

Appendix **A**





Associated photos plots 26 to 31



Associated Photos including Stockpile



Associated Photos showing hard cover front and side Plot 29 and 30, similar throughout.



Associated Photos Testing TP depths and Sampling. Laying of membrane prior to topsoil



Associated Photo proving depth with 600mm tool used throughout



















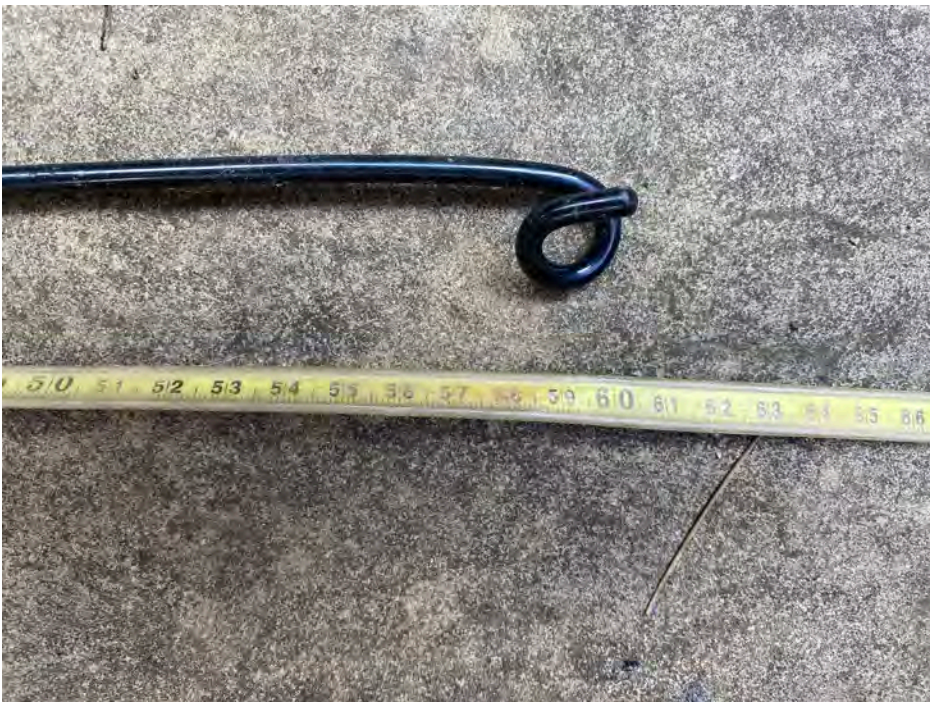
































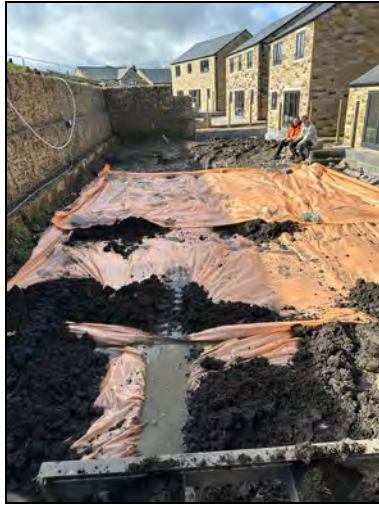
































John Hewitt
Signature Homes Yorkshire Ltd,
Falthwaite Cottage,
House Carr Lane,
Hood Green,
Barnsley,
S75 3HN

August 26th 2026

For the attention of Mr j Hewitt

Dear Sirs,

Re Validation of Apartments 51 to 56 Woodlands, Holmfirth, HD9 7LN

Signature Homes (Yorkshire) Ltd have planning permission to construct 56 houses on a site named Woodlands, (formerly known as Midlothian) in New Mill Road, Holmfirth, HD9 7LN. This report describes the Validation of the remediation undertaken beneath the house plots 51 to 56 inclusive in Phase II of the development, to make the plots suitable for their proposed use. The report was commissioned by the client Signature Homes (Yorkshire) Ltd and was carried out by the Ashton Bennett Consultancy.

Phase I and Phase II Reports were undertaken on the site in 2008, 2015 and 2018, and a Remediation Implementation Plan compiled by Eastwood and Partners Consulting Engineers was agreed by Kirklees Council in 2019. The Remediation Implementation Plan described the remediation required on the site to render the site suitable for its proposed use for residential housing with gardens.

This Report describes the remediation undertaken on house plots 51 to 56 and validates that these house plots have been remediated in accordance with the Remediation Implementation Plan.



