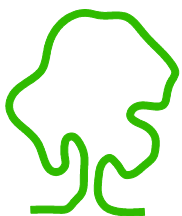


LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, BN44 3AA

Contamination Risk Assessment

June 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref:	873a/NJA/Warner/WappingthornLodge/CRA
Date	June 2026
Client	Leonard and Penelope Warner
Report type	Contamination Risk Assessment
Purpose	Planning Condition #3 and #7
Revisions	
Prepared by	Daniel Milford BSc (Hons)  Signed
Approved by	Lucy Monday BSc (Hons), ACIEEM  Signed

LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING BN44 3AA

Contamination Risk Assessment

June 2026

CONTENTS

1. BACKGROUND
2. THE SITE & PROPOSED DEVELOPMENT
3. POTENTIAL SOURCES OF CONTAMINATION
4. SITE SENSITIVITY
5. INTRUSIVE SITE INVESTIGATION
6. RESULTS OF THE SITE INVESTIGATION
7. INTERPRETATION OF RESULTS
8. RISK ASSESSMENT
9. CONCLUSIONS
10. RECOMMENDATIONS

APPENDICES

APPENDIX A: **Figures**

Site Location
Proposed Site Plan
Trial Pit Locations
Trial Pit Logs

APPENDIX B: **Site Photographs**

APPENDIX C: **Analysis Results and Certificates**

LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING BN44 3AA

Contamination Risk Assessment

June 2026

1. BACKGROUND

- 1.1. This report follows the Preliminary Contamination Risk Assessment completed for the site in February 2026 (revised April 2026). The site was found to have some potential contamination risk relating to material being burned on site.
- 1.2. The site is intended for residential redevelopment. It was recommended that a Contamination Risk Assessment, including intrusive site investigation, be undertaken in order to assess the extent of any potential contamination at the site and the potential risk to future site users and the wider environment.
- 1.3. This assessment includes a superficial examination of the site, the excavation of five trial pits at locations reasonably representative of potential contamination, the analysis of soil samples plus a review of data compiled as part of the Preliminary Contamination Risk Assessment. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE & PROPOSED DEVELOPMENT

- 2.1. The site comprises a former stable block, garage and machinery storage barn located off an access track from Horsham Road (B2135). The site area is approximately 0.43 ha. The Ordnance Survey (OS) map reference for the site is TQ 17081 13020. The site elevation is approximately + 30 m OD.
- 2.2. It is proposed to remove the existing buildings and redevelop the site for residential use comprising a newbuild Scandia Hus which has been granted planning permission under DC/25/1002 subject to conditions.
- 2.3. See Appendix A for site location and proposed site plans.

3. POTENTIAL SOURCES OF CONTAMINATION

- 3.1. Land use history at the site has comprised:
 - Undeveloped field until ca. 1990's.
 - Stabling, agricultural equipment storage and vehicle storage, from ca. late 1990's.
 - Residential storage – present.

- 3.2. Land use indicates a low risk of contamination at the site. Some fuels and maintenance fluids may have been stored within the buildings and vehicles and machinery containing such fluids have been stored within the buildings. However, all buildings have a concrete floor which would have acted as a suitable barrier, and no significant staining was observed during the site walkover assessment.
- 3.3. The remnants of a bonfire was identified between the sand school and garage. The incomplete combustion / burning of waste and ash residue are a potential source of PAH (Polycyclic Aromatic Hydrocarbon) contamination. This ash and any underlying soil which has been impacted will be / need to be removed as part of the site's redevelopment.
- 3.4. The roofing sheets of the stables and garage are believed likely to post-date the use of asbestos, however, confirmation of this may be required by the demolition / waste contractor when this material is removed from site.

4. SITE SENSITIVITY

4.1. Environmental site sensitivity

- 4.1.1. The site is not considered to be hydrogeologically sensitive, lying within an area of Gault Formation - Mudstone, an Unproductive Strata (with no superficial geology).
- 4.1.2. The site does not lie within a source protection zone. However, there are records of ground water, surface water and potable water abstraction licences within 2000 m of the site. These water sources are likely to be sensitive to ground contamination.
- 4.1.3. The site lies within 500 m of controlled waters (inland fresh waters, groundwater and coastal waters) the closest record being an inland river 201 m southwest of the site.
- 4.1.4. According to the Environment Agency flood mapping, the site lies within Flood Zone 1 (low risk of fluvial and pluvial flooding). Additionally, the site is of low risk of groundwater flooding.

