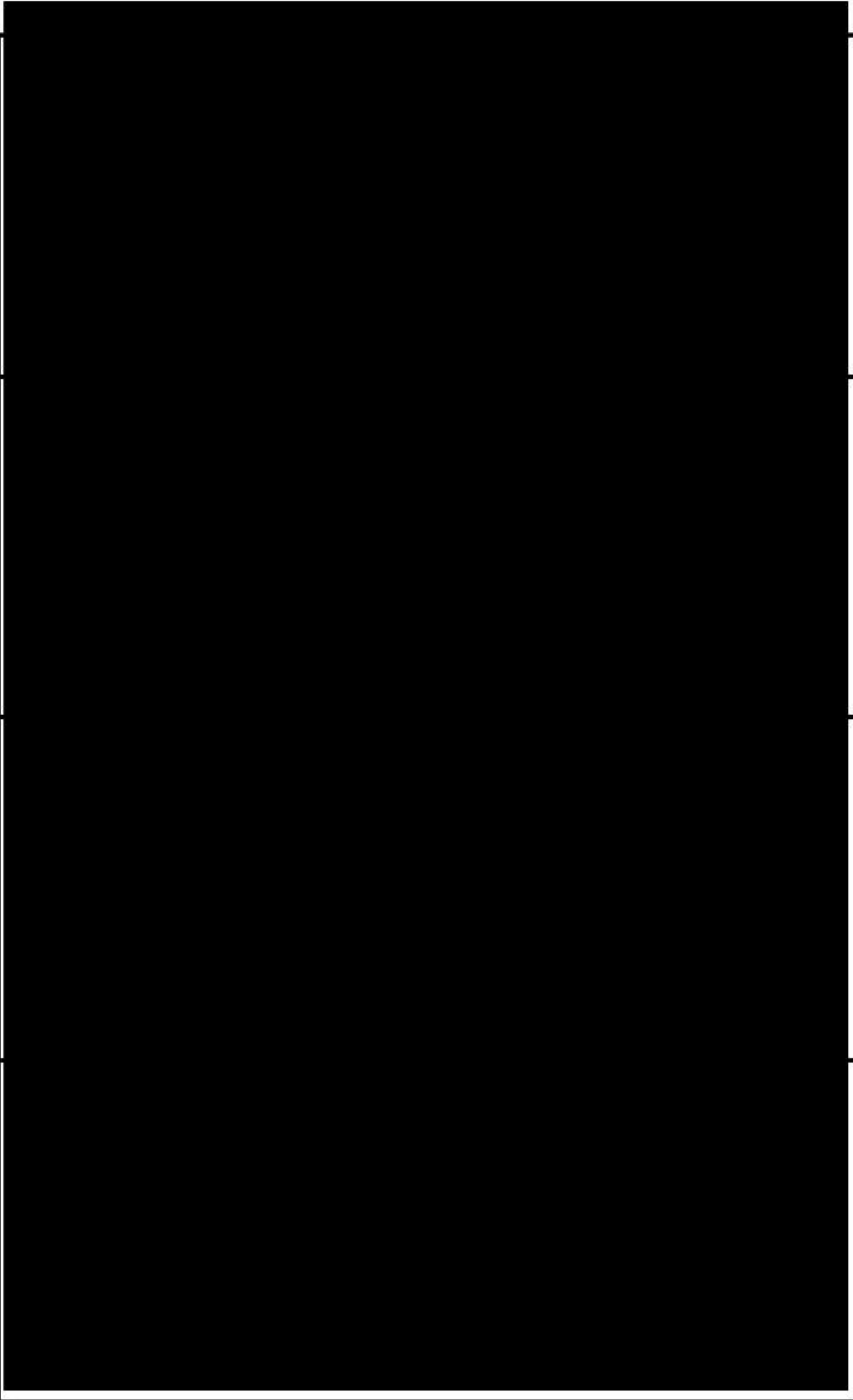




**LAND AT BIRCH TREE FARM,
CUCKFIELD ROAD, ANSTY, RH17 5AG**
PHASE II CONTAMINATION
ASSESSMENT
BIRCH TREES FARM
23RD JANUARY 2026
LS8990 A

Site:	LAND AT BIRCH TREE FARM, CUCKFIELD ROAD, ANSTY, RH17 5AG	
Title:	PHASE II CONTAMINATION ASSESSMENT	
Project:	RESIDENTIAL DEVELOPMENT	
Client:	BIRCH TREES FARM	
Date:	23 rd JANUARY 2026	
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CONTENTS

1.0	EXECUTIVE SUMMARY	4
2.0	INTRODUCTION.....	5
3.0	SUMMARY PHASE I ASSESSMENT	7
4.0	INTRUSIVE INVESTIGATION.....	8
5.0	GROUND CONDITIONS.....	9
6.0	CONTAMINATION LABORATORY TESTING.....	11
7.0	HUMAN HEALTH SCREENING	13
8.0	ENVIRONMENTAL SCREENING.....	16
9.0	TIER 1 CONTAMINATION ASSESSMENT	17
10.0	PRELIMINARY WASTE ASSESSMENT	20
	REFERENCES	22
	REPORT CONDITIONS	23
	GLOSSARY OF TERMS	24

FIGURES

FIGURE 1:	Site Location Plan
FIGURE 2:	Existing Layout / Investigation Layout
FIGURE 3:	Proposed Layout / Investigation Layout

APPENDICES

APPENDIX A:	Photographs
APPENDIX B:	Field Logs and Testing
APPENDIX C:	Contamination Laboratory Testing

1.0 EXECUTIVE SUMMARY

This summary is a brief precis of the main findings and conclusions of the investigation. For detailed information, the reader is referred to the main report.

The area under investigation comprised a gravel surfaced carpark, areas of soft landscaping and a barn. The development is to comprise the erection of a 3no bedroom dwelling and associated hard/soft landscaping.

The intrusive investigation included seven hand dug pits (TP01 to TP07) across the site. The ground conditions encountered have been summarised below.

Strata	Base range	Depth	Summary
Topsoil	0.20 to 0.50m		Dark brown sandy, silty CLAY with varying proportions of ironstone gravel, rare brick, carbonaceous / organic deposits and rootlets.
Subsoil	0.40 to 0.70m		Brown silty CLAY with brick, ironstone fragments and rootlets.
Made Ground	0.40m		At TP01 - Dark brown becoming brown slightly sandy silty CLAY with gravel (organic material, iron stones, wood, brick, ash and concrete). At TP04 - layer of Pea Gravel over compacted sand and gravel, gravels (abundant limestone, brick, concrete, rope, plastics and a fragment of possible asbestos containing materials). Occasional concrete cobbles were noted.
Upper Tunbridge Wells Sands	1.20m+		Firm to stiff mottled orange / yellow / red / brown and grey silty CLAY with occasional ironstones / siltstones.

No groundwater encountered within 1.20m depth.

Buried structural concrete may be designed to DS-1 and AC-1 in accordance with BS8500. Water supply pipe work will require protection from aggressive soil contaminants.

No issues with respect to ground gases have been identified.

Soil testing has identified elevated levels of contamination (PAHs and lead) within the Made Ground encountered at TP01 and TP04. TP04 is located below the footprint of the proposed building and any pathway between the Made Ground and proposed end users would be broken. Requirements for remediation with respect to end users have been identified for the area around TP01 only.

Chemical results on the Topsoil, Subsoil and Made Ground at TP01 corresponded to a non-hazardous waste classification. The Made Ground at TP04 was classified as also having a hazardous waste classification due to the presence of an asbestos fragment encountered within the Made Ground at this location. Natural soils are anticipated to generally be inert waste. WAC testing may be considered for soils identified as non-hazardous, as the tests may enable those materials to be re-classified as inert and therefore represent a potential cost savings on disposal costs.

A Remediation Method Statement should be prepared. This report should be submitted to relevant authorities etc. in good time for consideration and approval.

2.0 INTRODUCTION

2.1 General

Land Science was instructed to undertake a Phase II Contamination Assessment in relation to the proposed redevelopment at Land at Birch Tree Farm, Cuckfield Road, Ansty, RH17 5AG. The location is shown on Figure 1, which is centred at grid reference TQ 29270 23298.

2.2 Client

The Client for this appointment was Birch Trees Farm. This report may only be used by this named client and their project team for the purposes set out and subject to the report conditions. It was understood that the Client already owned the property, and that this investigation was not a pre-purchase appraisal.

2.3 Area Under Investigation

The area under investigation comprised a gravel surfaced carpark, areas of soft landscaping and a barn. The layout is indicated on Figure 2. The area was approximately 0.15 hectares.

2.4 Proposed Development

The development is to comprise the erection of a 3no bedroom dwelling and associated hard/soft landscaping. The proposed development planning application reference is DM/25/2332, in addition planning in principle on this site was granted in July 2025 under DM/25/1453. Figure 3 illustrates the layout of the proposed redevelopment. The findings of this report may not be valid if the proposed development is altered.

2.5 Previous Investigations

The following previous investigations relevant to the site were made available:

- Land Contamination and Ground Condition Report, the client (Birch Trees Farm), August 2025.
- Phase I Contamination and Geotechnical Assessment ("desk study"), Land Science, December 2025. LS8860.
- Phase II Geo-environmental Investigation Scheme, Land Science, December 2025, LS8990.

The phase II ground investigation has been carried out in accordance with the recommendations of the previous Phase I report undertaken by Land Science and following the Phase II Geo-environmental Investigation Scheme, and all reports must be read in conjunction with each other.

2.6 Scope of Work

The work carried out is described in detail in the following sections but in summary included:

- An intrusive investigation comprising hand excavated trial pits,
- Preliminary chemical testing of selected soil samples in the field and laboratory.

The fieldwork was conducted on 2nd January 2026, under the supervision of Land Science.

2.7 Geo-Environmental Objectives

A phase II intrusive investigation was required, to provide a generic quantitative risk assessment (GQRA).

The report was required to assess risks associated with end users, the proposed redevelopment, adjacent land uses, and the wider environment, in the context of the planning regime.

2.8 Standards

Where practicable, the investigation was undertaken in accordance with the following primary standards and guidance:

- Land Contamination Risk Management (LCRM) Environment Agency June 2025.
- BS10175:2011+A2:2017, Investigation of Potentially Contaminated Sites.
- National Planning Policy Framework, December 2024.
- Building Regulations Approved Document C: Site preparation and resistance to contaminants and moisture, HM Government, September 2013.
- NHBC Standards Chapter 4.1: Land Quality - Managing Ground Conditions, 2024.

Other technical sources have been cited in respect of specific aspects of the investigation, as referenced throughout the text.

3.0 SUMMARY PHASE I ASSESSMENT

3.1 Qualitative Ratings

Overall, the level of risk ranged between Unlikely and High. Consequently, a **High** level of risk has been assigned to the site in respect of the proposed development. This is primarily due to previous agricultural land use and the proposed residential end use.

3.2 Recommendations

It would be necessary to undertake basic ground investigation works, which may include;

- Shallow boreholes, or trial pits, to assess the composition and depth of any Made Ground and any field evidence of contamination into the underlying soils.
- Selected samples (including materials bearing field evidence of contamination) should be sent for laboratory analysis. The main analytical suite is identified below.
- Soil samples should be screened for vapours using a Photoionisation Detector (PID).
- Positions should be located in areas of concern; i.e. targeted to receptor sensitive locations such as in proposed garden area, below the footprint dwelling, in the location of buried services, etc.