The objective of the Remediation Strategy, compiled by Eastwood and Partners (2019), was to ensure, according to the 1990 Environment Act the condition of the land is unlikely to cause pollution to the environment or harm to human health. The objective of the Remediation Strategy was to ensure an environmentally safe site for the construction and future use of the site for residential houses with gardens. The objectives include:

- To install gas protection measures in accordance with NHBC Amber 2 specification in all plots.
- To ensure that 600mm of clean inert physically suitable, permeable material, including at least 150mm of topsoil, is present within gardens and areas of soft landscaping where made ground remains. A geotextile membrane is to be included at the base of the capping layer.
- Upon identification of any additional or unexpected contamination, a suitable strategy to determine any remedial action is to be in place.

The Remediation Implementation Plan stated that where made ground is to remain beneath private gardens or soft landscaped areas of the proposed development, any potential risks to human

health presented by the made ground could be mitigated through the use of a capping layer of inert material which should be placed above the made ground.

The capping layer should be a minimum of 600mm in thickness. At least 150mm of this capping thickness should comprise topsoil to act as a growing medium for plants. A geotextile membrane should be included at the base of the capping to differentiate between the subsoil and the underlying made ground.

The NHBC Amber '2' gas protection system requires 4.5 points, and compliance is achieved by building a suspended block and beam floor with a ventilated subfloor void with a gas membrane on top. The ground gas membrane must meet the requirements of BS8485:2019 Table 7 and also the products specified in the plan. The 4.5 points were achieved with 2.5 points for the venting and 2 points for the gas membrane.

A gas membrane to specification BS8485 :2015+2019 was installed to CIRIA 735. The membrane was installed in accordance with the GeoShield Verification Plan and verified by GeoShield staff.

The substrata was prepared in accordance with manufacturers instructions and BS8485. Materials used were Visqueen standard gas barrier, Visqueen GR DPC, Visqueen double sided butyl tape and GR Foil tape and Lap Tape, Visqueen Pro Detailing Tape and telescopic air vents.

Records of the Geoshield validation for house plots 51 to 56 are presented by the client separately.

In the front gardens (no rear gardens), where not hardcovered, an orange geotextile was laid, overlain by a minimum of 600mm of topsoil tested as uncontaminated, and covered in turf.

The geotextile was an Abtex Orange, a permeable split tape woven polypropylene geotextile for use as a separator and marker layer in civil engineering. It has a mass of 62g/m² and a tensile strength of 10/9kN.m², it is 1500N CBR puncture resistant.

Apartments 51 to 53 inclusive have no gardens, as they are first floor apartments, and no environmental testing was required. Apartments 54 to 56 have front gardens only which are included in the validation.

House Plots	Report Reference	DATE	Plot Test Report ref	Topsoil Test Report Ref
54 to 56	SIG 3500 VAL 1 to 56	October 2025	N/A	N/A
51 to 53	SIG 3500 VAL 1 to 56	July 2026	Chemtech 26-06541	Chemtech 131846 (stockpile 1, 2 and 3)

TABLE 1
Results of Tests for Heavy Metals Plots 51 to 53

Metals	Units	Minimum Value	Maximum Value	ATRISK Contaminated Land Screening Values (SSV) & LQM/CIEH 2015
				Residential with plant uptake in mg/kg
Mercury	mg/kg	<0.6	0.6	181.44
Nickel	mg/kg	12.3	23	136
Copper	mg/kg	25.5	52.3	4790
Selenium	mg/kg	<3	<3	375
Zinc	mg/kg	66.8	84.2	20,300
Chromium	mg/kg	19.1	168	910
Chromium VI	mg/kg	<0.04	<0.04	20.5
Arsenic	mg/kg	9.8	23.9	37
Cadmium	mg/kg	<1.1	<1.1	22.1
Lead	mg/kg	79.1	210	200
pH		7.7	8.0	5-9
Asbestos		NAD	NAD	NAD

NAD = No asbestos detected

All tests undertaken for heavy metals were within guidelines for residential use of the site with plant uptake. No asbestos fibres were detected, and pH and sulphate were within acceptable levels. Lead was very slightly above 200mg/kg and as the front gardens are small and will not be used for growing edibles it is not considered a concern.

