

CCG-C-25-15498

**PHASE IV VALIDATION REPORT
FOR LAND AT LYNEHAM
WHISTON
L35 3TN**

AUGUST 2025

Prepared for:

BUILT GROUP LIMITED
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DOCUMENT CONTROL FORM

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1.0 INTRODUCTION

CC GEOTECHNICAL LIMITED (CCG) is providing consultancy services to **BUILT GROUP LTD** in connection with the redevelopment of a vacant parcel of land north of Lyneham, Prescott, Whiston, L35 3TN.

The site has been redeveloped for residential use by the construction of 4nr 2-bed houses, 3nr 4-bed houses, and 12nr 2-bed cottage flats constructed in traditional brick elevations together with associated front and rear gardens, a hard paved access road, and off-road private driveways. A layout of the development is presented in Appendix A.

The site is located within the jurisdiction of **KNOWSLEY METROPOLITAN BOROUGH COUNCIL**.

This report was prepared as part of the hierarchy of documentation required to demonstrate that the development was constructed in accordance with the “Phase III Remediation Strategy Report for Land at Lyneham, Whiston L35 3TN” produced by **CCG**, report reference CCG-C-23-14096.

The remediation strategy recommended the following principal measures be incorporated in the development:

- **Garden Remediation Works**

Site levels in all front and rear gardens receive as a minimum 300mm of clean imported topsoil to assist plant establishment, with imported topsoil being placed under a strict validation regime. Where made ground deposits remain at reduced site levels, then a suitable woven geotextile fabric such as ‘Terram 1000’, or similar must be placed at the interface of in-situ ground and imported topsoil.

All imported soils for garden areas are to be non-recycled of greenfield source. The proposed frequency of sampling / analysis for imported materials is 1nr sample per 50m³ of material, with a minimum of 4nr samples being analysed per source material.

2.0 VALIDATION RECORDS

The primary objective of a validation report is to compile records which demonstrate compliance with the recommendations provided in the relevant Remediation Strategy, in relation to discharge of the planning conditions.

2.1 Imported Garden Cover

CCG attended site to independently to sample soils - 6nr of imported topsoil (no subsoil was used). The samples were despatched by courier the same day to a UKAS / MCERTs chemical laboratory.

Evidence of the capping protective measures:

- Verification showing 300mm (or greater) cover with presence of geotextile at base of cover– Appendix B.
- Independent validation analysis records for imported soils (contamination test certificates) sampled on site – Appendix C.
- Independent validation analysis records for imported soils (contamination assessment worksheets) – Appendix D.
- Imported topsoil delivery documentation – Appendix E.
- Declaration from client that no unanticipated contamination was encountered during the construction process – Appendix E.

3.0 CONCLUSIONS

The evidence of the inspections/sampling/analyses is that the requisite garden cover construction is compliant in terms of the specified thickness and the chemical composition.



APPENDIX A

SITE DRAWINGS

Development Layout

KEY

Sampling Location



Site Boundary





APPENDIX B

GARDEN CONSTRUCTION PHOTOGRAPHS



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S1



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S1



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S2



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S2



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S3



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S3



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S4



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S4



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S5



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S5



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S6



Site	LAND AT LYNEHAM, WHISTON
Job No.	CCG-C-25-15498
Photograph location	S6



APPENDIX C

TOPSOIL CHEMICAL ANALYSES

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Analytical Report Number : 25-028401

Project / Site name:	Land at Lyneham, Whiston	Samples received on:	30/05/2025
Your job number:	CCG C 25 15498	Samples instructed on / Analysis started on:	30/05/2025
Your order number:	CCG PO 15498	Analysis completed by:	06/06/2025
Report Issue Number:	1	Report issued on:	06/06/2025
Samples Analysed:	4 soil samples		



Signed:

Rachel Chappell
Key Account Manager
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: 25-028401
 Project / Site name: Land at Lyneham, Whiston
 Your Order No: CCG PO 15498

Lab Sample Number	564876	564877	564878	564879
Sample Reference	S1	S2	S3	S4
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.2	0.2	0.2	0.2
Date Sampled	29/05/2025	29/05/2025	29/05/2025	29/05/2025
Time Taken	900	900	900	900
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	12	12	12	12
Total mass of sample received	kg	0.1	NONE	0.8	0.8	0.8	0.8

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DKI	DKI	DKI	DKI
Analysis completed	N/A	N/A	N/A	06/06/2025	06/06/2025	06/06/2025	06/06/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.1	8	8.2	7.8
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.051	0.055	0.04	0.032
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	130	130	210	130
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	65.9	66	105	67.5
Sulphide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Organic Matter (automated)	%	0.1	MCERTS	2.2	2.4	2.4	2.6

