

James Marlow
Wain Homes Severn Valley
Building 2
Great Park Court
Bradley Stoke
Bristol
BS32 4PY



Date: 20th August 2026
Ref: 4526_DG_JM

Dear James,

Re: Southwick Court Farm, Trowbridge – Removal of Elevated Mercury Impacted Soils

On behalf of Wain Homes Severn Valley (the client), T&P Regeneration Limited (T&P) is pleased to provide this report which presents a Remediation Completion Assessment for works associated with mercury impacted made ground.

Background and Context

The site occupies an area of approximately 18.8 hectares (ha) and is located around National Grid Reference (NGR): ST 84572 55978 to the south of Trowbridge, and north of Southwick Court Farm. The nearest postcode is BA14 0HD. A site location plan is included in Appendix A. A selection of site photographs is included in Appendix B.

The proposed development of the site is intended to comprise the construction of 180No residential dwellings with associated areas of communal and private soft landscaping with hard landscaped access and parking.

Previous Reports

Relevant reports pertaining to the site are listed in Table 1. Pertinent information is summarised in this letter where appropriate. However, reference should be made to these reports directly for further detail.

T&P Regeneration Ltd

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Table 1 Summary of Previous Reports

Date	Title	Reference	Author
December 2016	Phase 1 Desk Study	GCE00644/R1	Geoconsulting Engineering Ltd (GCEL)
August 2020	Phase 2a Preliminary Ground Investigation Report	GCE00644/R2v6	
March 2025	Land at Southwick, south of Trowbridge Supplementary Ground Investigation	GCE00644/LR 25-03-Hg	

A ground investigation was issued by GCEL in 2020 which identified a localised mercury concentration elevated above the Normal Background Concentration (NBC) of 0.5mg/kg and the residential S4UL screening value of 1.2mg/kg. This concentration was recorded within a topsoil sample taken from TP09 at 0.1 mbgl, encountered as sandy silty clay with roots and rootlets throughout. Based on the majority of the remaining samples being tested recording concentrations below the laboratory detection limit (<0.1mg/kg) and the highest other recorded concentration recorded as 0.12mg/kg it was determined that the result from TP09 was a statistical outlier and not representative of typical ground conditions.

In December 2024 GCEL carried out a delineation investigation to determine the lateral and vertical extent of the impacted topsoil recorded in the vicinity of TP09 during the previous investigation. Hand dug pits were excavated in 8N° locations to a maximum depth of 0.3mbgl located 1m and 5m to the north, east, south and west of TP09. Samples were collected at a depth of 0.1m and 0.3m bgl, sent to a UKAS accredited laboratory, and tested for a suite of heavy metals/metalloids.

Despite the GCEL delineation work not encountering elevated mercury concentrations, the previously recorded mercury concentration above human health screening was considered a potential risk to future site users. As such it was recommended that a 1m x 1m area be excavated to a depth of 0.2m bgl in the location of the original TP09 to remove the locally impacted soils.

Objectives

The objective of this report is to demonstrate that the risk mitigation measures required to address identified unacceptable risks presented to human health, in the context of the site's proposed future end use as a residential development, have been managed in accordance with the recommendations of the previous reports.

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Remediation Works

T&P attended site on the 06th August 2026 to supervise the excavation of the topsoil hotspot. An approximate area of 1.0m x 1.0m was excavated down to a depth of 0.2mbgl until the natural clay soils were exposed beneath. A plan showing the extent of the excavation is supplied in Appendix A.

Topsoil from the excavation was removed from site to the T&P office for temporary storage under the Non-waste Framework Directive (NWFD 4) – Temporary storage at a collection point prior to disposal to a suitable waste transfer site following waste characterisation testing. Material transfer ticket for the removal of the soils from site are supplied in Appendix E.

Excavation side wall samples were collected along with a base sample at a depth of 0.2mbgl for verification purposes.

Soil samples were sent to a UKAS accredited laboratory. Full results are presented in Appendix C with a summary of results presented in Table 2 below.

Table 2 Chemical Results for Hotspot Verification Sampling

Determinant	Human Health Screening Level (mg/kg)	Concentration (mg/kg)				
		HP01 North Wall	HP01 East Wall	HP01 South Wall	HP01 West Wall	HP01 Base
Mercury	1.2	< 0.3	< 0.3	0.3	< 0.3	< 0.3

Based upon the above, all the recorded soil concentrations are below the mercury screening level indicating the previously-identified impacted material has been successfully removed. It is therefore considered that the residual human health risk has been mitigated and no further remedial works will be required within this area.

Waste Management

Following testing undertaken by T&P on the excavated soils, the material has been classified as Non-Hazardous waste with an EWC code 170504. Following the excavation process approximately 0.2m³ of material required removal from site.

Excavated material was loaded into bulk bags on site and removed by T&P under a waste carrier license (CBDU272164).

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Currently the excavated material is stored at the T&P Bristol office under the Temporary storage at a collection point (NWFD 4 exemption). This allows for the storage of waste up for up to 3 months providing it does not contain asbestos or have a flash point of less than 21°C and cannot exceed 50m³ of non-hazardous waste that is not WEEE that will be recovered elsewhere or 5m³ of any other waste. Following receipt of the waste characterisation testing T&P will appoint an appropriate waste carrier to collect the waste and remove it to a suitable waste facility. Copies of the waste disposal tickets will be made available to Wain Homes for their records while also being kept by T&P for a minimum of 2 years in line with statutory requirements.

A copy of the transfer note between the Site and T&P Bristol Office is supplied in Appendix E.

Conclusions and Recommendations

Based upon the site's intended end use, and the remedial works prescribed within the GCEL Supplementary Report, the work required to mitigate the human health risk from material associated with TP09 is considered to have been completed.

Based upon the available information no further works are considered necessary to mitigate human health risks.

Soils excavated on site have been managed in accordance with the requirements of current waste legislation including adopting the waste hierarchy for managing the material.

A copy of this report must be forwarded to the regulators for their approval with regard to the works undertaken.

Should you have any queries, please feel free to get in touch.