4.2. Future site users

- 4.2.1. It is proposed to redevelop the site for residential use comprising a single dwelling with soft landscaped gardens to the rear and hardstanding (parking and turning area) to the front of the site.

- 4.2.2. Future site users in this case are likely to include construction workers (considered to be adults) engaged in the development of the site, and future residents (which may include both adults and children). Both construction workers and residents are considered likely to come into direct contact with soil on the site. Future residents are likely to come into contact with the soil in the garden areas and may also grow produce for consumption.
- 4.2.3. New underground service lines will need to be installed as part of the site's development. Depending on the materials used, some water supply pipework may be vulnerable to contaminants within the soil (where present). See UKWIR guidelines.

5. INTRUSIVE SITE INVESTIGATION

- 5.1. The objectives of the site investigation were to confirm the nature of the underlying soil to establish or confirm whether the former land uses had resulted in contamination of the soil or groundwater at the site.
- 5.2. The site investigation was carried out on 21 May 2026 and comprised the excavation of six trial pits. The trial pits allowed visual inspection of the underlying soil as well as the selection of samples for analysis.
- 5.3. The existing site layout, trial pit locations and trial pit logs are given in Appendix A. The trial pit logs are summarised in Table 5.1 below:

TABLE 5.1
SUMMARY OF TRIAL PIT LOGS

TP1	TP2	TP3
<i>Bonfire location</i> Surface bare ground with ash residues from green waste bonfire to 0.08 m bgl. Dark brown clay subsoil to 0.28 m bgl. Light brown clay natural ground to 0.5 m bgl.	<i>Rear of shed</i> Surface brambles down to 0.05 m bgl. Mid-dark brown clayey topsoil to 0.20 m bgl. Northside of trial pit consists of fill material chalk down to 0.40 m bgl. South side of pit is natural ground consisting of light brown clay to 0.45 m bgl.	<i>Rear of stables</i> Disturbed topsoil ground with roots down to 0.25 m bgl. Light brown clay fading to a mottled light brown/grey clay to 0.5 m bgl.
TP4	TP5	TP6 (Ground check)
<i>Immediate east of yard area</i> Topsoil to 0.15 m bgl. Chalk to 0.25 m bgl. Light brown clay to 0.5 m bgl.	<i>East of yard area</i> Clayey brown topsoil to 0.25 m bgl. Light brown clay fading to a mottled light brown/grey clay to 0.35 m bgl.	<i>West of existing driveway</i> Ground check revealed shallow topsoil chalk over clay.

5.4. A total of seven soil samples were taken on 21 May 2026 and sent for laboratory analysis at Normec i2 Analytical. The soil samples were taken from:

- TP1 – topsoil and subsoil at 0.10 m.
- TP1 – natural clay at 0.30 m.
- TP2 – topsoil at 0.05 m.
- TP2 – natural clay at 0.20 m.
- TP3 – topsoil at 0.15 m.
- TP4 – topsoil at 0.15 m.
- TP5 – topsoil at 0.10 m.

5.5. The samples were tested for the presence/absence of asbestos, soil organic matter, cyanide, petroleum aromatic hydrocarbons (PAHs), and petroleum hydrocarbons.

5.6. No groundwater sampling and analysis has been conducted. Groundwater was not encountered within any of the trial pits.

6. RESULTS OF THE SITE INVESTIGATION

6.1. The soil analysis results certificate, together with the laboratory's methods and accreditations, is provided in Appendix C.

6.2. The results of the soil sample analysis have been compared with the published DEFRA Category 4 Screening Levels (C4SL) for Assessment of Land Affected by Contamination (as updated 2014) and 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. Polycyclic Aromatic Hydrocarbons (PAHs) were recorded within each of the soil samples, however none were in excess of threshold levels.

6.4. Levels of petroleum hydrocarbons were not found to be in excess of threshold levels within analysed samples.

6.5. The toxic metals; arsenic, barium, beryllium, boron, chromium, lead, and vanadium and the phytotoxic metals; copper, nickel and zinc were recorded within each of the soil samples. Cadmium was detected in the upper soil samples of TP1 and TP4, and selenium was detected in the upper soil sample of TP5. None were found to exceed the threshold value for residential land use with home grown produce across all analysed samples.