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.39
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.17
Acenaphthene	mg/kg	0.05	MCERTS	0.07	0.07	0.07	0.38
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.06	0.48
Phenanthrene	mg/kg	0.05	MCERTS	0.56	0.69	0.61	2.2
Anthracene	mg/kg	0.05	MCERTS	0.1	0.14	0.11	0.38
Fluoranthene	mg/kg	0.05	MCERTS	0.87	1.1	0.88	1.8
Pyrene	mg/kg	0.05	MCERTS	0.87	1	0.85	1.6
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.38	0.42	0.41	0.8
Chrysene	mg/kg	0.05	MCERTS	0.45	0.48	0.45	0.86
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.44	0.56	0.54	0.95
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.24	0.19	0.23	0.34
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.46	0.5	0.49	0.85
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.2	0.2	0.21	0.34
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.05	0.06	0.07	0.08
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.24	0.26	0.26	0.43

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	4.91	5.68	5.25	12.2
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Analytical Report Number: 25-028401
 Project / Site name: Land at Lyneham, Whiston
 Your Order No: CCG PO 15498

Lab Sample Number	564876	564877	564878	564879
Sample Reference	S1	S2	S3	S4
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.2	0.2	0.2	0.2
Date Sampled	29/05/2025	29/05/2025	29/05/2025	29/05/2025
Time Taken	900	900	900	900
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	1.7	1.9	2.9	2
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	6.8	7.4	6.7	7.1
Boron (water soluble)	mg/kg	0.2	MCERTS	0.5	0.4	0.5	0.6
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.2	0.2	0.2	0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	12	12	11	12
Copper (aqua regia extractable)	mg/kg	1	MCERTS	27	29	25	28
Lead (aqua regia extractable)	mg/kg	1	MCERTS	51	59	51	53
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	0.81	0.82	0.77	0.96
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	10	10	10	10
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	47	52	46	54

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	2.4	2.8	< 2.0	3.3
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	11	12	< 10	12
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	13	15	< 10	15

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	13	15	< 10	15
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VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 25-028401

Project / Site name: Land at Lyneham, Whiston

* 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 *
564876	S1	None Supplied	0.2	Brown loam and sand with gravel and vegetation
564877	S2	None Supplied	0.2	Brown loam and sand with gravel and vegetation
564878	S3	None Supplied	0.2	Brown loam and sand with gravel and vegetation
564879	S4	None Supplied	0.2	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-028401
Project / Site name: Land at Lyneham, Whiston

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
Organic matter (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	Moisture content, determined gravimetrically (up to 30°C)	In-house method	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
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	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
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
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic	In-house method	L076B/L088-PL	D/W	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
Free cyanide in soil	Determination of free 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
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

Analytical Report Number : 25-028401
Project / Site name: Land at Lyneham, Whiston

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
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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

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Analytical Report Number : 25-040577

Project / Site name:	Land at Lyneham, Whiston	Samples received on:	31/07/2025
Your job number:	CCG C 25 15498	Samples instructed on/ Analysis started on:	31/07/2025
Your order number:	CCG PO 15498	Analysis completed by:	08/08/2025
Report Issue Number:	1	Report issued on:	08/08/2025
Samples Analysed:	2 soil samples		



Signed: _____

Anna Goc
PL Head of Reporting Team
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

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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: 25-040577
 Project / Site name: Land at Lyneham, Whiston
 Your Order No: CCG PO 15498

Lab Sample Number	631960	631961
Sample Reference	S5	S6
Sample Number	None Supplied	None Supplied
Water Matrix	N/A	N/A
Depth (m)	0.20	0.20
Date Sampled	30/07/2025	30/07/2025
Time Taken	1400	1400
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection
		Test Accreditation Status

Stone Content	%	0.1	NONE	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	11	12
Total mass of sample received	kg	0.1	NONE	1.2	1.1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	WEM	WEM
Analysis completed	N/A	N/A	N/A	05/08/2025	05/08/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	6.1	8.3
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.063	0.058
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	250	220
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	127	111
Sulphide	mg/kg	1	MCERTS	< 1.0	< 1.0
Organic Matter (automated)	%	0.1	MCERTS	3.3	3.6

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.17	0.3
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.32	0.53
Pyrene	mg/kg	0.05	MCERTS	0.31	0.53
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.14	0.27
Chrysene	mg/kg	0.05	MCERTS	0.2	0.3
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.23	0.39
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.06	0.1
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.21	0.35
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.09	0.15
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.11	0.18

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.84	3.11
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Analytical Report Number: 25-040577
 Project / Site name: Land at Lyneham, Whiston
 Your Order No: CCG PO 15498

Lab Sample Number	631960	631961
Sample Reference	S5	S6
Sample Number	None Supplied	None Supplied
Water Matrix	N/A	N/A
Depth (m)	0.20	0.20
Date Sampled	30/07/2025	30/07/2025
Time Taken	1400	1400
Analytical Parameter (Soil Analysis)	Units	Test Unit of detection
		Test Accreditation Status

Heavy Metals / Metalloids

Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	1.9	3.9
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	6.7	9.1
Boron (water soluble)	mg/kg	0.2	MCERTS	0.5	0.5
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	12	24
Copper (aqua regia extractable)	mg/kg	1	MCERTS	44	58
Lead (aqua regia extractable)	mg/kg	1	MCERTS	47	120
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	0.3	0.4
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	0.84	4.2
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	10	13
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.1	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	56	69

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	18	15
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	18	15

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	18	15
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VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected



Analytical Report Number : 25-040577
 Project / Site name: Land at Lyneham, Whiston