TABLE 2
Results of Tests for Polyaromatic Hydrocarbons (PAH) Plots 51 to 53

Polyaromatic Hydrocarbons	Units	Minimum Value	Maximum Value	ATRISK Contaminated Land Screening Values (SSV) & LQM/CIEH 2015
				Residential with plant uptake in mg/kg
Naphthalene	mg/kg	0.055	0.322	12.2
Acenaphthylene	mg/kg	<0.015	0.251	920
Acenaphthene	mg/kg	0.057	0.824	2760
Fluorene	mg/kg	0.044	0.583	2610
Phenanthrene	mg/kg	0.0434	7.57	440
Anthracene	mg/kg	0.107	3.43	26200
Fluoranthene	mg/kg	0.710	3.43	2980
Pyrene	mg/kg	0.664	20	2120
Benzo(a)anthracene	mg/kg	0.358	10.7	13
Chrysene	mg/kg	0.340	9.17	27
Benzo(b)fluoranthene	mg/kg	0.471	12.1	3.7
Benzo(k)fluoranthene	mg/kg	0.162	5.30	100
Benzo(a)pyrene	mg/kg	0.404	10.8	4.95
Indeno(1,2,3-cd) pyrene	mg/kg	0.366	0.980	41
Dibenzo(a,h)anthracene	mg/kg	0.074	1.07	0.3

Benzo(ghi)perylene	mg/kg	0.293	4.45	350
TOTAL PAH	mg/kg			

All tests undertaken for PAHs were within guidelines for residential use of the site with plant uptake, with the exception of three results. There was no free product of hydrocarbons. As the sampling was at 600mm depth and the small lawn will not be used for growing edibles, the results are not a concern.

Where test results for PAHs fell above ATRISK/ LQM/CIEH guidelines, the ratio of the result for each PAH was assessed against Benzo(a)pyrene. This methodology follows the advice given by Table 2 in the Health Protection Agency Contaminated Land Information Sheet, Risk Assessment Approaches for Polycyclic Aromatic Hydrocarbons (PAHs), prepared by the General Toxicology Unit, CRCE Chilton, HPA, 2010 version 5.

TABLE 3
Results of Tests for Total Petroleum Hydrocarbons (TPH) Plots 51 to 53

Total Petroleum Hydrocarbons		Minimum Value mg/kg	Maximum Value mg/kg	ATRISK Contaminated Land Screening Values (SSV) & LQM/CIEH 2015
				Residential with plant uptake in mg/kg
Aromatic Hydrocarbons (mg/kg)	>C5-C7	<0.01	<0.01	0.871
	>C7-C8	<0.01	<0.01	780
	>C8-C10	<0.01	<0.01	232
	>C10-C12	<5.0	<5.0	468
	>C12-C16	<5.5	29.9	830
	>C16-C21	6.9	113	1040
	>C21-C35	20.8	319	1710
	>C35-C44	<2	4	28400
Aliphatic Hydrocarbons (mg/kg)	>C5-C6	<0.1	<0.1	369
	>C6-C8	<0.1	<0.1	1240
	>C8-C10	<0.1	<0.1	204
	>C10-C12	<2.5	4.9	1180
	>C12-C16	<4.3	15.1	4130
	>C16-C21	4	24.3	210,100
	>C21-C35	42.2	605	
	>C35-C44			

All TPHs results were within guidelines for use of the site for residential use with plant uptake.

The soil samples from the gardens were all found to be uncontaminated according to guidelines by heavy metals, hydrocarbons, pH and sulphate and asbestos.

Tests for PAHs on soil samples showed several of the samples very slightly exceeded the SSV guidelines for 3 individual compounds, and none exhibited free product, and all fell in line with the HPA (2010) guidelines and therefore all samples are considered uncontaminated. Tests on soil

samples for TPH all fell within guidelines for individual compounds. The results indicate the soils tested are not contaminated by hydrocarbons.

Based on the environmental test results on soil samples, the visual and olfactory evidence and the remediation and mitigating measures undertaken on site it is validated that the remediation of the gardens has taken place in accordance with the Remediation Implementation Plan.

The area remediated is fit for purpose according to the investigation and environmental testing and remediation undertaken and validated.

Please do not hesitate to call if you have any queries.

