

Jason Green
Vistry Partnership Yorkshire
Strategic Business Centre
Thunderhead Ridge
Glasshoughton
WF10 4UA

KE/DD/42526-017

8 June 2022

Dear Jason

Lakeside, Northern Parcel

We are writing to report on the verification of the growing medium placement in plots 9 to 13.

The Implementation Plan for this site (referenced PR/KE/LW/42526-006, Issue 2, dated 7 May 2021) states that a clean growing medium comprising of 300 mm of topsoil should be placed in all gardens and landscaped areas.

Verification of Thickness

We visited site on 8 June 2022 and excavated two pits within the rear garden of plots 10 and 12 to verify the depth of the topsoil.

The following table details the depth of the verification pit and the materials encountered:

Plot	Description	Thickness (mm)	Total Thickness (mm)
10	Topsoil: Brown slightly silty fine to medium SAND. [Site-won]	350	350
12	Topsoil: Brown slightly silty fine to medium SAND. [Site-won]	360	360

Topsoil was seen to continue beneath the base of the verification pit.

Photographs of the garden and the verification pit are attached.

Verification of Chemical Suitability

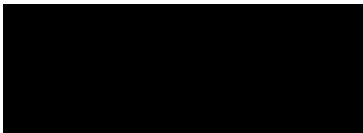
The topsoil used comprises site won material already present on the site prior to development. The assessment of the topsoil is included in our Implementation Plan. To summarise, 24 samples were tested in 2019 and a further four samples tested in 2020. The more recent round of testing recorded elevated arsenic concentrations (52 to 75 mg/kg) however the modified mean was calculated to be 28.75 mg/kg which falls below the 37 mg/kg assessment value for human health.

The topsoil is therefore considered to be suitable for reuse in gardens and landscaped areas of the development.

Conclusion

The growing medium placed within the gardens of plots 9 to 13 is considered to be satisfactory.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

Kate Edwards

Enc. Verification Pit Photographs

Eastwood

CONSULTING ENGINEERS



Overview of plot 9 (front)



Overview of plot 9 (rear)

Eastwood

CONSULTING ENGINEERS



Overview of plot 10 (front)



Overview of plot 10 (rear)

Eastwood

CONSULTING ENGINEERS



Overview of plot 11 (front)



Overview of plot 11 (rear)



Overview of plot 12 (front)



Overview of plot 12 (rear)



Overview of plot 13 (front)



Overview of plot 13 (rear)



Verification pit – plot 10



Verification pit – plot 12