

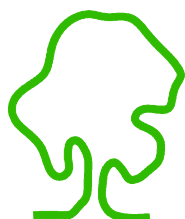
LAND TO THE SOUTH OF LEACROFT



LONDON ROAD, HICKSTEAD, WEST SUSSEX, RH17 5LZ

Contamination Risk Assessment

May 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref:	872/Ellisdon/Leacroft/CRA
Date	May 2026
Client	Less 2 Build Ltd
Report type	Contamination Risk Assessment
Purpose	Planning Application
Revisions	-
Prepared by	Xanthe Lyford BSc (Hons) 
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEEnvSc 

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**LAND TO THE SOUTH OF LEACROFT, LONDON ROAD, HICKSTEAD, WEST
SUSSEX, RH17 5LZ**

Contamination Risk Assessment

May 2026

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Contamination Risk Assessment

May 2026

1. BACKGROUND

- 1.1 The site comprises a plot of land, currently used for the storage and distribution of bricks for the building trade with a site office building to the northeast, located off London Road, Hickstead. The site area is approximately 0.4 ha. The Ordnance Survey (OS) map reference for the site is TQ 2668 2092. The site elevation is approximately +14 m OD. See Appendix A, Figure 1 for the site location plan.
- 1.2 The previous and existing use of the site and the adjoining land have some contamination potential which could affect the proposed development. Prior approval has been sought and granted with conditions, including the requirement to provide a site investigation to identify risks associated with contamination (Conditions 4). A Phase 1 investigation - Preliminary Contamination Risk Assessment (PCRA) was carried out in March 2017 (Environmental Assessment Services Ltd). A Phase 2 intrusive site investigation was requested by Mid Sussex District Council reason: *“To ensure that the risks from land contamination to the future users of the land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and to accord with Policy DP41 of the Mid Sussex District Plan 2014 - 2031”*. In response a Contamination Risk Assessment (CRA) has been undertaken to assess the potential risk to future site users and the wider environment.
- 1.3 This CRA includes reference to the previous PCRA, to identify potential areas of contamination. Eight trial pits (machine dug to a depth of 1 m deep, with some hand dug to 0.3 m) were excavated at locations across the site to assess the potential for exposure of future site users to contaminants. Soil samples from the trial pits were sent for laboratory analysis (i2 Analytical).

2. THE SITE & PROPOSED REDEVELOPMENT

- 2.1 The site comprises a brick storage and distribution yard with a site office building to the northeast of the site, at London Road, Hickstead. The entirety of the site is permeable hardstanding apart from the entrance driveway which is tarmac. The site is bordered to the north by a detached residential property,

Leacroft, to the east by the A2300, the slip road to the A23 dual carriageway, to the south by a detached residential dwelling and commercial building, Reindina, and the offices of Sweeptech at Almacadams House and to the west by a detached residential dwelling, Sunny Acres. The neighbouring residential properties all have garden areas surrounding the dwellings. See Appendix A Figure 2 for the existing site layout.

- 2.2 It is proposed to redevelop the site for use as storage warehouses; this comprises warehouse buildings on all sides with a central non-permeable staff parking area. There is proposed soft landscaping in the form of four planted beds in the central parking area and the existing boundary treeline with the A2300 to the east is to remain. There is a planning application submitted for the site with prior approval, subject to conditions. This report addresses Condition 4 – contamination:

- Amendments to previously consented scheme (DM/20/1677) to form 7 light industrial and offices (use class E).

See Figure 3 in Appendix A for the proposed development plans.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

- 3.1 According to the British Geological Survey (available online), the site lies on Weald Clay Formation (mudstone).
- 3.2 The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) shows that the site lies on unproductive bedrock and superficial drift. DEFRA classify the soil type as “*slightly acid but base-rich loamy and clayey soils*”. The site lies on an area of ‘unproductive’ groundwater vulnerability and does not lie in a groundwater source protection zone (SPZ).
- 3.3 According to the EA online Flood Map for Planning, the site lies within Flood Zone 1 (low risk of flooding from fluvial sources), the site will remain in Flood Zone 1 in the 2070 - 2125 scenario. The site is not at risk from surface water flooding in the 1 in 30-year scenario, but the adjacent road, A2300 is at risk; the very edge of the eastern boundary of the site is at risk from surface water flooding in the 1 in 100-year scenario, this area increases slightly in the 1 in 1000-year scenario. Groundwater flooding or reservoir flooding are deemed unlikely at the site. The site lies within 100 m of a watercourse classified as a main river by the EA, the River Adur (eastern branch) lies to the north of the site and flows westwards under Rice Bridge 100 m to the north.

4. POTENTIAL SOURCES OF CONTAMINATION

- 4.1 The Preliminary Contamination Risk Assessment (March 2017), Phase 1 desk study consisted of a superficial examination of the site and a review of the land use history of the site from an environmental records search, plus analysis of historic maps and the previous planning history. The PCRA indicated that there

had been historical use of the land as car park for staff and customer vehicles of Facelift, and for the storage and maintenance of plant associated with the adjacent plant hire company, Facelift. Contamination risks at the site are predominantly associated with oil/fuel spills and contaminants (which may include petroleum hydrocarbons, coal tar, heavy metals and possibly asbestos) within surfacing at the site. The site is predominantly of permeable surfacing apart from the driveway/access track to the east, so there has not been the protection from contaminants leaching into the soil provided by hard cover. Mid Sussex District Council have requested a Phase 2 intrusive site investigation (CRA), to comprise the testing of soil across the site, to assess the potential risk of future site users coming into contact with the soil and any potential contaminants therein.

- 4.2 The site was visited by Environmental Assessment Services Ltd on the 19th March 2026 and again on the 1st April 2026 as part of the contamination risk assessment and samples of soil from across the site were taken for laboratory analysis. The weather during the excavation was wet and the trial pits were holding rainwater.
- 4.3 The site comprises a yard laid to permeable gravel and road planings used for storage and distribution of bricks, with a prefabricated site office building in the northeast corner. The site is accessed from London Road public highway to the east via an existing tarmacked driveway/access track. The proposed warehouses will lie along the north, east, west and part of the southern boundary, with a non-permeable parking area in the central section.
- 4.4 The existing office building at the site lies in the northeast corner of the site and part of the proposed northern warehouse will lie on the footprint of this building.
- 4.5 There is a line of trees along the eastern boundary with London Road, the A2300 public highway, this is to remain, post development.
- 4.6 At the time of our recent visits there was some oily residue on the surface of the ground in places, presumable leaking from site delivery vehicles. Potential sources of contamination identified during the site walkover assessment included:
 - i. Contamination risks predominantly associated with oil/fuel spills and contaminants (which may include petroleum hydrocarbons, coal tar, heavy metals and possibly asbestos) within surfacing and building materials within the site.
 - ii. The historic and present land use of the adjacent plot to the south of the site also indicates a potential contamination risk; a garage and later plant hire (elevating platform) yard. Contamination risks are predominantly associated with the storage and use of large quantities of fuels/oils. It is considered that there is a risk of these activities having affected the site, possibly via contaminated surface water run-off, however the risk is considered to be low.