The analytical suite, based on the known site history and walkover survey, should include:

- General parameters: acidity (pH), fraction of organic carbon.
- A selection of shallow samples should be screened for pesticides and herbicides.
- Metals; arsenic, cadmium, chromium (total), lead, mercury, selenium, boron, copper, nickel and zinc.
- Non-metals: water soluble sulphate, sulphide, total cyanide.
- Targeted organic parameters; TPH (speciated), BTEX, speciated PAHs, VOCs and SVOCs, scheduled based on PID screening and field evidence etc.
- Visual asbestos screening of all Made Ground samples. Where possible asbestos fibres or ACMs are identified, these should be examined under a microscope to determine type and quantification tests should be carried out.

If present any previous installed monitoring installations could possibly be utilised for future gas / groundwater monitoring purposes.

Further positions may be required, additional samples analysed or additional determinands added to the analysis, as appropriate, based on any field evidence of possible contamination encountered.

In addition, the requirement for Waste Acceptance Criteria (WAC) testing should be considered to categorise soils in terms of disposal.

It would be prudent to confirm the scope of ground investigation works with the Local Authority and other stakeholders before carrying out these works.

4.0 INTRUSIVE INVESTIGATION

4.1 Investigation Rationale

The layout and details of the investigation were contained within a Site Investigation Scheme (Report Ref LS8990 produced by Land Science in December 2025).

In summary, the investigation strategy comprised:

- 7No. Hand excavated trial pits were to be undertaken to minimise disruption to the site.
- The positions were located to give broad coverage across the site (including the footprint of the proposed dwelling).
- Soil samples were to be taken at four depths within the pits (ground level to 0.15mbgl), near surface sample (about 0.30mbgl) and deeper samples (between 0.50m and 1.00mbgl).

Position	Provisional Depth	Existing Location	Proposed Location	Testing, Installations etc.
TP01	1.20m (or refusal)	Small soft landscaping area adjacent to site entrance		PID
TP02		Existing soft landscaping (north)	Northern edge of garden	
TP03		Existing soft landscaping (north east)	North eastern corner of the garden	
TP04		Existing gravel parking area	Within the footprint of the proposed dwelling	
TP05		Existing soft landscaping (south eastern corner)	South eastern corner of the garden	
TP06		Existing soft landscaping (south)	Southern edge of garden	
TP07		Existing soft landscaping (west) / adjacent to existing off site barn	Western edge of garden	

TP01 was moved slightly to the east due to the presence of a buried electrical cable.

4.2 Hand Pits (TP)

Hand excavated trial pits provide a low cost and low impact method of sampling shallow soils.

4.3 Soil Sampling

Soil samples were recovered from the exploratory holes during the ground investigation and stored/transported in containers appropriate for the laboratory testing undertaken. Sample types and depths are recorded on the relevant exploratory hole records.

4.4 PID Screening (PID)

All soil samples were screened for VOCs in headspace using a Photo Ionisation Detector (PID) broadly in accordance with the methodology set-out in CIRIA C682. Due to interference from humidity and other factors, Land Science adopts a method detection limit of 1.0ppm to avoid reporting false positive readings.

5.0 GROUND CONDITIONS

5.1 General

The expected ground conditions were anticipated to comprise a thin layer of Made Ground / Topsoil over the Upper Tunbridge Wells Sands to depth. The investigation confirmed the anticipated ground conditions with the inclusion of Subsoil below the Topsoil. A summary of the encountered conditions is presented below.

Strata	Base Depth m						
	TP01	TP02	TP03	TP04	TP05	TP06	TP07
Topsoil	-	0.50	0.20	-	0.40	0.50	0.30
Subsoil	-	-	0.40	-	0.70	-	0.50
Made Ground	0.40	-	-	0.40	-	-	-
Upper Tunbridge Wells Sands	1.20+	1.20+	1.20+	1.20+	1.20+	1.20+	1.20+

The naming of geological strata is tentative and should be used as a guide. Interpolation between or below investigation points should be treated with caution.

The description of soils and rocks was in accordance with BS5930.

Topsoil and Subsoil can be distinguished from Made Ground, even though these may have been disturbed through human activity and may contain materials such as brick, pottery, or charcoal etc.

5.2 Topsoil

Topsoil was encountered at positions TP02, and the full thickness was proved in all with the base ranged between 0.20 and 0.50 mbgl.

In summary the Topsoil comprised dark brown sandy, silty CLAY with varying proportions of ironstone gravel, rare brick, occasional carbonaceous / organic deposits and rootlets.

5.3 Subsoil

Subsoil was encountered in TP03, TP05 and TP07, with the full thickness proven to base depths of between 0.40 and 0.70mbgl. In summary the Subsoil comprised a brown silty CLAY with rare brick, occasional ironstone fragments and rootlets.

5.4 Made Ground

Made Ground was only encountered in TP01 and TP04, and the full thickness was proved in both locations to a depth of 0.40m.

At TP01 the Made Ground was initially dark brown becoming brown slightly sandy silty CLAY with occasional gravel including organic material, ironstones, wood, brick, ash and concrete. At TP04, the Made Ground was comprised a surface layer of Pea Gravel over compacted sand and gravel. Gravels comprised abundant limestone, brick, concrete, rope, plastics and a fragment of presumed Asbestos Containing Materials (pACM). Occasional concrete cobbles were also noted.

5.5 Upper Tunbridge Wells Sands

The Upper Tunbridge Wells Sands were encountered in all the positions which were terminated in this stratum at a depth of 1.20mbgl.

In summary the Upper Tunbridge Wells Sands comprised a firm to stiff mottled orange / yellow / red / brown and grey silty CLAY with occasional ironstones / siltstones.

5.6 Roots and Rootlets

Occurrences of roots and rootlets were noted as follows:

Position	Roots	Rootlets
TP01	GL to 0.40m - rare roots	GL to 0.40m – occasional rootlets
TP02	-	GL to 0.50m – occasional rootlets
TP03	-	GL to 0.30m – abundant rootlets
TP05	-	GL to 0.40m – abundant rootlets
TP06	-	GL to 0.50m – occasional rootlets
TP07	-	GL to 0.30m – abundant rootlets 0.30 to 0.50m – occasional rootlets

5.7 Field Evidence of Contamination

A fragment of potential Asbestos Containing Material (pACM) was identified at TP04 0.30m. No other evidence of possible soil contamination (such as staining, malodours, or brightly coloured soils) was identified in the field.

Made Ground was identified at TP01 and TP04 to a depth of 0.40m, and such materials may be imported from an unknown source or mixed with hazardous materials, and as such may contain a wide range of potential contaminants. All such materials should be treated as suspect unless proven otherwise. Preliminary testing has been carried out, as described in section 6.0.

5.8 Groundwater

Groundwater was not encountered during excavation of any of the investigative positions.

5.9 Stability

The excavations were noted to be stable throughout.

5.10 PID Screening (PID)

None of the samples exhibited VOCs above the detection limit. Overall the readings were towards the lower end of the unit’s detection limit (0.1ppm to 9999ppm).

The purpose of the screening was to identify samples which may be impacted by organic contaminants (such as VOCs, SVOCs, petroleum hydrocarbons, diesel, etc.) and to assist in prioritising samples for laboratory analysis.

6.0 CONTAMINATION LABORATORY TESTING

6.1 Scheduled Testing

Samples were selected for geochemical (contamination) analysis, based on the following rationale:

- Made Ground was encountered at TP01 and TP04, which may contain a wide range of contaminants. Selected samples from each position were tested for a routine screening suite (S1) and an asbestos screen.
- Topsoil and subsoil samples from across the site were also selected for laboratory testing (S1 and asbestos screen) due to the site’s previous agricultural use and to confirm whether these soils could remain on site within the proposed private garden.
- A fragment of presumed Asbestos Containing Materials was found in the Made Ground at TP04. This was analysed for An asbestos screen.
- Based on the previous agricultural use of the site and potential for fuel use / storage, two shallow soil samples were tested for speciated hydrocarbons and volatiles
- Based on the previous agricultural use of the site, two shallow soil samples were also tested for the presence of herbicides / pesticides.

The scope and extent of testing was considered appropriate and in accordance with the Conceptual Site Model and preliminary risk assessment.

Sample	Strata	S1	Asbestos	TPH1	TPH7	Volatiles	Herb./Pest
TP01 0.10m	Made Ground	X	X	X			
TP03 0.10m	Topsoil	X	X	X			X
TP04 0.30m	Made Ground	X	X		X	X	
TP04 0.30m	pACM fragment		X				
TP05 0.10m	Topsoil	X	X	X			
TP07 0.10m	Topsoil	X	X	X			X
TP07 0.30m	Subsoil				X	X	

The relevant screening suites are defined below. Where duplicate analysis exists between suites, each test is performed only once:

Suite	Definition
S1 (soil)	Screening suite: pH, fraction of organic carbon, metals and non-metals, water soluble sulphate, sulphide, total cyanide, total phenols, speciated PAHs.
Asbestos	Asbestos screen: Laboratory screening for fibres and Asbestos Containing Materials (ACM); identification where identified. Using polarising light and dispersion staining as described in HSG 248, HSE Contract Research Report No 83/1996 and in Davies et al, 1996.
TPH1	TPH: Total petroleum hydrocarbons CWG banding (C10-12, C12-16, C16-21, C21-35, C35-40 and total C10-C40)
TPH7	Speciated TPH: Total petroleum hydrocarbons CWG banding incl. aliphatic and aromatic split plus BTEX and MTBE.
Volatiles	VOCs: Determination of volatile organic compounds in soil by headspace GC-MS. SVOCs: Determination of semi-volatile organic compounds in soil by extraction in



Suite	Definition
	dichloromethane and hexane followed by GC-MS.
Herb./Pest.	Herbicide/pesticide analysis of unknown pesticides and herbicides by GC-MS.

The results are discussed in the relevant sections.

7.0 HUMAN HEALTH SCREENING

7.1 Screening Values

As the basis of a generic tier 1 screening assessment, the results have been compared directly against published standards for human health.

Several different partly overlapping schemes are currently in use in the UK, based on the Environment Agency’s CLEA Model but with differing toxicological parameters. For this report, these schemes have and have been applied in the following hierarchy:

- Suitable For Use levels (S4UL) recently published by LQM in association with the CIEH.
- Category 4 Screening Levels (C4SL) recently published by the DEFRA and CL:AIRE.

Whilst other standards exist, such as the LQM Generic Assessment Criterion and the Environment Agency’s Soil Guideline Values, these are deemed superseded by the above documents.

The soil chemical analysis results have been compared against respective screening values for residential land uses with plant uptake (i.e. residential properties with a private garden, where homegrown produce could form a proportion of dietary intake).

For contaminants where the respective screening value is dependent on Soil Organic Matter (SOM), the corresponding value for 2.50% was used (the arithmetic mean SOM value for the shallow soils was 4.10%).

Where no standard exists, the contaminant is either not considered a priority in terms of human health (at least in the scenario being considered), or no screening value has been published.

7.2 Screening results

None of the results exceeded the screening criteria, with the exception of the following:

Determinand	Screening value	Results Exceeding the Screening Value
Benzo(b)fluoranthene	3.3mg/kg	TP01 0.10m (10.8mg/kg), TP04 0.30m (5.54mg/kg)
Benzo(a)pyrene	2.7mg/kg	TP01 0.10m (6.47mg/kg), TP04 0.30m (3.11mg/kg)
Di-benzo(a,h)anthracene	0.28mg/kg	TP01 0.10m (8.96mg/kg), TP04 0.30m (2.53mg/kg)
Lead	200mg/kg	TP01 0.10m (647mg/kg),

7.3 Benzo(a)Pyrene

With respect to Polycyclic Aromatic Hydrocarbons (PAHs) Land Science adopt the surrogate marker approach described in Appendix E of the C4SL suite of documents i.e. using benzo(a)pyrene as a representative compound for all genotoxic PAHs. This approach was used as benzo(a)pyrene was detected in the samples, and the other PAHs identified above the individual screening values were all classed as genotoxic. The table below summarises the revised screening assessment:

Determinand	GAC	Concentration		Results Above GAC Value
		Mean	Max	
Benzo(a)pyrene (as surrogate marker)	5.0	2.69	6.47	TP01 0.10m (6.47mg/kg)

The PAH double ratio tool was used to help determine possible source of the PAHs and the following table summarises the potential sources.

