

Our Ref: ZZ25061/250822-gcv

21 August 2025

FAO Mike Hanlon (michael@greencirclestates.com)

Green Circle Ventures
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Dear Mike

Kirkby Valley Golf Club (Application No 21/00744/COND2)

Further to recent discussions and email exchanges with you and Richard find below our proposals for the topsoil investigation suggested by the MEAS on behalf of the LPA.

In its review of the previous submissions MEAS commented:

7. *Noted that topsoil is to be scraped and stockpiled ready for reuse. Are there any plans to test this material?*
3. *MEAS advise that the scope of all intrusive works should be agreed in advance with the Local Planning Authority.*

Sample Frequency

There is no reason to suspect any significant contamination, based on the desk study findings, so an untargeted sampling pattern should be sufficient.

Area 2b occupies an area of approximately 17.5 Ha, although access is restricted to part of the land pending the archaeological study and part comprises the former landfill site already investigated.

We suggest initially that 7 topsoil samples be collected for analysis taken at random locations across the accessible area.

We envisage that sampling will be undertaken via shallow hand dug pits. The previous trial pits encountered a topsoil layer that as between 0.30 to 0.35 m thick. We envisage that the thickness will be consistent across the site.

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Analysis Suite

If we are going to compare the results against analysis of imported soils we need to use a similar test suite, which would include the following:

- pH
- Total metal concentrations (including arsenic, cadmium, chromium (total & vi), copper, lead, mercury, nickel, selenium & zinc)
- Cyanide
- Sulphate
- Soil Organic Matter
- Speciated Polycyclic Aromatic Hydrocarbons

The results can be assessed against approved assessment criteria for public open space (parks) and provide a baseline against which further testing could be assessed.

If accepted these proposals should be submitted to the LPA/MEAS for review and approval before undertaking the site works.

Please contact the undersigned if you have any comments.

Yours sincerely



MARTIN LOVELOCK
Technical Director

Enc

cc Richard Gee, Roman Summer