



adeptus
ENVIRONMENTAL

REMEDATION VERIFICATION SAMPLING REPORT

COPPED HALL DAIRY

**OAKHURST LANE
BILLINGSHURST
RH14 9HR**

On behalf of:

P&R Hurst

Report No.: A220403-R03

Date: February 2025

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Table of Contents

COPPED HALL DAIRY 1

1.0 INTRODUCTION 4

1.1 Background..... 4

1.2 Supporting Information..... 4

2 SITE LOCATION AND SETTING..... 5

2.1 Location and Description 5

2.2 Summary of Previous Assessment 6

2.1 Remediation Strategy 6

3 VERIFICATION WORKS 7

3.1 Verification Strategy..... 7

3.2 Visual Inspection..... 7

3.3 Sampling Strategy 7

3.4 Ground Conditions 8

4 CONTAMINATED LAND ASSESSMENT 8

4.1 Long Term Human Health Risk..... 8

4.2 Updated Conceptual Site Model 12

5 CONCLUSIONS..... 13

5.1 Summary 13

5.2 Recommendations 13

APPENDIX A – SITE & EXPLORATORY HOLE LOCATION PLAN 14

APPENDIX B – SUPPORTING INFORMATION 15

APPENDIX C – LABORATORY CERTIFICATE - SOIL RESULTS..... 16

APPENDIX D - LIMITATIONS..... 17

1.0 INTRODUCTION

1.1 Background

Adeptus was appointed by P&R Hurst to undertake remediation verification sampling. The report is required to document remediation works carried out by others and verify that remediation objectives have been met.

Land contamination is a material consideration under the National Planning Policy Framework (2012). This means that local authorities must take the potential or actual presence of contamination into account when considering planning applications.

“Contamination” is defined in BS 10175:2011 as:

presence of a substance or agent, as a result of human activity, in, on or under land, which has the potential to cause harm or to cause pollution.

The objectives of the works were to:

- Obtain chemical data on shallow soils used in soft landscaped areas
- Screen chemical data against published criteria

1.2 Supporting Information

- Phase 1 Desk Study - A220403-R01A_LCP1
- Phase 2 SI - A220403-R02A_LCP2

A site plan is included as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

2 SITE LOCATION AND SETTING

This section provides a review of the land use on and in the vicinity of the Site, with the purpose of identifying potential contaminant sources and environmental constraints.

2.1 Location and Description

Table 2-1: Site Summary

Location	The site is situated south of Okehurst Lane in a predominantly rural area.
Grid Reference	508195 127756 (centred on, approx.)
Area & Shape	0.15 ha – roughly rectangular.
Development Proposals	Conversion to new dwelling.



Figure 2-1: Site Location (based on the plan in Appendix B)

2.2 Summary of Previous Assessment

The application site is known to have remained undeveloped until at least 1912, although the site was not mapped again until 1972 at which time agricultural buildings were present. By 1999 a building on the footprint of that remaining today looked to have fallen into disrepair and was possibly disused, with an original grey coloured roof remaining in place.

By 2013 aerial imagery shows a green coloured roof to the building, suggesting it has been recovered and the building is in use. The original roof which was grey in colour is considered likely to have been asbestos containing material (ACM), the informal removal of which may potentially have affected the land around the building.

Related agricultural buildings immediately south within Copped Hall Farm appears to have been demolished between 1999 and 2003.

Some building materials were noted around the shed during the walkover, and some items of pant and diesel tank were stored to its east. However, no direct evidence of any ACM or contamination were noted.

A phase 2 investigation was undertaken consisting of 4No. machine excavated trial pits, to allow targeted sampling, characterisation of substrata.

Samples were tested for the following range of contaminants: organic matter (SOM), metals suite, PAH (USEPA-16) and asbestos ID.

Arsenic was elevated in one sample at 1.2 times the guideline value. Dibenz(a,h)anthracene was elevated in two samples at up to 1.5 times the guideline value. No asbestos was detected in any of the samples.

The arsenic exceedance was from TP3 which was situated towards the north of the proposed lawn area at the north of the dwelling where some former trees had been removed with ground disturbance evident. Some metal and wood was noted in the trial pit, and the source of arsenic is not known but may be within the Made Ground or could be from historical pesticide use on or around the former trees.

The dibenz(a,h)anthracene exceedance and presence of others PAHs is considered to be an artefact of the presence of material such as tarmac in the recycled aggregate forming a circa 0.2m thick hardstanding.

2.1 Remediation Strategy

Adeptus provided the following remediation recommendations, and the works have been carried out by others.

