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
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	L080-PL	W	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	L080-PL	W	MCERTS
Chloride, water soluble, in soil	Determination of Chloride colorimetrically by discrete analyser	In-house method	L082B	D	MCERTS

Analytical Report Number : 26-032930

Project / Site name: Amethyst Lane

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS	In-house method	L088-PL	W	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
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE
Asbestos identification in Bulks	Asbestos Identification in bulk material with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' 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.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

*U/S g- Unsuitable for analysis due to high colour intensity.

**z- VOC analysis required additional testing to meet quality control criteria, necessitating a repeat from the previously opened additional container provided. As a result, the reported value should be regarded as deviating and interpreted with caution.



Sample Deviation Report



Normec
i2 Analytical

Analytical Report Number : 26-032930

Project / Site name: Amethyst Lane

This deviation report indicates the sample and test deviations that apply to the samples submitted for analysis. Please note that the associated result(s) may be unreliable and should be interpreted with care.

Key: a - No sampling date b - Incorrect container/Insufficient material provided c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TP1	None Supplied	S	955899	c	Sulphide in soil	L010-PL	c
TP2	None Supplied	S	955900	c	Sulphide in soil	L010-PL	c
TP3	None Supplied	S	955901	c	Sulphide in soil	L010-PL	c

 GEA		Geotechnical & Environmental Associates www.gea-ltd.co.uk		Generic Risk-Based Soil Screening Values	
Site Amethyst Lane, Reading				Job Number J26180	
Client Helix Construct Limited				Sheet 1 / 2	
Engineer					
Proposed End Use Residential with plant uptake					
Soil Organic Matter content % 1.0					
Contaminant			Screening Value mg/kg		
Data Source					
Metals			Hydrocarbons		
Arsenic	37	C4SL	Banded TPH (8-10)	52	Calc1
Cadmium	22	C4SL	Banded TPH (10-12)	114	Calc1
Chromium (III)	910	S4UL	Banded TPH (12-16)	215	Calc1
Chromium (VI)	21	C4SL	Banded TPH (16-21)	400	Calc1
Copper	2,400	S4UL	Banded TPH (21-35)	1692	Calc1
Lead	200	C4SL	Benzene	0.2	C4SL
Elemental Mercury	1.2	S4UL	Toluene	120	SGV
Inorganic Mercury	200	C4SL	Ethyl Benzene	65	SGV
Nickel	130	S4UL	Xylene	42	SGV
Selenium	250	S4UL	Aliphatic C5-C6	42	S4UL
Zinc	3,700	S4UL	Aliphatic C6-C8	100	S4UL
Anions			Aliphatic C8-C10	27	S4UL
Soluble Sulphate	500 mg/l	Structures	Aliphatic C10-C12	130	S4UL
Sulphide	50	Structures	Aliphatic C12-C16	1100	S4UL
Chloride	400	Structures	Aliphatic C16-C35	65,000	S4UL
Others			Aromatic C6-C7	See Benzene	S4UL
Organic Carbon (%)	6	Methanogenic potential	Aromatic C7-C8	See Toluene	S4UL
Total Cyanide	140	WRAS	Aromatic C8-C10	34	S4UL
Total Mono Phenols	184	SGV	Aromatic C10-C12	74	S4UL
PAH			Aromatic C12-C16	140	S4UL
Naphthalene	15.00	C4SL	Aromatic C16-C21	260	S4UL
Acenaphthylene	170	S4UL	Aromatic C21-C35	1100	S4UL
Acenaphthene	210	S4UL	PRO (C ₅ –C ₁₀)	323	Calc2
Fluorene	170	S4UL	DRO (C ₁₂ –C ₂₈)	66,500	Calc2
Phenanthrene	95	S4UL	Lube Oil (C ₂₈ –C ₄₄)	66,100	Calc2
Anthracene	2,400	S4UL	TPH	500	Trigger to consider speciated testing
Fluoranthene	280	S4UL	Chlorinated Solvents		
Pyrene	620	S4UL	1,1,1 trichloroethane (TCA)	8.8	S4UL
Benzo(a)anthracene	7.2	S4UL	tetrachloroethane (PCA)	1.2	S4UL
Chrysene	15	S4UL	tetrachloroethene (PCE)	0.31	C4SL
Benzo(b)fluoranthene	2.6	S4UL	trichloroethene (TCE)	0.0093	C4SL
Benzo(k)fluoranthene	77.0	S4UL	1,2-dichloroethane (DCA)	0.11	C4SL
Benzo(a)pyrene	4.35	C4SL	vinyl chloride (Chloroethene)	0.0064	C4SL
Indeno(1 2 3 cd)pyrene	27.0	S4UL	tetrachloromethane (Carbon tetra	0.026	S4UL
Dibenz(a h)anthracene	0.24	S4UL	trichloromethane (Chloroform)	0.91	S4UL
Benzo (g h i)perylene	320	S4UL	cis1-2 dichloroethene (DCE)	0.46	C4SL
Notes					
Concentrations measured below these screening values may be considered to represent 'uncontaminated conditions' which pose a 'LOW' risk to human health. Concentrations measured in excess of these values indicate a potential risk which require further, site specific risk assessment.					
C4SL - Defra Category 4 Screening value based on Low Level of Toxicological Risk					
SGV - Soil Guideline Value, derived from the CLEA model and published by Environment Agency 2009 - where not superseded by C4SL					
S4UL - LQM/CIEH Suitable for use Level (2015) Reproduced with permission Publication No S4UL3848					
Calc1 - sum of thresholds for Ali & Aro fractions - assuming a 35% Aro:65% Ali ratio as is commonly encountered in the soil					
Calc2 - sum of nearest available carbon range specified including BTEX for PRO fraction					



