

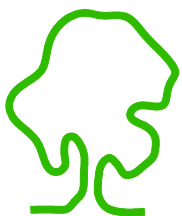
JESSICA MEAD



**THE OLD PIGGERY, FRYERN ROAD, STORRINGTON
RH20 4BJ**

Contamination Risk Assessment

July 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref:	822a/MMEPlanning/TheOldPiggery/CRA
Date	July 2026
Client	Jessica Mead
Report type	Contamination Risk Assessment
Purpose	Discharge of planning condition 5
Revisions	-
Prepared by	Daniel Milford BSc (Hons)  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEEnvSc  Signed

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Contamination Risk Assessment

July 2026

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Contamination Risk Assessment

July 2026

1. BACKGROUND

- 1.1. This report follows the Preliminary Contamination Risk Assessment completed for the site in August 2025. Contamination risk for the site was generally believed to be low however there was some risk relating the potential presence of asbestos.
- 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 site workers, future site users and the wider environment.
- 1.3. This assessment includes a superficial examination of the site, the excavation of four 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 of a former piggery building, approximately 1.25km north of Storrington, located at the northern end of a small track accessed on the eastern side of Fryern Road. The site area is approximately 0.057 ha. The Ordnance Survey (OS) map reference for the site is TQ 0893 1560. The site elevation is approximately + 30 m. Appendix A for site location plan and for the existing site layout.
- 2.2. It is proposed to redevelop the existing agricultural building for use as a residential dwelling and erect a single storey extension from the rear of the property.
- 2.3. See Appendix A for proposed site plans.

3. POTENTIAL SOURCES OF CONTAMINATION

3.1. Land use at the site appears to have comprised:

- Agricultural land, 1875 - 1937
- Pig farm, 1937 – Unknown
- Vacant, Unknown – Present day

3.2. Potential contamination from historic land use is associated with historic and recent agricultural use. Contamination risk from historic agricultural fields is considered to be negligible.

3.3. Post-development of the piggery included the housing of livestock and storage of feed and bedding. Contamination risk from this is also considered to be very low.

3.4. The structure could contain asbestos in the roof cladding and could therefore be a contamination risk. This should be surveyed to confirm / disprove presence of asbestos before demolition works occur.

3.5. There is a potential contamination risk from the current use of the site for storage of waste and construction materials. No evidence of spills was witnessed.

3.6. There is a very low possibility of a contamination risk caused by historic mine activity onsite.

4. SITE SENSITIVITY

4.1. **Environmental site sensitivity**

4.1.1. The site is considered to be of low hydrogeological sensitivity, lying within an area of Weald Clay Formation – Mudstone (unproductive), with superficial deposits of Quaternary Alluvium - Clay, silt, sand and gravel (Secondary A aquifer). The Secondary A aquifer comprises a material containing permeable layers capable of supporting water supplies at a local scale only. The area may, in some cases, form an important source of base flow to rivers. The closest record of a watercourse to the site is for an inland river approximately 12 m east of the site.

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. According to the Environment Agency flood mapping, the site lies within Flood Zone 1 (low risk of flooding from rivers and / or the sea). The eastern boundary of the site lies within 1 m of Flood Zones 2 and 3.

4.2. Future site users

- 4.2.1. It is proposed to redevelop the existing agricultural building for use as a residential dwelling and erect a single storey extension from the rear of the property
- 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 gardens 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 at the site.
- 5.2. The site investigation was carried out on 8 June 2026 and comprised the excavation of four 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 and the trial pit locations are shown in Appendix A. The strata of the trial pits consisted of as follows:
 - TP1 - Topsoil down to 0.1 m with underlying brown clay.
 - TP2 - Geotextile mesh membrane covered with a thin layer of topsoil at 0.05 m. Made ground consisting of red brick from 0.05 m to 0.3 m with underlying brown clayey clay.
 - TP3 - Topsoil down to 0.1 m with underlying made ground of red brick and stone.
 - TP4 - Topsoil down to 0.1 m with made ground consisting of red brick down to 0.2 m and underling brown clay.
- 5.4. A total of seven soil samples were taken on 8 June 2026 and sent for laboratory analysis at Normec i2 Analytical. The soil samples were taken from:
 - TP1 – topsoil and subsoil at 0.1 m.
 - TP1 – natural clay at 0.3 m.
 - TP2 – topsoil and subsoil at 0.2 m.
 - TP2 – natural clay at 0.4 m.