6.6. The pH of the soil samples ranged from 7.2 to 8.7, neutral to moderately alkaline.

6.7. Asbestos was not detected in any of the tested samples.

7. INTERPRETATION OF RESULTS

7.1. Physical appearance and topography of the soils

- 7.1.1. Oil staining, unusual colouring, odour and other superficial indications of significant contamination were not noted in the trial pits. However, it was immediately apparent that the upper soil in TP1 contained ash residues from a green waste bonfire.
- 7.1.2. Photographs taken at the site during the current investigation are provided in Appendix B.

7.2. Analysis of the soil samples

- 7.2.1. The results of the soil sample analysis have been compared with the published DEFRA Category 4 Screening Levels (C4SL) for Assessment of Land Affected by Contamination (as updated 2014) and 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.*
- 7.2.2. The pH values in the soil samples ranged from 7.2 to 8.7. The most alkaline sample was from the underlying strata in TP 1.
- 7.2.3. The proposed land use is classified as residential with home grown produce.
- 7.2.4. No contamination was identified within analysed soil samples.
- 7.2.5. No asbestos was detected in any of the upper soil samples.

8. RISK ASSESSMENT

- 8.1. The contamination risk assessment has been prepared in accordance with the recommendations given in the Defra/EA publication “Model Procedures for the Management of Land Contaminated – Contaminated Land Report 11” 2004.
- 8.2. 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.
- 8.3. In this case, no contamination has been identified exceeding the safe for use levels for residential use with home grown produce.

9. CONCLUSIONS

- 9.1. The site lies on Gault Formation – Mudstone, an unproductive strata and does not lie within a groundwater source protection zone. The site is not considered hydrogeologically sensitive.
- 9.2. The site is in Flood Zone 1 (low risk of fluvial and pluvial flooding) and is not within 250 m of any landfill likely to present a landfill gas migration risk. The site is not within a radon affected area.
- 9.3. Former land uses at the site have included undeveloped field, stabling, agricultural equipment and vehicle storage. The site's current use is for residential storage. The remnants of a green waste bonfire was identified between the sand school and garage and was noted as a potential contamination risk.
- 9.4. The site investigation, comprising five trial pits, has identified no significant contamination, in the made ground or topsoil at the site. No asbestos was found in the upper soil samples.
- 9.5. The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
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

- 9.6. In this case, the probability of impact is medium for a residential land use, but with minimal hydrogeological sensitivity. No contamination has been identified in the soil across the site, which would give a contamination potential rating of 1. The overall environmental risk rating would be reduced to 1 (low).