Your faithfully,

Frances A Bennett



Excavation in garden 12



600 mm depth of excavation



Excavated material from garden 12



Looking from garden 12 to gardens 8/10 & 4/6



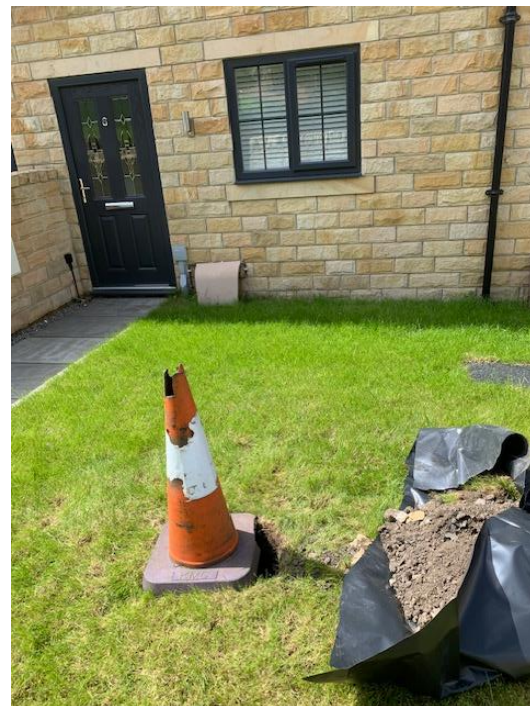
Excavation garden 8/10



Material excavated from garden 8/10



Excavation in garden 4/6



Excavated material garden 4/6



ANALYTICAL TEST REPORT

Report Number 26-06541, issue number 1

Contract name: Woodlands

Client reference: Not Supplied

Clients name: Ashton Bennett

Clients address: Ashton Bennett
131 Huddersfield Road
Holmfirth

West Yorkshire HD9 3TW

Samples received: 04/06/2026

Analysis started: 05/06/2026

Analysis completed: 16/06/2026

Report issued: 16/06/2026

Key

- U UKAS accredited test
- M MCERTS & UKAS accredited test
- (B) Analysis performed at Southampton Site
- I/S Insufficient sample to carry out test
- U/S Sample not suitable for testing
- NAD No Asbestos Detected

Full key available on Information page



Approved by: Georgia Hunter
Senior Reporting Administrator

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.
% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
110407	4/6	-	Brown Sandy Loam with Vegetation and Stones.	-	-	9.0
110408	8/10	-	Brown Sandy Loam with Vegetation and Stones.	-	-	11.0
110409	12	-	Brown Sandy Loam with Vegetation and Stones.	-	-	15.0
110410	Land	-	Brown Sandy Clayey Loam with Vegetation and Stones.	-	-	20.8

SOILS

Lab Number					110407	110408	110409	110410
Client Reference					1	1	1	1
Sample ID					4/6	8/10	12	Land
Sampling Date					Not Supplied	Not Supplied	Not Supplied	Not Supplied
Test	Method	Accred	LoD	Units				
Asbestos								
Asbestos Identification	SUBCO N	SU	0	-	NAD	NAD	NAD	NAD
Metals								
Water Soluble Boron	CE063	N	0.5	mg/kg	a < 0.50	a 0.62	a 0.52	a < 0.50
Arsenic	CE264	M	2.3	mg/kg	a 11.9	a 13.8	a 23.9	a 9.8
Cadmium	CE264	M	1.1	mg/kg	a < 1.1	a < 1.1	a < 1.1	a < 1.1
Chromium	CE264	U	1.3	mg/kg	a 168	a 20.6	a 30.1	a 19.1
Copper	CE264	M	1.2	mg/kg	a 40.5	a 40.8	a 52.3	a 25.5
Lead	CE264	U	2.4	mg/kg	a 87.9	a 79.1	a 210	a 68.4
Mercury	CE264	M	0.6	mg/kg	a 0.6	a < 0.6	a < 0.6	a < 0.6
Nickel	CE264	M	1.6	mg/kg	a 15.1	a 23.0	a 22.3	a 12.3
Selenium	CE264	M	3	mg/kg	a < 3.0	a < 3.0	a < 3.0	a < 3.0
Zinc	CE264	M	2.4	mg/kg	a 84.2	a 66.8	a 83.5	a 76.7
Colourimetric								
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	a < 0.040	a < 0.040	a < 0.040	a < 0.040
Combustion								
Moisture Content	CE001	N	0.1	%	9.0	11.0	15.0	20.8
Polyaromatic hydrocarbons								
Naphthalene	CE087	M	0.016	mg/kg	a 0.322	a 0.231	a 0.297	a 0.055
Acenaphthylene	CE087	M	0.015	mg/kg	a 0.192	a 0.251	a 0.236	a < 0.015
Acenaphthene	CE087	M	0.013	mg/kg	a 0.824	a 0.608	a 0.309	a 0.057
Fluorene	CE087	U	0.013	mg/kg	a 0.583	a 0.358	a 0.254	a 0.044
Phenanthrene	CE087	M	0.014	mg/kg	a 7.57	a 6.10	a 3.22	a 0.454
Anthracene	CE087	U	0.017	mg/kg	a 3.43	a 1.91	a 0.995	a 0.107
Fluoranthene	CE087	M	0.017	mg/kg	a 21.8	a 14.8	a 6.95	a 0.710
Pyrene	CE087	M	0.016	mg/kg	a 20.0	a 13.0	a 6.28	a 0.664
Benzo(a)anthracene	CE087	U	0.012	mg/kg	a 10.7	a 6.83	a 3.80	a 0.358
Chrysene	CE087	M	0.028	mg/kg	a 9.17	a 5.93	a 3.38	a 0.340
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	a 12.1	a 7.82	a 4.59	a 0.471
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	a 5.30	a 3.36	a 1.86	a 0.162
Benzo(a)pyrene	CE087	U	0.019	mg/kg	a 10.8	a 7.42	a 3.94	a 0.404

