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Our Ref: E21/7893/MD/04

Date: 01 May 2026

FAO Mr M Graves
c/o Marcus Walsh
Martin Walsh Architectural

Dear Sir,

Re: Remediation Addendum for Chairbarrows Farm, Whitechapel Road, Cleckheaton

1. INTRODUCTION

As specified in the 'Geo-Environmental Ground Investigation Report E21/7893/R001 By Haigh Huddleston & Associates dated April 2022' and the Remediation Method Statement letter ref E21/7893/MD/03A dated 18 December 2025, initial remediation work has been started at the above development.

2. REMEDIATION OBJECTIVE

As detailed in the above mentioned Remediation Method Statement, the proposed remedial works were the removal of the material from the Lead contamination hotspot at TP01 to a licensed waste facility.

3. RESULTS OF THE REMEDIATION WORK

As proposed, the hotspot at TP01 was excavated to the underlying natural clay strata in a 5x5m square centred on the original trial pit, with samples taken from the base and four sides, as shown on the attached plan E21/7893/03/03 to the rear of this letter.

The five samples were submitted for chemical analysis, with one sample returning elevated levels of Lead of 580 mg/kg, nearly three times the tier 1 trigger level. There was no visual difference noted between the material taken for sampling, it is therefore considered that there is a risk of elevated Lead being present within the made ground material within the western field that forms part of the proposed residential development.

4. REVISED PROPOSALS

Due to the limited amount of soft landscaping overlying the contaminated material within the western field, we would therefore recommend that the material is removed to a minimum of 600mm below proposed ground levels to incorporate a 600mm clean capping layer consisting of 300mm clean subsoils and 300mm clean topsoil.

The area of site to require the clean capping layer is indicated on the attached plan E21/7893/03/04 to the rear of this report. The clean capping material should be composed of site-won material should the further topsoil testing prove this material suitable for re-use on site.

5. REMEDIATION VALIDATION

Photographic evidence showing the removal of the lead contaminated infill material along with the waste transfer tickets of the removal of the material from site to be compiled into a validation report confirming the contamination has been remediated.

Should the topsoil prove suitable to re-use on site, a copy of the chemical analysis results along with covering letter confirming the same should be submitted to the local authority and the warranty provider to discharge the outstanding contaminated land conditions.

If suspected contaminated material is found during remediation works, the independent consultant must be contacted and the extent of it must be established by further testing. All contaminated material must be removed from the site and replaced by equivalent uncontaminated material.

Should the existing topsoil prove unsuitable for use, clean material will need to be imported to site to provide a growing medium to soft landscaped areas. All imported material to be used for the growing medium should be uncontaminated and comply with the specification for Engineering Fill. All imported material should be tested for the full range of contaminants listed to the rear of this report. Only material found to be below published trigger levels should be deemed uncontaminated and accepted for use on site.

If the imported material is from a Greenfield site, a minimum of 3 samples or 1 per 250m^3 of imported material should be taken for testing, whichever is greater. If it is from a brownfield site, a minimum of 6 samples, or 1 per 100m3 of imported material should be taken for testing, whichever is greater. Material provided by a commercial supplier should be certified to the same level of testing, with the certificate less than two months old.

Clean material imported should be visually inspected to confirm it doesn't contain unsuitable materials (i.e. glass, brick, etc)

All imported certified material should be placed immediately. If this is not possible, or the material is not certified and sampling is to be carried out prior to being laid, it should be securely stored on site prior to use to prevent possible contamination from any materials on site.

Following the laying of the clean capping material, trial pits should be undertaken to the soft landscaping to confirm the depth of 600mm clean capping material.

Following completion of the remediation works, all site records should be consolidated into a validation report. The report shall be completed in accordance with 'Yorkshire and Lincolnshire Pollution Advisory Group: Verification Requirements For Cover Systems'.

We trust that the above is sufficient for your current requirements, however should you need any further information please do not hesitate to contact me direct.