* 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 *
631960	S5	None Supplied	0.2	Brown loam and sand with gravel and vegetation
631961	S6	None Supplied	0.2	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-040577
Project / Site name: Land at Lyneham, Whiston

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
Organic matter (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	Moisture content, determined gravimetrically (up to 30°C)	In-house method	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
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	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
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
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	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
Free cyanide in soil	Determination of free 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
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	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

Analytical Report Number : 25-040577
Project / Site name: Land at Lyneham, Whiston

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 with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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 30°C.
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

APPENDIX D

CHEMICAL ASSESSMENT TABLES



METALS DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15498

Site name: LAND AT LYNEHAM, WHISTON

Prepared by: DK

Authorised by: CB

Proposed land use: Residential with plant uptake

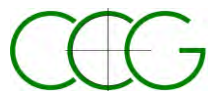
SOM % used: 1.0

 = Threshold exceeded

 = Below Limit of detection

 = Not tested

			Metals							
Contaminants			Cadmium	Chromium III	Chromium VI	Copper	Lead	Mercury (elemental)	Nickel	Zinc
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.5	5.0	0.8	5.0	5.0	0.5	5.0	5.0
Human Health Risk Assessment (GAC)			11	910	6	240	200	1.2	180	3700
Sample Location	Sample Depth (m)	Sample type								
S1	0	SOIL	0.2	12	< 1.8	27	51	< 0.3	10	47
S2	0	SOIL	0.2	12	< 1.8	29	59	< 0.3	10	52
S3	0	SOIL	0.2	11	< 1.8	25	51	< 0.3	10	46
S4	0	SOIL	0.2	12	< 1.8	28	53	< 0.3	10	54
S5	0	SOIL	< 0.2	12	< 1.8	44	47	0.3	10	56
S6	0	SOIL	< 0.2	24	< 1.8	58	120	0.4	13	69
Human Health Risk Assessment (GAC)			11	910	6	240	200	1.2	180	3700



SEMI-METALS, NON-METALS, INORGANICS AND OTHER DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15498

Site name: LAND AT LYNEHAM, WHISTON

Prepared by: DK

Authorised by: CB

Proposed land use: Residential with plant uptake

SOM % used: 1.0

 = Threshold exceeded

 = Below Limit of detection

n/t = Not tested

			Semi/non-metals			Inorganics		Other	
Contaminants			Arsenic	Boron	Selenium	Cyanide (free)	Sulphate (water soluble)	Sulphate (water soluble)	
Units			mg/kg	mg/kg	mg/kg	mg/kg	g/l	mg/l	
Limit of Detection			1.0	0.5	1.0	1.0	0.02	20.0	
Human Health Risk Assessment (GAC)			37	290	250	22	NA	NA	
Sample Location	Sample Depth (m)	Sample type							
S1	0	SOIL	6.8	0.5	< 1.0	< 1.0	n/t	65.9	8.1
S2	0	SOIL	7.4	0.4	< 1.0	< 1.0	n/t	66	8
S3	0	SOIL	6.7	0.5	< 1.0	< 1.0	n/t	105	8.2
S4	0	SOIL	7.1	0.6	< 1.0	< 1.0	n/t	67.5	7.8
S5	0	SOIL	6.7	0.5	1.1	< 1.0	n/t	127	6.1
S6	0	SOIL	9.1	0.5	< 1.0	< 1.0	n/t	111	8.3
Human Health Risk Assessment (GAC)			37	290	250	22	NA	NA	



SPECIATED PAH'S DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15498

Site name: LAND AT LYNEHAM, WHISTON

Prepared by: DK

Authorised by: CB

Proposed land use: Residential with plant uptake

SOM % used: 1.0

 = Threshold exceeded

 = Below Limit of detection

n/t = Not tested

			PAH's																
Contaminants			Acenaphthene	Acenaphthylene	Anthracene	Benz[a]anthracene	Benzo[a]pyrene	Benzo[b]fluoranthene	Benzo[ghi]perylene	Benzo[k]fluoranthene	Chrysene	Dibenzo[ah]anthracene	Fluoranthene	Fluorene	Indeno[123-cd]pyrene	Naphthalene	Phenanthrene	Pyrene	Total PAH's
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.4
Human Health Risk Assessment (GAC)			210	170	2400	7.2	2.2	2.6	320	77	15	0.24	280	170	27	2.3	95	620	NA
Sample Location	Sample Depth (m)	Sample type																	
S1	0	SOIL	0.07	< 0.05	0.1	0.38	0.46	0.44	0.24	0.24	0.45	0.05	0.87	< 0.05	0.2	< 0.05	0.56	0.87	4.91
S2	0	SOIL	0.07	< 0.05	0.14	0.42	0.5	0.56	0.26	0.19	0.48	0.06	1.1	< 0.05	0.2	< 0.05	0.69	1	5.68
S3	0	SOIL	0.07	< 0.05	0.11	0.41	0.49	0.54	0.26	0.23	0.45	0.07	0.88	0.06	0.21	< 0.05	0.61	0.85	5.25
S4	0	SOIL	0.38	0.17	0.38	0.8	0.85	0.95	0.43	0.34	0.86	0.08	1.8	0.48	0.34	0.39	2.2	1.6	12.2
S5	0	SOIL	< 0.05	< 0.05	< 0.05	0.14	0.21	0.23	0.11	0.06	0.2	< 0.05	0.32	< 0.05	0.09	< 0.05	0.17	0.31	1.84
S6	0	SOIL	< 0.05	< 0.05	< 0.05	0.27	0.35	0.39	0.18	0.1	0.3	< 0.05	0.53	< 0.05	0.15	< 0.05	0.3	0.53	3.11
Human Health Risk Assessment (GAC)			210	170	2400	7.2	2.2	2.6	320	77	15	0.24	280	170	27	2.3	95	620	NA