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- iii. The PCRA did identify some historic/current landfills or waste processing within 1000 m of the site, although contamination risk from these is considered to be unlikely.

5. THE SITE INVESTIGATION

- 5.1 The objective of the site investigation is to confirm the nature of the underlying soil and to establish whether the former land uses had resulted in contamination of soil or groundwater at the site.
- 5.2 The site investigation was carried out on 19th March 2026 and the 1st April 2026 and comprised the excavation of eight trial pits – machine dug to a depth of approximately 1 m, with some hand dug to a depth of 0.3 m. The trial pits allowed visual inspection of the underlying soil as well as the selection of samples for analysis. The underlying soil appeared to be a substantial layer of approximately 0.4 m of made ground within a clayey substrate, over Weald Clay subsoil.
- 5.3 The trial pits were positioned across the site to give an overall spread of the soil contamination levels throughout the site: Trial pits 2, 3 and 4 were located along the northern boundary with Leacroft, in the approximate location of the southern façade of the northern warehouses. Trial pits 1 and 8 were located along the southern boundary, in the approximate location of the northern façade of the southern warehouses and trial pits 5, 6 and 7 were located across the proposed central parking area.
- 5.4 In each location a trial pit of approximately 1 m in depth was excavated. Each location had significant made ground in the upper layer (0.4 m approximately), overlying visibly clayey substrate. The wet weather had partly filled some of the trial pits with rainwater and it was uncertain whether groundwater was encountered in any of the trial pits.
 - i. Trial pit 1 was located to the southwestern corner of the site, at the northern façade of the proposed southern warehouse. The trial pit revealed a layer of made ground over subsoil consisting of a clayey matrix, rainwater was present in the trial pit at the time of our sampling. Soil samples were taken from the made ground and subsoil, at a depth of 0.7 m – 0.1 m and from the natural strata.
 - ii. Trial pit 2 was located to the northwest corner of the site, at the southern façade of the proposed northern warehouse. The trial pit revealed a layer of made ground measuring approximately 0.4 m over clayey subsoil, rainwater was present in the trial pit at the time of our sampling. Soil samples were taken from made ground and subsoil at a depth of 0.7 m – 0.1 m and from the underlying strata.
 - iii. Trial pit 3 was located on the northern redline boundary of the site, at the southern façade of the proposed northern warehouse. This trial pit revealed a layer of made ground over clayey subsoil within the

underlying strata; rainwater was present in the trial pit at the time of our sampling. Soil samples were taken from the made ground and subsoil at a depth of 0.7 m – 0.1 m.

- iv. Trial pit 4 was located on the northeast corner of the site, at the southern façade of the proposed northern warehouse. This trial pit revealed a layer of made ground containing broken bricks over clay subsoil, rainwater was present in the trial pit at the time of our sampling. Soil samples were taken from the made ground and subsoil at depths of 0.7 m and 0.1 m.
 - v. Trial pit 5 was located in the central area of the site, towards the western boundary, in the proposed parking area. This trial pit revealed a layer of made ground over clay subsoil. Soil samples were taken from the made ground at depths of 0.1 m.
 - vi. Trial pit 6 was located in the central area of the site, towards the eastern boundary, in the proposed parking area. This trial pit revealed a layer of made ground over clay subsoil. Soil samples were taken from the made ground at depths of 0.1 m.
 - vii. Trial pit 7 was located in the centre of the site, in the proposed car parking area. This trial pit revealed a layer of made ground over clay subsoil; rainwater was present in the pit during our sampling. Soil samples were taken from the made ground and subsoil at depths of 0.7 m and 0.1 m.
 - viii. Trial pit 8 was located in the southeast corner of the site, adjacent to the entrance driveway. This trial pit revealed a layer of made ground over clay subsoil. Soil samples were taken from the made ground at depths 0.1 m.
- 5.5 The trial pit locations are shown in Appendix A, Figure 4. Photographs taken during the site investigation are provided in Appendix B.
- 5.6 A total of 32 soil samples were sent to i2 Analytical Ltd of Croxley Green, Watford, for analysis. All the trial pits were tested for speciated polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons, toxic and phytotoxic heavy metals / metalloids, water soluble Sulphate, pH, soil inorganic matter, and asbestos.
- 5.7 Copies of the sample analysis certificates, together with the laboratory's methods and accreditations, are given in Appendix C.
6. INTERPRETATION OF RESULTS
- 6.1 The investigation confirmed that made ground was present across the site in the samples covered by trial pits 1-8.

- 6.2 The results of the soil sample analysis have been compared with the threshold values for commercial use as published in the LQM/CIEH Suitable for Use Levels (S4UL) for Human Health Risk Assessment (2015). Copyright Land Quality Management Limited reproduced with permission; Publication Number: S4UL3601. All rights reserved.
- 6.3 The pH of the soil samples ranged from 7.3 (TP2) – 10.4 (TP8), neutral to alkaline, in the 0.7 m deep lower soil samples and 8.2 (TP5) – 9.3 (TP3), acidic, in the 0.1 m upper soil samples. No measurable concentrations of cyanide were identified within any of the soil samples analysed and asbestos was not detected in any of the trial pits.
- 6.4 There were no elevated levels of Speciated Polycyclic Aromatic Hydrocarbons (PAHs) identified within the 0.7 m deep, lower soil samples from all trial pits; but elevated levels of Speciated Polycyclic Aromatic Hydrocarbons (PAHs) were identified within trial pits 2, 3 and 5 in the 0.1 m deep, upper soil samples:
- Elevated levels of Benzo(a)anthracene were found in TP3 at 0.1 m, with a recorded level of 37 mg/kg and a target level of 29 mg/kg.
 - Significantly elevated levels of Benzo(b)fluoranthene were found in TP2, TP3, and TP5 at 0.1 m, with a recorded level of between 11 and 40 mg/kg and a target level of 7.2 mg/kg; with the highest level recorded at TP3.
 - Significantly elevated levels of Benzo(a)pyrene were found in TP2, TP3 and TP5 at 0.1 m, with a recorded level of between 8.7 and 37 mg/kg and a target level of 5.7 mg/kg; with the highest recorded level at TP3.
 - Slightly elevated levels of Dibenzo(a,h)anthracene were found in TP2 and TP3 at 0.1 m, with a recorded level of between 0.5 and 3.4 mg/kg and a target level of 0.57 mg/kg, with the highest recorded level at TP3.
- (Note, the values are dependent on the amount of organic content present in the sample).*
- 6.5 There was a very small exceedance in the levels of heavy metal concentrations found in the 0.7 m deep, lower sample from trial pit 8:
- Levels of water-soluble Boron were very slightly exceeded in TP8 at 0.7 m with a recorded level of 1.1 mg/kg with a target level of 0.9 mg/kg.
- There was also a very small exceedance in the levels of heavy metal concentrations found in the 0.1 m deep, upper sample from trial pit 5:
- Levels of water-soluble Boron were very slightly exceeded in TP5 at 0.1 m with a recorded level of 1.5 mg/kg with a target level of 1 mg/kg.
- 6.6 There was significant exceedance in miscellaneous organics concentrations in trial pits 1, and 8 found in the 0.7 m deep, lower soil samples:

- Levels of petroleum ether extractable matter were very significantly exceeded in TP1 and TP8 at 0.7 m, with recorded levels of 750 mg/kg and 4200 mg/kg respectively, and target levels of 60 mg/kg and 400 mg/kg respectively.