Amended Report

Report No.:	26-00597-2		
Initial Date of Issue:	02-Feb-2026	Date of Re-Issue:	02-Feb-2026
Re-Issue Details:	This report has been revised and directly supersedes 26-00597-1 in its entirety		
Client	Springbridge Direct Ltd		
Client Address:	Oxford Road Denham Middlesex UB9 4DF		
Contact(s):	Tom Hawkins Ellissa Dunn		
Project	Springbridge Yard		
Quotation No.:	Q26-40242	Date Received:	13-Jan-2026
Order No.:	10456	Date Instructed:	13-Jan-2026
No. of Samples:	3		
Turnaround (Wkdays):	14	Results Due:	30-Jan-2026
Date Approved:	02-Feb-2026	Subcon Results Due:	03-Feb-2026

Approved By:

Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: Springbridge Yard

Client: Springbridge Direct Ltd		Chemtest Job No.:				26-00597
Quotation No.: Q26-40242		Chemtest Sample ID.:				2072360
Order No.: 10456		Client Sample Ref.:				Topsoil
		Client Sample ID.:				Top
		Sample Type:				SOIL
		Date Sampled:				07-Jan-2026
		Time Sampled:				11:00
		Asbestos Lab:				DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD	
ACM Type		N	2192		N/A	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected
Moisture		N	2030	%	0.020	12
Soil Colour		N	2030		N/A	Brown
Other Material		N	2030		N/A	None
Soil Texture		N	2030		N/A	Loamy Sand
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40	0.75
Cyanide (Total)		M	2300	mg/kg	0.50	1.0
Arsenic		M	2455	mg/kg	0.5	10
Cadmium		M	2455	mg/kg	0.10	0.12
Chromium		M	2455	mg/kg	0.5	9.0
Copper		M	2455	mg/kg	0.50	9.1
Mercury		M	2455	mg/kg	0.05	< 0.05
Nickel		M	2455	mg/kg	0.50	10
Lead		M	2455	mg/kg	0.50	19
Selenium		M	2455	mg/kg	0.25	< 0.25
Zinc		M	2455	mg/kg	0.50	38
Chromium (Hexavalent)		N	2490	mg/kg	0.50	< 0.50
Aliphatic VPH >C5-C6	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05
Aliphatic VPH >C6-C7	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05
Aliphatic VPH >C7-C8	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05
Aliphatic VPH >C6-C8 (Sum)	HS_2D_AL	N	2780	mg/kg	0.10	< 0.10
Aliphatic VPH >C8-C10	HS_2D_AL	U	2780	mg/kg	0.05	< 0.05
Total Aliphatic VPH >C5-C10	HS_2D_AL	U	2780	mg/kg	0.25	< 0.25
Aromatic VPH >C5-C7	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05
Aromatic VPH >C7-C8	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05
Aromatic VPH >C8-C10	HS_2D_AR	U	2780	mg/kg	0.05	< 0.05
Total Aromatic VPH >C5-C10	HS_2D_AR	U	2780	mg/kg	0.25	< 0.25
Total VPH >C5-C10	HS_2D_Total	U	2780	mg/kg	0.50	< 0.50
Aliphatic EPH >C10-C12	EH_2D_AL_#1	M	5002	mg/kg	2.00	< 2.0
Aliphatic EPH >C12-C16	EH_2D_AL_#1	M	5002	mg/kg	2.00	< 2.0
Aliphatic EPH >C16-C21	EH_2D_AL_#1	M	5002	mg/kg	2.00	3.4
Aliphatic EPH >C21-C35	EH_2D_AL_#1	M	5002	mg/kg	3.00	13
Aliphatic EPH >C35-C40	EH_2D_AL_#1	N	5002	mg/kg	10.00	< 10
Total Aliphatic EPH >C10-C35	EH_2D_AL_#1	M	5002	mg/kg	7.00	17
Total Aliphatic EPH >C10-C40	EH_2D_AL_#1	N	5002	mg/kg	10.00	18
Aromatic EPH >C10-C12	EH_2D_AR_#1	U	5002	mg/kg	2.00	< 2.0