SPECIATED TPH'S DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15498

Site name: LAND AT LYNEHAM, WHISTON

Prepared by: DK

Authorised by: CB

Proposed land use: Residential with plant uptake

SOM % used: 1.0

 = Threshold exceeded

 = Below Limit of detection

n/t = Not tested

Contaminants			Speciated TPH's															
			Aromatics							Aliphatics							TOTAL TPH'S	
			EC5-7	EC7-8	EC8-10	EC10-12	EC12-16	EC16-21	EC21-35	EC35-44	EC5-6	EC6-8	EC8-10	EC10-12	EC12-16	EC16-35		EC35-44
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.01	0.01	1.0	1.0	1.0	1.0	1.0	1.0	0.01	0.01	1.0	1.0	1.0	1.0	1.0	1.0
Human Health Risk Assessment (GAC)			70	130	34	74	140	260	1100	1100	42	100	27	130	1100	65000	65000	NA
Sample Location	Sample Depth (m)	Sample type																
S1	0	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	2.4	< 10	11	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	13
S2	0	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	2.8	< 10	12	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	15
S3	0	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10
S4	0	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	3.3	< 10	12	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	15
S5	0	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	18	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	18
S6	0	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	15	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	15
Human Health Risk Assessment (GAC)			70	130	34	74	140	260	1100	1100	42	100	27	130	1100	65000	65000	NA



BTEX DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15498

Site name: LAND AT LYNEHAM,
WHISTON

Prepared by: DK

Authorised by: CB

Proposed land use: Residential with plant uptake

SOM % used: 1.0

 = Threshold exceeded

 = Below Limit of detection

 = Not tested

			BTEX			
Contaminants			Benzene	Toluene	Ethylbenzene	Total Xylenes
Units			µg/kg	µg/kg	µg/kg	µg/kg
Limit of Detection			10	10	10	10
Human Health Risk Assessment (GAC)			0.33	610	350	NA
Sample Location	Sample Depth (m)	Sample type				
S1	0	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S2	0	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S3	0	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S4	0	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S5	0	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S6	0	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
Human Health Risk Assessment (GAC)			0.33	610	350	NA



APPENDIX E

CLIENT DECLARATION & IMPORTED SOILS DELIVERY DOCUMENTATION



Lyneham, Whiston, L35 3TH – 7 Houses & 12 Apartments.

I can confirm no unanticipated made ground deposits or contamination was encountered during the construction process at the above site.

Kind Regards

David Belcher

R. DRAPER LTD.

OFFICE:

BARROW NOOK,
BICKERSTAFFE,

Nr. ORMSKIRK,
LANCASHIRE L39 0ET.

TEL: (01695) 722315

FAX: (01695) 728063

V.A.T. REG'N. No. 325 0243 03

draper@rdraperltd.co.uk

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

88840

LICENCE No. ZP3791CT

CUSTOMER / SUPPLIER

BUILT GROUP

LIVERPOOL RD

WHISTON

Date:

24/5/25.

Tonnes

Kilos

Gross:

31 720

Tare:

12 100

Net:

19 680



Received by

DESCRIPTION OF GOODS

Grade 1.

HAULIER

DRAPER

VEHICLE REG'N. No

PN21 14PJ.

DRIVER'S SIGNATURE

WEIGHMAN'S SIGNATURE

Established
1946

WE CANNOT GUARANTEE ANY OF OUR PRODUCTS WILL BE WEED FREE.
ANY DAMAGE CAUSED BY LOADS TIPPED OFF ROAD WILL BE THE
RESPONSIBILITY OF THE CUSTOMER.

SUPPLIERS OF SOILS
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draper@rdraperltd.co.uk

X1

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No. 113472
LICENCE No. ZP3791CT

CUSTOMER / SUPPLIER

Built Group
Lynneham Rd
Prescot/
Whiston
L35 3TH

Date:

24/5/25

Gross:

Tare:

Net:

Tonnes

Kilos

19

000

Dereck (07934) 670
534

Received by

DESCRIPTION OF GOODS

Grade 1

HAULIER

MTKEM

VEHICLE REG'N. No

DRIVER'S SIGNATURE

[Signature]

WEIGHMAN'S SIGNATURE

Established
1946

WE CANNOT GUARANTEE ANY OF OUR PRODUCTS WILL BE WEED FREE.
ANY DAMAGE CAUSED BY LOADS TIPPED OFF ROAD WILL BE THE
RESPONSIBILITY OF THE CUSTOMER.