Measures will be required to ensure soil to a depth of 0.6m in the proposed soft landscaped areas does not contain elevated contamination. The most feasible methods of achieving this would initially appear to be by either:

- a. Excavating to 0.6m below proposed finished levels and reinstating to levels with certified clean topsoil from an approved source; or
- b. Raising finished levels in soft landscaped areas to provide a clean cover system of at least 0.6m thickness.

In the areas where a thin horizon of rubble is the source, it should be feasible to excavate to natural strata at less than 0.6m, but it must be ensured all contamination is removed.

There is also the option to substitute some proportion of the proposed soft landscaped areas for hard cover such as paving. Permanent hardstandings are considered to sever contaminant linkages with solid phase contaminants in soil.

3 VERIFICATION WORKS

3.1 Verification Strategy

Inspection and sampling were undertaken to verify the chemical status of soils remaining in soft landscaped areas.

The scope of works undertaken was as listed below.

- Formation of shallow hand pits
- Sample retrieval
- Chemical laboratory testing
- Tier 1 screening against published reference values
- Update of the conceptual site model
- Factual and interpretive reporting of findings

3.2 Visual Inspection

Upon inspection, no evidence of any wood or metal fragments, or other foreign material remaining were noted.

3.3 Sampling Strategy

Fieldworks

3No hand pits were advanced to allow targeted sampling of near surface soils.

Fieldworks were completed on the 28/08/2024.

Table 3-1: Fieldworks Summary

Location Ref.* and Max Depth (mbgl)		Generalised Strata	Depth to Base of Stratum (m)**	Samples (PID Reading)
HP1	0.6	TOPSOIL. Greyish black, slightly gravelly silty sand. Gravel is fine to coarse stone.	0.15	S1-0.1m S2-0.6m
		Greyish brown, silty fine to medium SAND.	>0.6	
HP2	0.6	TOPSOIL. Greyish black, slightly gravelly silty sand. Gravel is fine to coarse stone.	0.25	S3-0.3m
		Firm brown silty CLAY.	>0.6	
HP3	0.6	TOPSOIL. Greyish black, slightly gravelly silty sand. Gravel is fine to coarse stone.	0.5	S4-0.4m
		Soft brown slightly sandy silty CLAY.	>0.6	

Notes: * HP = Hand Pit; TP = Mechanically Excavated Trial Pit; WS = Windowless Sampler Borehole; BH = Cable Percussion Borehole | ** + Indicates base of stratum was not reached.

Laboratory Analysis

4No selected samples were submitted for a range of chemical analyses comprising pH, soil organic matter (SOM); total and speciated polycyclic-aromatic hydrocarbons (PAHs); TPH; metals/metalloids, and asbestos ID.

Samples were also screened on site for VOCs using a hand-held photo ionisation detector. No significant PID readings were obtained.

Analytical work was undertaken by UKAS accredited laboratory. Results are summarised and discussed below, and the lab reports are attached as Appendix D.

3.4 Ground Conditions

Soil

Topsoil was encountered two of the locations, with no visible significant foreign inclusions.

Made Ground

Made Ground was not encountered.

Superficial Deposits

No superficial depots are mapped across the local area.

Solid Geology

Soft to firm brown clay of the London Clay Formation was encountered in all 3No locations at the base of topsoil or Made Ground.

4 CONTAMINATED LAND ASSESSMENT

4.1 Long Term Human Health Risk

A Tier 1 (generic) quantitative risk assessment has been undertaken by screening measured contaminant concentrations against reference values for chronic (long term) risk to human health known as generic assessment criteria (GAC).

Concentrations exceeding the relevant screening values are described as 'elevated' and indicate a requirement to further characterise or otherwise address health and environmental risks.

In line with the initial conceptual site model, GAC for the residential with consumption of homegrown produce (RwHP) scenario have been utilised. The GAC are based on 2.5% SOM.

The assessment is summarised in Table 4-1, and the source of GAC is indicated in the final column and footnotes to the table.