Results - Soil

Project: Springbridge Yard

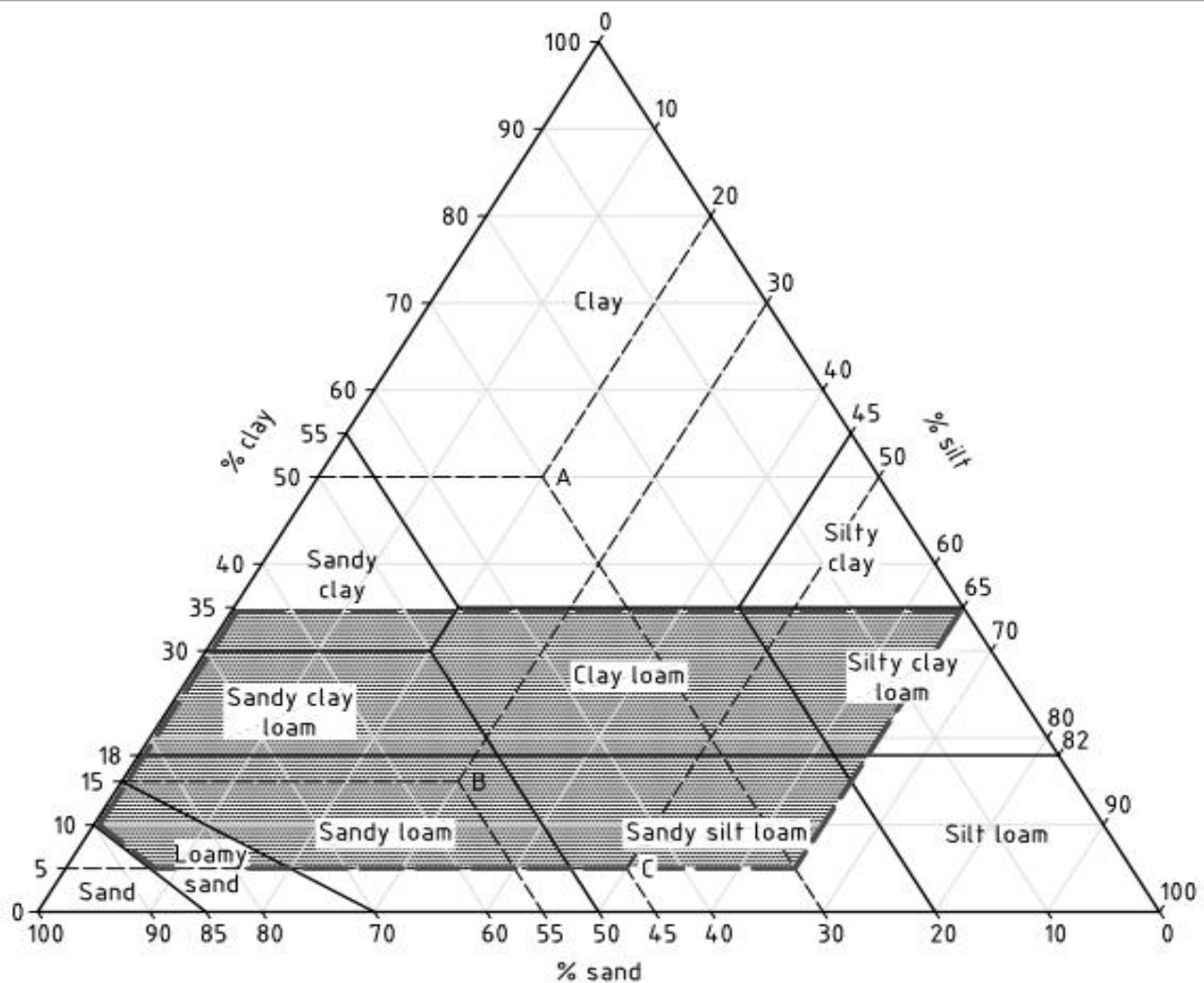
Client: Springbridge Direct Ltd		Chemtest Job No.:	26-00597			
Quotation No.: Q26-40242		Chemtest Sample ID.:	2072360			
Order No.: 10456		Client Sample Ref.:	Topsoil			
		Client Sample ID.:	Top			
		Sample Type:	SOIL			
		Date Sampled:	07-Jan-2026			
		Time Sampled:	11:00			
		Asbestos Lab:	DURHAM			
Determinand	HWOL Code	Accred.	SOP	Units	LOD	
Aromatic EPH >C12-C16	EH_2D_AR_#1	U	5002	mg/kg	2.00	2.7
Aromatic EPH >C16-C21	EH_2D_AR_#1	U	5002	mg/kg	2.00	10
Aromatic EPH >C21-C35	EH_2D_AR_#1	U	5002	mg/kg	2.00	21
Aromatic EPH >C35-C40	EH_2D_AR_#1	N	5002	mg/kg	1.00	30
Total Aromatic EPH >C10-C35	EH_2D_AR_#1	U	5002	mg/kg	4.00	35
Total Aromatic EPH >C10-C40	EH_2D_AR_#1	N	5002	mg/kg	10.00	65
Total EPH >C10-C35	EH_2D_Total_#1	U	5002	mg/kg	10.00	52
Total EPH >C10-C40	EH_2D_Total_#1	N	5002	mg/kg	10.00	83
Benzene		M	2760	µg/kg	1.0	< 1.0