10. RECOMMENDATIONS

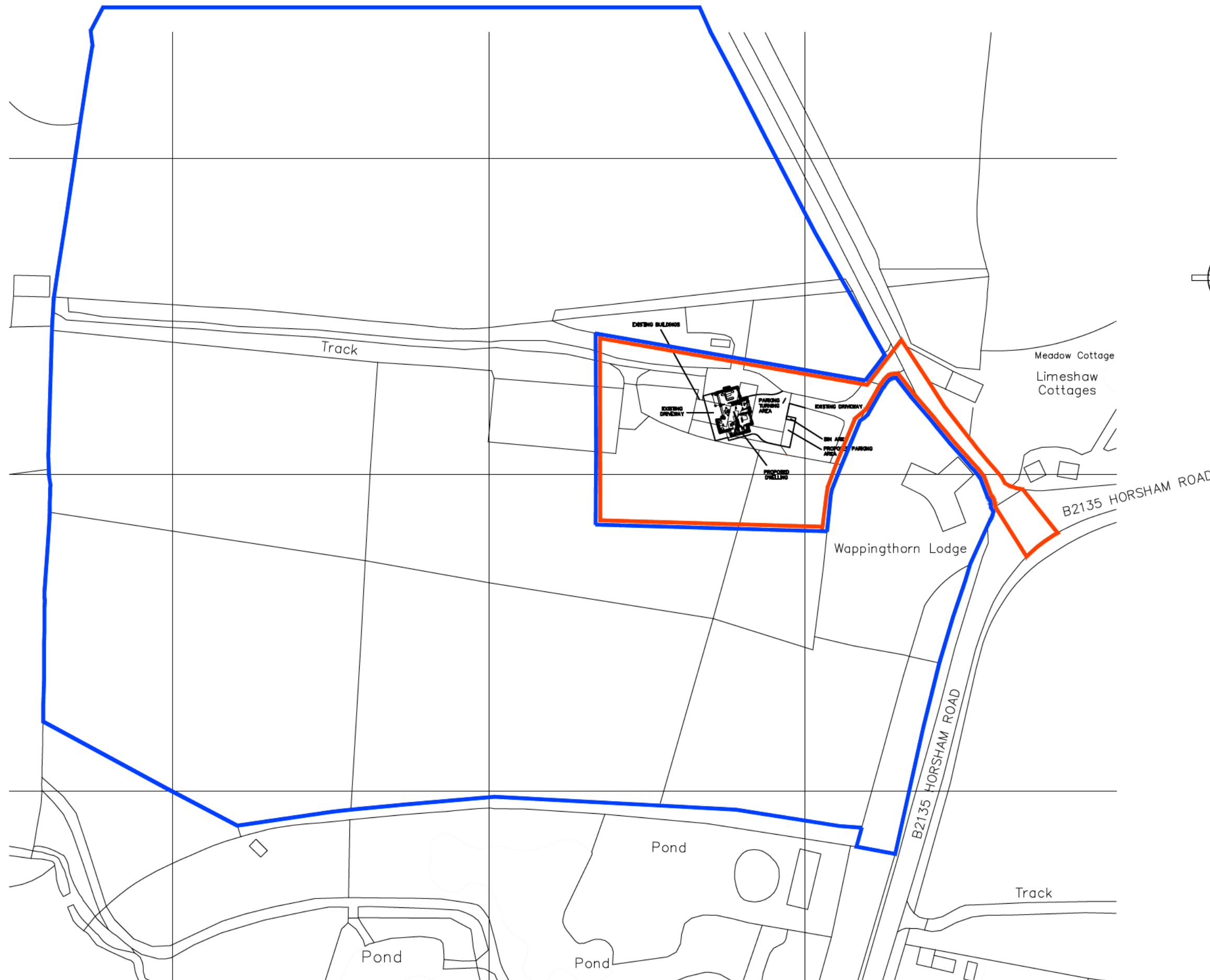
- 10.1. Should any unexpected contamination be identified during the redevelopment phase, the Council should be notified and any necessary remediation work carried out as required.
- 10.2. All appropriate measures to avoid fuel spillage should be taken during the site's development. Should a spill occur, or should any evidence of hydrocarbon contamination be found or suspected during the site's development, testing should be undertaken and all contaminated material removed from site.

☆ ☆ ☆ ☆ ☆ ☆ ☆

APPENDIX A

Figures

© COPYRIGHT IN THIS DRAWING AND WORK EXECUTED IS AND REMAINS THE PROPERTY OF SCANDIA-HUS LIMITED AND OR ITS SUBSIDIARIES IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT. PERMISSION TO PRODUCE COPIES OR MODIFIED DRAWINGS IN WHOLE OR IN PART FOR ANY PURPOSE SHOULD BE OBTAINED FROM SCANDIA-HUS LIMITED & ANY SUCH REPRODUCTIONS SHOULD INCLUDE THIS & THE FOREGOING STATEMENT