Yours sincerely,



Duncan Guthrie

For **T&P Regeneration Ltd**

Appendix A – Drawings

Appendix B – Photographs

Appendix C – Chemical Results

Appendix D – Waste Classification

Appendix E – Transfer notes

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Appendix A - Drawings

T&P Regeneration Ltd

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— Site Boundary

National Grid Reference:

Easting: 384984

Northing: 155759



Base Map

Company: Bing Maps Autodesk Licence

DWG Title: -

DWG Number: -

Date: -

-	-	-	-	-
Drawn	Checked	Amendment	Date	Rev.
Wainhomes (Severn Valley) Ltd				Client
Southwick Court Farm Hotspot Removal				Project
Site Location Plan				Title
Scale	Date	Drawn by	Check by	Rev.
1:8000@A4	19/08/26	DA	DG	-



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Bristol, BS14 0BN

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Email: Info@TP-regen.co.uk

Drawing No.
S2139-4526-01-001

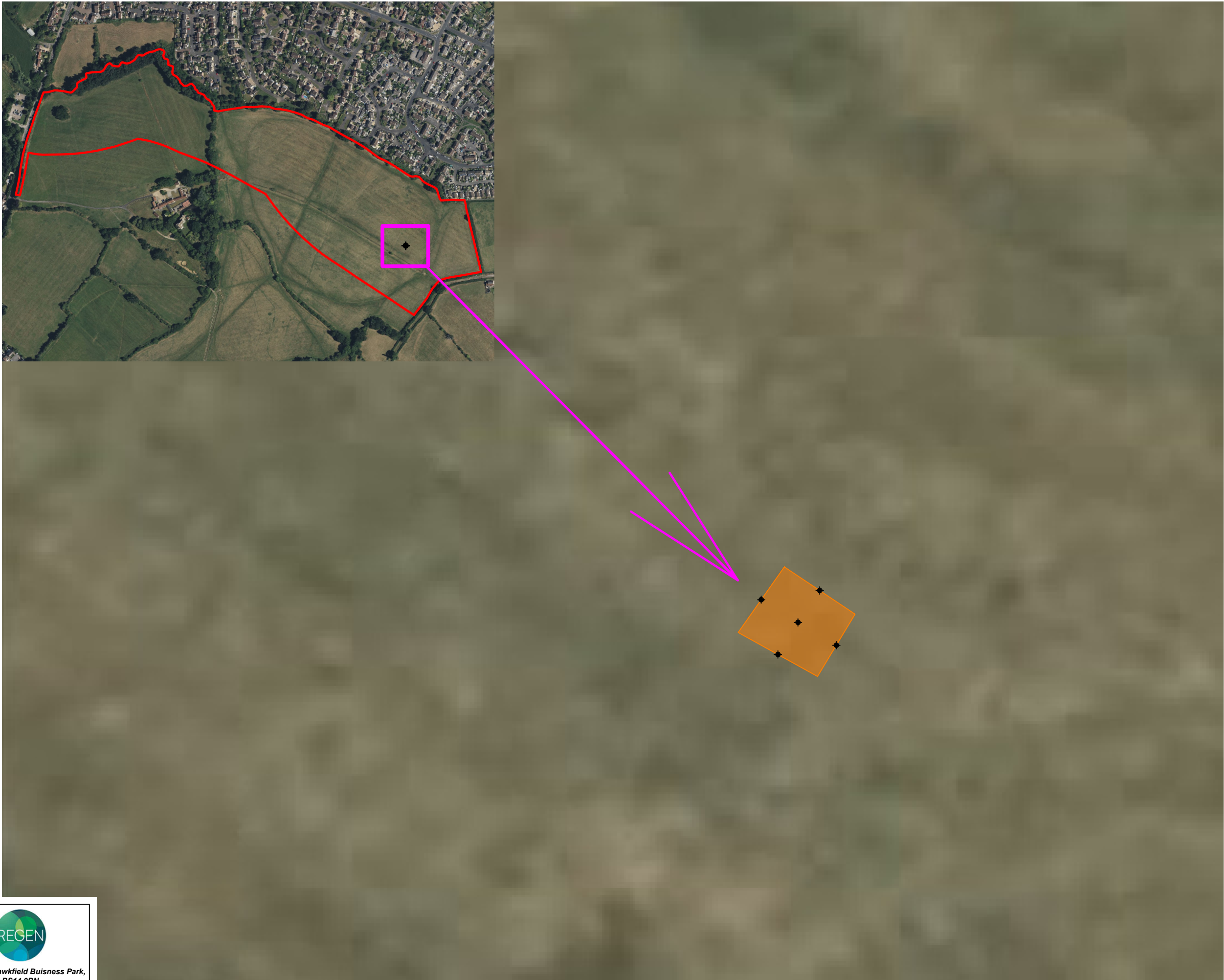


- Site Boundary

T&P Investigation

Verification Sample Locations

TP09 Hotspot Excavation



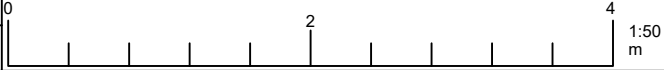
Base Map
Company: - Bing Maps Autodesk Licence
DWG Title: -
DWG Number: -
Date: -

-	-	-	-	-
Drawn	Checked	Amendment	Date	Rev.
Wainhomes (Severn Valley) Ltd				
Southwick Court Farm Hotspot Removal				
TP09 Hotspot Excavation				
Scale	Date	Drawn by	Check by	Rev.
1:50@A3	19/08/26	DA	DG	-

T&P

REGEN

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Appendix B - Photographs

T&P Regeneration Ltd

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PLATE 01 – Hotspot Location.



PLATE 02 – Hotspot Extents.



PLATE 03 – Excavated Hotspot.



PLATE 04 – Verification Samples

Appendix C - Chemical Results

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Analytical Report Number : 26-043600

Project / Site name:	Southwick Court Farm	Samples received on:	11/08/2026
Your job number:	S2139-4526	Samples instructed on/ Analysis started on:	11/08/2026
Your order number:	4256-30329	Analysis completed by:	18/08/2026
Report Issue Number:	1	Report issued on:	19/08/2026
Samples Analysed:	6 soil samples		



Signed:

Adam Fenwick
Customer Relationship 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: 26-043600
Project / Site name: Southwick Court Farm
Your Order No: 4256-30329

Lab Sample Number	1011196	1011197	1011198	1011199	1011200
Sample Reference	HP01	HP01 Base	HP01 North Wall	HP01 East Wall	HP01 South Wall
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.00-0.20	0.20	0.00-0.20	0.00-0.20	0.00-0.20
Date Sampled	06/08/2026	06/08/2026	06/08/2026	06/08/2026	06/08/2026
Time Taken	None Supplied	None Supplied	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	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	10	13	10	11	11
Total mass of sample received	kg	0.1	NONE	0.6	0.6	0.5	0.5	0.4

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	-	-	-
Asbestos Analyst ID	N/A	N/A	N/A	OGR	-	-	-	-
Analysis completed	N/A	N/A	N/A	17/08/2026	-	-	-	-

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	5.9	-	-	-	-
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	39	-	-	-	-
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	19.5	-	-	-	-
Organic Matter (automated)	%	0.1	MCERTS	7	-	-	-	-
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	4	-	-	-	-