SOILS

Lab Number					110407	110408	110409	110410
Client Reference					1	1	1	1
Sample ID					4/6	8/10	12	Land
Sampling Date					Not Supplied	Not Supplied	Not Supplied	Not Supplied
Test	Method	Accred	LoD	Units				
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	a 9.80	a 6.24	a 3.53	a 0.366
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	a 1.64	a 1.07	a 0.639	a 0.074
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	a 6.89	a 4.45	a 2.53	a 0.293
Total PAH(16)	CE087	N	0.28	mg/kg	a 121	a 80.4	a 42.8	a 4.56
Total Petroleum Hydrocarbons								
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010
>C10-C12 Aliphatic (EH_CU_1D_AL)	CE286	N	2.5	mg/kg	a < 2.5	a < 2.5	a 4.9	a < 2.5
>C12-C16 Aliphatic (EH_CU_1D_AL)	CE286	N	4.3	mg/kg	a < 4.3	a < 4.3	a 15.1	a < 4.3
>C16-C21 Aliphatic (EH_CU_1D_AL)	CE286	N	2.5	mg/kg	a 12.4	a 9.9	a 24.3	a 4.0
>C21-C35 Aliphatic (EH_CU_1D_AL)	CE286	N	5.2	mg/kg	a 52.3	a 84.2	a 62.1	a < 5.2
>C35-C44 Aliphatic (EH_CU_1D_AL)	CE286	N	2.6	mg/kg	a 30.2	a 69.6	a 14.7	a < 2.6
>C10-C12 Aromatic (EH_CU_1D_AR)	CE286	N	5	mg/kg	a < 5.0	a < 5.0	a < 5.0	a < 5.0
>C12-C16 Aromatic (EH_CU_1D_AR)	CE286	N	5.5	mg/kg	a 23.7	a 18.6	a 29.9	a < 5.5
>C16-C21 Aromatic (EH_CU_1D_AR)	CE286	N	4.5	mg/kg	a 86.8	a 70.2	a 113	a 6.9
>C21-C35 Aromatic (EH_CU_1D_AR)	CE286	N	11	mg/kg	a 256	a 292	a 319	a 20.8
>C35-C44 Aromatic (EH_CU_1D_AR)	CE286	N	5.2	mg/kg	a 470	a 558	a 605	a 42.2
>C5-C44 Total (EH_CU+HS_1D_Total)	CE286	N	21.4	mg/kg	a 941	a 1110	a 1190	a 77.6
Wet Chem								
pH	CE004	M	0.1	pH units	a 7.7	a 8.0	a 7.9	a 7.7

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE063	Water soluble boron	ICPOES	Air dried sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE263	ChromiumVI by Discrete Analyser in Soil	Gallery	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE286	TPHCWG in Soil	Acetone:Hexane Extraction, SPE and GCFID	As submitted sample

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.

For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.

Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

- a Sampling date not provided
- b Sampling time not provided (waters only)
- c Sample not received in appropriate containers
- d Storage Temperature
- e Headspace present in sample container
- f Sample exceeded sampling to receipt
- g Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
110407	4/6	-	Y	a
110408	8/10	-	Y	a
110409	12	-	Y	a
110410	Land	-	Y	a

REPORT INFORMATION

Report No.:26-06541, issue number 1

Key

U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

This report shall not be reproduced except in full, without prior written approval.

Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis (at 30°C)

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis (30°C). Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones and 'inert' material, where applicable.

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
-	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site

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