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& COMPOSTS



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OFFICE:

BARROW NOOK,
BICKERSTAFFE,
Nr. ORMSKIRK,
LANCASHIRE L39 0ET.

TEL: (01695) 722315

FAX: (01695) 728063

V.A.T. REG'N. No. 325 0243 03

draper@rdraperltd.co.uk

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

88841

LICENCE No. ZP3791CT

CUSTOMER / SUPPLIER

Built Group

Lymm Rd

Whiston

Date:

24/5/25

Tonnes

Kilos

Gross:

32 020

Tare:

12 100

Net:

20 920



Received by

DESCRIPTION OF GOODS

Grade 1

HAULIER

DRAPER

VEHICLE REG'N. No

DRIVER'S SIGNATURE

WEIGHMAN'S SIGNATURE

Established
1946

WE CANNOT GUARANTEE ANY OF OUR PRODUCTS WILL BE WEED FREE.
ANY DAMAGE CAUSED BY LOADS TIPPED OFF ROAD WILL BE THE
RESPONSIBILITY OF THE CUSTOMER

SUPPLIERS OF SOILS
& COMPOSTS 

R. DRAPER LTD.

OFFICE:

BARROW NOOK,

BICKERSTAFFE,

Nr. ORMSKIRK,

LANCASHIRE L39 0ET.

TEL: (01695) 722315

FAX: (01695) 728063

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WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

88842

LICENCE No. ZP3791CT

CUSTOMER / SUPPLIER

BUILT GROUP.

LYNESUM B.

WHISTON

Date:

23/5/25

Tonnes

Kilos

Gross:

31 880

Tare:

12 100.

Net:

19 780

Received by

DANION

DESCRIPTION OF GOODS

GRADE 1.

HAULIER

DRAPER

VEHICLE REG'N. No

RWZ1 KAS

DRIVER'S SIGNATURE

WEIGHMAN'S SIGNATURE

Established
1946

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& COMPOSTS

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Nr. ORMSKIRK,
LANCASHIRE L39 0ET.
TEL: (01695) 722315
FAX: (01695) 728063
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draper@rdraperltd.co.uk

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.
88843
LICENCE No. ZP3791CT

CUSTOMER / SUPPLIER

BUILT GROUP
LIVERHAM RD
WHISTON

Date:

23/5/25

Tonnes

Kilos

Gross:

31

900

Tare:

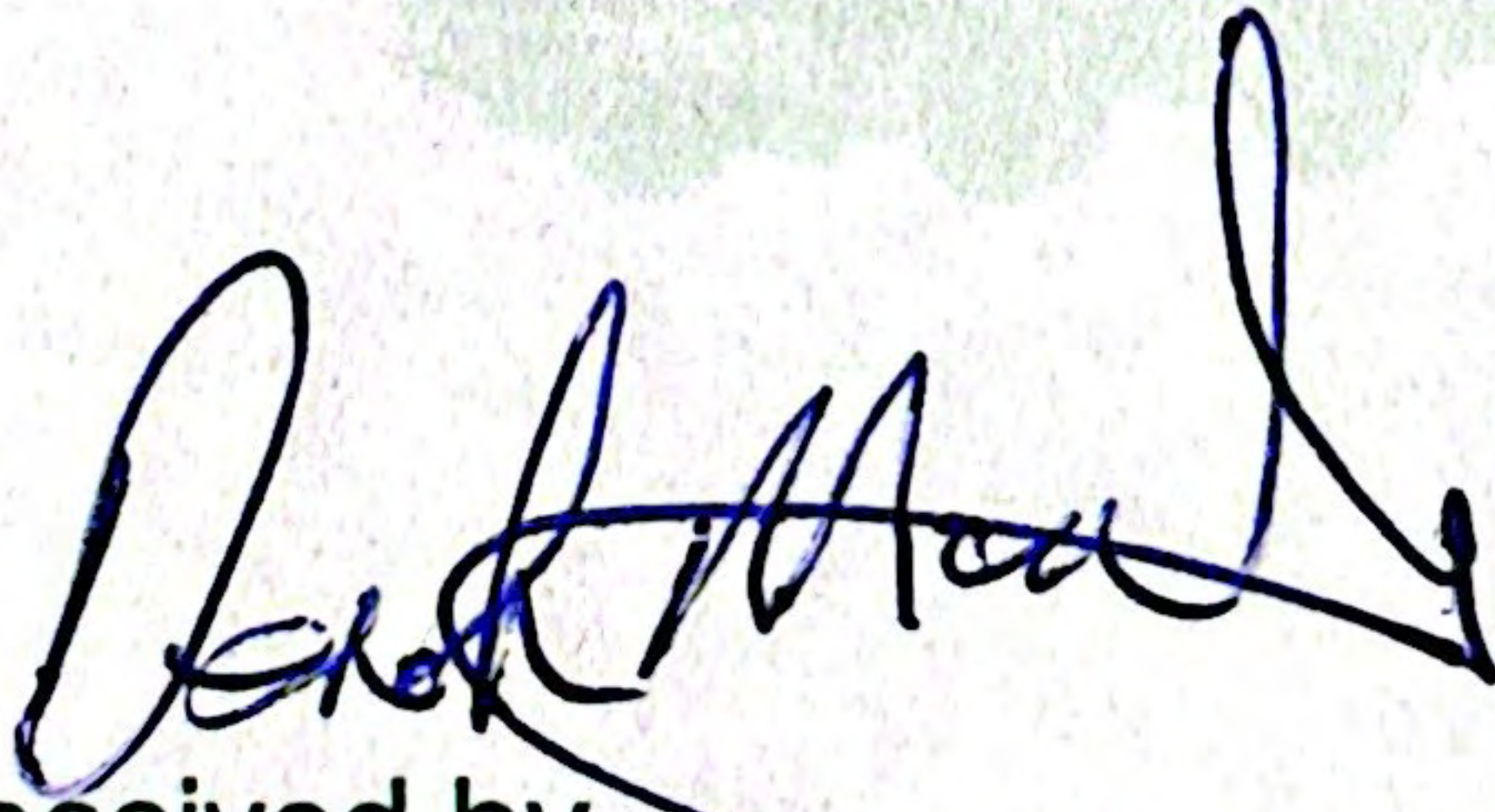
12

100

Net:

19

800


Received by

DESCRIPTION OF GOODS

GRADE 1

HAULIER

DRAPER

VEHICLE REG'N. No

PN211CPJ

DRIVER'S SIGNATURE

WEIGHMAN'S SIGNATURE

R. DRAPER LTD.

OFFICE:

BARROW NOOK,
BICKERSTAFFE,

Nr. ORMSKIRK,
LANCASHIRE L39 0ET.

TEL: (01695) 722315

FAX: (01695) 728063

V.A.T. REG'N. No. 325 0243 03

draper@rdraperltd.co.uk

(X3)

7-12

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

113446

LICENCE No. ZP3791CT

CUSTOMER / SUPPLIER

Built Group

Lynneham Rd
Whiston

L35 3TN

Date:

23/5/25

Tonnes

Kilos

Gross:

31

820

Tare:

12

100

Net:

19

720

Dereck (07934) 670534

Derek Maw

Received by

DESCRIPTION OF GOODS

Grade 1

HAULIER

Paul R

VEHICLE REG'N. No

PN21 KPI

DRIVER'S SIGNATURE

WEIGHMAN'S SIGNATURE

Established
1946

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& COMPOSTS 

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Nr. ORMSKIRK,
LANCASHIRE L39 0ET.

TEL: (01695) 722315

FAX: (01695) 728063

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draper@rdraperltd.co.uk

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

88844

LICENCE No. ZP3791CT

CUSTOMER / SUPPLIER

Built Group

Liverpool B

Whiston

Date:

22/5/23

Tonnes

Kilos

Gross:

31

900

Tare:

12

100

Net:

19

800



Received by

DESCRIPTION OF GOODS

Gravel

HAULIER

DRAPER

VEHICLE REG'N. No

PN21KPT

DRIVER'S SIGNATURE

WEIGHMAN'S SIGNATURE

Established
1946

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RESPONSIBILITY OF THE CUSTOMER.

SUPPLIERS OF SOILS
& COMPOSTS 

R. DRAPER LTD.

OFFICE:

BARROW NOOK,
BICKERSTAFFE,
Nr. ORMSKIRK,
LANCASHIRE L39 0ET.

TEL: (01695) 722315

FAX: (01695) 728063

V.A.T. REG'N. No. 325 0243 03

draper@rdraperltd.co.uk

CUSTOMER / SUPPLIER

BUILT GROUP.

LYNCHAM RD.

WHISTON

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

88845

LICENCE No. ZP3791CT

Date:

22/5/25

Tonnes

Kilos

Gross:

31 700

Tare:

12 100

Net:

19 600

Received by

DAMCO

DESCRIPTION OF GOODS

Grade 1

HAULIER

DRAPER

VEHICLE REG'N. No

PN21KPS

DRIVER'S SIGNATURE

J. [Signature]

WEIGHMAN'S SIGNATURE

Established
1946

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ANY DAMAGE CAUSED BY LOADS TIPPED OFF ROAD WILL BE THE
RESPONSIBILITY OF THE CUSTOMER.

SUPPLIERS OF SOILS
& COMPOSTS

R. DRAPER LTD.

OFFICE:

BARROW NOOK,
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Nr. ORMSKIRK,
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FAX: (01695) 728063

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draper@rdraperltd.co.uk

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

88846

LICENCE No. ZP3791CT

CUSTOMER / SUPPLIER

BOLT GROUP.

LYNCHAM RD.

WARRINGTON

Date:

22/5/25

Tonnes

Kilos

Gross:

31

200

Tare:

12

100

Net:

19

700.

Received by,

John Mark

DESCRIPTION OF GOODS

GRADE 1.

HAULIER

DRAPER

VEHICLE REG'N. No

PN21KPD

DRIVER'S SIGNATURE

WEIGHMAN'S SIGNATURE

Established
1946

WE CANNOT GUARANTEE ANY OF OUR PRODUCTS WILL BE WEED FREE.
ANY DAMAGE CAUSED BY LOADS TIPPED OFF ROAD WILL BE THE
RESPONSIBILITY OF THE CUSTOMER.