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Fluorene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Anthracene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Pyrene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Chrysene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	-	-	-	-
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	-	-	-	-
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	-	-	-	-

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	-	-	-	-
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Analytical Report Number: 26-043600
 Project / Site name: Southwick Court Farm
 Your Order No: 4256-30329

Lab Sample Number	1011196	1011197	1011198	1011199	1011200
Sample Reference	HP01	HP01 Base	HP01 North Wall	HP01 East Wall	HP01 South Wall
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.00-0.20	0.20	0.00-0.20	0.00-0.20	0.00-0.20
Date Sampled	06/08/2026	06/08/2026	06/08/2026	06/08/2026	06/08/2026
Time Taken	None Supplied	None Supplied	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	9.2	9.4	9.7	8.6	7.2
Barium (aqua regia extractable)	mg/kg	1	MCERTS	-	62	81	71	61
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.85	1	0.93	0.78	0.68
Boron (water soluble)	mg/kg	0.2	MCERTS	1.5	0.6	1	0.9	1.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.2	0.3	0.3	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{*U/S g}	< 1.8	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	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	30	34	33	26	24
Copper (aqua regia extractable)	mg/kg	1	MCERTS	14	17	18	39	16
Lead (aqua regia extractable)	mg/kg	1	MCERTS	37	28	40	35	31
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	14	18	16	13	12
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.1	1.6	1.1	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	46	47	50	42	38
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	76	77	85	76	66

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

Analytical Report Number: 26-043600
Project / Site name: Southwick Court Farm
Your Order No: 4256-30329

Lab Sample Number	1011201			
Sample Reference	HP01 West Wall			
Sample Number	None Supplied			
Water Matrix	N/A			
Depth (m)	0.00-0.20			
Date Sampled	06/08/2026			
Time Taken	None Supplied			
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Mass of stone >10mm	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	10
Total mass of sample received	kg	0.1	NONE	0.5

Asbestos

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

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	-
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	-
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	-
Organic Matter (automated)	%	0.1	MCERTS	-
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	-

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	-
Acenaphthylene	mg/kg	0.05	MCERTS	-
Acenaphthene	mg/kg	0.05	MCERTS	-
Fluorene	mg/kg	0.05	MCERTS	-
Phenanthrene	mg/kg	0.05	MCERTS	-
Anthracene	mg/kg	0.05	MCERTS	-
Fluoranthene	mg/kg	0.05	MCERTS	-
Pyrene	mg/kg	0.05	MCERTS	-
Benzo(a)anthracene	mg/kg	0.05	MCERTS	-
Chrysene	mg/kg	0.05	MCERTS	-
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	-
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	-
Benzo(a)pyrene	mg/kg	0.05	MCERTS	-
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	-
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	-
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	-

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	-
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Analytical Report Number: 26-043600
Project / Site name: Southwick Court Farm
Your Order No: 4256-30329

Lab Sample Number				1011201
Sample Reference				HP01 West Wall
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				0.00-0.20
Date Sampled				06/08/2026
Time Taken				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	11
Barium (aqua regia extractable)	mg/kg	1	MCERTS	86
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1
Boron (water soluble)	mg/kg	0.2	MCERTS	2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{*U/S g}
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	39
Copper (aqua regia extractable)	mg/kg	1	MCERTS	19
Lead (aqua regia extractable)	mg/kg	1	MCERTS	40
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	17
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	59
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	94

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

Analytical Report Number : 26-043600

Project / Site name: Southwick Court Farm

* 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 *
1011196	HP01	None Supplied	0.00-0.20	Brown clay and sand with vegetation
1011197	HP01 Base	None Supplied	0.2	Brown clay and sand with vegetation
1011198	HP01 North Wall	None Supplied	0.00-0.20	Brown clay and sand with vegetation
1011199	HP01 East Wall	None Supplied	0.00-0.20	Brown clay and sand with vegetation
1011200	HP01 South Wall	None Supplied	0.00-0.20	Brown clay and sand with vegetation
1011201	HP01 West Wall	None Supplied	0.00-0.20	Brown clay and sand with vegetation

Analytical Report Number : 26-043600

Project / Site name: Southwick Court Farm

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
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
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
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
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
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
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

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.

Analytical Report Number : 26-043600
Project / Site name: Southwick Court Farm

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
----------------------	-------------------------------	-----------------------------	---------------	--------------------	----------------------

Where coal tar is reported as "indicative/not indicative", PAH source attribution has been assessed using the ratio of parent PAHs to alkylated PAHs to indicate a likely pyrogenic (coal tar-related) or petrogenic (bitumen-related) origin. This assessment is independent of total residue and/or benzo(a)pyrene concentrations and is provided for indicative purposes only; it represents a single line of evidence and does not, in isolation, constitute confirmation or classification as hazardous under WM3 guidance.

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.

Appendix D – Waste Classification

T&P Regeneration Ltd

Registered Office: Unit 5, Septimus, Hawkfield Business Park, Bristol, BS14 0BN | Registered No. 04464180
www.tandpregeneration.co.uk | Tel 0117 927 7756 | Email: info@tp-regen.co.uk



Waste Classification Report

HazWasteOnline™ classifies waste as either **hazardous** or **non-hazardous** based on its chemical composition, related legislation and the rules and data defined in the current UK or EU technical guidance (Appendix C) (note that HP 9 Infectious is not assessed). It is the responsibility of the classifier named below to:

- understand the origin of the waste
- select the correct List of Waste code(s)
- confirm that the list of determinands, results and sampling plan are fit for purpose
- select and justify the chosen metal species (Appendix B)
- correctly apply moisture correction and other available corrections
- add the meta data for their user-defined substances (Appendix A)
- check that the classification engine is suitable with respect to the national destination of the waste (Appendix C)



LYTRW-S3NOV-YC8FA

To aid the reviewer, the laboratory results, assumptions and justifications managed by the classifier are highlighted in **pale yellow**.

Report is invalid if pages are removed.

Job name

Southwick Court Farm

Description/Comments

Project

S2139/4526

Site

Southwick Court Farm

Classified by

Name: **Calum Stewart**
Date: **20 Aug 2026 13:56 GMT**
Telephone: **07579216021**
Company: **T&P Regeneration Ltd**
Unit 5, Septimus
Hawkfield Business Park
Bristol
BS14 0BN

HazWasteOnline™ provides a two day, hazardous waste classification course that covers the use of the software and both basic and advanced waste classification techniques. Certification has to be renewed every 3 years.