There was also significant exceedance in miscellaneous organics concentrations in all the trial pits found in the 0.1 m deep, upper soil samples:

- Levels of petroleum ether extractable matter were very significantly exceeded in TP1, TP2, TP3, TP4, TP5, TP6 and TP7 at 0.1 m, with recorded levels ranging from 7900 – 19000 with a target level of 400 mg/kg, the highest recorded exceedance being in TP7.

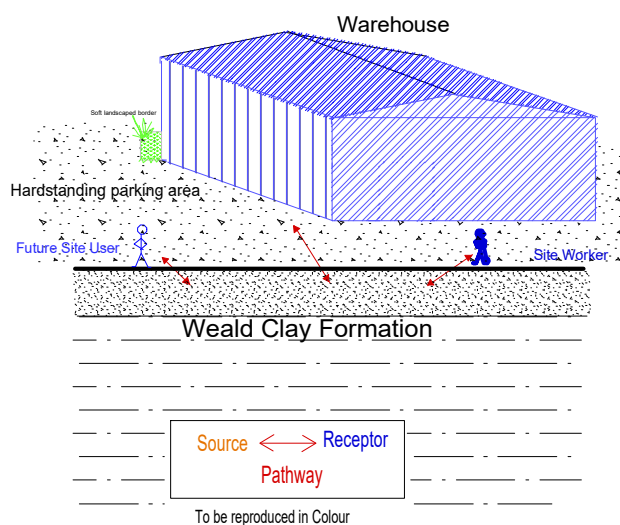
No other pollutants were detected in any of the soil samples taken from the site. See Appendix C for the sample certificates and results from the eight trial pits.

- 6.7 No groundwater was identified during the site investigation. However, a previous borehole investigation by Land Science encountered groundwater at 1 and 0.5 m deep.
- 6.8 Based on the analysis of soil samples taken from the eight trial pits, it is concluded that there is soil contamination in excess of the threshold values for commercial use in the soil across the site, with significant levels in the southeast corner of the site.
- 6.9 The site will be almost entirely under hardstanding, apart from the treeline to the east which is to remain as existing, and four soft landscaped borders located in the northwest and northeast corners of the parking area and in the centre of the northern and western edges of the parking area. Therefore, the level of remediation necessary will be minimal and limited to the removal of the soil/made ground under the planted areas and the placement of a geotextile membrane over the area with 0.6 m of new topsoil over it.

7. RISK ASSESSMENT

- 7.1 The Contamination Risk Assessment has been prepared in accordance with current standards and recommendations.
- 7.2 For contamination to be significant, there must be three elements present: *contamination* (a substance that has the potential to cause harm or cause pollution of controlled waters), a *receptor* (something that could be adversely affected by a contaminant) and a feasible *pathway* (route or means) between substance and receptor. See Figure 4 below:

FIGURE 4: CONCEPTUAL MODEL



7.3 The model may be applied to four cases:

- i. Construction workers engaged in the redevelopment of the site and exposed to contamination. The receptor assumed to be an adult.
- ii. Future site users on the site after the redevelopment is complete. The receptor is assumed to be an adult worker.
- iii. Post-redevelopment impacts on buildings and services, including water supply pipes.
- iv. Post-redevelopment impacts on the wider environment. Includes off-site contamination migration, contamination of watercourses, etc.

7.4 In this case, contamination has been identified in the samples of soil taken from all the trial pits; There is a potential risk of contamination to the site construction workers during the development of the site and potential for contamination with future site users in the soft landscaped borders of the car parking area.

7.5 Exposure during construction

7.5.1 Those appointed to undertake site clearance and groundworks may be exposed to any PAHs, heavy metals or miscellaneous organics contained within the soil. Recommendations given in this report, including proper removal and disposal of this soil, should be adhered to. Excess soils removed from the site during construction will need to be removed by a licenced waste contractor and receipts retained as evidence.

7.5.2 The presence of contamination within the soil may pose a potential risk to water mains. If new water connections are to be laid, results of the soil testing should be reviewed against current UKWIR guidance, and barrier pipe may be required for new water mains.

7.5.3 Soil remediation will be required in the areas used for the soft landscaped borders. This will include on-site remediation of the soils and/or soil removal. Site workers are likely to be exposed in either case.

7.5.4 Exposure to soil contaminants during construction is most effectively addressed by appropriate industrial hygiene when the surface soil and made ground is handled during site clearance and groundworks. Measures should include the wearing of boots, gloves and coveralls, and dust masks (particularly on dry days) wherever dust is generated. Eating and smoking in excavations should be avoided.

7.5.5 Details of the proposed remediation strategy are given in the section 9 below.

7.6 Exposure of site users on the site after redevelopment

7.6.1 The site is to be redeveloped for commercial warehouse and staff parking use, including four small soft landscaped borders.

7.6.2 In the absence of remediation, future site users may be exposed to contaminants within the soil via inhalation and dermal contact.

7.6.3 Remediation of the soils within the soft landscaped areas of the site will be required in this case before the site can be considered fit for commercial use. Remediation should include the removal of upper soils in the areas to be used for the borders to allow for a minimum of 600 mm of clean topsoil to be laid above a permeable geotextile membrane. See recommendations in Section 9.

7.7 Post-redevelopment risks to buildings, services, and the wider environment

7.7.1 There are no particular concerns regarding sulphate concentrations in relation to building foundations etc.

7.7.2 Migration of contamination off site is considered possible, however, migration is considered to be limited to made ground, as evidenced by the contamination being found in the areas of made ground across the site.

7.7.3 The site has unproductive groundwater vulnerability, does not lie within a groundwater Source Protection Zone and is not within an area which is considered to be hydrogeologically sensitive. In this case, the proposed commercial redevelopment of the site is not considered likely to pose a risk of contamination to the wider environment.

8. CONCLUSIONS

8.1 The site lies upon Weald Clay Formation (mudstone). The site does not lie within a groundwater Source Protection Zone and is considered to be only moderately hydrogeologically sensitive.