Sample	Total PAHs	Exceedances of Screening criteria	Potential Source
TP01 0.10m	86.16 mg/kg	Yes	Combustion or organic matter / creosote signatures / urban background
TP03 0.10m	10.70 mg/kg	No	Petroleum Combustion and CWG Tar signatures
TP04 0.30m	38.69 mg/kg	Yes	Combustion or organic matter / creosote signatures / combustion soot
TP05 0.10m	12.71 mg/kg	No	
TP07 0.10m	5.93 mg/kg	No	

The Made Ground at both TP01 and TP04 was noted to contain pockets of ash (remnants of combustion of organic matter).

7.4 Bioaccessible Metals

The screening value for lead assumes all ingested contaminant will be fully soluble in stomach acid and therefore available to enter the body. However, this seldom the case in practice, and can be measured through Physiological Based Extraction Testing (PBET). The method in current use is known as the Unified BARGE Method (UBM) as devised by Bio-Accessibility Research Group Europe (BARGE) which was led by the UK. This data can then be applied as part of a detailed quantitative risk assessment. Whilst there are costs associated with this testing, the results may prove favourable.

7.5 Speciated TPH

The risks from TPH’s are assessed differently from other contaminants. The ratio of an individual group of carbon bands to the respective GAC is calculated (a hazard quotient) and these are totalled to derive a sample specific hazard index. A hazard index exceeding 1.0 suggests a potential significant risk to human health in the exposure scenario considered. The calculated hazard indexes are summarised below.

Sample	Total TPH	Hazard Index	Notes
TP01 0.10m	368mg/kg	0.22*	No potential significant risk to human health
TP03 0.10m	57.6mg/kg	0.04*	
TP04 0.30m	37.8 mg/kg	0.06	
TP05 0.10m	246mg/kg	0.13*	
TP07 0.10m	62.7mg/kg	0.04*	
TP07 0.30m	37.1mg/kg	0.05	

* Based on the worst case scenario for the individual TPH bands

7.6 Volatile and Semi-Volatile Compounds

Two samples were tested for volatile compounds (VOCs/SVOCs), neither were found to exceed their respective detection limits.

7.7 Asbestos

There are no published screening values for asbestos in soil. The table below provides a summary of the testing results.



Soil	Sample	Asbestos Present	Type	Quantification
Made Ground	TP01 0.10m	None detected	-	-
Topsoil	TP03 0.10m			
Made Ground	TP04 0.30m			
pACM	TP04 0.30m	Detected – Cement fragment	Chrysotile	n/a
Topsoil	TP05 0.10m	None detected	-	-
Topsoil	TP07 0.10m			
Subsoil	TP07 0.30m			

Where identified, a detailed quantitative risk assessment is required in accordance with the Joint Industry Working Group Asbestos in Soil and Construction & Demolition (C&D) Materials guidance titled “Control of Asbestos Regulations 2012: Interpretation for Managing and Working with Asbestos in Soil and Construction & Demolition materials: Industry Guidance (shortened name CAR-SOIL™)”.

7.8 Herbicides & Pesticides

There are no published screening values for herbicides and pesticides. A total of two soil samples were screened for the presence of herbicides and pesticides. The full methodology is described in the analytical report.

No soil screening values have been published specifically for contaminated land risk assessment in the UK.

Neither sample was found to contain any herbicides or pesticides above the relevant detection limits. Taking these limits into consideration, the risk posed from Herbicides and Pesticides across the site is considered to be low and as such unlikely to represent a significant risk.

8.0 ENVIRONMENTAL SCREENING

8.1 Soft Landscaping

A number of documents include guidance on screening levels of phytotoxic contaminants within soils, including:

- BS3882:2015 “Specification for topsoil and requirements for use” (although stipulated as not to be used in contaminated land risk assessment).
- ICRCL in publication 70/90 1990 'Notes on the Restoration and Aftercare of Metalliferous Mining Sites for Pasture and Grazing' (although indirectly withdrawn) (where marked *).
- Code of Practice for Agricultural Use of Sewage Sludge (England and Wales 1996) for arable use (as opposed to grazing) and relating to priority phytotoxic elements only.

The results of the chemical analysis for determinands known to pose a potential phytotoxic risk to plant growth are summarised on the following table, together with the respective adopted screening values for plant growth. The results of the chemical analysis were evaluated singularly without the use of statistical tools.

Element	Phytotoxicity Value (mg/kg)			Arable (grassland)	Results Exceeding Screening Value
	pH <6.0	pH 6.0-7.0	pH >7.0	pH >5.2	
Zinc	200	200	300	300 (300)	TP01 0.10m (246mg/kg)
Copper	100	135	200	200 (330)	No exceedances
Nickel	60	75	110	110 (180)	No exceedances
Cadmium	50*			3.0 (3.0)	TP01 0.10m (5.28mg/kg)
Arsenic	1,000*			50 (50)	No exceedances

8.2 Structural Concrete

It is noted that no onerous precautions in this respect are warranted.

8.3 Potable Water Supplies

The risk of chemical attack on water supply pipework has been assessed following the general principles set out in the joint Water UK/HBF (Home Builders Federation) *Contaminated Land Assessment Guidance* dated January 2014. A summary of the main chemical criteria is reproduced below.

Test Group (in mg/kg)	Poly-ethylene (PE)	Polyvinyl Chloride (PVC)	Metal or Barrier pipe	Results Exceeding
VOCs	0.5	0.125	No limit	No exceedances
VOCs + BTEX & MTBE	0.1	0.03		
SVOCs (excl. PAH's etc.)	2.0	1.4		
SVOCs + Phenols	2.0	0.4		
SVOCs + Cresols & Chlorinated Phenols	2.0	0.04		
Mineral oil EC11-20	10	No limit		TP01 0.10m (24.7mg/kg)
Mineral oil EC21-40	500	No limit		No exceedances

Redox potential and conductivity should be checked where metal pipework is to be installed. aluminium barrier pipework is acceptable under all conditions. No pipework should be laid where there is evidence of petrol, diesel etc.

9.0 TIER 1 CONTAMINATION ASSESSMENT

9.1 End Users

The preliminary conceptual site model identified end users to comprise a residential house with a private garden.

The chemical results identified elevated PAHs and lead within the Made Ground at TP01 (possibly associated with the presence of ash) and elevated PAHs at TP04 possibly associated with the use of this part of the site as a small carpark.

The sample from TP04 0.30m corresponded to the proposed building footprint and as such any pathway between soil and end users is blocked. However, TP01 was located within a proposed area of hardstanding and consideration should be given to either conducting further investigation or proceeding considering possible remediation measures.

9.2 Adjacent Land Users

A risk of ongoing pollution to neighbouring land has been identified, by way of the production of airborne dusts during the groundworks by the disturbance of Made Ground found to contain fragments of asbestos (TP04) and elevated levels of PAHs and lead at TP01. Remedial measures to prevent (or reduce) this will be required.

However, measures should always be taken to prevent and control any dust, run-off and mud etc. generated during groundworks, as part of good site management.

9.3 Soft Landscaping

Zinc and cadmium exceeded the phytotoxicity screening values in samples TP01 0.10m. Elsewhere no exceedances of these screening values were noted.

No evidence of potentially phytotoxic effects was noted during the site walkover survey inspection.

All of the positions except TP01 and TP04 encountered Topsoil over natural soils; The Made Ground at TP01 encountered fragments of brick and small pockets of ash. At TP04 Made Ground (associated with the current parking area sub-base) was found to a depth of 0.40m. The physical composition of the Made Ground with a high proportion of bricks, concrete and little soil was such that it was unlikely to be a suitable medium for landscaping and planting. Clean imported topsoil and subsoil will be required in accordance with appropriate British Standards.

9.4 Concrete specification

All sub surface concrete should be designed and specified in accordance with BS8500-1:2015+A1:2016. The results of the sulphate and pH analyses fell into Class DS-1 and an ACEC class AC-1 is appropriate.

9.5 Potable Water Supplies

The recorded concentrations of TPH C11 to C20 exceeded the respective standard for pipe in the samples from TP01 0.10m. Suitable types of pipework materials may include PVC, metal or aluminium barrier pipe.

9.6 Ground Water Protection

The preliminary conceptual site model identified possible source-pathway-receptor linkages with respect to groundwater. The site overlies a Secondary A aquifer. Contamination may be mobilised through the infiltration and percolation of water downwards through the soil column and into the water table. This may then in turn migrate with the water table and impact directly on abstraction points.

Elevated levels of PAHs and lead have been found within the shallow soils, however, the shallow soils at TP04 will be covered by the proposed building therefore restricting any infiltration through the impacted soils. The soils at TP01 are recommended to be removed and as such remove the potential source of contamination. Once these are undertaken, there will not be a significant risk of impact on groundwater quality.

9.7 Surface Water Protection

No surface water bodies were identified in the local area, and therefore no source-pathway-receptor linkages exist in this regard.

9.8 Conclusions

The updated conceptual site model has identified the following potential risks:

- End users; inhalation, ingestion, dermal contact with soils, soil borne dusts, consumption of homegrown produce.
- Adjacent land users; ongoing risk of pollution to neighbouring property through inhalation of soil borne dusts.
- Soft landscaping; risk of phytotoxicity for landscaping and planting.
- Water supply pipes; risk of chemical attack, decay and tainting of water supplies.

Further investigation may be considered in order to determine the distribution of contaminant across the site and its variance with depth. Further investigation may reduce or even eliminate the need for remediation.

Based on a preliminary remediation options appraisal, it was considered that the risks would most cost effectively mitigated by:

- Complete removal of the Made Ground in the vicinity of TP01 and reinstating with topsoil/subsoil as required by the landscape designer (minimum 150mm thickness of Topsoil).
- Excavating and disposing of contaminated soils and replacement with a capping system.
- Provision of upgraded or protected water supply pipework to a specification agreed with the local utility.

A copy of this report should be submitted to the relevant authorities for approval in sufficient time prior to commencement on site.

A suitably qualified Environmental Consultant should prepare a full *Remediation Method Statement*.
An appropriate level of supervision and testing will be required, to form part of a formal *Verification Report*.

10.0 PRELIMINARY WASTE ASSESSMENT

10.1 General

Waste may be defined as any substance or object in Annex 1 of the Waste Framework Directive which the holder discards, intends to discard, or is required to discard. Subject to compliance with waste regulations, soils may either be handled as either:

- Non-Waste, and re-used (either on-site or on another site), or
- Waste, and disposed of (to a waste management facility).

Given the confines of the site, it was anticipated that all materials would be disposed of from site as waste.

The waste producer has a legal duty of care to ensure that waste materials are handled properly and sent to the appropriate licenced facility. Substantial tax penalties and fines are being levied by the regulators. Inspection, testing, segregation etc. will be required on site, and the support of a suitably qualified consultant should be sought; therefore, the advice in this section is preliminary only.

10.2 Waste Disposal

Where materials are not re-used they must be handled as waste, and must be sent to a licenced waste management facility. Waste soil is classified for disposal purposes as follows:

Step 1: Does the material contain dangerous substances in various proportions that exceed the thresholds for hazardous waste under the Waste Framework Directive?