HazWasteOnline™ Certification:

CERTIFIED

Course

Hazardous Waste Classification

Date

09 Apr 2026

Next 3 year Refresher due by Apr 2029

Purpose of classification

7 - Disposal of Waste

Address of the waste

Southwick Court Farm

Post Code BA14 OHD

SIC for the process giving rise to the waste

41202 Construction of domestic buildings

Description of industry/producer giving rise to the waste

Hotspot removal to allow construction of residential properties.

Description of the specific process, sub-process and/or activity that created the waste

Redevelopment of site.

Description of the waste

Topsoil

Job summary

#	Sample name	Depth [m]	Classification Result	Hazard properties	Page
1	HP01--06082026-0.00		Non Hazardous		3
2	HP01 Base--06082026-0.20		Non Hazardous		5
3	HP01 North Wall--06082026-0.00		Non Hazardous		7
4	HP01 East Wall--06082026-0.00		Non Hazardous		9
5	HP01 South Wall--06082026-0.00		Non Hazardous		11
6	HP01 West Wall--06082026-0.00		Non Hazardous		13

Related documents

#	Name	Description
1	26-043600_HWOL.hwol	i2 Analytical .hwol file used to populate the Job
2	T&P - with Asbestos 3_12_2024 - WM3 v1.2.GB	waste stream template used to create this Job

Report

Created by: Calum Stewart

Created date: 20 Aug 2026 13:56 GMT

Appendices	Page
Appendix A: Classifier defined and non GB MCL determinands	15
Appendix B: Rationale for selection of metal species	17
Appendix C: Version	17

Classification of sample: HP01--06082026-0.00

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
HP01--06082026-0.00	Chapter:
Moisture content:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
10%	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
(wet weight correction)	Entry:

Hazard properties

None identified

Determinands

Moisture content: 10% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	monohydric phenols				<1 mg/kg		<1 mg/kg	<0.0001 %		<LOD
			P1186							
2	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1.8 mg/kg	2.27	<4.086 mg/kg	<0.000409 %		<LOD
	024-017-00-8									
3	pH				5.9 pH		5.9 pH	5.9 pH		
			PH							
4	boron { boric acid; [1] boric acid; [2] }				1.5 mg/kg	5.719	7.721 mg/kg	0.000772 %	✓	
	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]							
5	arsenic { arsenic compounds, with the exception of those specified elsewhere in this Annex }			1	9.2 mg/kg		8.28 mg/kg	0.000828 %	✓	
	033-002-00-5									
6	beryllium { beryllium chloride }				0.85 mg/kg	8.868	6.784 mg/kg	0.000678 %	✓	
	004-002-00-2	232-116-4	7787-47-5							
7	cadmium { cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }			1	0.3 mg/kg		0.27 mg/kg	0.000027 %	✓	
	048-001-00-5									
8	copper { copper(II) carbonate – copper(II) hydroxide (1:1) }				14 mg/kg	1.74	21.921 mg/kg	0.00219 %	✓	
	029-020-00-8	235-113-6	12069-69-1							
9	mercury { inorganic compounds of mercury with the exception of mercuric sulphide and those specified elsewhere in this Annex }			1	<0.3 mg/kg		<0.3 mg/kg	<0.00003 %		<LOD
	080-002-00-6									
10	nickel { nickel sulfide }				14 mg/kg	1.546	19.484 mg/kg	0.00195 %	✓	
	028-006-00-9	234-349-7	11113-75-0							
11	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) }			1	37 mg/kg		33.3 mg/kg	0.00333 %	✓	
	082-001-00-6									

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
12	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				1.1 mg/kg	1.405	1.391	mg/kg	0.000139 %	✓	
	034-002-00-8										
13	vanadium { divanadium pentaoxide; vanadium pentoxide }				46 mg/kg	1.785	73.907	mg/kg	0.00739 %	✓	
	023-001-00-8	215-239-8	1314-62-1								
14	zinc { zinc sulphate }				76 mg/kg	2.469	168.9	mg/kg	0.0169 %	✓	
	030-006-00-9	231-793-3	7733-02-0								
15	naphthalene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
	601-052-00-2	202-049-5	91-20-3								
16	acenaphthylene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
		205-917-1	208-96-8								
17	acenaphthene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
		201-469-6	83-32-9								
18	fluorene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
		201-695-5	86-73-7								
19	phenanthrene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
		201-581-5	85-01-8								
20	anthracene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
		204-371-1	120-12-7								
21	fluoranthene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
		205-912-4	206-44-0								
22	pyrene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
		204-927-3	129-00-0								
23	benzo[a]anthracene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
	601-033-00-9	200-280-6	56-55-3								
24	chrysene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
	601-048-00-0	205-923-4	218-01-9								
25	benzo[a]pyrene; benzo[def]chrysene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
	601-032-00-3	200-028-5	50-32-8								
26	indeno[123-cd]pyrene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
		205-893-2	193-39-5								
27	dibenz[a,h]anthracene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
	601-041-00-2	200-181-8	53-70-3								
28	benzo[ghi]perylene				<0.05 mg/kg		<0.05	mg/kg	<0.000005 %		<LOD
		205-883-8	191-24-2								
29	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				30 mg/kg	1.462	39.462	mg/kg	0.00395 %	✓	
		215-160-9	1308-38-9								
30	benzo[bk]fluoranthene				<0.1 mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
		[1] 205-911-9 [2] 205-916-6	[1] 205-99-2 [2] 207-08-9								
Total:									0.0381 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: HP01 Base--06082026-0.20

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
HP01 Base--06082026-0.20	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Moisture content:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
13% (wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 13% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex } 024-017-00-8				<1.8 mg/kg	2.27	<4.086 mg/kg	<0.000409 %		<LOD
2	boron { boric acid; [1] boric acid; [2] } 005-007-00-2 233-139-2 [1] 10043-35-3 [1] 234-343-4 [2] 11113-50-1 [2]				0.6 mg/kg	5.719	2.985 mg/kg	0.000299 %	✓	
3	arsenic { arsenic compounds, with the exception of those specified elsewhere in this Annex } 033-002-00-5			1	9.4 mg/kg		8.178 mg/kg	0.000818 %	✓	
4	beryllium { beryllium chloride } 004-002-00-2 232-116-4 7787-47-5				1 mg/kg	8.868	7.715 mg/kg	0.000772 %	✓	
5	cadmium { cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex } 048-001-00-5			1	0.2 mg/kg		0.174 mg/kg	0.0000174 %	✓	
6	copper { copper(II) carbonate – copper(II) hydroxide (1:1) } 029-020-00-8 235-113-6 12069-69-1				17 mg/kg	1.74	25.732 mg/kg	0.00257 %	✓	
7	mercury { inorganic compounds of mercury with the exception of mercuric sulphide and those specified elsewhere in this Annex } 080-002-00-6			1	<0.3 mg/kg		<0.3 mg/kg	<0.00003 %		<LOD
8	nickel { nickel sulfide } 028-006-00-9 234-349-7 11113-75-0				18 mg/kg	1.546	24.215 mg/kg	0.00242 %	✓	
9	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) } 082-001-00-6			1	28 mg/kg		24.36 mg/kg	0.00244 %	✓	
10	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex } 034-002-00-8				1.6 mg/kg	1.405	1.956 mg/kg	0.000196 %	✓	
11	vanadium { divanadium pentaoxide; vanadium pentoxide } 023-001-00-8 215-239-8 1314-62-1				47 mg/kg	1.785	72.996 mg/kg	0.0073 %	✓	