Table 4-1: Summary of Soil Analytical Results vs Tier 1 Screening Values

Determinand	GAC	Units	No. of Samples	No. of Exceedances	Exceedance Locations	Summary Statistics*			**
						Minimum	Maximum	Average	
Inorganics & Metals / Metalloids									
Asbestos	N/A	-	4	-	-	-	-	-	***
Arsenic	37	mg/kg	4	-	-	9.2	21.0	13.3	1
Boron	290	mg/kg	4	-	-	56.0	73.0	65.8	1
Cadmium	11	mg/kg	4	-	-	0.4	0.7	0.5	1
Chromium	910	mg/kg	4	-	-	0.8	1.2	0.9	1
Copper	2400	mg/kg	4	-	-	< 0.2	0.3	0.3	1
Lead	200	mg/kg	4	-	-	15.0	20.0	17.5	3
Mercury	1.2	mg/kg	4	-	-	12.0	17.0	14.5	1
Nickel	180	mg/kg	4	-	-	27.0	45.0	32.3	1
Selenium	250	mg/kg	4	-	-	< 0.3	< 0.3	< 0.3	1
Zinc	3700	mg/kg	4	-	-	8.8	13.0	11.0	1
Determinand	GAC	Units	No. of Samples	No. of Exceedances	Exceedance Locations	Summary Statistics*			**
						Minimum	Maximum	Average	
PAHs - at 2.5% SOM									

Naphthalene	5.6	mg/ kg	4	-	-	< 0.0 5	< 0.0 5	< 0.0 5	1
Acenaphthylene	420	mg/ kg	4	-	-	< 0.0 5	< 0.0 5	< 0.0 5	1
Acenaphthene	510	mg/ kg	4	-	-	< 0.0 5	< 0.0 5	< 0.0 5	1
Fluorene	400	mg/ kg	4	-	-	< 0.0 5	< 0.0 5	< 0.0 5	1
Phenanthrene	220	mg/ kg	4	-	-	< 0.0 5	0.3	0.2	1
Anthracene	5400	mg/ kg	4	-	-	< 0.0 5	< 0.0 5	< 0.0 5	1
Fluoranthene	560	mg/ kg	4	-	-	0.1	0.5	0.2	1
Pyrene	1200	mg/ kg	4	-	-	0.1	0.4	0.2	1
Benzo(a)anthracene	11	mg/ kg	4	-	-	< 0.0 5	0.3	0.2	1
Chrysene	22	mg/ kg	4	-	-	< 0.0 5	0.3	0.2	1
Benzo(b)fluoranthene	3.3	mg/ kg	4	-	-	< 0.0 5	0.4	0.2	1
Benzo(k)fluoranthene	93	mg/ kg	4	-	-	< 0.0 5	0.1	0.1	1
Benzo(a)pyrene	2.7	mg/ kg	4	-	-	< 0.0 5	0.1	0.1	1
Indeno(1,2,3-cd) pyrene	36	mg/ kg	4	-	-	< 0.0 5	0.1	0.1	1
Dibenz(a,h)anthracene	0.28	mg/ kg	4	-	-	< 0.0 5	< 0.0 5	< 0.0 5	1

Benzo(ghi)perylene	340	mg/ kg	4	-	-	< 0.0 5	0.2	0.1	1
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Notes: * Summary statistics based on targeted sampling are provided for information only.

** Source of GAC: 1 = LQM / CIEH (2014) S4UL3785 | 2 = CL:AIRE (2009) Soil Generic Assessment Criteria for Human Health | 3 = Defra (2014) C4SL | 4 - As no UK derived GAC is available for Total Cyanide a screening value of 20mg/kg (Thiocyanate) has been used as an initial screening tool

*** For asbestos, the number of detections is shown and does not relate to any GAC. N.D = Not detected

The quantitative screening summarised in Table 4-3 indicates the following:

- Asbestos was not detected in any of the samples.
- No exceedances of the screening criteria were detected.

4.2 Updated Conceptual Site Model

The initial conceptual site model has been updated in Table 4-2, below, to reflect the presence of sources proven by the investigation works.

Table 4-2. Updated Conceptual Site Model

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
No source	-	-	-	-	-	In the absence of a source there is no contaminant linkage.

**assuming no mitigation or remedial measures are implemented*

5 CONCLUSIONS

5.1 Summary

Adeptus was appointed by P&R Hurst to provide a Remediation Verification Sampling Report. The report is required to document the remediation works carried out by others and validate that suitable remediation objectives have been met.

An earlier phase 2 investigation by Adeptus consisted of 4No machine excavated trial pits, to allow targeted sampling, characterisation of substrata.

Arsenic was found to be elevated in one sample at 1.2 times the guideline value. Dibenzo(a,h)anthracene was elevated in two samples at up to 1.5 times the guideline value. No asbestos was detected in any of the samples.

Remediation works have been undertaken by others, with the identified source areas being excavated and material disposed of off-site.

Upon inspection, no evidence of any wood or metal fragments, or other foreign material remaining were noted.

3No hand pits were advanced to allow targeted sampling of near surface soils.