- If yes, the material is hazardous
- If not, the material is non-hazardous

Step 2: Does the waste acceptance testing allow the materials to be sub classified as follows:

- If hazardous, does the soil meet the requirements for Stable Non-Reactive Hazardous Waste (SNRHW)?
- If non-hazardous, does the soil meet the requirements for inert waste?

A material is therefore either hazardous or non-hazardous waste; hazardous may only be sub-classified as SNRHW and non- hazardous waste may only be sub-classified as inert.

The results of the soils analysis have been interpreted as follows:

Soil	Step 1: Hazardous Waste	Step 2: Waste Acceptance	Asbestos etc.	Waste Designation
Made Ground TP01 0.10m	Non-hazardous	No WAC test undertaken	No	Non-hazardous
Topsoil TP03 0.10m TP05 0.10m TP07 0.10m	Non-hazardous	No WAC test undertaken	No	Non-hazardous



Soil	Step 1: Hazardous Waste	Step 2: Waste Acceptance	Asbestos etc.	Waste Designation
Made Ground TP04 0.30m	Hazardous	No WAC test undertaken	Yes - fragment identified as being Chrysotile	Hazardous
Subsoil TP07 0.30m	Non-hazardous	No WAC test undertaken	No	Non-hazardous

It is anticipated that the underlying natural soils would meet the inert waste criteria.

Asbestos Containing Materials (ACMs) were identified in the Made Ground at TP04 as a fragment of cement bound chrysotile. WM3 states that where waste contains identifiable pieces of asbestos containing material (i.e. any particle of a size that can be identified as potentially containing asbestos by a competent person if examined by the naked eye), then these pieces must be assessed as asbestos. Given that HSE publication HSG264 suggests that there are no ACMs where the typical proportion of asbestos is less than 0.1%, it follows that all soils containing visually identifiable ACMs are hazardous waste (but may still be sub-classified as SNRHW).

WAC testing may be considered for soils identified as non-hazardous, as the tests may enable those materials to be re-classified as inert and therefore represent a potential saving on disposal costs.

With reference to the current List of Wastes (formerly European Waste Catalogue), waste soils and stone derived from construction and demolition sites may be disposed of under either of the following codes as appropriate:

Waste	Code	Description
Hazardous	17 05 03*	soil and stones containing dangerous substances
Non-Hazardous	17 05 04	soil and stones other than those mentioned in 17 05 03

(Note, the asterix is a Mirror Entry, as defined in the List of Wastes, conferring the relationship with the non-hazardous code 17-05-04).

REFERENCES

A number of technical references have been referred to in the preparation of this document, including:

- Smith, I. (2014) Smith's Elements of Soil Mechanics. Chichester. Wiley Blackwell. 9th edition.
- BRE Design Guide 365. Soakaway design ("DG365").
- Radon: Guidance on protective measures for new buildings, BRE Report BR 211, 2023 6th edition.
- The Environment Agency's approach to groundwater protection. February 2018 Version 1.2.
- Water UK and the Home Builders Federation; Contaminated Land Assessment Guidance, dated January 2014.
- Concrete – Complementary British Standard to BS EN 206 - Method of specifying and guidance for the specifier BS 8500-1:2023 - TC, dated November 2023.
- Revised EU Waste Framework Directive 2008 2008/98/EC [transposed into English law under The Waste (England and Wales) Regulations 2011].
- European Community (EC) Directive 1999/31/EC [transposed into English law under the Landfill (England and Wales) Regulations 2002].
- Defining Waste Recovery - Permanent Deposit of Waste on Land, EPR13 v1.0, EA 2010.
- The definition of waste: Development Industry Code of Practice, v2, CL:AIRE 2011.
- Guidance on the classification and assessment of waste Technical Guidance WM3 ("WM3") EA publication (1st edition v1.2GB) dated 2021.

REPORT CONDITIONS

The Client

This report may only be used by the client named in section 1 and their appointed project team for the purpose of design, obtaining planning, building regulations approval, and in connection with finance. This report must not be used by any other persons or for other purposes without express written agreement of Land Science.

General

Land Science takes all reasonable professional care in the preparation of this report, using current standards and industry practice. However, the evaluation of ground conditions depends on an interpretation and extrapolation of the conditions revealed by a limited data set. The level of risk is related to the extent of investigation and no site is ever free of risk. The client should understand their risks and liabilities. We accept no liability whatsoever in respect of:

- The scope, extent or design of an investigation.
- Any conditions not directly revealed by the investigation.
- Published standards or methodologies used or adopted in this report.
- The opinion of any other party including any regulator, authority or stakeholder.
- Any dispute, claim or consequential loss arising from any findings of this report.
- Third party information and data.

This report relates solely to ground-related matters as set out in the objectives and makes no representation on other matters such as ecology, arboriculture, invasive plant species, the condition of buildings and structures, hazardous building materials such as insulation or asbestos, the locations of boundaries, unexploded ordnance, and or planning constraints etc. Further reports should be commissioned in this respect as appropriate.

Regulators and Approvals

This (and any other) report should be submitted to relevant authorities for their own assessments and to provide their approval or comments accordingly. This should be in good time before commencing on site in case additional work is to be carried out.

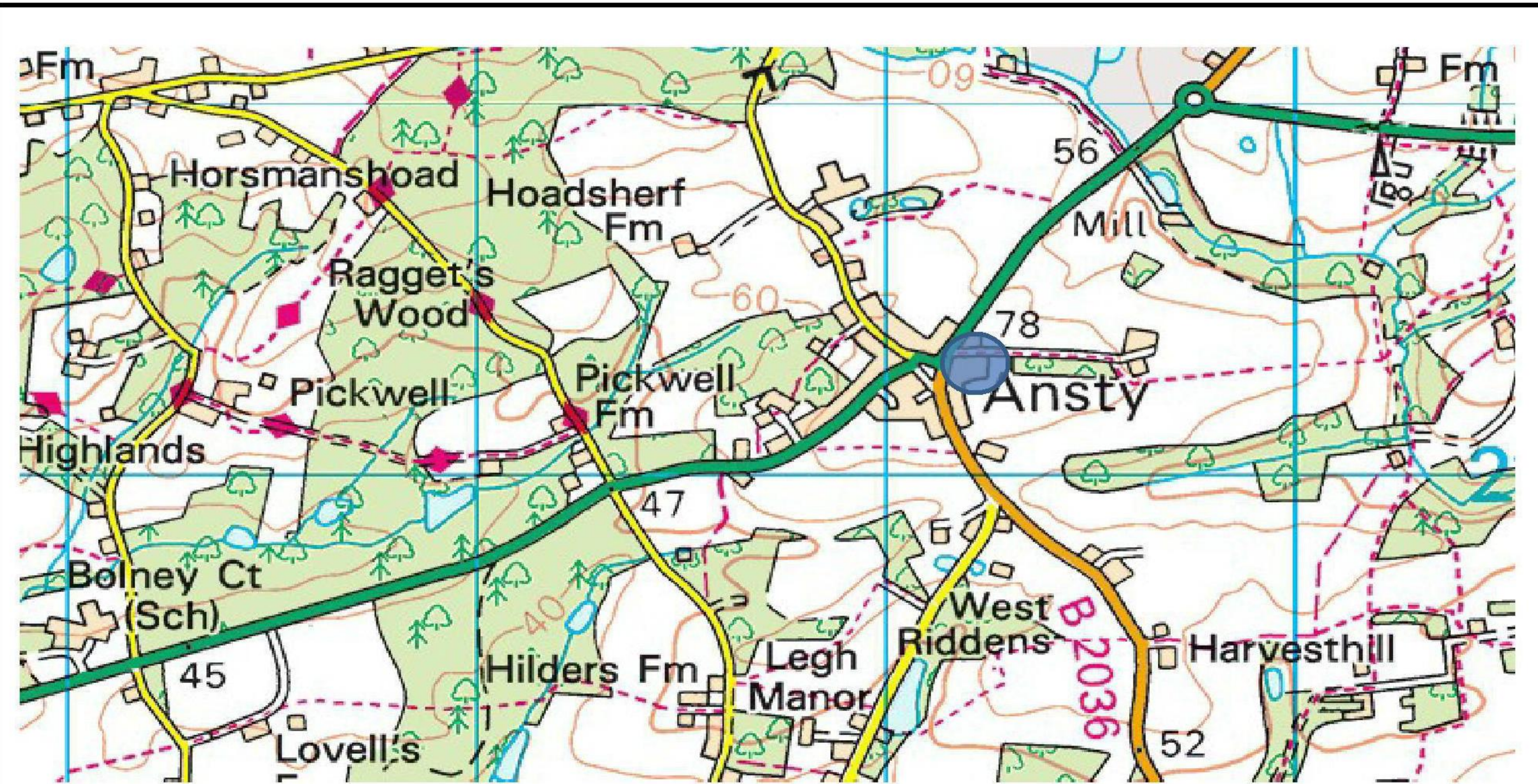
Standards, technical guidance and regulatory positions change over time and may therefore affect the findings and recommendations made in this report; this should be verified by the client prior to any critical project milestones. Where this information is used in design, the designer should verify that the information is appropriate and has been used correctly.

Variations with Time

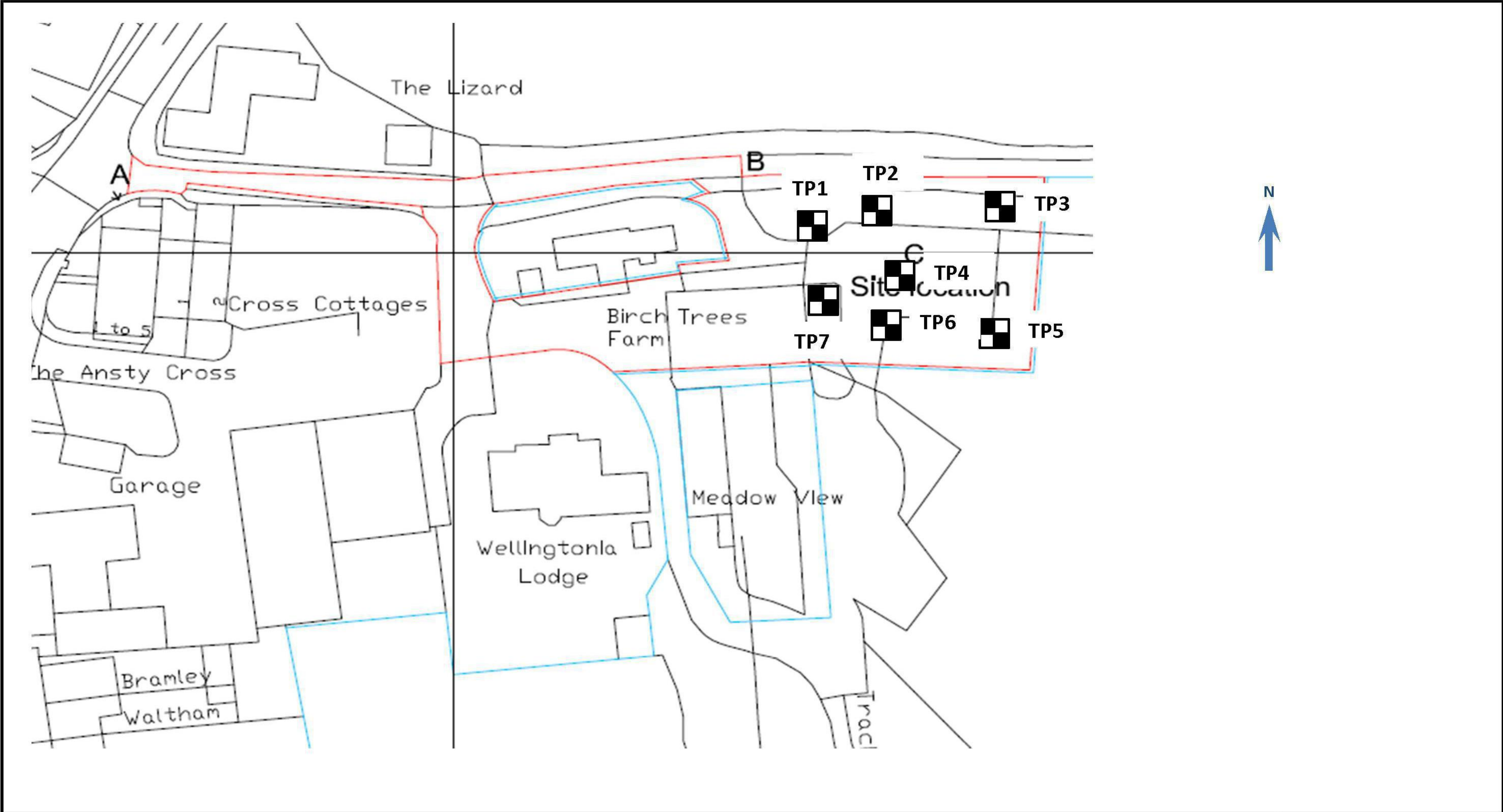
The report relates to conditions revealed at the time of the investigation and any monitoring visits. Some parameters may vary over time or seasonally; groundwater levels, ground gas compositions, or concentrations of contaminants are particularly variable in this respect. Further monitoring or verification should be considered as appropriate.