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
12	zinc { zinc sulphate }				77 mg/kg	2.469	165.418 mg/kg	0.0165 %	✓	
	030-006-00-9	231-793-3	7733-02-0							
13	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				34 mg/kg	1.462	43.233 mg/kg	0.00432 %	✓	
		215-160-9	1308-38-9							
14	barium { barium sulphide }				62 mg/kg	1.233	66.535 mg/kg	0.00665 %	✓	
	016-002-00-X	244-214-4	21109-95-5							
Total:								0.0443 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: HP01 North Wall--06082026-0.00

✔ **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
HP01 North Wall--06082026-0.00	Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Moisture content:	Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)
10% (wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 10% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1.8 mg/kg	2.27	<4.086 mg/kg	<0.000409 %		<LOD
	024-017-00-8									
2	boron { boric acid; [1] boric acid; [2] }				1 mg/kg	5.719	5.147 mg/kg	0.000515 %	✓	
	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]							
3	arsenic { arsenic compounds, with the exception of those specified elsewhere in this Annex }			1	9.7 mg/kg		8.73 mg/kg	0.000873 %	✓	
	033-002-00-5									
4	beryllium { beryllium chloride }				0.93 mg/kg	8.868	7.422 mg/kg	0.000742 %	✓	
	004-002-00-2	232-116-4	7787-47-5							
5	cadmium { cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }			1	0.3 mg/kg		0.27 mg/kg	0.000027 %	✓	
	048-001-00-5									
6	copper { copper(II) carbonate – copper(II) hydroxide (1:1) }				18 mg/kg	1.74	28.185 mg/kg	0.00282 %	✓	
	029-020-00-8	235-113-6	12069-69-1							
7	mercury { inorganic compounds of mercury with the exception of mercuric sulphide and those specified elsewhere in this Annex }			1	<0.3 mg/kg		<0.3 mg/kg	<0.00003 %		<LOD
	080-002-00-6									
8	nickel { nickel sulfide }				16 mg/kg	1.546	22.267 mg/kg	0.00223 %	✓	
	028-006-00-9	234-349-7	11113-75-0							
9	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) }			1	40 mg/kg		36 mg/kg	0.0036 %	✓	
	082-001-00-6									
10	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				1.1 mg/kg	1.405	1.391 mg/kg	0.000139 %	✓	
	034-002-00-8									
11	vanadium { divanadium pentaoxide; vanadium pentoxide }				50 mg/kg	1.785	80.333 mg/kg	0.00803 %	✓	
	023-001-00-8	215-239-8	1314-62-1							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
12	zinc { zinc sulphate }				85 mg/kg	2.469	188.901 mg/kg	0.0189 %	✓	
	030-006-00-9	231-793-3	7733-02-0							
13	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				33 mg/kg	1.462	43.408 mg/kg	0.00434 %	✓	
		215-160-9	1308-38-9							
14	barium { barium sulphide }				81 mg/kg	1.233	89.922 mg/kg	0.00899 %	✓	
	016-002-00-X	244-214-4	21109-95-5							
Total:								0.0512 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: HP01 East Wall--06082026-0.00

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
HP01 East Wall--06082026-0.00	Chapter:
Moisture content:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
11%	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 11% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1.8 mg/kg	2.27	<4.086 mg/kg	<0.000409 %		<LOD
	024-017-00-8									
2	boron { boric acid; [1] boric acid; [2] }				0.9 mg/kg	5.719	4.581 mg/kg	0.000458 %	✓	
	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]							
3	arsenic { arsenic compounds, with the exception of those specified elsewhere in this Annex }			1	8.6 mg/kg		7.654 mg/kg	0.000765 %	✓	
	033-002-00-5									
4	beryllium { beryllium chloride }				0.78 mg/kg	8.868	6.156 mg/kg	0.000616 %	✓	
	004-002-00-2	232-116-4	7787-47-5							
5	cadmium { cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }			1	0.3 mg/kg		0.267 mg/kg	0.0000267 %	✓	
	048-001-00-5									
6	copper { copper(II) carbonate – copper(II) hydroxide (1:1) }				39 mg/kg	1.74	60.388 mg/kg	0.00604 %	✓	
	029-020-00-8	235-113-6	12069-69-1							
7	mercury { inorganic compounds of mercury with the exception of mercuric sulphide and those specified elsewhere in this Annex }			1	0.3 mg/kg		0.267 mg/kg	0.0000267 %	✓	
	080-002-00-6									
8	nickel { nickel sulfide }				13 mg/kg	1.546	17.891 mg/kg	0.00179 %	✓	
	028-006-00-9	234-349-7	11113-75-0							
9	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) }			1	35 mg/kg		31.15 mg/kg	0.00311 %	✓	
	082-001-00-6									
10	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				<1 mg/kg	1.405	<1.405 mg/kg	<0.000141 %		<LOD
	034-002-00-8									
11	vanadium { divanadium pentaoxide; vanadium pentoxide }				42 mg/kg	1.785	66.73 mg/kg	0.00667 %	✓	
	023-001-00-8	215-239-8	1314-62-1							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
12	zinc { zinc sulphate }				76 mg/kg	2.469	167.023 mg/kg	0.0167 %	✓	
	030-006-00-9	231-793-3	7733-02-0							
13	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				26 mg/kg	1.462	33.82 mg/kg	0.00338 %	✓	
		215-160-9	1308-38-9							
14	barium { barium sulphide }				71 mg/kg	1.233	77.944 mg/kg	0.00779 %	✓	
	016-002-00-X	244-214-4	21109-95-5							
Total:								0.0474 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: HP01 South Wall--06082026-0.00