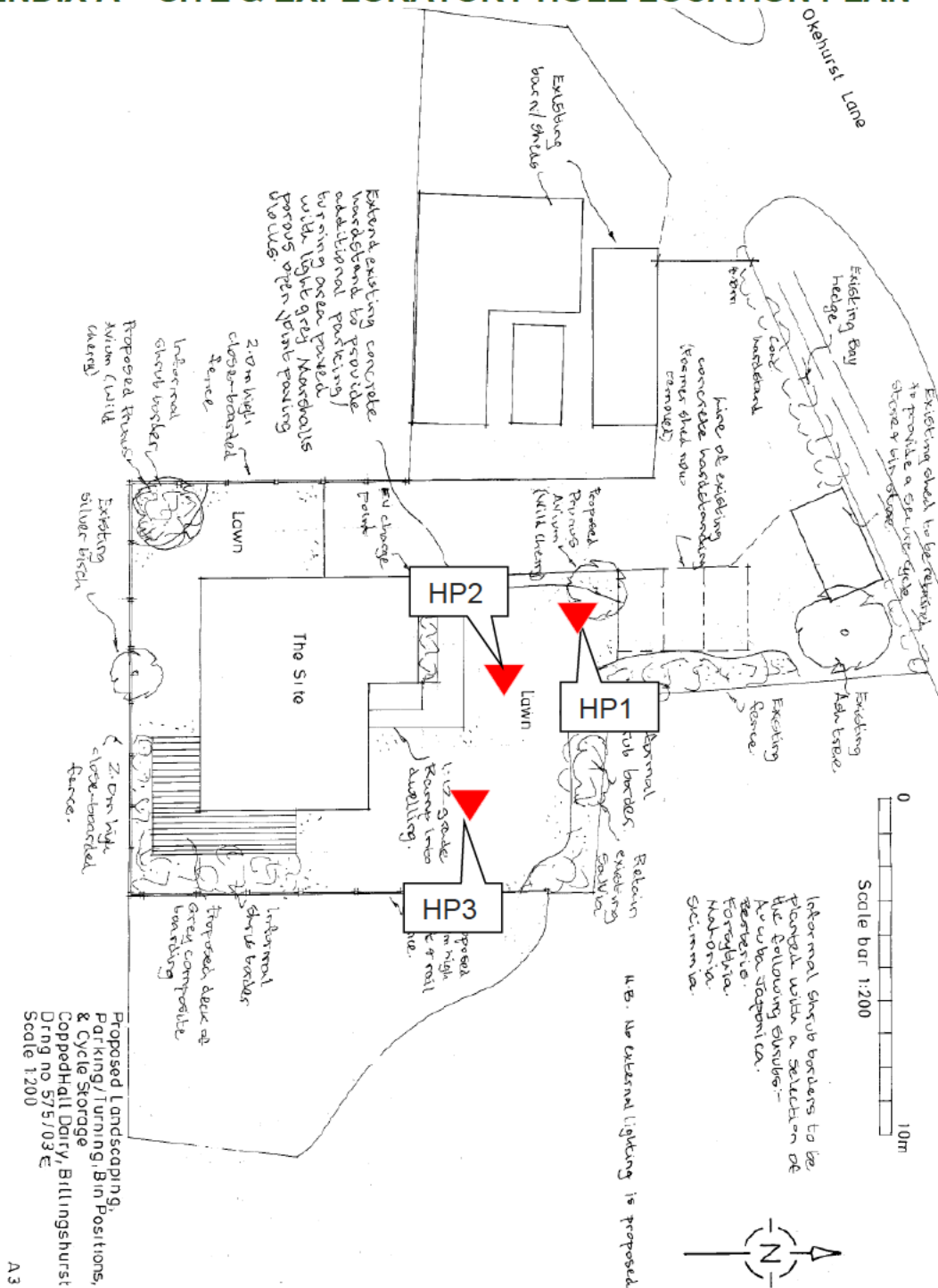
4No selected samples were submitted for a range of chemical analyses comprising pH, soil organic matter (SOM); total and speciated polycyclic-aromatic hydrocarbons (PAHs); TPH; metals/metalloids, and asbestos ID.

No exceedances of the screening criteria were detected, and asbestos was not detected in any of the samples.

5.2 Recommendations

Adeptus considered that no further action is required.

APPENDIX A – SITE & EXPLORATORY HOLE LOCATION PLAN



APPENDIX B – SUPPORTING INFORMATION

The following information and data sources are utilised in compiling this report:

- Phase 1 Desk Study - A220403-R01A_LCP1
- Phase 2 SI - A220403-R02A_LCP2

This report is based on information available at the time of writing and is subject to the limitations set out in Appendix D.

