

Joe Smyth
Cala Homes (Thames)
Cala House
54 The Causeway
Staines Upon Thames
Surrey
TW18 3AX

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Dear Joe

Parcel 15, Hogwood Farm, Finchampstead Capping Verification – Plot 504, 505 and 506

We are writing to report on the verification of capping in Plot 504, 505 & 506 at the above site. The Geotechnical and Geo-Environmental Report for this site (referenced 41623-026 Issue 7, dated 17 November 2023) states that where made ground is present, a clean capping layer of 600 mm including a minimum of 100 mm of topsoil should be placed in all gardens and landscaped areas within the vicinity of the barn area, this was to cover plots 504 to 506, 509 to 512 and 515. Verification of the installation of the capping layer is required, with verification pits excavated at a rate of one in three plots.

Verification of Capping Thickness

We visited site on 29 April 2025 and excavated a verification pit within the rear garden of plot 505 to verify the depth of the capping layer.

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

Plot	Description	Thickness (mm)	Total Thickness (mm)
505	TOPSOIL: Dark brown slightly silty fine to medium sand with occasional to frequent rootlets.	350	700
	SUBSOIL: Firm orangish brown and grey mottled slightly gravelly micaceous silty CLAY with rare rootlets. Gravel is fine to medium of chert and mudstone.	350	

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Directors: S R Ellis BEng CEng MStructE MICE | S J English BEng CEng MStructE | C A Topliss BSc CEng CSci CGeol SiLC FICE FGS
A R Priest BEng | A G Marshall BEng CEng MStructE

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C Hodge EngTech MICE | A J Kerslake BEng FGS

Senior Associates: C A Wood BSc CEng MStructE MICE

Associates/Principals: A M Cross MEng CEng MICE | A Lavelle MEng CEng MICE | R A Noble BSc FGS | C L Capes BSc FGS | R Wall BSc CGeol FGS
W T Chidawanyika BSc CEng MIEI MICE | A J Cartlidge MEng | C J Burgoyne BSc IEng MICE | G C Burgin BSc MSc FGS
J G Morris MEng CEng MStructE MICE

Consultants: P Richardson BSc CEng MICE FStructE | S D Preston BEng CEng FICE FStructE | K R Pursall BEng CEng MStructE

The presence of natural ground was confirmed in the base of the verification pit.

The above table demonstrates that the capping layer in plot 505 was found meet the remedial requirements.

Photographs of the garden and verification pits are enclosed.

Verification of Chemical Suitability

Topsoil

The topsoil placed in plots 504, 505 & 506 is site-won topsoil and Eastwood Consulting Engineers tested thirty samples of the topsoil collected from trial pits undertaken during the site investigation issued in November 2023. Each of these was sent for analysis of a generic suite of contaminants. Twenty-five of the samples did not record any elevated concentrations of contaminants compared to their respective assessment values for a residential end-use with home-grown produce, and no asbestos fibres were detected.

Five of these recorded elevated concentrations of PAH compounds however subsequent detailed quantitative risk assessment confirmed that these did not pose a significant risk to human health and the topsoil was deemed suitable for re-use.

Based on the chemical testing by ECE and the visual consistency of the material, the topsoil is considered chemically suitable for use within the capping layer.

Subsoil

The subsoil in plots 504, 505 & 506 was natural in-situ material and Eastwood Consulting Engineers tested eighteen samples of the subsoil collected from trial pits undertaken during the site investigation issued in November 2023. Each of these was sent for analysis of a generic suite of contaminants. Sixteen of the samples did not record any elevated concentrations of contaminants compared to their respective assessment values for a residential end-use with home-grown produce.

Two samples of natural subsoil did record elevated concentrations of some PAH compounds, however these hotspots were delineated and not located within the current extent of the Parcel 15 development. As such, all natural soil within the current Parcel 15 area was considered suitable for re-use.

Based on the the chemical testing by ECE and the visual consistency of the material, the subsoil is considered chemically suitable for use within the capping layer.

Conclusion

The capping within the gardens of plot 504, 505 & 506 is considered to meet the requirements outlined within the Geotechnical and Geo-Environmental Site Investigation (ref 41623-026 Issue 7, dated 17 November 2023).

Yours sincerely,



Ruth Noble

Enc. Verification Pit Photographs



Plot 505 – Capping depth



Plot 505 – Base of verification pit



Plot 505 – Rear garden and spoil



Plot 505 – Verification pit