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- 8.2 According to the EA's online Flood map for planning, the site lies within Flood Zone 1 (low risk of flooding from fluvial sources). The site lies within 100 m of a watercourse classified as a main river by the EA, the River Adur (eastern branch) lies to the north of the site and flows westwards under Rice Bridge 100 m to the north.
- 8.3 A Contamination Risk Assessment, including an intrusive site investigation, is required to satisfy Condition 4 of the prior approval planning permission for redevelopment of the site for commercial use.
- 8.4 The intrusive site investigation (CRA) was undertaken on 19th March and the 1st April 2026. The investigation comprised the excavation of eight trial pits distributed across the site. A total of 32 soil samples were taken and sent for analysis by i2 Analytical.
- 8.5 The sample results were compared against the LQM Category 4 Screening Levels (C4SL, updated 2014) and LQM/CIEH Suitable for Use Levels (S4UL) for Human Health Risk Assessment (2015), for commercial end use.
- 8.6 The analysis of soil taken from the eight trial pits, positioned strategically within the site, identified elevated levels of concentrations of PAHs within the upper soil samples taken from trial pits TP2, TP3 and TP5 and very slightly elevated levels of heavy metals were detected in the upper and lower soil samples in trial pit TP8 and the upper soil samples from TP5. There were significantly elevated levels of Petroleum Ether extractable matter detected in the upper soil samples from all the trial pits and in the lower soil samples from TP1 and TP8. No groundwater was identified during the investigation.
- 8.7 The most recent land use comprised use as a brick storage and distribution site (seen at the time of our visit). The former land use comprised use as a car park for staff and customer vehicles, and for the storage and maintenance of plant associated with the adjacent plant hire company, Facelift. This may have included the storage of oils and fuels.
- 8.8 It is proposed to redevelop the site, after the removal of the existing office building to the northeast into a commercial warehouse site with a central staff parking area. Subject to compliance with the recommended soil remediation measures (see section 9 below for further details) and worker safety precautions, the site will not pose a risk to groundworkers, site users, buildings, services, or the wider environment. In this respect, once remediation has taken place the areas sampled will be suitable for commercial use according to the LQM/CIEH Suitable for Use Levels (S4UL).
- 8.9 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 8.1 below:

TABLE 8.1
RISK ASSESSMENT MATRIX

PROBABILITY OF IMPACT	CONTAMINATION POTENTIAL		
	SEVERE	MODERATE OR UNCERTAIN	MINIMAL
High	4	3	2
Medium	3	2	1
Low	2	1	1

1 = low risk, 2 = low to medium risk, 3 = medium to high risk, 4 = high risk

- 8.10 In this case, contamination in exceedance of the threshold values for commercial use was identified within the soil layers across the site. In the absence of remediation, the probability of impact would be moderate/uncertain for commercial use that is not hydrogeologically sensitive. Protection and remediation works will be required as part of the site's redevelopment before the site could be considered appropriate for use. Subject to remediation measures recommended in section 9 below, the environmental risk rating would be reduced to 1 (low).

9. REMEDIATION

- 9.1 Contamination in exceedance of the threshold values for commercial use, as published in the LQM/CIEH Suitable for Use Levels (S4UL) for Human Health Risk Assessment (2015), has been identified within the soil samples of trial pits at the site namely, Speciated Polycyclic Aromatic Hydrocarbons (PAHs) from trial pits TP2, TP3 and TP5, heavy metals from trial pit TP8 and TP5 and Petroleum Ether extractable matter in all trial pits. This is likely relating to the current use as a brick yard and former use as a vehicle storage/car park.
- 9.2 The site has been granted planning permission for the construction of commercial warehouses with associated staff parking. Any waste soil produced by the construction activities will need to be disposed of by a licenced waste contractor and some remediation of the soft landscaping is required before the site would be considered suitable for commercial use. See Figure 2 for the proposed development plan.
- 9.3 The remediation strategy sets out the remedial actions to be taken and the records to be kept during the redevelopment of the site. This is required to bring the site up to a standard suitable for commercial use and to demonstrate that the recommended remediation has been carried out.
- 9.4 It is the responsibility of the developer to ensure that the remediation scheme is approved by Mid Sussex District Council prior to the commencement of remediation works and implemented as part of the site's development plan.
- 9.5 The site is intended for commercial warehouse use with staff parking. It is intended to undertake remediation works at the site in order that the site will be

considered fit for commercial as stated in the LQM/CIEH Suitable for Use Levels (S4UL) for Human Health Risk Assessment (2015).

9.6 This will be achieved by:

- i. Removing and replacing contaminated soil identified within the soft landscaped borders in the northeast and northwest corners and in the centre of the north and west facades of the warehouses.
- ii. Ensuring there is no feasible pathway between any remaining contamination at the site and the proposed future site users or the wider environment. It is recommended that soil within the area of proposed soft landscaping is removed to a depth of 0.6 m and replaced with clean topsoil from an uncontaminated source laid on a permeable geotextile.
- iii. Any waste soil produced during the excavation/construction is to be removed and disposed of by a licenced contractor.

9.7 These recommendations form the basis of a remediation strategy to permit the site's redevelopment:

- i. Any demolition waste to be removed from site is to be clearly marked out in order to identify all hard cover (including buildings, main access road and parking area) and soft landscaping areas.
- ii. Made ground in the proposed soft landscaped borders is to be removed down to the clean undisturbed underlying clay. The excavated made ground, along with any waste soil produced during the excavation/construction is to be disposed of to an appropriately licenced landfill offsite.

Note:

- *WAC (Waste Acceptance Criteria) analysis will be required by the contractors appointed to remove contaminated soil from the site and the designated destination landfill. Records, receipts and photographs of the removal should be retained.*
- *All groundworkers engaged in the removal of, or working within, the existing upper soil (made ground) are to practice appropriate industrial hygiene. Measures are to include the wearing of boots, gloves and coveralls, and dust masks on dry days if dust is generated, within excavations and otherwise in contact with the made ground. Eating and smoking in excavations is to be avoided.*
- iii. Once the contaminated soil and fill have been removed from the soft landscaped borders of the site, a geotextile membrane is to be placed over the natural ground (at the clay/topsoil interface) and clean imported topsoil from an uncontaminated source is to be placed within all the proposed borders. Replacement topsoil should be placed to a minimum

depth of 0.6 m where trees or shrubs are to be planted, and a minimum depth of 0.25 m elsewhere.