APPENDIX C – LABORATORY CERTIFICATE - SOIL RESULTS

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Analytical Report Number : 24-056922

Project / Site name: A220403 Copped Hall Dairy Oakhurst Lane Billi

Samples received on: 29/11/2024

Your job number:

**Samples instructed on/
Analysis started on:** 02/12/2024

Your order number:

Analysis completed by: 06/12/2024

Report Issue Number: 1

Report issued on: 06/12/2024

Samples Analysed: 4 soil samples

Signed

Dominika Liana
Junior Reporting Specialist
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

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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: 24-056922

Project / Site name: A220403 Copped Hall Dairy Oakhurst Lane Billi

Lab Sample Number				395579	395580	395581	395582
Sample Reference				S1	S2	S3	S4
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				0.10	0.60	0.30	0.10
Date Sampled				28/08/2024	28/08/2024	28/08/2024	28/08/2024
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	17	18	17	17
Total mass of sample received	kg	0.1	NONE	0.7	0.7	0.7	0.7

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	KJK	KJK	KJK	KJK

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.4	7.8	6.7	7.1
Organic Matter (automated)	%	0.1	MCERTS	2.6	2.9	2.7	2.3

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	0.07	< 0.05	0.25
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.09	0.17	0.17	0.51
Pyrene	mg/kg	0.05	MCERTS	0.07	0.14	0.15	0.43
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.08	0.11	0.28
Chrysene	mg/kg	0.05	MCERTS	< 0.05	0.1	0.09	0.27
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.1	0.12	0.36
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	0.11
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.08	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.06	< 0.05	0.13
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	0.07	< 0.05	0.17

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	0.86	< 0.80	2.51
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9.2	11	21	12
Barium (aqua regia extractable)	mg/kg	1	MCERTS	56	64	70	73
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.47	0.51	0.66	0.41
Boron (water soluble)	mg/kg	0.2	MCERTS	0.8	1.2	0.9	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.2	0.3	< 0.2	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	17	18	20	15
Copper (aqua regia extractable)	mg/kg	1	MCERTS	17	13	16	12
Lead (aqua regia extractable)	mg/kg	1	MCERTS	29	27	45	28
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	12	8.8	13	10
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	1.1	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	31	33	34	27
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	42	47	55	33

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



Analytical Report Number : 24-056922
Project / Site name: A220403 Copped Hall Dairy Oakhurst Lane Billi

* 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 *
395579	S1	None Supplied	0.1	Brown loam with gravel and vegetation
395580	S2	None Supplied	0.6	Brown loam with gravel and vegetation
395581	S3	None Supplied	0.3	Brown loam with gravel and vegetation
395582	S4	None Supplied	0.1	Brown loam with gravel and vegetation

Analytical Report Number : 24-056922

Project / Site name: A220403 Copped Hall Dairy Oakhurst Lane Billi

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	Moisture content, determined gravimetrically (up to 30°C)	In-house method	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
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
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

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 : 24-056922

Project / Site name: A220403 Copped Hall Dairy Oakhurst Lane Billi

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 c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
S1	N/A	S	395579	c	Organic matter (Automated) in soil	L009B	c
S1	N/A	S	395579	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
S1	N/A	S	395579	c	pH in soil (automated)	L099-PL	c
S2	N/A	S	395580	c	Organic matter (Automated) in soil	L009B	c
S2	N/A	S	395580	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
S2	N/A	S	395580	c	pH in soil (automated)	L099-PL	c
S3	N/A	S	395581	c	Organic matter (Automated) in soil	L009B	c
S3	N/A	S	395581	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
S3	N/A	S	395581	c	pH in soil (automated)	L099-PL	c
S4	N/A	S	395582	c	Organic matter (Automated) in soil	L009B	c
S4	N/A	S	395582	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
S4	N/A	S	395582	c	pH in soil (automated)	L099-PL	c

APPENDIX D - LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

Any plans, diagrams, cross sections or images are for illustrative purposes only and should be checked for accuracy on-site. In the event of changes to the proposed end use of the Site, the report may require updating to reflect such changes. Although reference may be made to archaeological, ecological or geotechnical issues, invasive species, flood risk and the presence of asbestos containing materials (ACMs), this report does not constitute an archaeological assessment, ecological assessment, geotechnical assessment, invasive species survey, flood risk assessment or asbestos survey and liability for any claim caused by arising out of or in any way involving asbestos is excluded.

New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.