SUPPLIERS OF SOILS
& COMPOSTS

R. DRAPER LTD.

OFFICE:

BARROW NOOK,
BICKERSTAFFE,
Nr. ORMSKIRK,
LANCASHIRE L39 0ET.

TEL: (01695) 722315

FAX: (01695) 728063

V.A.T. REG'N. No. 325 0243 03

draper@rdraperltd.co.uk

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

113140

LICENCE No. ZP3791CT

7 Loads
over Thursday
Friday

7-3pm

Date:

22/5/25

Tonnes

Kilos

Gross:

32 200

Tare:

12 100

Net:

20 100

CUSTOMER / SUPPLIER

Built Group
Lynneham Rd
Whiston
L35 3TN

Dereck (07934) 670534

Received by

DESCRIPTION OF GOODS

Grade 1

HAULIER

Paul R

VEHICLE REG'N. No

PN21 KPS

DRIVER'S SIGNATURE

[Signature]

WEIGHMAN'S SIGNATURE

Established
1946

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ANY DAMAGE CAUSED BY LOADS TIPPED OFF ROAD WILL BE THE
RESPONSIBILITY OF THE CUSTOMER.

SUPPLIERS OF SOILS
& COMPOSTS 

R. DRAPER LTD.

OFFICE:

BARROW NOOK,
BICKERSTAFFE,
Nr. ORMSKIRK,
LANCASHIRE L39 0ET.

TEL: (01695) 722315

FAX: (01695) 728063

V.A.T. REG'N. No. 325 0243 03

draper@rdraperltd.co.uk

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

123850

LICENCE No. ZP3791CT

Date:

1.8.25

Tonnes

Kilos

Gross:

31 980

Tare:

12 040

Net:

19 940

CUSTOMER / SUPPLIER

Built Group Ltd

Lynneham Road

Whiston

L35 3TN

Ring on way

07518 952 843

Received by

DESCRIPTION OF GOODS

Grade 1

HAULIER

P Clarke

VEHICLE REG'N. No

TA13 DAY

DRIVER'S SIGNATURE

[Signature]

WEIGHMAN'S SIGNATURE

Established
1946

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SUPPLIERS OF SOILS
& COMPOSTS 

R. DRAPER LTD.

OFFICE:

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Nr. ORMSKIRK,
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TEL: (01695) 722315

FAX: (01695) 728063

V.A.T. REG'N. No. 325 0243 03

draper@rdraperltd.co.uk

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

123753

LICENCE No. ZP3791CT

X3
on Return

Date:

30/7/25

Tonnes

Kilos

Gross:

32

020

Tare:

12

00

Net:

20

020

CUSTOMER / SUPPLIER

Built Group Ltd
Lyneham Road
Whiston
L35 3TN

Tom (07518) 952843

Received by

DESCRIPTION OF GOODS

Grade 1

HAULIER

P. Collier

VEHICLE REG'N. No

PN 23 JDX

DRIVER'S SIGNATURE



WEIGHMAN'S SIGNATURE

VR

Established
1946

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RESPONSIBILITY OF THE CUSTOMER.

SUPPLIERS OF SOILS
& COMPOSTS 

R. DRAPER LTD.

OFFICE:

BARROW NOOK,

BICKERSTAFFE,

Nr. ORMSKIRK,

LANCASHIRE L39 0ET.

TEL: (01695) 722315

FAX: (01695) 728063

V.A.T. REG'N. No. 325 0243 03

draper@rdraperltd.co.uk

WASTE TRANSFER STATION,
NEWBRIDGE FARM,
STOPGATE LANE, SIMONSWOOD,
LANCASHIRE L33 4YH

TICKET No.

126326

LICENCE No. ZP3791CT

Date:

30.7.25

Tonnes

Kilos

Gross:

32

000

Tare:

12

00

Net:

20

000

CUSTOMER / SUPPLIER

BUILT GROUP
LTD

LYNEHAM
RD

WHISTON

L35 3TN

Received by

TOM.G

DESCRIPTION OF GOODS

91

HAULIER

R Draper

VEHICLE REG'N. No

PN 2350X

DRIVER'S SIGNATURE



WEIGHMAN'S SIGNATURE

VR

Established
1946

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RESPONSIBILITY OF THE CUSTOMER.

SUPPLIERS OF SOILS
& COMPOSTS 

R. DRAPER LTD.

OFFICE:

BARROW NOOK,

BICKERSTAFFE,

Nr. ORMSKIRK,

LANCASHIRE L39 0ET.

TEL: (01695) 722315

FAX: (01695) 728063

V.A.T. REG'N. No. 325 0243 03

draper@rdraperltd.co.uk

WASTE TRANSFER STATION,

NEWBRIDGE FARM,

STOPGATE LANE, SIMONSWOOD,

LANCASHIRE L33 4YH

TICKET No.