Toluene		M	2760	µg/kg	1.0	< 1.0
Ethylbenzene		M	2760	µg/kg	1.0	< 1.0
m & p-Xylene		M	2760	µg/kg	1.0	< 1.0
o-Xylene		M	2760	µg/kg	1.0	< 1.0
Nitrogen (Total)		SN	2790	%	0.10	0.25
Naphthalene		M	2800	mg/kg	0.10	< 0.10
Acenaphthylene		N	2800	mg/kg	0.10	< 0.10
Acenaphthene		M	2800	mg/kg	0.10	< 0.10
Fluorene		M	2800	mg/kg	0.10	< 0.10
Phenanthrene		M	2800	mg/kg	0.10	< 0.10
Anthracene		M	2800	mg/kg	0.10	< 0.10
Fluoranthene		M	2800	mg/kg	0.10	< 0.10
Pyrene		M	2800	mg/kg	0.10	< 0.10
Benzo[a]anthracene		M	2800	mg/kg	0.10	< 0.10
Chrysene		M	2800	mg/kg	0.10	< 0.10
Benzo[b]fluoranthene		M	2800	mg/kg	0.10	< 0.10
Benzo[k]fluoranthene		M	2800	mg/kg	0.10	< 0.10
Benzo[a]pyrene		M	2800	mg/kg	0.10	< 0.10
Indeno(1,2,3-c,d)Pyrene		M	2800	mg/kg	0.10	< 0.10
Dibenz(a,h)Anthracene		N	2800	mg/kg	0.10	< 0.10
Benzo[g,h,i]perylene		M	2800	mg/kg	0.10	< 0.10
Total Of 16 PAH's		N	2800	mg/kg	2.0	< 2.0
Total Phenols		M	2920	mg/kg	0.10	< 0.10