- iv. The existing made ground may be retained beneath the proposed warehouses and hardstanding for parking. However, new underground water mains will need to be installed as part of the site development. Polyethylene water mains may be affected by some soil and/or groundwater contaminants. Water mains should either be laid within clean material (unlikely to be affected by any adjacent contamination) or should be laid as barrier pipes. Those laying the new water mains should be provided with a copy of the Contamination Risk Assessment (March 2026) and should satisfy themselves that the pipe material is suitable for the site (refer to the current UKWIR guidance).
 - v. Should any unexpected apparent contamination be identified during the redevelopment of the site, including the recovery of any previously unfound underground structures (such as tanks), advice should be sought from an appropriately qualified person and, where confirmed, should be reported to Mid Sussex District Council immediately. An investigation will be carried out and, where remediation is necessary, a revision to the remediation strategy will be prepared for approval by the Local Planning Authority.
- 9.8 Prior to the start of groundwork at the site, a responsible person is to be appointed to oversee and ensure that all remediation works (as detailed in above and summarised in Table 9.1 below) are completed and documented.
- 9.9 Evidence (as detailed in column 2 of Table 9.1 below) is to be collected and provided to those appointed to prepare the Verification Report. The presence of PAHs and miscellaneous organics within the soil on the site may affect any new underground plastic (PE and PVC) water supply pipework. If new pipes are to be laid, analysis results should be reviewed against current UKWIR guidance, and barrier pipe may be required.

TABLE 9.1:
Summary of Remediation Works and Evidence Requirements

Remediation Works	Evidence
Mark out and identify all soft landscaping border areas.	• Photographs
Removal of made ground within all proposed soft landscaped border areas and any additional made ground or topsoil waste produced in the construction/ excavation process.	• Disposal certificate • Photographs
Laying of a geotextile membrane and placing clean (uncontaminated) topsoil within the soft landscaped border areas.	• Photographs of the membrane • Topsoil certificate/s
Laying of new water mains and meters.	• The water authority will not lay water mains or fit water meters

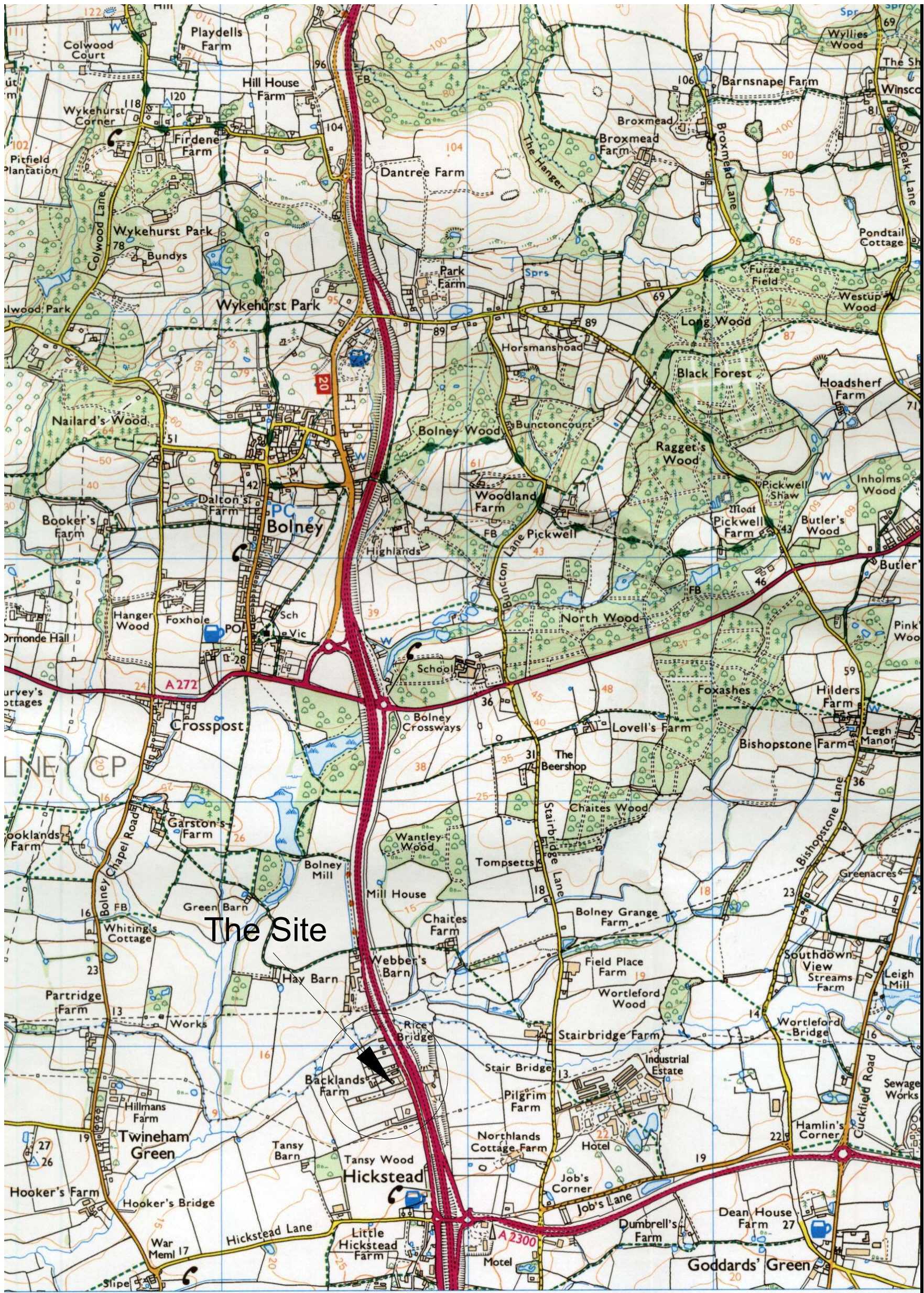
	at properties where contamination that may affect their apparatus is suspected.
Ongoing observations / awareness for the potential of unexpected contamination.	• Written report to Mid Sussex District Council (MSDC). • Contamination and remediation reporting as required by MSDC.

- 9.9.1 On completion of the remediation works, a Verification Report is to be provided for the benefit of the Local Planning Authority and the building insurers/guarantee providers.

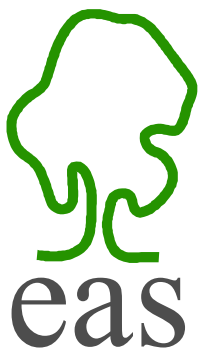
☆☆☆☆☆☆

APPENDIX A

- Figure 1: **Location Plan**
- Figure 2: **Existing Site Layout**
- Figure 3: **Proposed Redevelopment**
- Figure 4: **Trial Pit Locations**
- Figure 5: **Conceptual Model (in text)**



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Land to the South of Leacroft