GLOSSARY OF TERMS

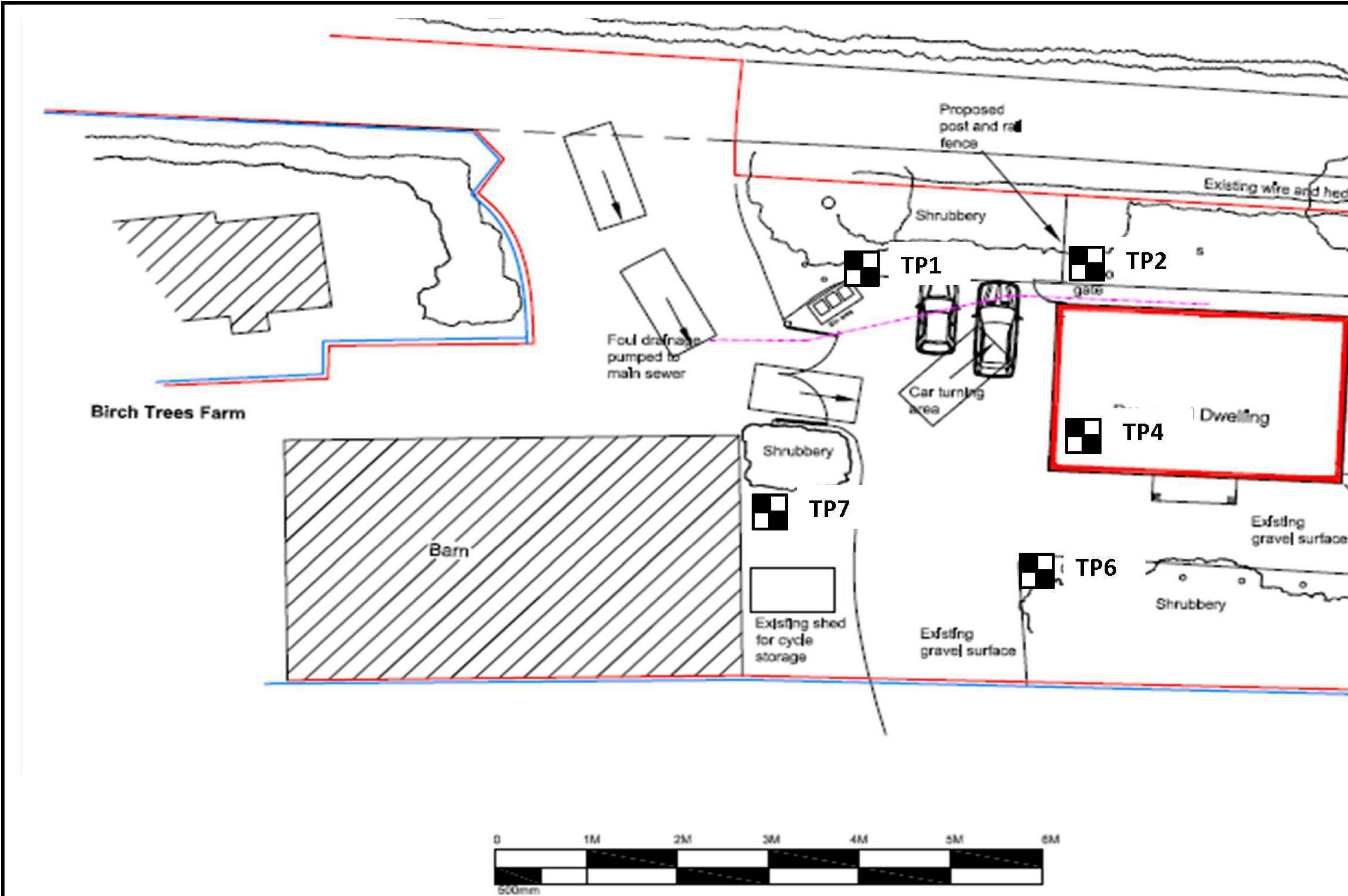
ACM	Asbestos Containing Material
BGS	British Geological Survey
BRE	Building Research Establishment
BS	British Standard
C4SL	Category 4 Screening Level
CBR	California Bearing Ratio
CDM	Construction Design and Management regulations
CIRIA	Construction Industry Research and Information Association
CL:AIRE	Contaminated Land: Applications in Real Environments
CLEA	Contaminated Land Exposure Assessment model
CSM	Conceptual Site Model
EA	Environment Agency
EQS	Environmental Quality Standards
FOC	Fraction of Organic Carbon
GAC	Generic Assessment Criterion
GQRA	Generic Quantitative Risk Assessment
mbgl	Meters Below Ground Level
NHBC	National House Building Council
mOD	Metres above Ordnance Datum
PAH's	Polycyclic Aromatic Hydrocarbons
PHE	Public Health England
PID	Photo-Ionisation Detector
PQRA	Preliminary Quantitative Risk Assessment
PSD	Particle Size Distribution Test
RMS	Remediation Method Statement
S4UL	Suitable for Use Level
SOM	Soil Organic Matter
SPZ	Source Protection Zone
SPT	Standard Penetration Test
SSSI	Sites of Special Scientific Interest
ST-WEL	Short Term Workplace Exposure Limit
SVOC's	Semi-Volatile Organic Compounds
TPH	Total Petroleum Hydrocarbons
TRRL / TRL	Transport Road Research Laboratory
TWA-WEL	Time Weighted Average Workplace Exposure Limit
UK HBF	United Kingdom House Building Federation
VOC's	Volatile Organic Compounds
WAC	Waste Acceptance Criteria

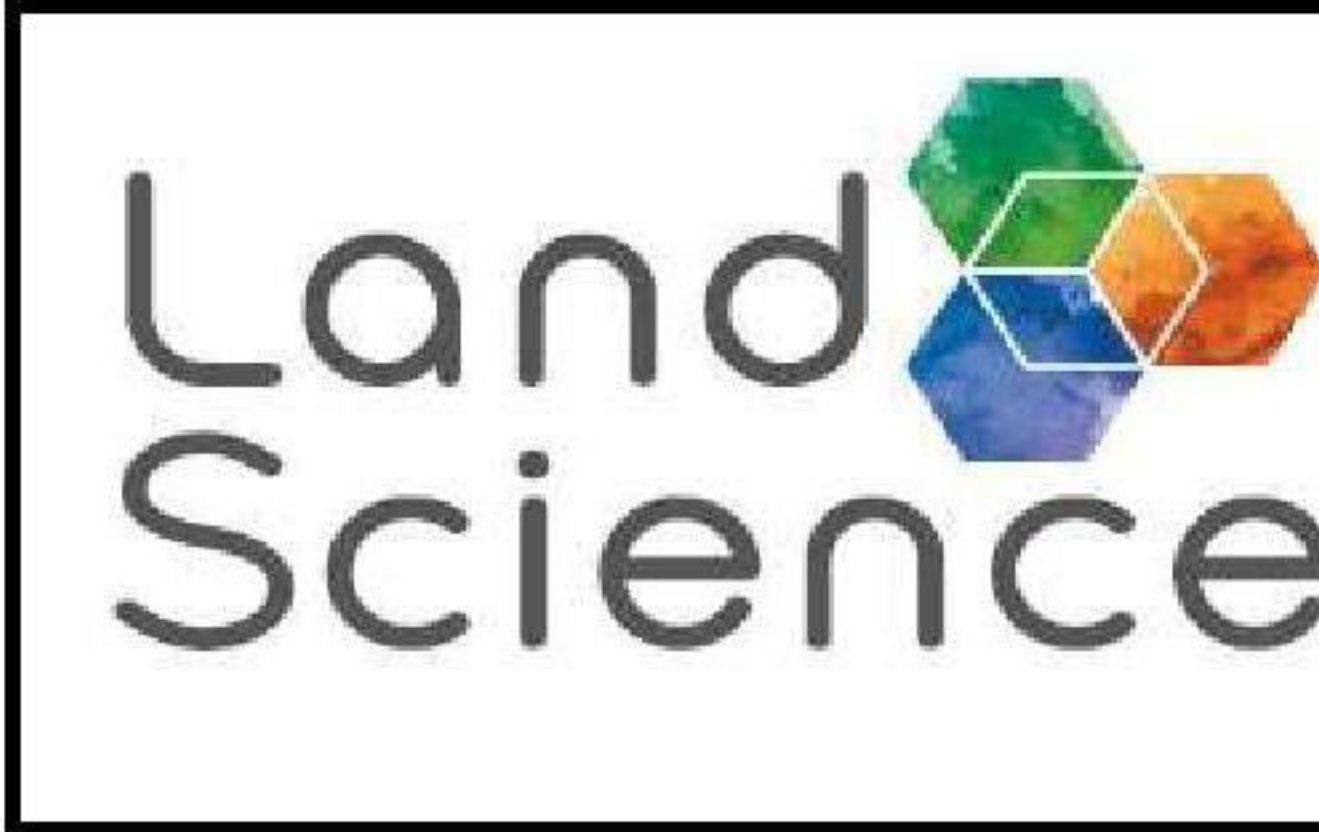


	TITLE: Site Location			REF: LS8990
	PROJECT: Birch Trees Farm, Ansty, RH17 5AG			FIGURE 1
	CLIENT: BIRCH TREES FARM			DATE: 19/12/2025
	CHECK: MR	CHECK: ET	VERSION V1	SHEET: 1 of 1



	TITLE:	Existing layout / Exploratory positions	REF:	LS8990	PREPARED:	MR
	PROJECT:	Birch Trees Farm, Ansty, RH17 5AG	FIGURE:	2	CHECKED:	ET
	CLIENT:	BIRCH TREES FARM	DATE:	19/12/2025	VERSION	v2



	TITLE:	Proposed Layout / Exploratory positions	REF:	LS895
	PROJECT:	Birch Trees Farm, Ansty, RH17 5AG	FIGURE:	3
	CLIENT:	BIRCH TREES FARM	DATE:	19/12