 **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
HP01 South Wall--06082026-0.00	Chapter:
Moisture content:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
11%	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 11% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1.8 mg/kg	2.27	<4.086 mg/kg	<0.000409 %		<LOD
	024-017-00-8									
2	boron { boric acid; [1] boric acid; [2] }				1.9 mg/kg	5.719	9.671 mg/kg	0.000967 %	✓	
	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]							
3	arsenic { arsenic compounds, with the exception of those specified elsewhere in this Annex }			1	7.2 mg/kg		6.408 mg/kg	0.000641 %	✓	
	033-002-00-5									
4	beryllium { beryllium chloride }				0.68 mg/kg	8.868	5.367 mg/kg	0.000537 %	✓	
	004-002-00-2	232-116-4	7787-47-5							
5	cadmium { cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }			1	0.3 mg/kg		0.267 mg/kg	0.0000267 %	✓	
	048-001-00-5									
6	copper { copper(II) carbonate – copper(II) hydroxide (1:1) }				16 mg/kg	1.74	24.775 mg/kg	0.00248 %	✓	
	029-020-00-8	235-113-6	12069-69-1							
7	mercury { inorganic compounds of mercury with the exception of mercuric sulphide and those specified elsewhere in this Annex }			1	<0.3 mg/kg		<0.3 mg/kg	<0.00003 %		<LOD
	080-002-00-6									
8	nickel { nickel sulfide }				12 mg/kg	1.546	16.515 mg/kg	0.00165 %	✓	
	028-006-00-9	234-349-7	11113-75-0							
9	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) }			1	31 mg/kg		27.59 mg/kg	0.00276 %	✓	
	082-001-00-6									
10	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				<1 mg/kg	1.405	<1.405 mg/kg	<0.000141 %		<LOD
	034-002-00-8									
11	vanadium { divanadium pentaoxide; vanadium pentoxide }				38 mg/kg	1.785	60.375 mg/kg	0.00604 %	✓	
	023-001-00-8	215-239-8	1314-62-1							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
12	zinc { zinc sulphate }				66 mg/kg	2.469	145.046 mg/kg	0.0145 %	✓	
	030-006-00-9	231-793-3	7733-02-0							
13	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				24 mg/kg	1.462	31.219 mg/kg	0.00312 %	✓	
		215-160-9	1308-38-9							
14	barium { barium sulphide }				61 mg/kg	1.233	66.966 mg/kg	0.0067 %	✓	
	016-002-00-X	244-214-4	21109-95-5							
Total:								0.0394 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: HP01 West Wall--06082026-0.00

✔ **Non Hazardous Waste**
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:	LoW Code:
HP01 West Wall--06082026-0.00	Chapter:
Moisture content:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
10%	17 05 04 (Soil and stones other than those mentioned in 17 05 03)
(wet weight correction)	

Hazard properties

None identified

Determinands

Moisture content: 10% Wet Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }				<1.8 mg/kg	2.27	<4.086 mg/kg	<0.000409 %		<LOD
	024-017-00-8									
2	boron { boric acid; [1] boric acid; [2] }				2 mg/kg	5.719	10.295 mg/kg	0.00103 %	✓	
	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]							
3	arsenic { arsenic compounds, with the exception of those specified elsewhere in this Annex }			1	11 mg/kg		9.9 mg/kg	0.00099 %	✓	
	033-002-00-5									
4	beryllium { beryllium chloride }				1 mg/kg	8.868	7.981 mg/kg	0.000798 %	✓	
	004-002-00-2	232-116-4	7787-47-5							
5	cadmium { cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }			1	0.4 mg/kg		0.36 mg/kg	0.000036 %	✓	
	048-001-00-5									
6	copper { copper(II) carbonate – copper(II) hydroxide (1:1) }				19 mg/kg	1.74	29.75 mg/kg	0.00298 %	✓	
	029-020-00-8	235-113-6	12069-69-1							
7	mercury { inorganic compounds of mercury with the exception of mercuric sulphide and those specified elsewhere in this Annex }			1	<0.3 mg/kg		<0.3 mg/kg	<0.00003 %		<LOD
	080-002-00-6									
8	nickel { nickel sulfide }				17 mg/kg	1.546	23.659 mg/kg	0.00237 %	✓	
	028-006-00-9	234-349-7	11113-75-0							
9	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) }			1	40 mg/kg		36 mg/kg	0.0036 %	✓	
	082-001-00-6									
10	selenium { selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex }				<1 mg/kg	1.405	<1.405 mg/kg	<0.000141 %		<LOD
	034-002-00-8									
11	vanadium { divanadium pentaoxide; vanadium pentoxide }				59 mg/kg	1.785	94.793 mg/kg	0.00948 %	✓	
	023-001-00-8	215-239-8	1314-62-1							

#		Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number							
12		zinc { zinc sulphate }				94 mg/kg	2.469	208.902 mg/kg	0.0209 %	✓	
		030-006-00-9	231-793-3	7733-02-0							
13		chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				39 mg/kg	1.462	51.301 mg/kg	0.00513 %	✓	
			215-160-9	1308-38-9							
14		barium { barium sulphide }				86 mg/kg	1.233	95.472 mg/kg	0.00955 %	✓	
		016-002-00-X	244-214-4	21109-95-5							
Total:									0.0568 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Appendix A: Classifier defined and non GB MCL determinands

▪ **monohydric phenols** (CAS Number: P1186)

Description/Comments: Combined hazards statements from harmonised entries in CLP.

Monohydric Phenol refers to a group of phenolic compounds that include phenol, the three methylphenol isomers (cresols) and the six di methylphenol isomers.

(CLP Index: 604-001-00-2, 604-004-00-9, 604-006-00-X)

Data source: Group Entry combining three CLP entries

Data source date: 18 May 2026

Hazard Statements: Acute Tox. 3; H301 , Acute Tox. 3; H311 , Acute Tox. 3; H331 , Skin Corr. 1B; H314 , Skin Corr. 1B; H314 >= 3 % , Skin Irrit. 2; H315 1 <= conc. < 3 % , Eye Irrit. 2; H319 1 <= conc. < 3 % , Muta. 2; H341 , STOT RE 2; H373 , Aquatic Chronic 2; H411

▪ **pH** (CAS Number: PH)

Description/Comments: Appendix C4

Data source: WM3 version 1.1.NI and 1.2.GB 2021

Data source date: 30 Jan 2021

Hazard Statements: None.