SCANDIA-HUS BUSINESS PARK,
FELCOURT ROAD, FELCOURT, EAST GRINSTEAD
WEST SUSSEX, RH19 2LP : TEL 01342 8380

SITE
Wappingthorn Lodge,
Horsham Road, Steyning,
West Sussex, BN44 3AA

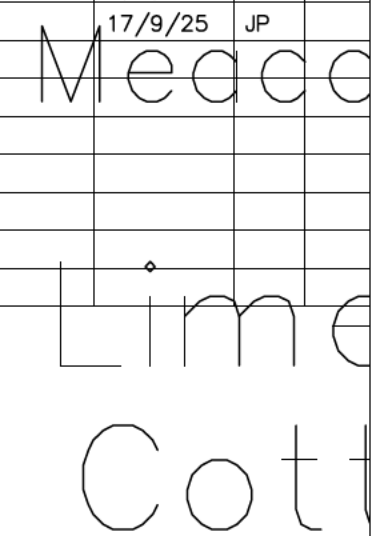
C/No.	O/No.	SCALE
931766		1:1250 @A3

REV

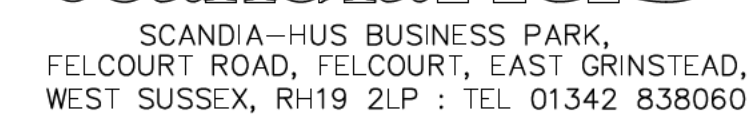
© COPYRIGHT IN THIS DRAWING AND WORK EXECUTED IS AND REMAINS THE PROPERTY OF SCANDIA-HUS LIMITED AND OR ITS SUBSIDIARIES IN ACCORDANCE WITH THE PROVISIONS OF THE COPYRIGHT ACT. PERMISSION TO PRODUCE COPIES OR MODIFIED DRAWINGS IN WHOLE OR IN PART FOR ANY PURPOSE SHOULD BE OBTAINED FROM SCANDIA-HUS LIMITED & ANY SUCH REPRODUCTIONS SHOULD INCLUDE THIS & THE FOREGOING STATEMENT