- TP3 – topsoil and subsoil at 0.2 m.
- TP4 – topsoil and subsoil at 0.1 m.
- TP4 – natural clay at 0.3 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. The pH of the soil samples ranged from 6.0, moderately acidic, to 7.7, moderately alkaline.
- 6.4. The toxic metals; arsenic, barium, beryllium, cadmium, chromium, lead, mercury, selenium and vanadium and the phytotoxic metals; copper, nickel and zinc were recorded within each of the soil samples. None were found to exceed the threshold value for residential land use with home grown produce across all analysed samples.
- 6.5. Polycyclic Aromatic Hydrocarbons (PAHs) were recorded within each of the soil samples, however none were in excess of threshold levels.
- 6.6. Levels of petroleum hydrocarbons were found to be below the threshold level of detection within all analysed samples.
- 6.7. Asbestos chrysotile fibres were detected in the topsoil samples of TP3 and TP4. No asbestos was detected in the topsoil samples of TP1 and TP2.

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.

- 7.1.2. Photographs taken at the site during the current investigation are provided in Appendix B.

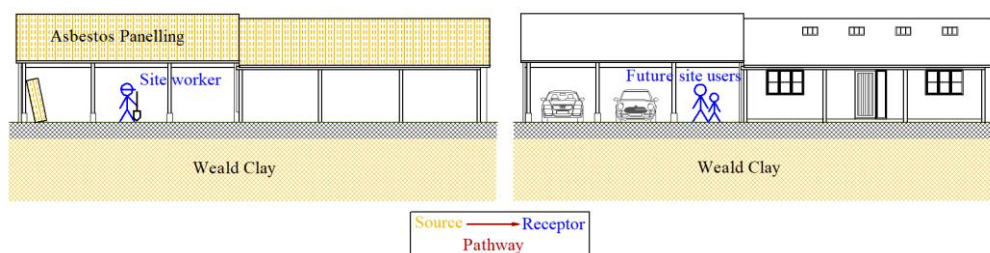
7.2. Analysis of the soil samples

- 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 6.0 to 7.7. The acidic sample was from the clay in TP 1.
- 7.2.3. The proposed land use is classified as residential with homegrown produce.
- 7.2.4. Asbestos chrysotile fibres were detected in the topsoil samples of TP3 and TP4. No other significant contamination was identified within analysed 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. See Diagram 1 below.

DIAGRAM 1
CONCEPTUAL MODEL



8.3. In this case, the model may be applied to three cases:

- i. Construction workers engaged in the redevelopment of the site and exposed to contamination. The receptor assumed to be an adult.
- ii. Future residents on the site after the redevelopment is complete and exposed to contact with soil in any garden area plus, possibly, eating produce grown in a garden. The receptor assumed to be a child.
- iii. Post-redevelopment impacts on the wider environment. Includes off-site contamination migration, contamination of watercourses, etc.

8.4. In this case evidence of asbestos presence appears to be limited to half of the upper soil samples and does not appear to have affected the underlying clay.

8.5. Exposure during construction

8.5.1. In the absence of mitigation, those appointed to undertake site clearance and groundworks may be exposed to loose asbestos fibres in the soil or any asbestos containing materials existing on site.

8.5.2. An asbestos survey conducted by appropriately qualified professionals would be recommended to determine the presence of asbestos containing materials and ensure proper disposal. General industrial hygiene measures should be upheld during site clearance and groundworks when the surface soil and made ground is handled. Measures should include the wearing of boots, gloves and coveralls, and dust masks on dry days if dust is generated. Eating and smoking in excavations should be avoided.

8.6. Exposure of residents on the site after redevelopment

8.6.1. The site is to be redeveloped for residential use (potentially with home grown produce), including areas of soft landscaping and garden areas. In the absence of mitigation, future site users may be exposed to asbestos within the soil via ingestion, inhalation and dermal contact.

- 8.6.2. This will only be a significant risk if the existing upper soil is allowed to remain within the garden and soft landscaping areas, where residents' contact with the soil is likely. This is to be addressed by removing the upper soil in the proposed garden and soft landscaping areas and replacing with clean topsoil from an uncontaminated source.