▪ **arsenic compounds, with the exception of those specified elsewhere in this Annex**

GB MCL index number: 033-002-00-5

Description/Comments: Worst Case: IARC considers arsenic compounds Group 1; Carcinogenic to humans

Additional Hazard Statement(s): Carc. 1A; H350

Reason for additional Hazards Statement(s):

20 Nov 2021 - Carc. 1A; H350 hazard statement sourced from:: IARC Group 1 (23, Sup 7, 100C) 2012

▪ **cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex**

GB MCL index number: 048-001-00-5

Description/Comments: Worst Case: IARC considers cadmium compounds Group 1; Carcinogenic to humans

Additional Hazard Statement(s): Carc. 1A; H350

Reason for additional Hazards Statement(s):

20 Nov 2021 - Carc. 1A; H350 hazard statement sourced from:: IARC Group 1 (23, Sup 7, 100C) 2012

▪ **lead compounds with the exception of those specified elsewhere in this Annex (worst case)**

GB MCL index number: 082-001-00-6

Description/Comments: Worst Case: IARC considers lead compounds Group 2A; Probably carcinogenic to humans; Lead REACH Consortium, following MCL protocols, considers lead compounds from smelting industries, flue dust and similar to be Carcinogenic category 1A

Additional Hazard Statement(s): Carc. 1A; H350

Reason for additional Hazards Statement(s):

20 Nov 2021 - Carc. 1A; H350 hazard statement sourced from:: IARC Group 2A (Sup 7, 87) 2006; Lead REACH Consortium www.reach-lead.eu/substanceinformation.html (worst case lead compounds). Review date 29/09/2015

▪ **acenaphthylene** (EC Number: 205-917-1, CAS Number: 208-96-8)

Description/Comments: Data from ECHACHEM; CLP submissions;

SDS Sigma Aldrich v6.7 dated 25/12/2025

Data source: <https://chem.echa.europa.eu/100.005.380/overview>

<https://www.sigmaaldrich.com/GB/en/sds/aldrich/416703>

Data source date: 02 Mar 2026

Hazard Statements: Acute Tox. 4; H302 , Acute Tox. 1; H310 , Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , Acute Tox. 1; H330 , STOT SE 3; H335

▪ **acenaphthene** (EC Number: 201-469-6, CAS Number: 83-32-9)

Description/Comments: Data from ECHACHEM; CLP submissions;

SDS Sigma Aldrich v6.8 dated 12/12/2025

Data source: <https://chem.echa.europa.eu/100.001.336/industry/113817?searchText=83-32-9>

<https://www.sigmaaldrich.com/GB/en/sds/aldrich/215376>

Data source date: 02 Mar 2026

Hazard Statements: Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

▪ **fluorene** (EC Number: 201-695-5, CAS Number: 86-73-7)

Description/Comments: Data from ECHACHEM; CLP submissions;

SDS Sigma Aldrich v6.6 dated 25/12/2025

Data source: <https://chem.echa.europa.eu/100.001.541/overview>

<https://www.sigmaaldrich.com/GB/en/sds/aldrich/128333>

Data source date: 02 Mar 2026

Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

■ **phenanthrene** (EC Number: 201-581-5, CAS Number: 85-01-8)

Description/Comments: Data from ECHACHEM; CLP submissions;
SDS Sigma Aldrich v7.2 dated 25/12/2025
Data source: <https://chem.echa.europa.eu/100.001.437/overview>
<https://www.sigmaaldrich.com/GB/en/sds/supelco/48569>
Data source date: 02 Mar 2026
Hazard Statements: Acute Tox. 4; H302 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , EUH441

■ **anthracene** (EC Number: 204-371-1, CAS Number: 120-12-7)

Description/Comments: Data from ECHACHEM; CLP submissions
SDS Sigma Aldrich v9.3 dated 25/12/2025
Data source: <https://chem.echa.europa.eu/100.003.974/overview>
<https://www.sigmaaldrich.com/GB/en/sds/supelco/48567>
Data source date: 03 Mar 2026
Hazard Statements: Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , PBT; EUH440

■ **fluoranthene** (EC Number: 205-912-4, CAS Number: 206-44-0)

Description/Comments: Data from ECHACHEM; CLP submissions
SDS Sigma Aldrich v7.2 dated 25/12/2025
Data source: <https://chem.echa.europa.eu/100.005.376/overview>
<https://www.sigmaaldrich.com/GB/en/sds/aldrich/f807>
Data source date: 03 Mar 2026
Hazard Statements: Acute Tox. 4; H302 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , PBT; EUH440 , EUH441

■ **pyrene** (EC Number: 204-927-3, CAS Number: 129-00-0)

Description/Comments: Data from ECHACHEM; CLP submissions
SDS Sigma Aldrich v7.2 dated 25/12/2025
Data source: <https://chem.echa.europa.eu/100.004.481/overview>
<https://www.sigmaaldrich.com/GB/en/sds/aldrich/185515>
Data source date: 03 Mar 2026
Hazard Statements: Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , PBT; EUH440 , EUH441

■ **indeno[123-cd]pyrene** (EC Number: 205-893-2, CAS Number: 193-39-5)

Description/Comments: Data from ECHACHEM database; CLP submissions
SDS Sigma Aldrich v6.8 dated 25/12/2025
Data source: <https://chem.echa.europa.eu/100.005.359/overview>
<https://www.sigmaaldrich.com/GB/en/sds/supelco/48499>
Data source date: 03 Mar 2026
Hazard Statements: Carc. 2; H351 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

■ **benzo[ghi]perylene** (EC Number: 205-883-8, CAS Number: 191-24-2)

Description/Comments: Data from ECHACHEM; CLP submissions; Sigma Aldrich SDS v7.1 dated 25/12/2025
Data source: <https://chem.echa.europa.eu/100.005.350/overview>
<https://www.sigmaaldrich.com/GB/en/sds/aldrich/b9009>
Data source date: 18 May 2026
Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , vPvB; EUH441 , PBT; EUH440

■ **chromium(III) oxide (worst case)** (EC Number: 215-160-9, CAS Number: 1308-38-9)

Description/Comments: Data from ECHACHEM; notifications <1% & outliers (H360, H413) ignored
Data source: <https://chem.echa.europa.eu/100.013.783/overview>
Data source date: 16 Mar 2026
Hazard Statements: Acute Tox. 4; H302 , Skin Sens. 1; H317 , Eye Irrit. 2; H319 , Resp. Sens. 1; H334

■ **benzo[bk]fluoranthene** (EC Number: [1] 205-911-9 [2] 205-916-6, CAS Number: [1] 205-99-2 [2] 207-08-9)

Description/Comments: Combined data from harmonised entries in GB MCL for benzo[b] and benzo[k]fluoranthene
Data source: GB Mandatory Classification and Labelling List (GB MCL List), under the GB CLP Regulation, version 1.1 of 09/06/2021
Data source date: 09 Jun 2021
Hazard Statements: Carc. 1B; H350 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