Results - Topsoil Report

BS3882:2015

Chemtest Job No.: 26-00597
 Chemtest Sample ID.: 2072360
 Client Sample Ref.: Topsoil
 Client Reference:
 Client Sample ID.: Top
 Top Depth (m):
 Bottom Depth (m):
 Date Sampled: 07-Jan-2026
 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 (Sub Contracted)	%		5.0				
Silt content (Sub Contracted)	%		11.0				
Sand content (Sub Contracted)	%		84				
Soil texture class		See Attached Chart	Loamy Sand	YES			
Mass Loss on Ignition							
Clay 5-20%		3.0-20	5.6	YES	NO	YES	NO
Clay 20-35%		5.0-20					
Stone Content	% m/m						
>2mm (Sub Contracted)		0-30	15	YES			
>20mm (Sub Contracted)		0-10	0.000	YES			
>50mm (Sub Contracted)		0	0.000	YES			
Soil pH value		5.5-8.5	8.1	YES	NO	YES	YES
Carbonate (Calcareous only)	%		< 0.10				NO
Electrical Conductivity	µS/cm	If >3300 do ESP	3200	YES			
Available Nutrient Content							
Nitrogen %		>0.15	0.28	YES	YES		YES
Extractable phosphorus	mg/l	16-140	140	YES	YES	NO	YES
Extractable potassium	mg/l	121-1500	160	YES	NO		NO
Extractable magnesium	mg/l	51-600	64	YES	YES		YES
Carbon : Nitrogen Ratio		<20:1	12.0/1	YES	YES	YES	YES
Exchangeable sodium	%	<15	1.7				
Available Calcium	mg/l		1100				
Available Sodium	mg/l		24				
Phytotoxic Contaminants (by soil pH)		< 6.0	6.0-7.0	> 7.0			
Zinc (Nitric Acid extract)	mg/kg	<200	<200	<300	21	YES	
Copper (Nitric Acid extract)	mg/kg	<100	<135	<200	5.6	YES	
Nickel (Nitric Acid extract)	mg/kg	<60	<75	<110	< 5.0	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		

Texture Classification Chart

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.

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Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2010	pH Value of Soils	pH at 20°C	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 <30°C.	
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 Quantification in Soils Sediments Ballast & Aggregate Crushed Concrete & Demolition Rubble	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.	
2455	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.	
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.	
2780	VPH A/A Split	Aliphatics: >C5–C6, >C6–C7,>C7–C8,>C8–C10 Aromatics: >C5–C7,>C7–C8,>C8–C10	Water extraction / Headspace GCxGC FID detection	
2790	Semi-Volatile Organic Compounds (SVOCs) in Soils by GC-MS	Semi-volatile organic compounds(cf. USEPA Method 8270)	Acetone/Hexane extraction / GC-MS	
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	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-MS	
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and Trimethylphenols>Note: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.	
5002	EPH A/A Split	Aliphatics: >C10–C12, >C12–C16, >C16–C21, >C21– C35, >C35– C40 Aromatics: >C10–C12, >C12–C16, >C16–C21, >C21– C35, >C35– C40	Acetone/Hexane extraction / GCxGC FID 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

Text example All items indicated in italic font represent customer-supplied information that may not be independently verified by the laboratory

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

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 EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ 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.

Where analysis is performed on a dried and crushed sample, it has been prepared by crushing all of the sample. If material has been removed prior to crushing, or by request of the client, this will be stated on the report.

NEW_ASB Eurofins Chemtest Limited, 11 Depot Road, Newmarket, CB8 0AL

DURHAM Eurofins Chemtest Limited, Unit A North Wing, Prospect Business Park, Crookhall Lane, Consett, Co Durham, DH8 7PW

Sample Deviation Codes

As a result of any of the below deviations applying, the test results may be unreliable

- 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 - The required amount of sample for analysis was not received
- H - Appropriate cooling measures were not taken for sample transportation

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.

Report Information

Water Sample Category Key for Accreditation

DW - Drinking Water (Non-Regulatory)
GW - Ground Water
LE - Land Leachate
NA - Not Applicable
PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

HS - Headspace analysis
EH - Extractable hydrocarbons – i.e. everything extracted by the solvent
CU - Clean-up – e.g. by Florisil, silica gel
1D - GC – Single coil gas chromatography
Total - Aliphatics & Aromatics
AL - Aliphatics only
AR - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

Asbestos Tests LOD = LOQ

Limit of Detection = Limit of Quantification for asbestos results only

If you require extended retention of samples, please email your requirements to:
cs@etuki.eurofins.com



GEA

Widbury Barn
Widbury Hill
Ware
Herts SG12 7QE

Site Inspection Record

Site Amethyst Lane
Client Helix Construct Limited
Engineer

Date of Inspection 11/06/2026	Job Number J26180
GEA Engineer JF	Sheet 1 / 1



Trial Pit 2



Trial Pit 3



Geotechnical &
Environmental
Associates

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