8.7. **Post-redevelopment risks to buildings, services and the wider environment**

- 8.7.1. There are no particular concerns regarding sulphate concentrations in relation to building foundations etc.
- 8.7.2. Migration of contamination off site is considered possible, however, migration is considered to be unlikely.
- 8.7.3. The site has a low groundwater vulnerability and does not lie within a groundwater Source Protection Zone. In this case, the proposed residential redevelopment of the site is not considered likely to pose a risk of contamination to the wider environment.

9. **CONCLUSIONS**

- 9.1. The site lies on Weald Clay Formation – Mudstone (unproductive), with superficial deposits of Quaternary Alluvium - Clay, silt, sand and gravel (Secondary A aquifer)
- 9.2. The site lies on a Secondary A aquifer but does not lie within a groundwater source protection zone. The site is not considered hydrogeologically sensitive.
- 9.3. The site is in Flood Zone 1 (low flood risk) 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.
- 9.4. Former land uses at the site have included agricultural field and a pig farm. Potential contamination risks include the current use of the site for storage of waste and construction materials and the possibility of asbestos presence in the roof cladding.
- 9.5. The site investigation, comprising four trial pits, has identified asbestos presence in the topsoil of TP3 and TP4. The underlying clay was found to be uncontaminated. No other significant contamination was identified.
- 9.6. 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

- 9.7. In this case, the probability of impact is medium for a residential land use, but with minimal hydrogeological sensitivity. Asbestos fibres were identified in the upper soil samples and as asbestos containing materials have not yet been confirmed present on site, the contamination potential is considered to be moderate or uncertain. This gives an overall risk rating of 2, low to medium risk, however, subject to the remediation measures recommended below, the contamination potential would be reduced to minimal, and the overall environmental risk rating would be reduced to 1 (low).