London Road, Hickstead, West Sussex, RH17 5LZ

Scale 1:25000

Figure 1: Site Location

May 2026

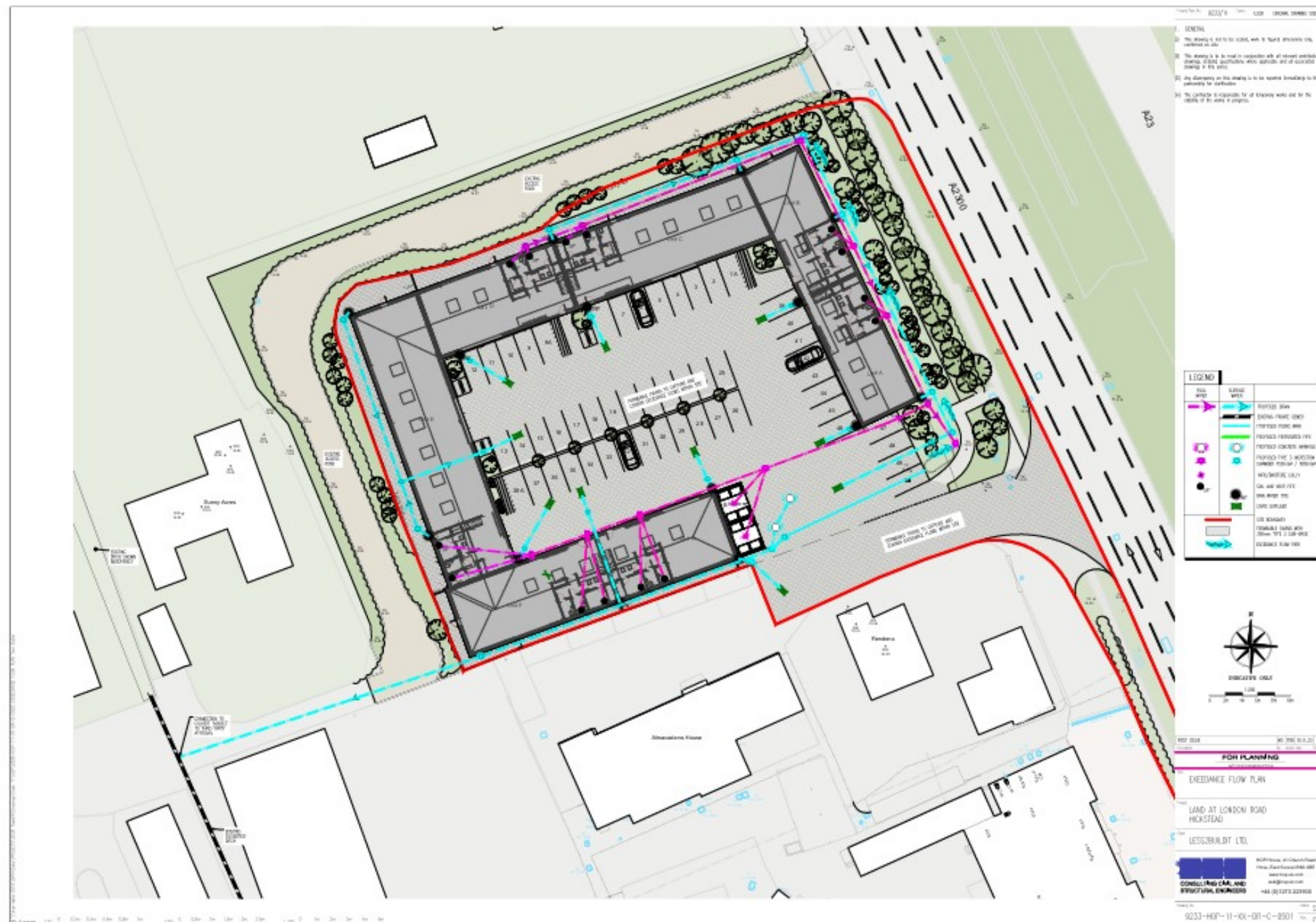


Land to the South of Leacroft
London Road, Hickstead, West Sussex, RH17 5LZ

Figure 2: Site as Existing

Scale as shown

May 2026



Land to the South of Leacroft
London Road, Hickstead, West Sussex, RH17 5LZ

Figure 3: Proposed Development

Scale as shown

May 2026

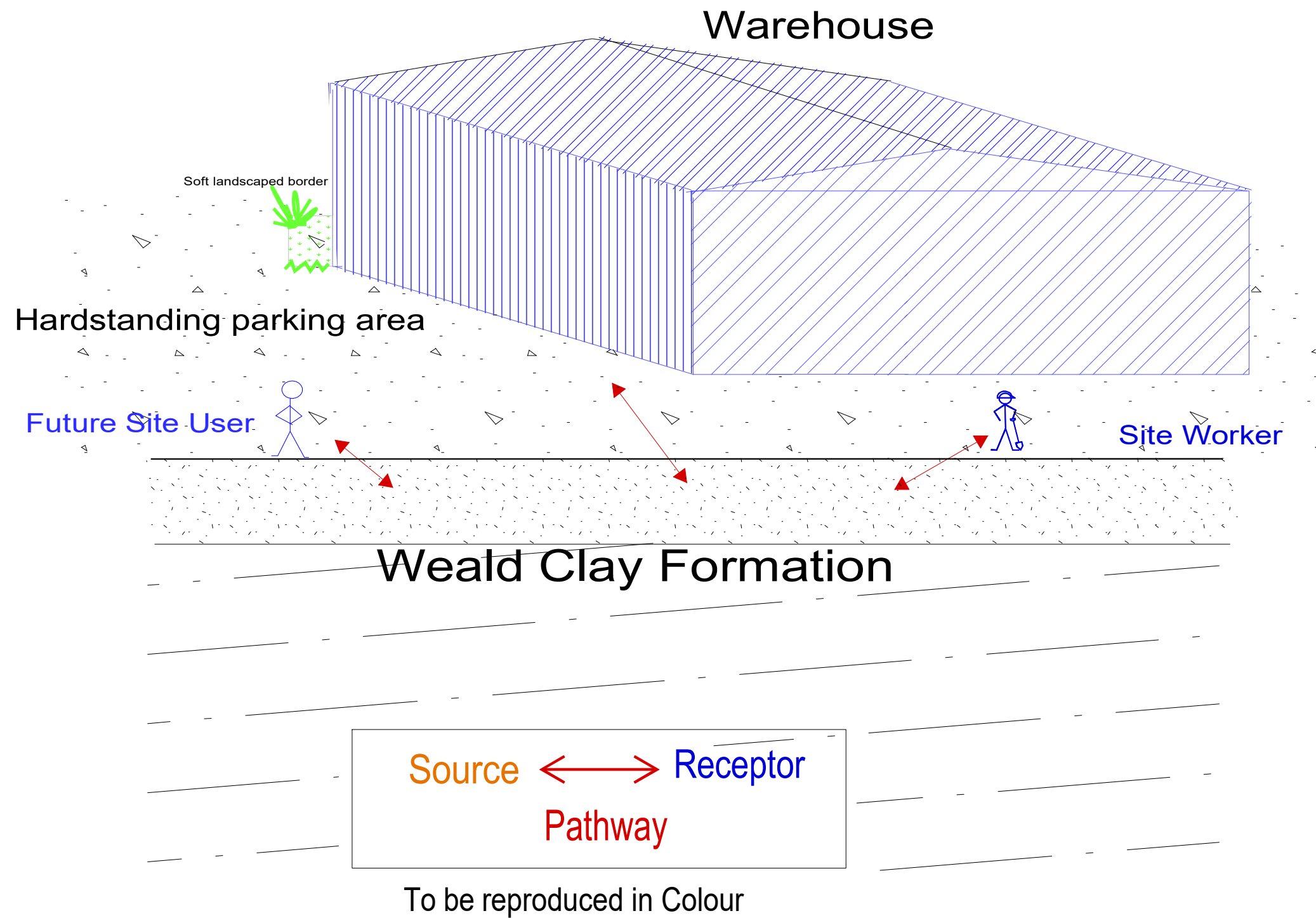


Land to the South of Leacroft
 London Road, Hickstead, West Sussex, RH17 5LZ

Figure 4: Trial Pit Locations

Scale as shown

May 2026



Land to the South of Leacroft
 London Road, Hickstead, West Sussex, RH17 5LZ

Scale as shown

Figure 5: Conceptual Model

May 2026

APPENDIX B:

Photographs

Brick storage at the site



The site office building



Surface fuel spills onsite



Trial Pit 1



Trial Pit 2



Trial Pit 3



Trial Pit 4



Trial Pit 5



Trial Pit 6



Trial Pit 7



Trial Pit 8



APPENDIX C:
Analysis Certificates

Environmental Assessment Services Ltd
London Road
Hickstead
Haywards Heath
West Sussex
RH17 5LZ

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t:
e: Xanthe@easltd.co.uk

t: 01923 225404
f: 01923 237404
e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-016003

Project / Site name:	Leacroft	Samples received on:	23/03/2026
Your job number:	872	Samples instructed on/ Analysis started on:	26/03/2026
Your order number:	EAS-2026-872	Analysis completed by:	07/04/2026
Report Issue Number:	1	Report issued on:	07/04/2026
Samples Analysed:	13 soil samples		

Signed: _____

Anna Goc
PL Head of Reporting Team
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-016003

Project / Site name: Leacroft

Your Order No: EAS-2026-872

Lab Sample Number				872213	872214	872215	872216	872217
Sample Reference				TP1	TP2	TP3	TP4	TP7
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.70	0.70	0.70	0.70	0.70
Date Sampled				19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	7.6	30	6	21	6.5
Total mass of sample received	kg	0.1	NONE	0.5	0.7	0.5	0.5	0.6

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	-	-	-	-
Asbestos Analyst ID	N/A	N/A	N/A	-	-	-	-	-
Analysis completed	N/A	N/A	N/A	-	-	-	-	-

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.8	7.3	7.9	7.7	8.6
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	190	140	150	210	300
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	93.8	70.5	73.5	107	150
Organic Matter (automated)	%	0.1	MCERTS	1.1	1.9	1	0.8	1.4

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.15
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.1	0.32
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.09	0.58
Phenanthrene	mg/kg	0.05	MCERTS	0.19	0.36	0.27	0.67	4.9
Anthracene	mg/kg	0.05	MCERTS	0.08	0.09	0.09	0.28	1.2
Fluoranthene	mg/kg	0.05	MCERTS	0.75	0.65	0.69	1.4	4.6
Pyrene	mg/kg	0.05	MCERTS	0.72	0.61	0.72	1.2	3.9
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.34	0.29	0.41	0.54	1.8
Chrysene	mg/kg	0.05	MCERTS	0.34	0.3	0.44	0.51	1.5
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.54	0.46	0.91	0.87	2.2
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.24	0.19	0.36	0.37	0.87
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.45	0.4	0.75	0.78	1.8
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.25	0.22	0.48	0.49	1
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.07	< 0.05	0.1	0.12	0.26
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.37	0.33	0.6	0.65	1.2

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	4.33	3.89	5.82	8.09	26.2
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	13	27	25	13	14
Boron (water soluble)	mg/kg	0.2	MCERTS	0.6	0.4	0.5	0.9	0.6
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.2	0.3	< 0.2	< 0.2	0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	28	34	41	37	28
Copper (aqua regia extractable)	mg/kg	1	MCERTS	23	30	32	30	24
Lead (aqua regia extractable)	mg/kg	1	MCERTS	21	19	20	24	19
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	26	39	28	23	28
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	2.3	1	< 1.0	< 1.0	1.9
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	78	100	80	69	87

Analytical Report Number: 26-016003

Project / Site name: Leacroft

Your Order No: EAS-2026-872

Lab Sample Number				872213	872214	872215	872216	872217
Sample Reference				TP1	TP2	TP3	TP4	TP7
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.70	0.70	0.70	0.70	0.70
Date Sampled				19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					

Miscellaneous Organics

Petroleum ether extractable matter	mg/kg	100	NONE	750	200	< 100	150	150
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U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-016003

Project / Site name: Leacroft

Your Order No: EAS-2026-872

Lab Sample Number	872218	872219	872220	872221	872222
Sample Reference	TP8	TP1	TP2	TP3	TP4
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.70	0.10	0.10	0.10	0.10
Date Sampled	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Mass of stone >10mm	%	0.1	NONE	42,3	36,1	< 0,1	< 0,1	< 0,1
Moisture Content	%	0,01	NONE	3,1	3,1	8,1	3,4	9,1
Total mass of sample received	kg	0.1	NONE	0,6	0,3	0,3	0,3	0,3

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	-	KWB	KWB	KWB	KWB
Analysis completed	N/A	N/A	N/A	-	07/04/2026	07/04/2026	07/04/2026	07/04/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	10,4	9,1	9	9,5	8,7
Total Cyanide	mg/kg	1	MCERTS	< 1,0	< 1,0	< 1,0	< 1,0	< 1,0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2,5	MCERTS	290	53	160	140	140
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1,25	MCERTS	143	26,3	81,6	71,2	68,9
Organic Matter (automated)	%	0.1	MCERTS	5,7	7,7	10	9	7,7