APPENDIX A



General site photographs



	TITLE: Site Photographs			REF: LS8990
	PROJECT: Birch Trees Farm, Ansty, RH17 5AG			Photos 1 to 3
	CLIENT: BIRCH TREES FARM			DATE: 19/12/2025
	CHECK: MR	CHECK: ET	VERSION V1	SHEET: 1 of 4

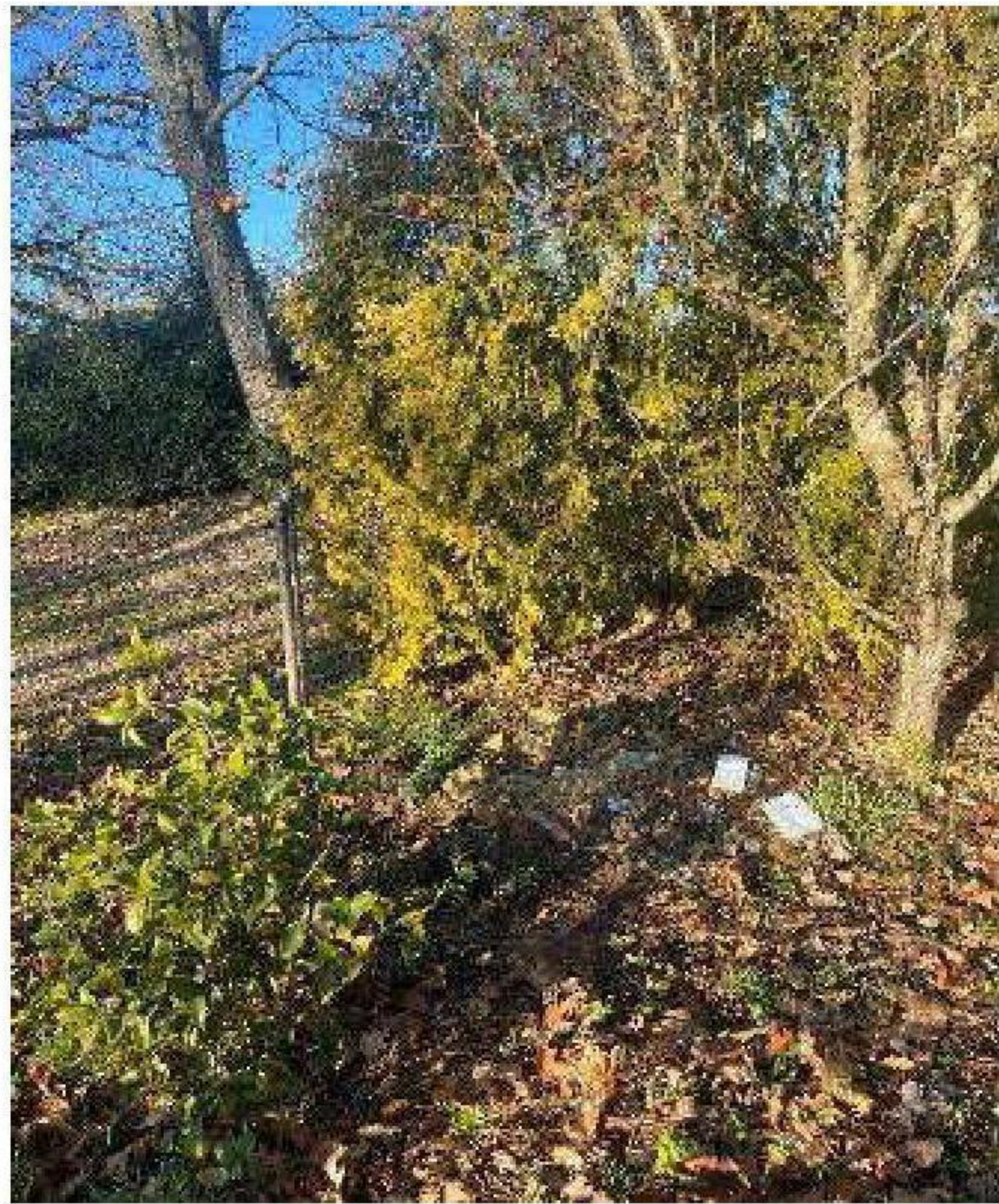
TP01



TP02



TP03

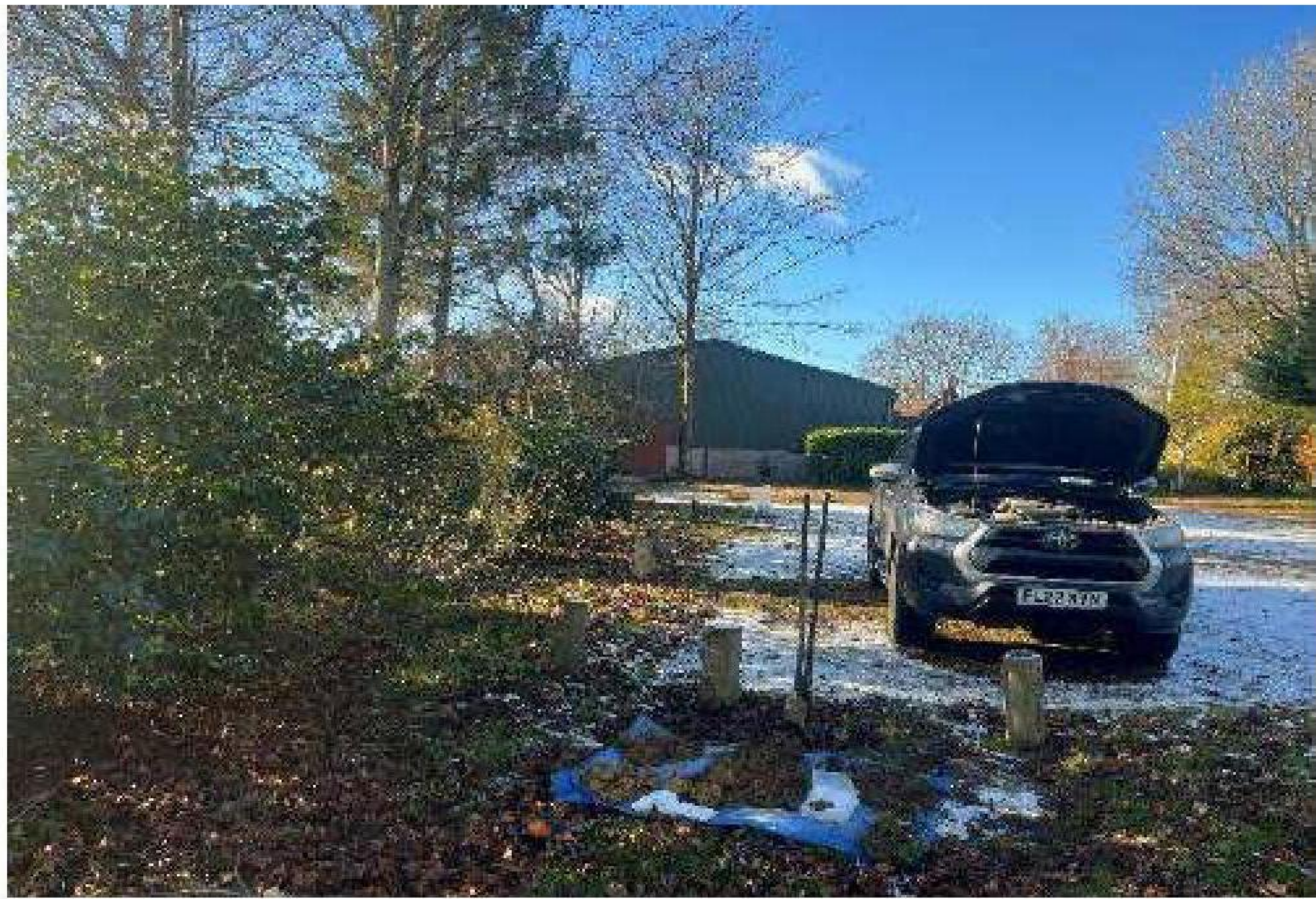


	TITLE: Site Photographs			REF: LS8990
	PROJECT: Birch Trees Farm, Ansty, RH17 5AG			Photos 4 to 9
	CLIENT: BIRCH TREES FARM			DATE: 19/12/2025
	CHECK: MR	CHECK: ET	VERSION V1	SHEET: 2 of 4

TP04



TP05



TP06



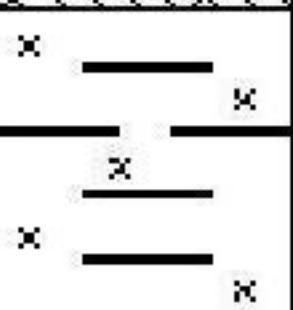
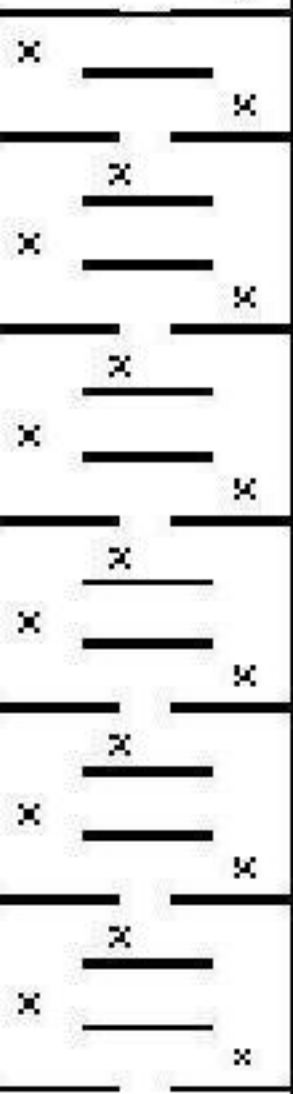
	TITLE: Site Photographs			REF: LS8990
	PROJECT: Birch Trees Farm, Ansty, RH17 5AG			FIGURE 10 to 15
	CLIENT: BIRCH TREES FARM			DATE: 02/01/2026
	CHECK: MR	CHECK: ET	VERSION V1	SHEET: 3 of 4

TP07



	TITLE: Site Photographs			REF: LS8990
	PROJECT: Birch Trees Farm, Ansty, RH17 5AG			Photos 16 to 18
	CLIENT: BIRCH TREES FARM			DATE: 19/12/2025
	CHECK: MR	CHECK: ET	VERSION V1	SHEET: 4 of 4

APPENDIX B

LandScience Brighton London Bristol 0845 604 6494 www.landscience.co.uk					Site Birch Trees Farm, Cuckfield Road, Ansty, RH15 5AG		Trial Pit Number TP07		
Excavation Method Trial Pit		Dimensions		Ground Level (mOD)		Client Birch Trees Farm		Job Number Is8990	
		Location		Dates 02/01/2026		Engineer AL		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.10	D		PID <1.0ppm		(0.30)	Dark brown sandy, silty CLAY with occasional fragments of ironstone gravel, rare brick, occasional carbonaceous / organic deposits and rootlets. (TOPSOIL)			
0.30	D		PID <1.0ppm		0.30 (0.20)	Brown silty CLAY with rare brick, occasional ironstone fragments and rootlets. (SUBSOIL)			
0.50	D		PID <1.0ppm		0.50	Firm to stiff mottled orange / yellow / red / brown and grey silty CLAY with occasional ironstones / siltstones. (UPPER TUNBRIDGE WELLS SANDS)			
1.00	D		PID <1.0ppm		(0.70)				
					1.20	Complete at 1.20m			
Plan						Remarks GROUNDWATER: None encountered. CASING: None. BACKFILL: Backfilled with arisings. INSTALLATION: None. STABILITY: Trial pit remained stable. NOTES: Trial pit completed to target depth.			
						Scale (approx) 1:20		Logged By AL	
								Figure No. LS8990.TP07	