Yours faithfully,

MICHAEL DEAN BSc (Hons) HND
m.dean@haighhuddleston.co.uk

141.54
141
141.14
WT 141.87
140.66
140.55
140.53
140.42
140.37
140.56
140.53
140.53
140.62
140.62
140.58
140.67
H17
417509.107
425984.275
141.04
Survey Station
141.04
140.97
5m
5m
140.81
1
2
3
4
5
WT 141.87
GPS20
417519.273
425979.634
140.68
Survey Station
140.68
140.62
Conifer Trees
140.44
140.4

Key:

Original Trial Pit

Excavation for removal of contamination

2 Sample locations for removal of contamination

Haigh Huddleston & Associates

Civil Structural Engineering Consultants

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Client	MICHAEL GRAVES
Project	294 – 298 WHITECHAPEL ROAD, CLECKHEATON
Detail	CONTAMINATION VALIDATION PLAN

Scale	Dwn	Chkd	Date	Dwg No.
1:500	JM		APR'26	E21/7893/003_03

Certificate of Analysis

Certificate Number	26-07843	*Issued:*	15-Apr-26

Client Haigh Huddleston & Associates Ltd
Firth Buildings
99-101 Leeds Road
Dewsbury
WF12 7BU

Our Reference	26-07843
Client Reference ~	7893
Order No ~	(not supplied)
Contract Title ~	Whitechapel Rd
Description	5 Soil samples.
Date Received	30-Mar-26
Date Started	30-Mar-26
Date Completed	15-Apr-26
Test Procedures	Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Reyhan Irfan
Operations Manager

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Summary of Chemical Analysis
Soil Samples

Our Ref 26-07843
Client Ref ~ 7893
Contract Title ~ Whitechapel Rd

			Lab No	2665383	2665384	2665385	2665386	2665387
			Sample ID ~	Sample 1	Sample 2	Sample 3	Sample 4	Sample 5
			Depth ~	0.50	0.50	0.50	0.50	0.50
			Other ID ~					
			Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	24/03/2026	24/03/2026	24/03/2026	24/03/2026	24/03/2026
			Sampling Time ~	00AM	00AM	00AM	00AM	00AM
Test	**Method**	**LOD**	**Units**					
Metals								
Arsenic	DETSC 2301#	0.2	mg/kg	20	9.5	8.3	8.7	7.3
Cadmium	DETSC 2301#	0.1	mg/kg	0.5	0.3	0.1	0.2	0.1
Chromium	DETSC 2301#	0.15	mg/kg	45	17	19	18	19
Copper	DETSC 2301#	0.2	mg/kg	49	21	23	20	18
Lead	DETSC 2301#	0.3	mg/kg	580	22	26	27	23
Mercury	DETSC 2325#	0.05	mg/kg	2.6	0.09	< 0.05	< 0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg	18	25	22	18	20
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	0.8	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	100	76	90	86	73
Inorganics								
pH	DETSC 2008#		pH	7.4	7.8	7.9	7.6	8.1
Thiocyanate	DETSC 2130#	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6
Total Organic Carbon	DETSC 2084#	0.5	%	0.7	< 0.5	0.7	0.8	< 0.5
Sulphide	DETSC 2024*	10	mg/kg	20	32	< 10	28	28
Sulphate as SO4, Total	DETSC 2321#	100	mg/kg	269	218	173	254	215
PAHs								
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	0.14
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	0.20
Phenanthrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	1.8
Anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	0.52
Fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	3.9
Pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	3.1
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	2.0
Chrysene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	1.8
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	1.6
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	0.89
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	2.1
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	1.9
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	0.26
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	1.2
PAH 16 Total	DETSC 3301	1.6	mg/kg	< 1.6	< 1.6	< 1.6	< 1.6	18
Phenols								
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	1.3	1.3	1.0	1.3	1.2

Summary of Asbestos Analysis

Soil Samples

Our Ref 26-07843
Client Ref ~ 7893
Contract Title ~ Whitechapel Rd

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2665383	Sample 1 0.50	SOIL	NAD	none	Pierce Booth
2665384	Sample 2 0.50	SOIL	NAD	none	Pierce Booth
2665385	Sample 3 0.50	SOIL	NAD	none	Pierce Booth
2665386	Sample 4 0.50	SOIL	NAD	none	Pierce Booth
2665387	Sample 5 0.50	SOIL	NAD	none	Pierce Booth