10. RECOMMENDATIONS

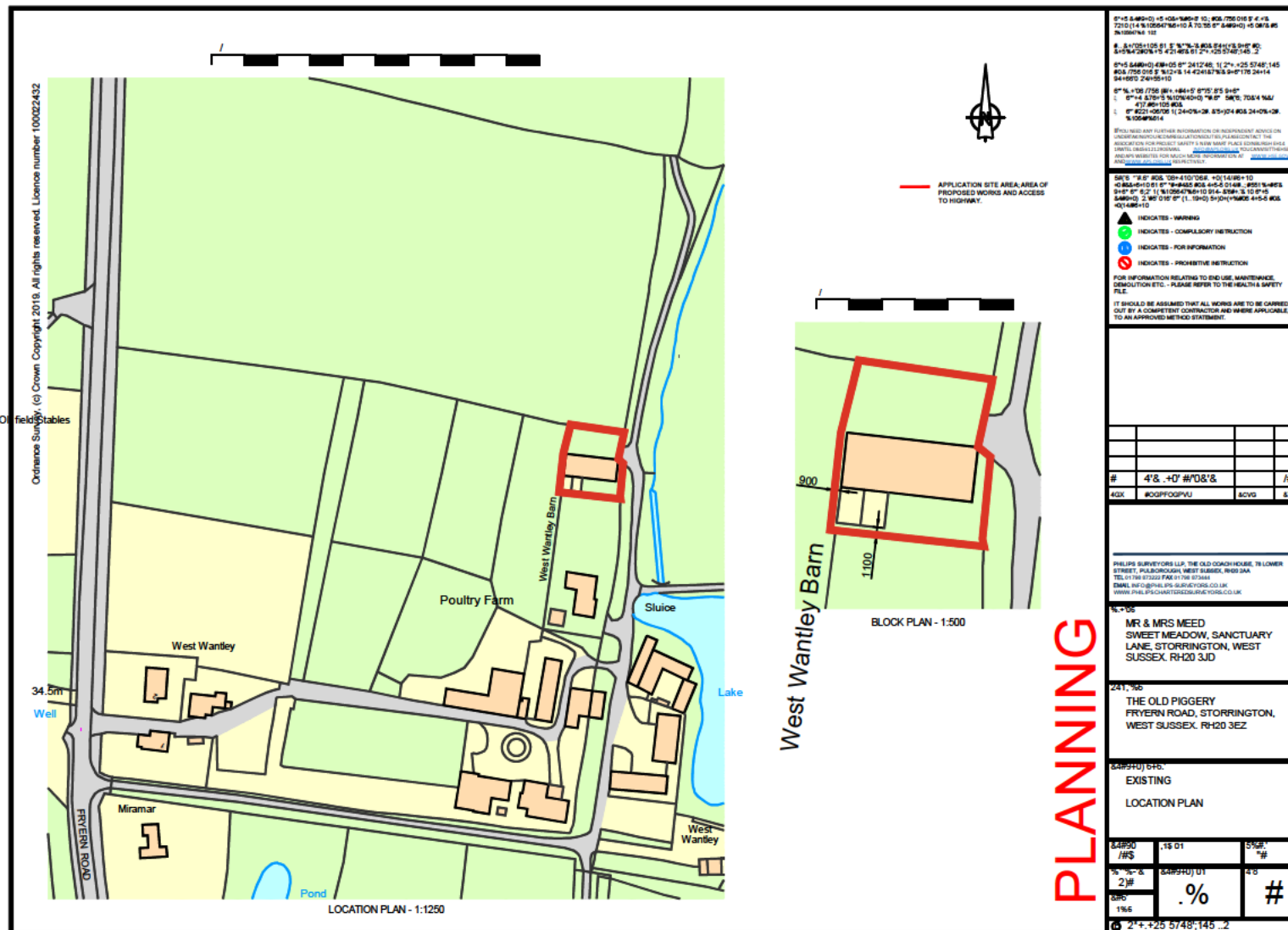
- 10.1. An asbestos survey should be undertaken by a qualified asbestos specialist. Any identified asbestos containing materials are to be removed from the site in accordance with an asbestos removal strategy which is to be approved by the Council prior to commencement of site clearance. Should any further potential asbestos containing items be found / suspected during site clearance works, advice is to be sought immediately from an appropriate specialist.
- 10.2. In the proposed garden and soft landscaping areas, the existing soil should be removed down to the clean underlying clay and disposed of to an appropriately licenced landfill offsite. A permeable geotextile membrane is to be placed over the natural ground (at the clay/topsoil interface) and clean topsoil is to be imported from an uncontaminated source. The replacement topsoil should be placed to a minimum depth of 0.6 m. Additionally made ground in the proposed parking area is to be removed down to 0.25 m and disposed of to an appropriately licenced landfill offsite. Made ground or topsoil may be retained beneath the building and parking area.
- 10.3. Any demolition waste to be removed from site is to be clearly marked out in order to identify all hard cover (including buildings and parking area) and soft landscaping areas (including gardens).

- 10.4. Evidence that the remediation has been carried out as recommended will need to be kept, including photographs of the work in progress, documentary evidence of the origin of the replacement topsoil and copies of the tickets for material disposed of off-site. On completion of the works, a completion or verification report should be provided for the benefit of the local planning authority and the house insurer's/guarantee providers.
- 10.5. Groundworkers engaged in the removal of, or working within, the existing upper soil should practice appropriate industrial hygiene. Measures should include the wearing of boots, gloves and coveralls, and dust masks on dry days if dust is generated. Eating and smoking in excavations should be avoided.
- 10.6. 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 Horsham District Council immediately.