APPENDIX C



SML Laboratories Ltd
Unit E1, Rosebury Business Park
Brampton Road
Eastbourne BN22 9BN
Tel: 01323 302280
Email: cs@sml-laboratories.co.uk

Analytical Report: 25-000378

Customer: Land Science
Address: Unit 10, Albert Drive, Burgess Hill, RH15 9TN
Name: Mike Rose
Project: Birch Tree Farm, Antsy
Customer ref: LS8990
Quote ref: -
Sampling date: 02/01/2026
Samples received: 07/01/2026
Instructions received: 07/01/2026
Report issued: 15/01/2026
Report issue number: 2

Issue 2 - Amendment Note
TPH CWG, BTEX, Pesticide and Herbicide results added
This report supercedes Issue 1

Report Approved By



Graham Knight – Laboratory Operations Manger

Sample Summary

Analytical Report: 25-000378 issue 2

SML No.	Client's Ref	Depth (m)	Date Sampled	Date Scheduled	Description	Deviations
2480	TP01	0.10	02/01/26	07/01/26	Silt Loam	-
2481	TP03	0.10	02/01/26	07/01/26	Silt Loam	-
2483	TP04	0.30	02/01/26	07/01/26	Loamy Sand	-
2484	TP04	0.30	02/01/26	07/01/26	Cement Fragment	-
2485	TP05	0.10	02/01/26	07/01/26	Silt Loam	-
2486	TP07	0.10	02/01/26	07/01/26	Silt Loam	-
2487	TP07	0.30	02/01/26	07/01/26	Silty Clay Loam	-

Analytical Report: 25-000378 issue 2

SML Ref	2480	2481	2483	2485	2486	2488
Customer Ref	-	-	-	-	-	-
Sample ID	-	-	-	-	-	-
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil
Sample Location	TP01	TP03	TP04	TP05	TP07	TP07
Sample Depth (m)	0.10	0.10	0.30	0.10	0.10	0.30
Sampling Date	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26

Determinant	Codes	Units	LOD
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Soil preparation parameters

Moisture Content	N	%	0.1	24.0	25.4	12.8	19.4	23.5	17.4
Material removed	N	%	0.1	12.0	7.10	33.9	12.7	6.50	<0.10
Description of inert material removed	N	N/A	N/A	Stones, Clinker, Twigs	Stones	Stones	Stones	Stones	N/A

Metals

Beryllium	N	mg/kg	0.5	0.57	<0.5	0.65	<0.5	<0.5	-
Vanadium	N	mg/kg	1	25.0	18.8	26.7	18.3	18.1	-
Chromium	N	mg/kg	1	59.1	15.5	20.9	15.3	14.8	-
Nickel	N	mg/kg	1	29.2	9.89	12.9	9.24	11.6	-
Copper	N	mg/kg	1	31.0	15.9	22.1	16.5	21.6	-
Zinc	N	mg/kg	1	246	74.3	86.2	55.9	73.9	-
Arsenic	N	mg/kg	1	6.35	6.78	16.1	6.09	6.13	-
Selenium	N	mg/kg	1	<1.0	<1.0	<1.0	<1.0	<1.0	-
Cadmium	N	mg/kg	0.5	5.28	<0.5	<0.5	<0.5	<0.5	-
Barium	N	mg/kg	1	288	45.6	119	44.1	50.2	-
Mercury	N	mg/kg	0.5	<0.5	<0.5	<0.5	<0.5	<0.5	-
Lead	N	mg/kg	1	647	102	43.2	52.2	67.8	-

Inorganics

Total Cyanide	N	mg/kg	1	<1.0	<1.0	<1.0	<1.0	<1.0	-
Hexavalent Chromium	N	mg/kg	5	<5.0	<5.0	<5.0	<5.0	<5.0	-
Fraction Organic Carbon	N	%	0.005	0.041	0.026	0.009	0.020	0.026	-
Sulphide	N	mg/kg	2	<2.0	<2.0	<2.0	<2.0	<2.0	-
Water Soluble Boron	N	mg/kg	0.02	0.83	0.62	0.56	0.76	0.75	-

Miscellaneous

pH	N	pH Units	0.01	7.12	6.40	8.75	7.28	5.92	-
Water Soluble Sulphate (2:1)	N	mg/kg	40	<40.0	<40.0	78.0	<40.0	<40.0	-
Water Soluble Sulphate (2:1)	N	g/l	0.02	<0.02	<0.02	0.04	<0.02	<0.02	-
Water Soluble Sulphate (2:1)	N	mg/l	20	<20.0	<20.0	39.0	<20.0	<20.0	-

Analytical Report: 25-000378 issue 2

SML Ref	2480	2481	2483	2485	2486	2488
Customer Ref	-	-	-	-	-	-
Sample ID	-	-	-	-	-	-
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil
Sample Location	TP01	TP03	TP04	TP05	TP07	TP07
Sample Depth (m)	0.10	0.10	0.30	0.10	0.10	0.30
Sampling Date	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26

Determinant	Codes	Units	LOD
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Phenols

Phenol	N	mg/kg	1	<1.0	<1.0	<1.0	<1.0	<1.0	-
M,P-Cresol	N	mg/kg	1	<1.0	<1.0	<1.0	<1.0	<1.0	-
O-Cresol	N	mg/kg	1	<1.0	<1.0	<1.0	<1.0	<1.0	-
3,4-Dimethylphenol	N	mg/kg	1	<1.0	<1.0	<1.0	<1.0	<1.0	-
2,3-Dimethylphenol	N	mg/kg	1	<1.0	<1.0	<1.0	<1.0	<1.0	-
Napthol	N	mg/kg	1	<1.0	<1.0	<1.0	<1.0	<1.0	-
2,3,5-Trimethylphenol	N	mg/kg	1	<1.0	<1.0	<1.0	<1.0	<1.0	-
Total Monohydric Phenols	N	mg/kg	7	<7.0	<7.0	<7.0	<7.0	<7.0	-

Polyaromatic Hydrocarbons

Napthalene	N	mg/kg	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	-
Acenaphthylene	N	mg/kg	0.02	0.43	0.29	0.39	<0.02	<0.02	-
Acenaphthene	N	mg/kg	0.02	0.12	<0.02	<0.02	<0.02	<0.02	-
Fluorene	N	mg/kg	0.02	<0.02	<0.02	<0.02	<0.02	<0.02	-
Phenanthrene	N	mg/kg	0.02	2.20	0.532	0.61	<0.02	<0.02	-
Anthracene	N	mg/kg	0.02	1.02	<0.02	<0.02	<0.02	<0.02	-
Fluoranthene	N	mg/kg	0.02	8.59	1.06	2.86	1.49	1.39	-
Pyrene	N	mg/kg	0.02	6.85	1.09	2.73	1.43	1.35	-
Benzo(a)anthracene	N	mg/kg	0.02	5.78	0.88	2.40	1.09	0.97	-
Chrysene	N	mg/kg	0.02	5.50	1.00	2.63	1.28	1.21	-
Benzo(b)fluoranthene	N	mg/kg	0.02	10.8	1.51	5.54	2.16	<0.02	-
Benzo(k)fluoranthene	N	mg/kg	0.02	4.08	1.23	2.06	1.10	<0.02	-
Benzo(a)pyrene	N	mg/kg	0.02	6.47	<0.02	3.11	1.16	<0.02	-
Indeno(1,2,3-cd)pyrene	N	mg/kg	0.02	8.30	<0.02	4.73	<0.02	<0.02	-
Dibenzo(a,h)anthracene	N	mg/kg	0.02	8.96	<0.02	2.53	<0.02	<0.02	-
Benzo[g,h,i]perylene	N	mg/kg	0.02	8.66	1.15	5.82	1.43	1.01	-
Coronene	N	mg/kg	0.02	8.40	1.97	3.28	1.57	<0.02	-
Total PAH(17)	N	mg/kg	0.34	86.2	10.7	38.7	12.7	5.93	-

Analytical Report: 25-000378 issue 2

SML Ref	2480	2481	2483	2485	2486	2488
Customer Ref	-	-	-	-	-	-
Sample ID	-	-	-	-	-	-
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil
Sample Location	TP01	TP03	TP04	TP05	TP07	TP07
Sample Depth (m)	0.10	0.10	0.30	0.10	0.10	0.30
Sampling Date	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26

Determinant	Codes	Units	LOD
-------------	-------	-------	-----

TPH CWG

TPH CWG - Aliphatic (>C5 - C7)	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
TPH CWG - Aliphatic (C7 - C8)	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
TPH CWG - Aliphatic (C8 - C10)	N	mg/kg	0.05	-	-	0.31	-	-	<0.05
TPH CWG - Aliphatic (C10 - C12)	N	mg/kg	2	-	-	<2.0	-	-	<2.0
TPH CWG - Aliphatic (C12 - C16)	N	mg/kg	2	-	-	<2.0	-	-	<2.0
TPH CWG - Aliphatic (C16 - C21)	N	mg/kg	10	-	-	<10.0	-	-	<10.0
TPH CWG - Aliphatic (C21 – C35)	N	mg.kg	10	-	-	15.2	-	-	11.6
TPH CWG - Aliphatic (C35 – C40)	N	mg.kg	10	-	-	20.6	-	-	16.5
TPH CWG - Aromatic (>C5 - C7)	N	mg/kg	0.05	-	-	0.465	-	-	<0.05
TPH CWG - Aromatic (C7 - C8)	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
TPH CWG - Aromatic (C8 - C10)	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
TPH CWG - Aromatic (C10 - C12)	N	mg/kg	2	-	-	<2.0	-	-	<2.0
TPH CWG - Aromatic (C12 - C16)	N	mg/kg	2	-	-	<2.0	-	-	<2.0
TPH CWG - Aromatic (C16 - C21)	N	mg/kg	10	-	-	<10.0	-	-	<10.0
TPH CWG - Aromatic (C21 – C35)	N	mg/kg	10	-	-	21.8	-	-	17.5
TPH CWG - Aromatic (C35 – C40)	N	mg/kg	10	-	-	24.8	-	-	20.6
TPH CWG Total - Aliphatic (>C5-C40)	N	mg/kg	10	-	-	36.4	-	-	28.1
TPH CWG Total - Aromatic (>C5-C40)	N	mg/kg	10	-	-	47.1	-	-	38.1

BTEX

Benzene	N	ug/kg	0.01	-	-	<0.01	-	-	<0.01
Toluene	N	ug/kg	0.01	-	-	<0.01	-	-	<0.01
Ethylbenzene	N	ug/kg	0.01	-	-	<0.01	-	-	<0.01
m&p Xylene	N	ug/kg	0.02	-	-	<0.02	-	-	<0.02
o-Xylene	N	ug/kg	0.01	-	-	<0.01	-	-	<0.01
MTBE	N	ug/kg	0.01	-	-	<0.01	-	-	<0.01
Total BTEX	N	ug/kg	0.07	-	-	<0.07	-	-	<0.07

TPH

TPH (C10 – C12)	N	mg/kg	1	<1.0	<1.0	-	<1.0	<1.0	-
TPH (C12 – C16)	N	mg/kg	1	1.74	<1.0	-	<1.0	<1.0	-
TPH (C16 – C21)	N	mg/kg	1	24.7	2.32	-	7.76	3.14	-
TPH (C21 – C35)	N	mg/kg	1	240	28.9	-	141	26.5	-
TPH (C35 – C40)	N	mg/kg	1	102	26.4	-	96.8	33.1	-
Total TPH (C10 – C40)	N	mg/kg	1	368	57.6	-	246	62.7	-

