

**From:** Alice Tettmar [REDACTED]

**Sent:** 30 April 2026 12:44

**To:** [REDACTED]

**Cc:** [REDACTED]

**Subject:** Re: DISC/26/0090 - Sumners Ponds\_ Soil Verification condition items raised

**[EXTERNAL]** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mark

See attached link the report and comments below:

<https://we.tl/t-csJ4ftPZ3pr4YtJR>

1. We note that Summary of Inspection Pits in Private Gardens has been provided in Table 4, so that we can understand the relationship between the material present and the sampling we would be grateful for some logs for these pits. - *While I have not been able to produce formal trial pit logs, I have updated Table 4 to show the sampling depths and which stratum they were taken in. I trust this will suffice.*
2. We note that a table titled 'Chemical Assessment Table' has been provided in Appendix H and whilst a summary of the data is welcomed when we enlarge this table it becomes illegible - *we would be grateful therefore for this table in a higher resolution. I have tried to fix this and it looks ok on my computer, so I have attached the assessment table separately if this is easier for them to review this way.*
3. It would appear that the reduced dig did not remove all made ground soils in plots 2 and 14, we would therefore welcome some additional comments from the applicants environmental consultants on the potential risks to future site users from the made ground soils left in-situ in these plots. *The RMS does not state a requirement for the removal of **all** Made Ground, just up to 600mm in private garden area. Plot 12 had made ground removed up to 600mm and Plot 14 had all Made Ground removed, both subsequently installed with appropriate capping system. Our report did contradict itself with relation to Plot 14 so I have amended pages 11 and 13/14 to suit. Specifically - "A photograph was provided by the client on 15 October 2025 showing the thickness of clean cover in Plot 14 with a total of 550 mm of topsoil and natural formation level soils at the base. This also indicated that the made ground previously present at the formation level had been removed. "*

I trust the attached and above closes out these comments and apologies again for the delay.

Kind regards,  
Alice

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**Alice Tettmar**  
**Principal Engineer and Team Leader**