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APPENDIX A

Figures

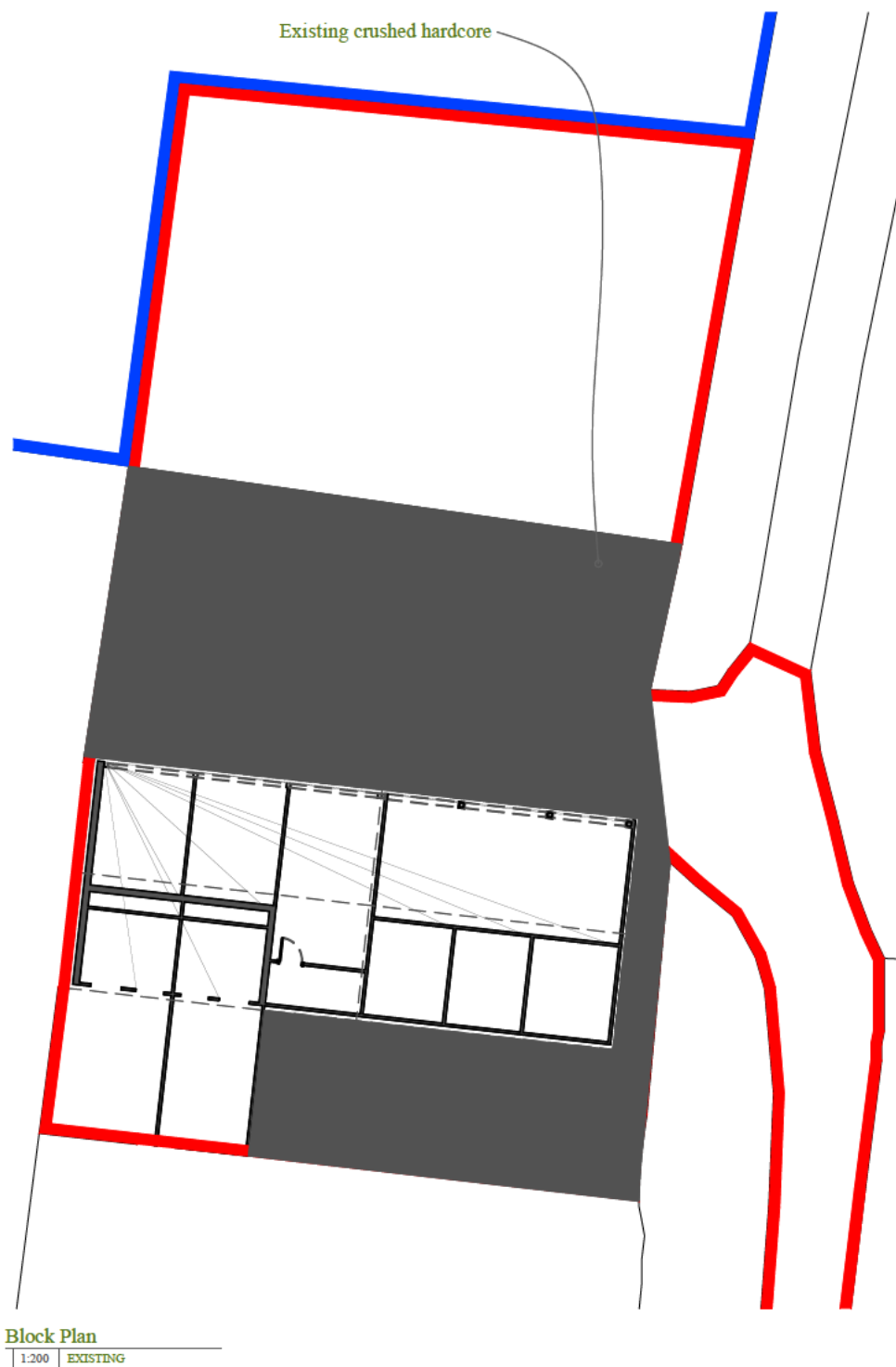


JESSICA MEAD

THE OLD PIGGERY, FRYERN ROAD, STORRINGTON, RH20 4BJ

Figure 1: Site Location Plan

July 2026



JESSICA MEAD

Scale as shown

**THE OLD PIGGERY, FRYERN ROAD,
STORRINGTON, RH20 4BJ**

Figure 2: Existing Site Layout

July 2026



JESSICA MEAD

Scale as shown

**THE OLD PIGGERY, FRYERN ROAD,
STORRINGTON, RH20 4BJ**

Figure 3: Proposed Development Plan (with Trial Pit Locations)

July 2026

APPENDIX B

Site Photographs

Trial pit 1



Trial pit 2



Trial pit 3



Trial pit 4



APPENDIX C

Analysis Results and Certificates



Environmental Assessment Services Ltd
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Haywards Heath
West Sussex
RH17 5LZ

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7 Woodshots Meadow,
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e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-031089

Replaces Analytical Report Number: 26-031089, issue no. 1
Additional analysis undertaken.
TPHCWG added to all samples as per client's request

Project / Site name:	Old Piggery	Samples received on:	10/06/2026
Your job number:	822a	Samples instructed on/ Analysis started on:	10/06/2026
Your order number:	EAS/2026/822a	Analysis completed by:	14/07/2026
Report Issue Number:	2	Report issued on:	14/07/2026
Samples Analysed:	7 soil samples		