Analytical Report: 25-000378 issue 2

SML Ref	2480	2481	2483	2485	2486	2488
Customer Ref	-	-	-	-	-	-
Sample ID	-	-	-	-	-	-
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil
Sample Location	TP01	TP03	TP04	TP05	TP07	TP07
Sample Depth (m)	0.10	0.10	0.30	0.10	0.10	0.30
Sampling Date	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26

Determinant	Codes	Units	LOD
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VOC

1,1-Dichloroethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
(E)-1,2-Dichloroethylene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,1-Dichloroethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
(Z)-1,2-Dichloroethylene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
2,2-Dichloropropane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Bromodichloromethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Chloroform	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,1,1-Trichloroethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Carbon Tetrachloride	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,1-Dichloro-1-propene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,2-Dichloroethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Heptane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Trichloroethylene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,2-Dichloropropane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Dibromomethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Bromochloromethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
(Z)-1,3-Dichloro-1-propene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Octane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
(E)-1,3-Dichloro-1-propene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,1,2-Trichloroethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Tetrachloroethylene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,3-Dichloropropane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Dibromochloromethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,2-Dibromoethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Chlorobenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,1,1,2- Tetrachloroethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Nonane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Styrene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Bromoform	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Cumene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Bromobenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,1,2,2-Tetrachloroethane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,2,3-Trichloropropane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
Propylbenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
2-Chlorotoluene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
4-Chlorotoluene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,3,5-trimethylbenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
tert-Butylbenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,2,4-Trimethylbenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
sec-Butylbenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,3-Dichlorobenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
p-Cymene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,4-Dichlorobenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,2-Dichlorobenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
n-Butylbenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,2-Dibromo-3-chloropropane	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,2,4-Trichlorobenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,1,2,3,4,4-Hexachloro-1,3-Butadiene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01
1,2,3-Trichlorobenzene	N	µg/kg	0.01	-	-	<0.01	-	-	<0.01

Analytical Report: 25-000378 issue 2

SML Ref	2480	2481	2483	2485	2486	2488
Customer Ref	-	-	-	-	-	-
Sample ID	-	-	-	-	-	-
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil
Sample Location	TP01	TP03	TP04	TP05	TP07	TP07
Sample Depth (m)	0.10	0.10	0.30	0.10	0.10	0.30
Sampling Date	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26

Determinant	Codes	Units	LOD
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SVQC

Aniline	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Bis(2-Chloroethyl) Ether	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2-Chlorophenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
1,3-Dichlorobenzene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
1,4-Dichlorobenzene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Benzyl Alcohol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
1,2-Dichlorobenzene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Bis(2-Chloroisopropyl) Ether	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
N-Nitroso-Di-n-Propylamine	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Hexachloroethane	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Nitrobenzene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Isophorone	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2-Nitrophenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2,4-Dimethylphenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Bis(2-Chloroethoxy) Methane	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2,4-Dichlorophenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
1,2,4-Trichlorobenzene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
p-Chloroaniline	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
1,1,2,3,4,4-Hexachloro-1,3-Butadiene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
4-Chloro-3-Methylphenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2-Methylnaphthalene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
1-Methylnaphthalene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Hexachlorocyclopentadiene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2,4,6-Trichlorophenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2,4,5-Trichlorophenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2-Chloronaphthalene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2-Nitroaniline	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
1,4-Dinitrobenzene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Dimethyl Phthalate	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
1,3-Dinitrobenzene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2,6-Dinitrotoluene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
1,2-Dinitrobenzene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
3-Nitroaniline	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2,4-Dinitrophenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
4-Nitrophenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Dibenzofuran	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2,4-Dinitrotoluene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2,3,5,6-Tetrachlorophenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
2,3,4,6-Tetrachlorophenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Diethyl Phthalate	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
4-Chlorophenylphenyl Ether	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
4-Nitroaniline	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Diphenylamine	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
4,6-Dinitro-2-Methylphenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Azobenzene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
4-Bromophenylphenyl Ether	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Hexachlorobenzene	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Pentachlorophenol	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Carbazole	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Dibutyl Phthalate	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Benzyl Butyl Phthalate	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Bis(2-Ethylhexyl) Adipate	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Bis(2-Ethylhexyl) Phthalate	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05
Di-n-Octyl Phthalate	N	mg/kg	0.05	-	-	<0.05	-	-	<0.05

Analytical Report: 25-000378 issue 2

SML Ref	2480	2481	2483	2485	2486	2488
Customer Ref	-	-	-	-	-	-
Sample ID	-	-	-	-	-	-
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil
Sample Location	TP01	TP03	TP04	TP05	TP07	TP07
Sample Depth (m)	0.10	0.10	0.30	0.10	0.10	0.30
Sampling Date	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26

Determinant	Codes	Units	LOD
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OCP & OPP

4,4'-DDD (p,p'-DDD)	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
4,4'-DDE (p,p'-DDE)	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
4,4'-DDT (p,p'-DDT)	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Aldrin	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
alpha-BHC	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
beta-BHC	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
cis-Chlordane	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
delta-BHC	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Dieldrin	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Endosulfan I	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Endosulfan II	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Endosulfan Sulfate	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Endrin	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
gamma-BHC (Lindane)	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Heptachlor	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Heptachlor Epoxide	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Methoxychlor	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
trans-Chlordane	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Azinphos Methyl (Guthion)	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Chlorpyrifos (Dursban)	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Coumaphos	N	mg/kg	0.15	-	< 0.15	-	-	< 0.15	-
Demeton O & S	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Diazinon	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Dichlorvos (DDVP) (Dichlorophos)	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Dimethoate	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Disulfoton	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Endrin Aldehyde	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Endrin Ketone	N	mg/kg	0.15	-	< 0.15	-	-	< 0.15	-
EPN	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Ethoprophos	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Fenchlorphos (Rannel)	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Fensulfothion	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Fenthion	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Malathion (Carbophos)	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Methyl parathion	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Mevinphos	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Monocrotophos	N	mg/kg	0.4	-	< 0.4	-	-	< 0.4	-
Naled	N	mg/kg	0.4	-	< 0.4	-	-	< 0.4	-
Parathion (Ethyl Parathion)	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
Phorate	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Prothiofos (Tokuthion)	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Sulfotep (Dithion)	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Sulprofos (Bolstar)	N	mg/kg	0.2	-	< 0.2	-	-	< 0.2	-
TEPP (Tetraethylpyrophosphate)	N	mg/kg	0.8	-	< 0.8	-	-	< 0.8	-
Tetrachlorovinphos (Stirifos)	N	mg/kg	0.15	-	< 0.15	-	-	< 0.15	-
Trichloronate	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-
Permethrin	N	mg/kg	0.1	-	< 0.1	-	-	< 0.1	-

Analytical Report: 25-000378 issue 2

SML Ref	2480	2481	2483	2485	2486	2488
Customer Ref	-	-	-	-	-	-
Sample ID	-	-	-	-	-	-
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil
Sample Location	TP01	TP03	TP04	TP05	TP07	TP07
Sample Depth (m)	0.10	0.10	0.30	0.10	0.10	0.30
Sampling Date	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26	02/01/26

Determinant	Codes	Units	LOD
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Herbicides

Ametryn	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Atrazine	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Prometryn	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Propazine	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Simazine	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Terbuthylazine	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Terbutryn	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Atraton	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Simetryn	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Prometon	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
2,4,5-T	N	mg/kg	0.01	-	<0.01	-	-	<0.01	-
2,4-D	N	mg/kg	0.01	-	<0.01	-	-	<0.01	-
Dichlorprop	N	mg/kg	0.01	-	<0.01	-	-	<0.01	-
Fenoprop	N	mg/kg	0.01	-	<0.01	-	-	<0.01	-
Mecoprop	N	mg/kg	0.01	-	<0.01	-	-	<0.01	-
2,4-DB	N	mg/kg	0.01	-	<0.01	-	-	<0.01	-
MCPA	N	mg/kg	0.01	-	<0.01	-	-	<0.01	-
MCPB	N	mg/kg	0.01	-	<0.01	-	-	<0.01	-
Carbetamide	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Chlorbufam	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Ethiofencarb	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Phenmediphan	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Pirimicarb	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Bromacil	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Cyanazine	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Carbaryl	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Methiocarb	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Chloroxuron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Chlortoluron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Diflubenzuron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Dimefuron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Diuron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Isoproturon	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Linuron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Methabenzthiazuron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Metoxuron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Monolinuron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Monuron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-
Pencycuron	N	mg/kg	0.001	-	<0.001	-	-	<0.001	-

Analytical Report: 25-000378 issue 2

Asbestos Screening

SML Sample Reference	Client Reference	Depth (m)	Sample Matrix Description	Asbestos Identification	Gravimetric Analysis Total %	Gravimetric Analysis by ACM Type %	Free fibre Analysis %	Total Asbestos %
2480	TP01	0.10	Soil	NAD	N/T	N/T	N/T	N/T
2481	TP03	0.10	Soil	NAD	N/T	N/T	N/T	N/T
2483	TP04	0.30	Soil	NAD	N/T	N/T	N/T	N/T
2484	TP04	0.30	Cement Fragment	Chrysotile	N/T	N/T	N/T	N/T
2485	TP05	0.10	Soil	NAD	N/T	N/T	N/T	N/T
2486	TP07	0.10	Soil	NAD	N/T	N/T	N/T	N/T
2488	TP07	0.30	Soil	N/T	N/T	N/T	N/T	N/T

NAD - No Asbestos Detected

N/T - Not tested

Analytical Report: 25-000378 issue 2

Method Summary

Soil					
Parameter	Codes	Undertaken On	Date Tested	Method Number	Technique
pH value	N	Air dried sample	08/01/26	105	Electrometric
Water Soluble Sulphate	N	Air dried sample	12/01/26	130	Ion Chromatography
Total Cyanide	N	As submitted sample	13/01/26	137	Colorimetric
Phenols	N	As submitted sample	13/01/26	111	HPLC
Asbestos ID	SU	Subcontracted	14/01/26	Subcontracted	Microscopy
Hexavalent Chromium	N	As submitted sample	08/01/26	103	Discrete Analyser
Total (of 16) PAH	N	As submitted sample	13/01/26	116	GC-MS
Total BTEX	N	As submitted sample	13/01/26	134	GC-MS
Sulphide	N	As submitted sample	08/01/26	117	Colorimetric
TOC	N	Air dried sample	08/01/26	139	Titration
TPH CWG	N	As submitted sample	13/01/26	128	GC-FID
Water Soluble Boron	N	Air dried sample	12/01/26	136	Discrete Analyser
Total Metals	N	Air dried sample	13/01/26	148	ICP-MS
Total TPH (C10-C40)	N	As submitted sample	13/01/26	128	GC-FID
VOC	N	As submitted sample	09/01/26	134	HS-MS
SVOC	N	As submitted sample	09/01/26	161	GC-MS
GC Pesticides	N	As submitted sample	16/01/26	180	GC-MS
LC Herbicides	N	As submitted sample	16/01/26	181	GC-MS

Analytical Report: 25-000378 issue 2

Key

Symbol	Description
U	Hold UKAS accreditation
M	Hold MCERTS accreditation
N	Not accredited
NS	Sample matrix not UKAS accredited
NM	Sample matrix not MCERTS accredited
SU	Subcontracted to a UKAS accredited laboratory
SM	Subcontracted to an MCERTS accredited laboratory
IS	Insufficient sample
US	Unsuitable sample
NT	Not tested
NAD	No asbestos detected
<	Less than
>	Greater than

Soil samples are expressed on an air dried <30°C basis and are **not** corrected for inert material removed.

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