RSK Environment Limited



3750604 Northern Area, Land at Summers Pond  
Table H1: Soil Analytical Results and Human Health QRA

|                                             |          |      |                      |          | Sample Location:   | Plot 11         | Plot 04         | Plot 5 F        | Plot 7 F        | Plot 12 F       | Plot 11            | Plot 09            | Plot 04            | Stockpile 03       | Stockpile 04       | Plot 2             | Plot 7             | Swale 1            | Swale 2            | Plot 6             | Plot 12            | POSHP1             | POSHP2             | Plot 1             | Plot 1             |
|---------------------------------------------|----------|------|----------------------|----------|--------------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|                                             |          |      |                      |          | Depth (m):         | 0.3             | 0.25            | 0.5             | 0.5             | 0.6             | 0.15               | 0.1                | 0.1                | 0.15               | 0.15               | 0.5                | 0.1                | 0.2                | 0.4                | 0.1                | 0.3                | 0.5                | 0.3                | 0.15               | 0.45               |
|                                             |          |      |                      |          | Matrix:            | Formation Level | Formation Level | Formation Level | Formation Level | Formation Level | Topsoil (Imported) | Topsoil (Imported) | Topsoil (Imported) | Topsoil (Imported) | Topsoil (Imported) | Subsoil (Site-won) | Topsoil (Imported) | Subsoil (Site-won) | Subsoil (Site-won) | Subsoil (Site-won) | Topsoil (Imported) | Topsoil (Imported) | Subsoil (Site-Won) | Topsoil (Imported) | Subsoil (Site-won) |
|                                             |          |      |                      |          | Lab Reference:     | 25/04441        | 25/04441        | 25/06029        | 25/06029        | 25/06029        | 25/05873           | 25/05873           | 25/05873           | 25/05873           | 25/05873           | 25/06030           | 25/08688           | 25/08688           | 25/08688           | 25/08688           | 25/11241           | 25/11241           | 25/11241           | 25/11241           | 26/01204/1         |
|                                             |          |      |                      |          | Date Sampled:      | 25/04/2025      | 25/04/2025      | 04/06/2025      | 04/06/2025      | 04/06/2025      | 02/06/2025         | 02/06/2025         | 02/06/2025         | 02/06/2025         | 02/06/2025         | 04/06/2025         | 06/08/2025         | 06/08/2025         | 06/08/2025         | 06/08/2025         | 30/09/2025         | 30/09/2025         | 30/09/2025         | 30/09/2025         | 29/01/2026         |
| Determinand                                 | Units    | LOD  | Assessment Criteria* |          | Maximum Detected   |                 |                 |                 |                 |                 |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
|                                             |          |      |                      |          | Site-Won/Formation | Imported        |                 |                 |                 |                 |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Miscellaneous                               |          |      |                      |          |                    |                 |                 |                 |                 |                 |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| pH                                          | pH units | 0.01 | n.v.                 | n.v.     | 9.39               | 7.39            | 6.25            | 7.97            | 8.04            | 7.4             | 7.9                | 9.39               | 7.98               | 8.22               | 8.13               | 7.43               | 7.98               | 8.84               | 7.83               | 8.13               | 8.03               | 8.02               | 7.97               | 7.97               | 7.97               |
| Total Organic Carbon                        | %        | 0.08 | n.v.                 | n.v.     | 8.31               | 0.99            | 0.28            | 1.48            | 2.07            | 0.63            | 1.66               | 1.28               | 1.05               | 1.91               | 1.17               | 0.56               | 8.31               | 1.5                | 0.4                | 3.07               | 1.18               | 1.94               | 3.15               | 1.06               | 1.47               |
| Soil Organic Matter (calculated)*           | %        | -    | n.v.                 | n.v.     | 14.2932            | 1.70            | 0.48            | 2.55            | 3.56            | 1.08            | 2.86               | 2.2016             | 1.81               | 3.29               | 2.01               | 0.96               | 14.29              | 2.58               | 0.69               | 5.28               | 2.03               | 3.34               | 5.42               | 1.82               | 2.53               |
| Metals                                      |          |      |                      |          |                    |                 |                 |                 |                 |                 |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Arsenic                                     | mg/kg    | 1    | 37                   | 37       | 24                 | 17              | 4               | 13              | 13              | 24              | 8.0                | 8                  | 7                  | 10                 | 7                  | 13                 | 9                  | 10                 | 12                 | 9                  | 9                  | 14                 | 14                 | 8                  | 7                  |
| Cadmium                                     | mg/kg    | 1    | 22                   | 11       | 0.6                | 0.6             | 0.6             | <1.0            | <1.0            | <1.0            | <1.0               | <1.0               | <1.0               | <1.0               | <1.0               | <1.0               | <1.0               | <1.0               | <1.0               | <1.0               | <1.0               | <1.0               | <1.0               | <1.0               |                    |