Medco

Medco



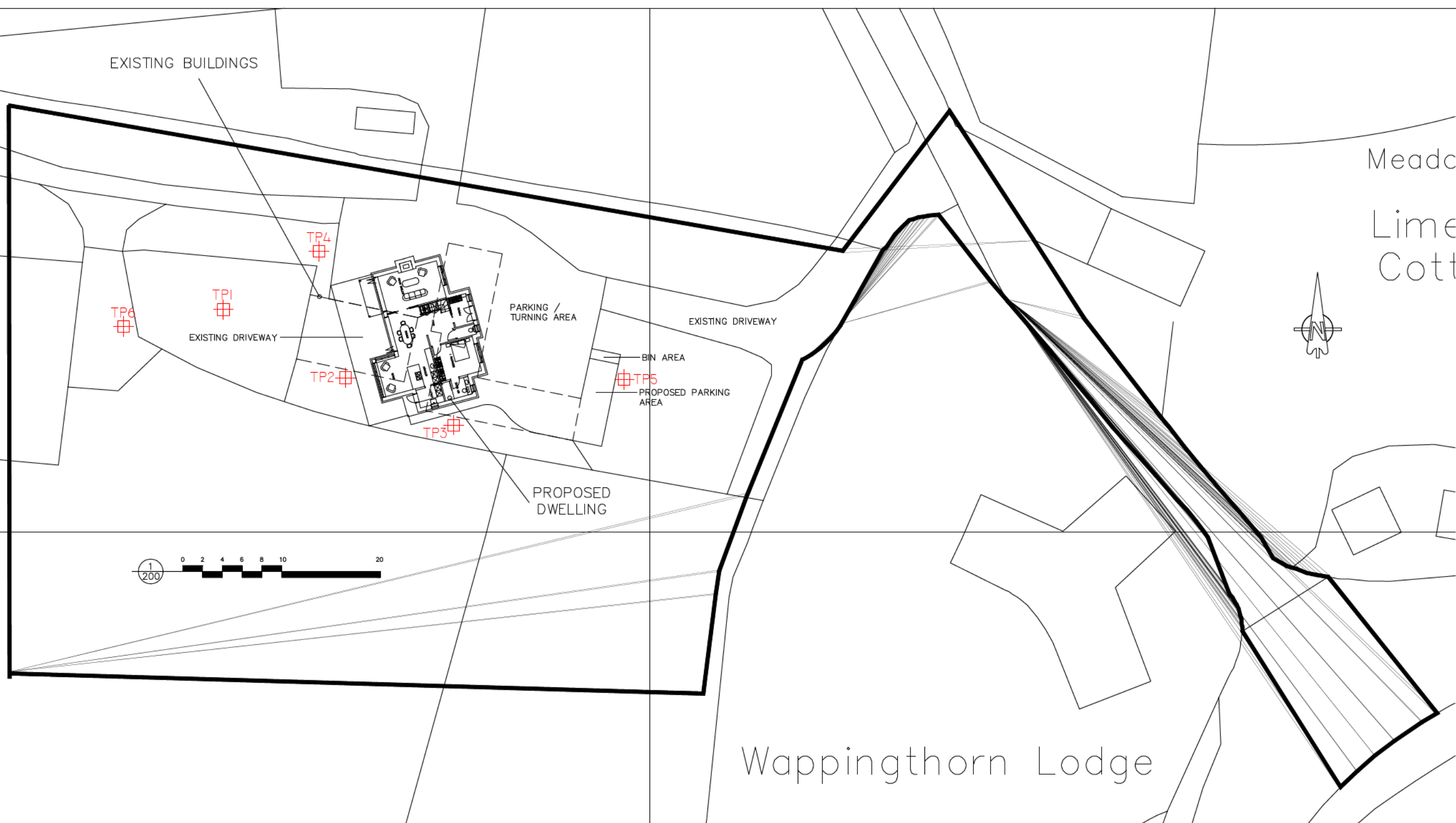
Wappingthorn Lodge



SITE
Wappingthorn Lodge,
Horsham Road, Steyning,
West Sussex, BN44 3AA

PROPOSED SITE PLAN

REV D



LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING BN44 3AA

Trial Pit Locations

Scale as shown

June 2026

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steying

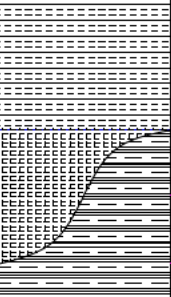
Date:
21 May 2026

Standpipe	Sampling			Strata			
	Type	Depths		Legend	Depth bgl	R L	Strata Description
		From	To				
							
Remarks						Method	Trial Pit
						Dimensions Dia	1 m x 0.4 m x 0.5 m deep
						Made by	
						Job No.	873a
						Borehole or Trial Pit No.	TP1

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steyning

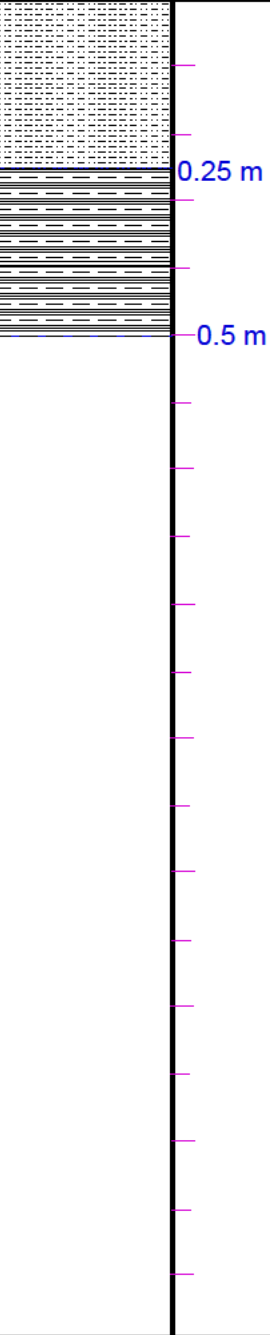
Date:
21 May 2026

Standpipe	Sampling			Strata				
	Type	Depths		Legend	Depth bgl	R L	Strata Description	
		From	To					
					0.2 m		Surface brambles Mid-dark brown clayey topsoil North side chalk fill South side light brown natural clay ground	
					0.45 m			
Remarks							Method	Trial Pit
							Dimensions Dia	1 m x 0.4 m x 0.45 m deep
							Made by	
							Job No.	873a
							Borehole or Trial Pit No.	TP2

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steying

Date:
21 May 2026

Standpipe	Sampling			Strata													
	Type	Depths		Legend	Depth bgl	R L	Strata Description										
		From	To														
							Disturbed ground, topsoil with roots. Light brown clay fading to mottled light brown/grey clay.										
Remarks							<table><tr><td>Method</td><td>Trial Pit</td></tr><tr><td>Dimensions Dia</td><td>1 m x 0.4 m x 0.5 m deep</td></tr><tr><td>Made by</td><td></td></tr><tr><td>Job No.</td><td>873a</td></tr><tr><td>Borehole or Trial Pit No.</td><td>TP3</td></tr></table>	Method	Trial Pit	Dimensions Dia	1 m x 0.4 m x 0.5 m deep	Made by		Job No.	873a	Borehole or Trial Pit No.	TP3
Method	Trial Pit																
Dimensions Dia	1 m x 0.4 m x 0.5 m deep																
Made by																	
Job No.	873a																
Borehole or Trial Pit No.	TP3																