Signed: _____

Trevor Hill
Customer Service
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: 26-031089

Project / Site name: Old Piggery

Your Order No: EAS/2026/822a

Lab Sample Number	946524	946525	946526	946527	946528
Sample Reference	TP1-0.1	TP1-0.3	TP2-0.2	TP2-0.4	TP3-0.2
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	0.20	0.40	0.20
Date Sampled	08/06/2026	08/06/2026	08/06/2026	08/06/2026	08/06/2026
Time Taken	1230	1230	1230	1230	1230
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	37.3	8.7	8.4
Moisture Content	%	0.01	NONE	23	21	16	14	20
Total mass of sample received	kg	0.1	NONE	0.6	0.8	0.3	0.8	0.9

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	Not-detected	-	Detected
Asbestos Analyst ID	N/A	N/A	N/A	MLO	-	MLO	-	MLO
Analysis completed	N/A	N/A	N/A	30/06/2026	-	30/06/2026	-	30/06/2026
Actinolite detected	Type	N/A	ISO 17025	-	-	-	-	Not-detected
Amosite detected	Type	N/A	ISO 17025	-	-	-	-	Not-detected
Anthophyllite detected	Type	N/A	ISO 17025	-	-	-	-	Not-detected
Chrysotile detected	Type	N/A	ISO 17025	-	-	-	-	Detected
Crocidolite detected	Type	N/A	ISO 17025	-	-	-	-	Not-detected
Tremolite detected	Type	N/A	ISO 17025	-	-	-	-	Not-detected

Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	-	-	Loose Fibrous Debris
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General Inorganics

pH (L099)	pH Units	N/A	MCERTS	6	6	7.7	7.2	7.7
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	22	15	37	15	130
Organic Matter (automated)	%	0.1	MCERTS	5.3	4.8	3	1.3	5.2

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.06
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.06
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.06	< 0.05	0.15	< 0.05	0.32
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.13
Fluoranthene	mg/kg	0.05	MCERTS	0.14	0.12	0.36	0.07	1.2
Pyrene	mg/kg	0.05	MCERTS	0.13	0.12	0.33	0.06	1.2
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.08	0.07	0.2	< 0.05	0.64
Chrysene	mg/kg	0.05	MCERTS	0.08	0.07	0.19	< 0.05	0.7
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	0.28	< 0.05	0.98
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	0.09	< 0.05	0.39
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.08	< 0.05	0.22	< 0.05	0.83
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.12	< 0.05	0.48
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.09
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.14	< 0.05	0.63

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	2.08	< 0.80	7.75
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Analytical Report Number: 26-031089

Project / Site name: Old Piggery

Your Order No: EAS/2026/822a

Lab Sample Number	946524			946525	946526	946527	946528
Sample Reference	TP1-0.1			TP1-0.3	TP2-0.2	TP2-0.4	TP3-0.2
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	0.20	0.40	0.20
Date Sampled	08/06/2026			08/06/2026	08/06/2026	08/06/2026	08/06/2026
Time Taken	1230			1230	1230	1230	1230
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	4.8	4.5	12	8.6	5.7
Barium (aqua regia extractable)	mg/kg	1	MCERTS	39	38	44	46	87
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.33	0.32	0.38	0.52	0.35
Boron (water soluble)	mg/kg	0.2	MCERTS	0.9	1	1	0.8	1.2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	0.3	< 0.2	0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	13	12	21	16	15
Copper (aqua regia extractable)	mg/kg	1	MCERTS	19	13	15	13	22
Lead (aqua regia extractable)	mg/kg	1	MCERTS	19	17	18	20	36
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	5.8	5.5	14	9.1	12
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	17	17	25	26	18
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	65	61	60	34	80

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	47
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	47

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	5	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	4.4	< 2.0	8.1	< 2.0	3.2
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	12	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	16	16	20	< 10	67
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	20	16	45	< 10	70

TPH Total >EC6 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	28	23	47	< 10	210
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Petroleum Range Organics (EC6 - EC10) _{HS_1D_TOTAL}	mg/kg	1	ISO 17025	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (EC10 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	28	23	47	< 10	210