■ **barium sulphide** (EC Number: 244-214-4, CAS Number: 21109-95-5)

GB MCL index number: 016-002-00-X
Description/Comments:
Additional Hazard Statement(s): EUH031 >= 0.8 %
Reason for additional Hazards Statement(s):
20 Nov 2021 - EUH031 >= 0.8 % hazard statement sourced from:: WM3, Table C12.2

Appendix B: Rationale for selection of metal species

chromium in Cr(VI) compounds {chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex}

Worst case.

boron {boric acid; [1] boric acid; [2]}

Based upon material type it is considered to be the most likely worst case compound.

arsenic {arsenic compounds, with the exception of those specified elsewhere in this Annex}

Most likely based upon material type and environmental conditions.

beryllium {beryllium chloride}

Worst case.

cadmium {cadmium compounds, with the exception of cadmium sulphoselenide ($x\text{CdS.yCdSe}$), reaction mass of cadmium sulphide with zinc sulphide ($x\text{CdS.yZnS}$), reaction mass of cadmium sulphide with mercury sulphide ($x\text{CdS.yHgS}$), and those specified elsewhere in this Annex}

Most likely based upon the material type and environmental conditions.

copper {copper(II) carbonate – copper(II) hydroxide (1:1)}

Based upon material type it is considered to be the most likely worst case compound.

mercury {inorganic compounds of mercury with the exception of mercuric sulphide and those specified elsewhere in this Annex}

Based upon material type it is considered to be the most likely worst case compound.

nickel {nickel sulfide}

Based upon material type it is considered to be the most likely worst case compound.

lead {lead compounds with the exception of those specified elsewhere in this Annex (worst case)}

Based upon material type it is considered to be the most likely worst case compound.

selenium {selenium compounds with the exception of cadmium sulphoselenide and those specified elsewhere in this Annex}

Based upon material type it is considered to be the most likely worst case compound.

vanadium {divanadium pentaoxide; vanadium pentoxide}

Based upon material type it is considered to be the most likely worst case compound.

zinc {zinc sulphate}

Based upon material type it is considered to be the most likely worst case compound.

chromium in Cr(III) compounds {chromium(III) oxide (worst case)}

Worst case.

barium {barium sulphide}

Considered most likely to be occurring naturally.

Appendix C: Version

HazWasteOnline Classification Engine: **WM3 1st Edition v1.2.GB - Oct 2021**

HazWasteOnline Classification Engine Version: 2026.223.7324.7700c83 (11 Aug 2026)

HazWasteOnline Database: 2026.223.7324.7700c83 (11 Aug 2026)

This classification utilises the following guidance and legislation:

WM3 v1.2.GB - Waste Classification - 1st Edition v1.2.GB - Oct 2021

CLP Regulation - Regulation 1272/2008/EC of 16 December 2008

1st ATP - Regulation 790/2009/EC of 10 August 2009

2nd ATP - Regulation 286/2011/EC of 10 March 2011

3rd ATP - Regulation 618/2012/EU of 10 July 2012

4th ATP - Regulation 487/2013/EU of 8 May 2013

Correction to 1st ATP - Regulation 758/2013/EU of 7 August 2013

5th ATP - Regulation 944/2013/EU of 2 October 2013

6th ATP - Regulation 605/2014/EU of 5 June 2014

WFD Annex III replacement - Regulation 1357/2014/EU of 18 December 2014

Revised List of Waste 2014 - Decision 2014/955/EU of 18 December 2014

7th ATP - Regulation 2015/1221/EU of 24 July 2015

8th ATP - Regulation (EU) 2016/918 of 19 May 2016

9th ATP - Regulation (EU) 2016/1179 of 19 July 2016

10th ATP - Regulation (EU) 2017/776 of 4 May 2017

HP14 amendment - Regulation (EU) 2017/997 of 8 June 2017

13th ATP - Regulation (EU) 2018/1480 of 4 October 2018

14th ATP - Regulation (EU) 2020/217 of 4 October 2019

15th ATP - Regulation (EU) 2020/1182 of 19 May 2020

The Chemicals (Health and Safety) and Genetically Modified Organisms (Contained Use)(Amendment etc.) (EU Exit)

Regulations 2020 - UK: 2020 No. 1567 of 16th December 2020

The Waste and Environmental Permitting etc. (Legislative Functions and Amendment etc.) (EU Exit) Regulations 2020 - UK:

2020 No. 1540 of 16th December 2020

GB MCL List - version 1.1 of 09 June 2021

GB MCL List v2.0 - version 2.0 of 20th October 2023

GB MCL List v3.0 - version 3.0 of 11th January 2024

GB MCL List v4.0 - version 4.0 of 2nd March 2024

GB MCL List v5.0 - version 5.0 of 26th June 2024

GB MCL List v6.0 - version 6.0 of 15th February 2025

GB MCL List v7.0 - version 7.0 of 23rd September 2025

Appendix E – Transfer Note

T&P Regeneration Ltd

Registered Office: Unit 5, Septimus, Hawkfield Business Park, Bristol, BS14 0BN | Registered No. 04464180
www.tandpregeneration.co.uk | Tel 0117 927 7756 | Email: info@tp-regen.co.uk



Waste Transfer Note

Section A – Waste Producer (Transferor)

Waste Producer (Client): Wain Homes

Site Address (where waste arose):

Southwick Court Farm – Hotspot TP9

Producer Contact: James Marlow

Excavation & Waste Removal Contractor: T&P Regeneration

Authorised Site Representative (acting on behalf of the Waste Producer):

Name: Zac Martin

Duty of Care Declaration

Transferor (Waste Producer)

Waste Producer: Wain Homes

The undersigned confirms that they are authorised to sign this Waste Transfer Note on behalf of the Waste Producer in their capacity as the appointed contractor responsible for the excavation and removal of the waste from the site.

Authorised Representative: Zac Martin

Company: T&P Regeneration

Acting on behalf of: Wain Homes

Role: Site Representative / Contractor

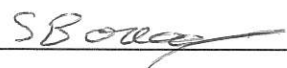
Signature: 

Date: 06/08/26

Waste Carrier

Company: T&P Regeneration

Waste Carrier Registration No.: CBDU272164

Driver/Representative: Samuel Boney **Signature:** 

Date: 06/08/26

Transferee (Temporary Storage Site)

Company: T&P Regeneration

Unit 5

Septimus Hawkfield Business Park

Bristol

BS14 0BN

The waste is accepted for **temporary storage** pending onward transfer to an appropriately authorised waste management facility in accordance with the site's applicable regulatory permissions.

Authorised Representative: D. Guthrie **Signature:** 

Date: 6/8/26