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steyning

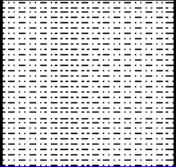
Date:
21 May 2026

Standpipe	Sampling			Strata				
	Type	Depths		Legend	Depth bgl	R L	Strata Description	
		From	To					
					0.15 m 0.25 m 0.5 m		Topsoil Chalk Light brown clay	
Remarks							Method	Trial Pit
							Dimensions Dia	1 m x 0.4 m x 0.5 m deep
							Made by	
							Job No.	873a
							Borehole or Trial Pit No.	TP4

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steyning

Date:
21 May 2026

Standpipe	Sampling			Strata				
	Type	Depths		Legend	Depth bgl	R L	Strata Description	
		From	To					
				 0.25 m  0.35 m		Clayey midbrown topsoil Light brown clay fading to mottled light brown/grey clay.		
Remarks							Method	Trial Pit
							Dimensions Dia	1 m x 0.4 m x 0.35 m deep
							Made by	
							Job No.	873a
							Borehole or Trial Pit No.	TP5

APPENDIX B

Site Photographs

Trial pit 1



Trial pit 2



Trial pit 3



Trial pit 4



Trial pit 5



Trial pit 6



APPENDIX C

Analysis Results and 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: daniel@easLtd.co.uk

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

Analytical Report Number : 26-027900

Project / Site name:	Wapping Thorn	Samples received on:	26/05/2026
Your job number:	873a	Samples instructed on/ Analysis started on:	26/05/2026
Your order number:	EAS/2026/873a	Analysis completed by:	10/06/2026
Report Issue Number:	1	Report issued on:	11/06/2026
Samples Analysed:	7 soil samples		



Signed:

Rachel Chappell
Key Account Manager
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: 26-027900
Project / Site name: Wapping Thorn
Your Order No: EAS/2026/873a

Lab Sample Number	930379	930380	930381	930382	930383
Sample Reference	TP1-0.1	TP1-0.3	TP2-0.05	TP2-0.2	TP3-0.15
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)	0.10	0.30	0.05	0.20	0.15
Date Sampled	21/05/2026	21/05/2026	21/05/2026	21/05/2026	21/05/2026
Time Taken	1100	1100	1100	1100	1100
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	19	20	28	21	20
Total mass of sample received	kg	0.1	NONE	0.8	0.8	0.7	0.8	0.8

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	SSZ	-	SSZ	-	SSZ
Analysis completed	N/A	N/A	N/A	10/06/2026	-	10/06/2026	-	10/06/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.9	8.7	7.2	7.8	7.9
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	92	190	47	23	31
Organic Matter (automated)	%	0.1	MCERTS	5.8	2.5	6.4	2.5	3.3

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	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.36	0.06	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	0.15	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.1	< 0.05	< 0.05	< 0.05	0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	0.06	0.1	0.13	0.13
Pyrene	mg/kg	0.05	MCERTS	< 0.05	0.06	0.11	0.12	0.13
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.07	0.07	0.08
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.06	0.09	0.08
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	0.11	0.11	0.13
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	0.05	0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.07	0.09	0.09
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.05	0.06
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.05	0.07

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	< 0.80	0.89
-----------------------------	-------	-----	-----------	--------	--------	--------	--------	------

Analytical Report Number: 26-027900

Project / Site name: Wapping Thorn

Your Order No: EAS/2026/873a

Lab Sample Number	930379	930380	930381	930382	930383
Sample Reference	TP1-0.1	TP1-0.3	TP2-0.05	TP2-0.2	TP3-0.15
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)	0.10	0.30	0.05	0.20	0.15
Date Sampled	21/05/2026	21/05/2026	21/05/2026	21/05/2026	21/05/2026
Time Taken	1100	1100	1100	1100	1100
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	11	16	10	14	13
Barium (aqua regia extractable)	mg/kg	1	MCERTS	86	74	63	76	74
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.66	0.76	0.68	0.84	0.74
Boron (water soluble)	mg/kg	0.2	MCERTS	3.3	1.9	2.1	1.6	2.2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	36	41	33	36	30
Copper (aqua regia extractable)	mg/kg	1	MCERTS	49	33	17	32	33
Lead (aqua regia extractable)	mg/kg	1	MCERTS	36	30	27	27	28
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	16	18	19	20	18
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	1.4	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	45	70	57	77	61
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	140	71	430	64	58