| Chromium                                    | mg/kg    | 1    | 910                  | 910      | 38                 | 23              | 38              | 18              | 22              | 26              | 16                 | 15                 | 14                 | 16.0               | 16.0               | 26                 | 18                 | 21                 | 31                 | 15                 | 17                 | 16                 | 16                 | 18                 | 17                 |
| Chromium VI                                 | mg/kg    | 1    | 21                   | 6        | <0.8               | <1              | <1              | <1              | <1              | <1              | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 |                    |
| Copper                                      | mg/kg    | 1    | 2,400                | 100      | 32                 | 18.0            | 29.0            | 17.0            | 24.0            | 18              | 23                 | 16                 | 14                 | 15                 | 15                 | 24                 | 19                 | 23                 | 32                 | 24                 | 14                 | 27                 | 28                 | 21                 | 16                 |
| Lead                                        | mg/kg    | 1    | 200                  | 200      | 96                 | 22              | 16              | 31              | 33              | 21              | 52                 | 30                 | 35                 | 45                 | 38                 | 21                 | 66                 | 33                 | 21                 | 96                 | 54                 | 92                 | 68                 | 58                 | 62                 |
| Mercury                                     | mg/kg    | 0.17 | 40                   | 40       | <0.5               | <0.17           | <0.17           | <0.17           | <0.17           | <0.17           | <0.17              | <0.17              | <0.17              | <0.17              | <0.17              | <0.17              | <0.17              | <0.17              | <0.17              | <0.17              | <0.17              | <0.17              | <0.17              | <0.17              |                    |
| Nickel                                      | mg/kg    | 1    | 130                  | 60       | 40                 | 15              | 15              | 11              | 13              | 13              | 11                 | 10                 | 9                  | 12                 | 11                 | 21                 | 12                 | 18                 | 40                 | 11                 | 12                 | 10                 | 13                 | 12                 | 10                 |
| Selenium                                    | mg/kg    | 1    | 250                  | 250      | <1.0               | <1              | <1              | 1               | 1               | 1               | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 | <1                 |                    |
| Zinc                                        | mg/kg    | 1    | 3,700                | 200      | 117                | 52              | 50              | 50              | 80              | 60              | 72                 | 49                 | 47                 | 55                 | 49                 | 58                 | 75                 | 117                | 98                 | 80                 | 56                 | 90                 | 65                 | 67                 | 69                 |
| Asbestos                                    |          |      |                      |          |                    |                 |                 |                 |                 |                 |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Asbestos Identification                     | -        | -    | Presence             | Presence | n.a.               | NAD             | NAD             | NAD             | NAD             | NAD             | NAD                | NAD                | NAD                | NAD                | NAD                | NAD                | NAD                | NAD                | NAD                | NAD                | NAD                | NAD                | NAD                | NAD                | NAD                |
| Polycyclic Aromatic Hydrocarbons (USEPA 16) |          |      |                      |          |                    |                 |                 |                 |                 |                 |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |
| Acenaphthene                                | mg/kg    | 0.01 | n.v.                 | n.v.     | 0.34               | <0.01           | 0.1             | 0.09            | 0.04            | <0.01           | 0.04               | 0.01               | 0.02               | 0.09               | 0.03               | <0.01              | <0.01              | 0.34               | <0.01              | 0.01               | 0.01               | 0.06               | 0.06               | <0.01              | <0.01              |
| Acenaphthylene                              | mg/kg    | 0.01 | n.v.                 | n.v.     | 0.07               | <0.01           | <0.01           | 0.07            | 0.01            | <0.01           | 0.03               | 0.02               | 0.02               | 0.07               | 0.02               | <0.01              | 0.03               | 0.06               | <0.01              | 0.03               | 0.04               | 0.04               | 0.05               | <0.01              | <0.01              |
| Anthracene                                  | mg/kg    | 0.02 | n.v.                 | n.v.     | 1.29               | <0.02           | 0.06            | 0.54            | 0.07            | <0.02           | 0.11               | 0.05               | 0.07               | 0.34               | 0.1                | <0.02              | 0.08               | 1.29               | <0.02              | 0.09               | 0.09               | 0.17               | 0.17               | 0.02               | <0.02              |
| Benzo(a)anthracene                          | mg/kg    | 0.04 | n.v.                 | n.v.     | 3.11               | <0.04           | 0.05            | 2.09            | 0.38            | <0.04           | 0.5                | 0.34               | 0.39               | 1.13               | 0.49               | 0.07               | 0.42               | 3.11               | <0.04              | 0.45               | 0.41               | 0.74               | 0.76               | 0.14               | 0.08               |