126324

LICENCE No. ZP3791CT

CUSTOMER / SUPPLIER

Built Group
LTD

LYNEHAM
RD

WHISTON
L35 3TN

Date:

30-7-25

Tonnes

Kilos

Gross:

32

030

Tare:

12

00

Net:

20

030

Received by



DESCRIPTION OF GOODS

G1

HAULIER

R DRAPER

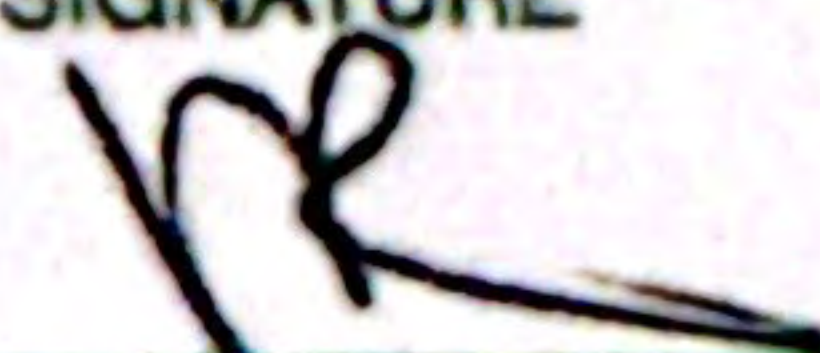
VEHICLE REG'N. No

PN 2350X

DRIVER'S SIGNATURE



WEIGHMAN'S SIGNATURE



Established
1946

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SUPPLIERS OF SOILS
& COMPOSTS 

NOTES ON LIMITATIONS

Notes on Limitations For Geoenvironmental and Geotechnical Consultancy Services

General

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The findings and opinions provided in this document are made in good faith and are subject to the limitations imposed by employing site assessment methods and techniques, appropriate to the time of investigation and within the limitations and constraints defined in this document.

The findings and opinions are relevant to the dates when the assessment was undertaken, but should not necessarily be relied upon to represent conditions at a substantially later date. In particular, seasonal groundwater levels, with the effects of precipitation, may affect the conditions found during the investigation. The report should be read in conjunction with the further Notes on Limitations included in Appendix A.

Where opinions expressed in this report are based on current available guidance and legislation, no liability can be accepted by CC GEOTECHNICAL LTD for the effects of any future changes to such guidelines and legislation. Additional information, improved practices, new guidance, changes in legislation, or amendments to design proposals, may necessitate this report having to be reviewed in whole or in part after that date. Opinions and interpretations are not accredited by UKAS.

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and/or
2. the consequences of use of this document by any party with whom an agreement has not been executed.

Phase I Environmental Audits / Desk Studies

The work undertaken to provide the basis of a Phase 1 Desk Study report comprises a study of available documented information from a variety of sources (including the client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in a Desk Study report have been dictated by finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in the report, CC GEOTECHNICAL LTD reserves the right to review such information and to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Factual Ground Investigations

The investigation of the site has been carried out in accordance with the scope and specification instructed by the Client. No interpretations of the data generated by the investigation have been provided or implied. The exploratory holes undertaken in this commission, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of site conditions. Conditions may exist on the site which have not been detected by the works undertaken. Furthermore, the number of sampling points and the methods of sampling and testing do not preclude the existence of localised "hotspots" or more widespread contamination where concentrations may be significantly higher than those actually encountered.

Interpretative Phase II Environmental Audits

The investigation of the site has been carried out with the intention of providing sufficient information concerning the type and degree of contamination, and ground and groundwater conditions to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks associated to potential human targets, building materials, the environment (including adjacent land), and surface and groundwater.

The amount of exploratory work and chemical testing undertaken may have been restricted by factors including inter alia the Clients budget, the available timescale, access to all parts of the site, the existence of buried services etc., and where this is the case, a more comprehensive investigation may be required if the site is to be redeveloped, since a number of important engineering and environmental issues may need further assessment.

For those reasons, if costs have been included in relation to site remediation these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor.

It must be borne in mind, that the exploratory holes undertaken, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions present on the site which have not been disclosed by this investigation, and which have therefore not been taken into account in this report. The number of sampling points and the methods of sampling and testing do not preclude the existence of localised "hotspots" or more widespread contamination where concentrations may be significantly higher than those actually encountered. The findings of the investigation are valid for the time of investigation and the passage of time may result in changes to the contamination status of the site, and a reassessment of the site may be required where significant time has elapsed.

Geoenvironmental Ground Investigations

The investigation of the site has been carried out within the constraints of Client budget, available timeframe, access to all parts of the site, the existence of buried services and a more comprehensive investigation may be required to provide sufficient information regarding the type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions, to formulate a reasonable assessment of the environmental risks together with engineering and development implications.

If costs have been included in relation to the site remediation, these must be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of the site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions present on the site which have not been disclosed by this investigation, and which have therefore not been taken into account in this report. The findings of the investigation are valid for the time of investigation and the passage of time may result in changes to the contamination status of the site, and a reassessment of the site may be required where significant time has elapsed.

The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that groundwater levels will vary owing to seasonal, tidal, weather, or other effects.

The risk assessment and opinions provided, inter alia, take into consideration currently available guidance relating to acceptable contamination concentrations and no liability can be accepted for the retrospective effects of any future changes or amendments to these values.