Petroleum Hydrocarbons

TPH Total >EC6 - EC40 EH_CU+HS_ID_TOTAL	mg/kg	10	NONE	< 10	< 10	19	12	13
Petroleum Range Organics (EC6 - EC10) HS_ID_TOTAL	mg/kg	1	ISO 17025	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (EC10 - EC40) EH_CU_ID_TOTAL	mg/kg	10	MCERTS	< 10	< 10	19	12	13

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-027900

Project / Site name: Wapping Thorn

Your Order No: EAS/2026/873a

Lab Sample Number	930384			930385		
Sample Reference	TP4-0.15			TP5-0.1		
Sample Number	None Supplied			None Supplied		
Water Matrix	N/A			N/A		
Depth (m)	0.15			0.10		
Date Sampled	21/05/2026			21/05/2026		
Time Taken	1100			1100		
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	17	16
Total mass of sample received	kg	0.1	NONE	0.7	0.8

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	SSZ	SSZ
Analysis completed	N/A	N/A	N/A	10/06/2026	10/06/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.7	7.6
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	30	28
Organic Matter (automated)	%	0.1	MCERTS	7.3	3.2

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	0.08	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.79	0.08
Anthracene	mg/kg	0.05	MCERTS	0.21	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	2.5	0.29
Pyrene	mg/kg	0.05	MCERTS	2.3	0.28
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.2	0.17
Chrysene	mg/kg	0.05	MCERTS	1.3	0.19
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.7	0.22
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.65	0.12
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.4	0.2
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.75	0.13
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.2	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.87	0.14

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	13.9	1.81
-----------------------------	-------	-----	-----------	------	------

Analytical Report Number: 26-027900

Project / Site name: Wapping Thorn

Your Order No: EAS/2026/873a

Lab Sample Number	930384			930385		
Sample Reference	TP4-0.15			TP5-0.1		
Sample Number	None Supplied			None Supplied		
Water Matrix	N/A			N/A		
Depth (m)	0.15			0.10		
Date Sampled	21/05/2026			21/05/2026		
Time Taken	1100			1100		
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	1.6	11
Barium (aqua regia extractable)	mg/kg	1	MCERTS	93	80
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.73	0.77
Boron (water soluble)	mg/kg	0.2	MCERTS	2.5	2.3
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.5	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	25	29
Copper (aqua regia extractable)	mg/kg	1	MCERTS	50	34
Lead (aqua regia extractable)	mg/kg	1	MCERTS	63	23
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	19	19
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1.1
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	46	57
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	160	56

Petroleum Hydrocarbons

TPH Total >EC6 - EC40 EH_CU+HS_ID_TOTAL	mg/kg	10	NONE	39	18
Petroleum Range Organics (EC6 - EC10) HS_ID_TOTAL	mg/kg	1	ISO 17025	< 1.0	< 1.0
TPH (EC10 - EC40) EH_CU_ID_TOTAL	mg/kg	10	MCERTS	39	18

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 26-027900

Project / Site name: Wapping Thorn

* 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 *
930379	TP1-0.1	None Supplied	0.1	Brown clay and sand with gravel
930380	TP1-0.3	None Supplied	0.3	Brown clay and sand with gravel
930381	TP2-0.05	None Supplied	0.05	Brown clay and loam with gravel and vegetation
930382	TP2-0.2	None Supplied	0.2	Brown clay and loam with gravel and vegetation
930383	TP3-0.15	None Supplied	0.15	Brown clay and loam with gravel and vegetation
930384	TP4-0.15	None Supplied	0.15	Brown loam and sand with gravel and vegetation
930385	TP5-0.1	None Supplied	0.1	Brown clay and loam with gravel and vegetation

Analytical Report Number : 26-027900

Project / Site name: Wapping Thorn

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
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
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
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 petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
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
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC-MS	In-house method	L129-PL	W	ISO 17025
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

Analytical Report Number : 26-027900

Project / Site name: Wapping Thorn

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
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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).

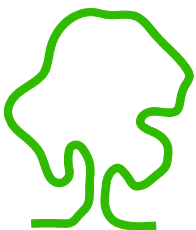
For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

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



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