| Benzo(a)pyrene                              | mg/kg    | 0.04 | 5                    | 0.79     | 2.21               | <0.04           | <0.04           | 1.86            | 0.39            | <0.04           | 0.47               | 0.38               | 0.43               | 1.14               | 0.54               | 0.07               | 0.4                | 2.21               | <0.04              | 0.55               | 0.49               | 1.01               | 0.96               | 0.13               | 0.09               |
| Benzo(b)fluoranthene                        | mg/kg    | 0.05 | n.v.                 | n.v.     | 2.93               | <0.05           | <0.05           | 2.32            | 0.52            | <0.05           | 0.57               | 0.43               | 0.48               | 1.23               | 0.59               | 0.1                | 0.5                | 2.93               | <0.05              | 0.63               | 0.58               | 1.08               | 1.15               | 0.17               | 0.11               |
| Benzo(ghi)perylene                          | mg/kg    | 0.05 | n.v.                 | n.v.     | 1.11               | <0.05           | <0.05           | 1.11            | 0.29            | <0.05           | 0.35               | 0.26               | 0.32               | 0.84               | 0.39               | 0.07               | 0.23               | 1.11               | <0.05              | 0.34               | 0.33               | 0.63               | 0.61               | 0.09               | <0.05              |
| Benzo(k)fluoranthene                        | mg/kg    | 0.07 | n.v.                 | n.v.     | 1.06               | <0.07           | <0.07           | 0.82            | 0.17            | <0.07           | 0.19               | 0.16               | 0.18               | 0.43               | 0.22               | <0.07              | 0.19               | 1.06               | <0.07              | 0.24               | 0.21               | 0.37               | 0.44               | <0.07              | <0.07              |
| Chrysene                                    | mg/kg    | 0.06 | n.v.                 | n.v.     | 2.86               | <0.06           | <0.06           | 1.79            | 0.41            | <0.06           | 0.56               | 0.42               | 0.47               | 1.24               | 0.57               | 0.11               | 0.43               | 2.86               | <0.06              | 0.52               | 0.43               | 0.8                | 0.87               | 0.17               | 0.09               |
| Dibenzo(ah)anthracene                       | mg/kg    | 0.04 | n.v.                 | n.v.     | 0.29               | <0.04           | <0.04           | 0.23            | 0.05            | <0.04           | 0.07               | 0.07               | 0.05               | 0.18               | 0.08               | <0.04              | 0.05               | 0.29               | <0.04              | 0.08               | 0.08               | 0.15               | 0.13               | <0.04              | <0.04              |
| Fluoranthene                                | mg/kg    | 0.08 | n.v.                 | n.v.     | 6.83               | <0.08           | 0.15            | 4.02            | 0.79            | <0.08           | 0.98               | 0.65               | 0.77               | 2.73               | 0.98               | 0.21               | 0.8                | 6.83               | <0.08              | 0.92               | 0.87               | 1.46               | 1.64               | 0.31               | 0.2                |
| Fluorene                                    | mg/kg    | 0.01 | n.v.                 | n.v.     | 0.43               | <0.01           | 0.07            | 0.12            | 0.02            | <0.01           | 0.06               | 0.02               | 0.02               | 0.15               | 0.03               | <0.01              | 0.01               | 0.43               | <0.01              | 0.02               | 0.02               | 0.04               | 0.06               | <0.01              | <0.01              |
| Indeno(123-cd)pyrene                        | mg/kg    | 0.03 | n.v.                 | n.v.     | 1.24               | <0.03           | <0.03           | 1.2             | 0.3             | <0.03           | 0.4                | 0.28               | 0.35               | 0.9                | 0.43               | 0.08               | 0.24               | 1.24               | <0.03              | 0.36               | 0.35               | 0.68               | 0.68               | 0.09               | 0.06               |
| Naphthalene                                 | mg/kg    | 0.03 | 2.3                  | 2.3      | 0.1                | <0.03           | 0.1             | <0.03           | <0.03           | <0.03           | <0.03              | <0.03              | <0.03              | 0.06               | <0.03              | <0.03              | <0.03              | <0.03              | <0.03              | <0.03              | <0.03              | <0.03              | <0.03              | <0.03              |                    |
| Phenanthrene                                | mg/kg    | 0.03 | n.v.                 | n.v.     | 4.33               | <0.03           | 0.17            | 1.53            | 0.24            | <0.03           | 0.47               | 0.34               | 0.31               | 1.19               | 0.41               | 0.07               | 0.22               | 4.33               | <0.03              | 0.28               | 0.25               | 0.48               | 0.57               | 0.11               | 0.07               |
| Pyrene                                      | mg/kg    | 0.07 | n.v.                 | n.v.     | 4.97               | <0.07           | 0.11            | 3.39            | 0.67            | <0.07           | 0.84               | 0.55               | 0.67               | 2.34               | 0.86               | 0.19               | 0.69               | 4.97               | <0.07              | 0.82               | 0.79               | 1.32               | 1.45               | 0.27               | 0.18               |
| Total PAH-16MS                              | mg/kg    | 0.01 | n.v.                 | n.v.     | 33.1               | <0.08           | 0.81            | 21.2            | 4.35            | <0.08           | 5.64               | 3.98               | 4.55               | 14.1               | 5.74               | 0.97               | 4.29               | 33.1               | <0.08              | 5.34               | 4.95               | 9.03               | 9.6                | 1.5                | 0.88               |

\* Taken from Appendix B of the RMS ref LP3662/RMS/North

^ - Soil Organic Matter = Total Organic Carbon x 1.72

NAD = No asbestos detected

- = not tested

n.v = no published value available