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 26-07843
Client Ref ~ 7893
Contract ~ Whitechapel Rd

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2665383	Sample 1 0.50 SOIL	24/03/26	GJ 250ml, PT 1L		
2665384	Sample 2 0.50 SOIL	24/03/26	GJ 250ml, PT 1L		
2665385	Sample 3 0.50 SOIL	24/03/26	GJ 250ml, PT 1L		
2665386	Sample 4 0.50 SOIL	24/03/26	GJ 250ml, PT 1L		
2665387	Sample 5 0.50 SOIL	24/03/26	GJ 250ml, PT 1L		

Key: G-Glass P-Plastic J-Jar T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
# -MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report Ver 26.03.15

TIER 1 SOIL GUIDANCE VALUES FOR USE IN DOMESTIC GARDENS

(WITH PLANT UPTAKE)

CONTAMINANT	ICRCL – TTV / DEFRA – SGV MG/KG
Arsenic	37 (4)
Cadmium	22 (4)
Chromium	130 (2)
Lead	200 (4)
Mercury	40 (1,5)
Selenium	250 (1)
Copper	2400 (1)
Nickel	130 (1)
Zinc	3700 (1)
Cyanide (total)	25
Sulphate	0.24% (3)
Sulphide	250
Thiocyanate	50
PAH (Total)	40
TPH (Total)	250
Phenols	280 (1)
PH	6-8
Asbestos	No fibres present

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(2) DEFRA CLR SGV's withdrawn used for initial comparison

(3) BS 8110 1985 Table 6.1

(4) Category 4 Screening Level

(5) Unless there is considered to be historical site usage that would result in elemental and methylmercury compounds to be present, the inorganic mercury SGV is used as this is the most prevalent for of mercury present in the natural environment.

TIER 1 SOIL GUIDANCE VALUES FOR USE IN DOMESTIC GARDENS WITH PLANT UPTAKE (SPECIATED PAH)

CONTAMINANT	SCREENING CRITERIA FOR PAH (mg/kg)		
	1% SOM	2.5% SOM	6%SOM
Acenaphthlene	210 (1)	510 (1)	1100 (1)
Acenaphthylene	170 (1)	420 (1)	920 (1)
Anthracene	2400 (1)	5400 (1)	11000 (1)
Benzo[a]anthracene	7.2 (1)	11 (1)	13 (1)
Benzo(a)pyrene	5 (2)	5 (2)	5 (2)
Benzo[b]fluoroanthene	2.6 (1)	3.3 (1)	3.7 (1)
Benzo[ghi]perylene	320 (1)	340 (1)	350 (1)
Benzo[k]fluoranthene	77 (1)	93 (1)	100 (1)
Chrysene	15 (1)	22 (1)	27 (1)
Dibenzo[ah]anthracene	0.24 (1)	0.28 (1)	0.3 (1)
Fluoranthene	280 (1)	560(1)	890 (1)
Fluorene	170 (1)	400 (1)	860 (1)
Indeno[123-cd]pyrene	27 (1)	36 (1)	41 (1)
Naphthalene	2.3 (1)	5.6 (1)	13 (1)
Phenanthrene	95 (1)	220 (1)	440 (1)
Pyrene	620 (1)	1200 (1)	2000 (1)

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(2) Category 4 Screening Level

LQM S4UL SCREENING VALUES FOR SPECIATED TOTAL TPH (RESIDENTIAL WITH PLANT UPTAKE 1% SOM)

Petroleum Hydrocarbons	**LQM S4UL Screening Values (mg/kg)**
Aliphatics	
C5-C6	42
C6-C8	100
C8-C10	27
C10-C12	130 (38)
C12-C16	1100 (24)
C16-C35	65000 (8.48)
Aromatics	
C5-C7	70
C7-C8	130
C8-C10	34
C10-C12	74
C12-C16	140
C16-C21	260
C21-C35	1100

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Client	MICHAEL GRAVES
Project	294 – 298 WHITECHAPEL ROAD, CLECKHEATON
Detail	AREA OF PROPOSED CLEAN CAPPING

Scale	Dwn	Chkd	Date	Dwg No.
1:500	MD		May'26	E21/7893/003_04