Speciated PAHs

Naphthalene	mg/kg	0,05	MCERTS	0,11	0,09	0,54	8,3	< 0,05
Acenaphthylene	mg/kg	0,05	MCERTS	0,19	0,17	0,86	0,9	< 0,05
Acenaphthene	mg/kg	0,05	MCERTS	0,41	0,41	1,2	14	< 0,05
Fluorene	mg/kg	0,05	MCERTS	0,35	0,41	1,3	15	< 0,05
Phenanthrene	mg/kg	0,05	MCERTS	4,5	3,6	12	120	0,51
Anthracene	mg/kg	0,05	MCERTS	1,4	1,2	3,9	26	< 0,05
Fluoranthene	mg/kg	0,05	MCERTS	9,6	6,7	27	130	10
Pyrene	mg/kg	0,05	MCERTS	9,3	6,5	27	120	9
Benzo(a)anthracene	mg/kg	0,05	MCERTS	4	2,7	11	37	0,13
Chrysene	mg/kg	0,05	MCERTS	3,6	2,5	10	30	< 0,05
Benzo(b)fluoranthene	mg/kg	0,05	ISO 17025	4,9	3,8	15	40	5
Benzo(k)fluoranthene	mg/kg	0,05	ISO 17025	2,5	1,4	6,9	15	< 0,05
Benzo(a)pyrene	mg/kg	0,05	MCERTS	4,2	3,3	15	37	3,2
Indeno(1,2,3-cd)pyrene	mg/kg	0,05	MCERTS	2,4	1,7	7,1	16	< 0,05
Dibenz(a,h)anthracene	mg/kg	0,05	MCERTS	0,57	0,36	1,5	3,4	< 0,05
Benzo(ghi)perylene	mg/kg	0,05	MCERTS	2,7	1,9	7,4	15	< 0,05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0,8	ISO 17025	50,6	36,8	147	614	27,8
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9	5,2	6	8,4	8,5
Boron (water soluble)	mg/kg	0,2	MCERTS	1,1	0,5	0,8	0,5	1
Cadmium (aqua regia extractable)	mg/kg	0,2	MCERTS	< 0,2	< 0,2	< 0,2	< 0,2	< 0,2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	36	11	21	19	72
Copper (aqua regia extractable)	mg/kg	1	MCERTS	19	12	18	30	27
Lead (aqua regia extractable)	mg/kg	1	MCERTS	11	13	19	30	42
Mercury (aqua regia extractable)	mg/kg	0,3	MCERTS	< 0,3	< 0,3	< 0,3	< 0,3	< 0,3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	15	11	15	17	20
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1,0	< 1,0	< 1,0	< 1,0	1,7
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	56	46	77	120	71

Analytical Report Number: 26-016003

Project / Site name: Leacroft

Your Order No: EAS-2026-872

Lab Sample Number				872218	872219	872220	872221	872222
Sample Reference				TP8	TP1	TP2	TP3	TP4
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.70	0.10	0.10	0.10	0.10
Date Sampled				19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)				Units	Test Limit of detection	Test Accreditation Status		

Miscellaneous Organics

Petroleum ether extractable matter	mg/kg	100	NONE	4200	9800	12000	10000	7900
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U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-016003

Project / Site name: Leacroft

Your Order No: EAS-2026-872

Lab Sample Number	872223	872224	872225
Sample Reference	TP5	TP6	TP7
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	0.10	0.10	0.10
Date Sampled	19/03/2026	19/03/2026	19/03/2026
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	15	9.1	8.7
Total mass of sample received	kg	0.1	NONE	0.3	0.3	0.3

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	KWB	KWB	KWB
Analysis completed	N/A	N/A	N/A	07/04/2026	07/04/2026	07/04/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.2	8.9	9
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	250	350	140
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	126	175	71.4
Organic Matter (automated)	%	0.1	MCERTS	6.9	6.7	9.6

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	3.3
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	12	1.8	15
Pyrene	mg/kg	0.05	MCERTS	15	0.84	14
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.9	< 0.05	0.85
Chrysene	mg/kg	0.05	MCERTS	2.2	< 0.05	1
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	11	< 0.05	5.8
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.78	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	8.7	< 0.05	3.6
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.3	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.94	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	52.6	2.6	43.7
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	8.2	7.3	5.4
Boron (water soluble)	mg/kg	0.2	MCERTS	1.5	1	0.6
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	< 0.2	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	20	16	30
Copper (aqua regia extractable)	mg/kg	1	MCERTS	28	20	18
Lead (aqua regia extractable)	mg/kg	1	MCERTS	36	25	14
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	15	14	17
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	1.4
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	90	66	68

Analytical Report Number: 26-016003

Project / Site name: Leacroft

Your Order No: EAS-2026-872

Lab Sample Number				872223	872224	872225
Sample Reference				TP5	TP6	TP7
Sample Number				None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A
Depth (m)				0.10	0.10	0.10
Date Sampled				19/03/2026	19/03/2026	19/03/2026
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			

Miscellaneous Organics

Petroleum ether extractable matter	mg/kg	100	NONE	11000	8900	19000
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U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 26-016003

Project / Site name: Leacroft

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
872213	TP1	None Supplied	0.7	Light brown clay and sand with gravel
872214	TP2	None Supplied	0.7	Light brown clay and sand with gravel
872215	TP3	None Supplied	0.7	Light brown clay and sand with gravel
872216	TP4	None Supplied	0.7	Brown clay and loam with gravel
872217	TP7	None Supplied	0.7	Light brown clay and sand with gravel and vegetation
872218	TP8	None Supplied	0.7	Brown loam and sand with stones
872219	TP1	None Supplied	0.1	Brown loam and sand with stones
872220	TP2	None Supplied	0.1	Brown sand with gravel
872221	TP3	None Supplied	0.1	Brown loam and sand with gravel
872222	TP4	None Supplied	0.1	Brown loam and clay with gravel
872223	TP5	None Supplied	0.1	Brown sandy clay with gravel
872224	TP6	None Supplied	0.1	Brown sandy clay with gravel
872225	TP7	None Supplied	0.1	Brown sand with gravel

Analytical Report Number : 26-016003

Project / Site name: Leacroft

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed, Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Petroleum Ether Extractable Matter in soil	Gravimetrically determined through extraction with petroleum ether	In-house method	TN_ORG_25	D	NONE
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE
Asbestos Identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

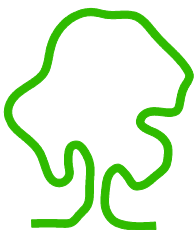
Analytical Report Number : 26-016003

Project / Site name: Leacroft

This deviation report indicates the sample and test deviations that apply to the samples submitted for analysis. Please note that the associated result(s) may be unreliable and should be interpreted with care.

Key: a - No sampling date b - Incorrect container/Insufficient material provided c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TP1	N/A	S	872213	b	Petroleum Ether Extractable Matter in soil	TN_ORG_25	b
TP1	N/A	S	872213	b	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	b
TP2	N/A	S	872214	b	Petroleum Ether Extractable Matter in soil	TN_ORG_25	b
TP2	N/A	S	872214	b	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	b
TP3	N/A	S	872215	b	Petroleum Ether Extractable Matter in soil	TN_ORG_25	b
TP3	N/A	S	872215	b	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	b
TP4	N/A	S	872216	b	Petroleum Ether Extractable Matter in soil	TN_ORG_25	b
TP4	N/A	S	872216	b	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	b
TP7	N/A	S	872217	b	Petroleum Ether Extractable Matter in soil	TN_ORG_25	b
TP7	N/A	S	872217	b	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	b
TP8	N/A	S	872218	b	Petroleum Ether Extractable Matter in soil	TN_ORG_25	b
TP8	N/A	S	872218	b	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	b



eas ltd

Environmental Assessment Services Ltd

Unit 4B, The Courtyard, Holmsted Farm, Staplefield Road, Cuckfield,
West Sussex, RH17 5JT

Phone : +44 (0) 1444 882552

email : info@easltd.co.uk

web site : www.easltd.co.uk