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

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

Analytical Report Number: 26-031089

Project / Site name: Old Piggery

Your Order No: EAS/2026/822a

Lab Sample Number				946529	946530
Sample Reference				TP4-0.1	TP4-0.3
Sample Number				None Supplied	None Supplied
Water Matrix				N/A	N/A
Depth (m)				0.10	0.30
Date Sampled				08/06/2026	08/06/2026
Time Taken				1230	1230
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	30	13
Total mass of sample received	kg	0.1	NONE	0.7	0.9

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Detected	-
Asbestos Analyst ID	N/A	N/A	N/A	MLO	-
Analysis completed	N/A	N/A	N/A	30/06/2026	-
Actinolite detected	Type	N/A	ISO 17025	Not-detected	-
Amosite detected	Type	N/A	ISO 17025	Not-detected	-
Anthophyllite detected	Type	N/A	ISO 17025	Not-detected	-
Chrysotile detected	Type	N/A	ISO 17025	Detected	-
Crocidolite detected	Type	N/A	ISO 17025	Not-detected	-
Tremolite detected	Type	N/A	ISO 17025	Not-detected	-

Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	Loose Fibres	-
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General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.2	7.7
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	34	21
Organic Matter (automated)	%	0.1	MCERTS	9.8	1.6

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	0.21	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 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	0.53	0.19
Anthracene	mg/kg	0.05	MCERTS	0.09	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.81	0.17
Pyrene	mg/kg	0.05	MCERTS	0.72	0.14
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.29	0.07
Chrysene	mg/kg	0.05	MCERTS	0.41	0.06
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.53	0.1
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.2	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.36	0.07
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.22	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.26	0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	4.62	0.85
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Analytical Report Number: 26-031089

Project / Site name: Old Piggery

Your Order No: EAS/2026/822a

Lab Sample Number	946529	946530
Sample Reference	TP4-0.1	TP4-0.3
Sample Number	None Supplied	None Supplied
Water Matrix	N/A	N/A
Depth (m)	0.10	0.30
Date Sampled	08/06/2026	08/06/2026
Time Taken	1230	1230
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection
		Test Accreditation Status

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	7.3	11
Barium (aqua regia extractable)	mg/kg	1	MCERTS	81	52
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.38	0.45
Boron (water soluble)	mg/kg	0.2	MCERTS	4.3	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.5	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	11	14
Copper (aqua regia extractable)	mg/kg	1	MCERTS	23	18
Lead (aqua regia extractable)	mg/kg	1	MCERTS	43	22
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	8	9
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	16	24
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	120	39

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	17	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	17	< 10

TPH Total >EC6 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	29	< 10
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Petroleum Range Organics (EC6 - EC10) _{HS_1D_TOTAL}	mg/kg	1	ISO 17025	< 1.0	< 1.0
TPH (EC10 - EC40) _{EH_CU_1D_TOTAL}	mg/kg	10	MCERTS	29	< 10

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0

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

Analytical Report Number : 26-031089

Project / Site name: Old Piggery

* 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 *
946524	TP1-0.1	None Supplied	0.1	Brown loam and sand with vegetation
946525	TP1-0.3	None Supplied	0.3	Brown loam and sand with vegetation
946526	TP2-0.2	None Supplied	0.2	Brown clay and sand with stones and vegetation
946527	TP2-0.4	None Supplied	0.4	Brown clay and loam with vegetation and stones
946528	TP3-0.2	None Supplied	0.2	Brown clay and loam with vegetation and stones
946529	TP4-0.1	None Supplied	0.1	Brown loam and clay with vegetation and gravel
946530	TP4-0.3	None Supplied	0.3	Brown clay and loam with vegetation and gravel

Analytical Report Number : 26-031089

Project / Site name: Old Piggery

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
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
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 with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-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

Analytical Report Number : 26-031089

Project / Site name: Old Piggery

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
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

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 30oC.

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



Sample Deviation Report



Normec
i2 Analytical

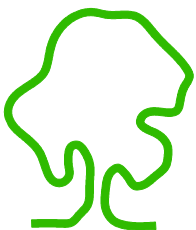
Analytical Report Number : 26-031089

Project / Site name: Old Piggery

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
TP2-0.2	None Supplied	S	946526	b	Asbestos identification in Soil	A001B	b



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