

From: Planning
Sent: 01 June 2026 12:25
To: [REDACTED]
Subject: FW: J003948 - Blaker Works, Dial Post - DISC/26/0095
Attachments: 2026 05 20 Plots 1 & 2 Verificaiton Letter.pdf

Telephone:
Email: planning@horsham.gov.uk



**Horsham
District
Council**



Horsham District Council, Albery House, Springfield Road, Horsham, West Sussex RH12 2GB
Telephone: 01403 215100 (calls may be recorded) www.horsham.gov.uk Chief Executive: Jane Eaton

From: Spencer Copping [REDACTED] >
Sent: 21 May 2026 10:27
To: Sophie.Moore [REDACTED] >
Cc: Ws-Project [REDACTED]; Max Rayner [REDACTED] >; Emily Munro [REDACTED]
Subject: FW: J003948 - Blaker Works, Dial Post - DISC/26/0095

Dear Sophie

I refer to the above. Please see correspondence below and attached in relation to the contaminated land comments received from Environmental Health.

Can you please let us know if Mr Beer is now happy with the information submitted?

Kind Regards

Spencer Copping BA(Hons) DipTP MRTPI
Managing Director

www.wspa.co.uk | [REDACTED]



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From: Sarah Toms [REDACTED] >
Sent: 20 May 2026 15:49
To: Kevin.Beer [REDACTED]
Cc: Cindy Westbrook [REDACTED] >
Subject: RE: J003948 - Blaker Works, Dial Post - DISC/26/0095

Dear Kevin,

Further to your comments in relation to the discharge of Condition 14 with respect to plots 1 & 2 at the Former Blakers Works, Dial post, please find below our response to your queries. Also attached is a copy of our revised letter for these plots, clarifying the points raised below.

1. We note the comment 'Following the placement of site-won subsoil, and imported topsoil to plots 1 and 2, we attended site on the 1st October 2025. At the time of this site visit the garden areas to these plots had been completed'. From reviewing the chemical test certificates a sample was also collected on 23.10.25, we would therefore be grateful for commentary in the report to reflect this.
The letter for plots 1 & 2 has been amended to include the sampling undertaken on the 23/10/2025.
2. Whilst photos have been provided in the appendices, whilst are welcomed, confusingly there are two Plate 1's, two Plate 2's etc. We would therefore be grateful if the plates can be re-numbered from 1 to 8 and referenced accordingly in the main body of the report along with clear dates when each photo was taken.
The plates have been renumbered and referenced in the report.
3. We also note the comment 'At the time of this site visit the garden areas to these plots had been completed'. One of the plates does however appear to show one of the gardens still being 'made up' so we would question whether this photo was taken at the time of the Southern Testing visit on 01.10.25.
The photograph in Plate 5 was provided from site. The photo sheet has been amended to reflect this.
3. We note that analytical report number 25-053998 makes reference to samples TS2A, TS2B and TS2C. We assume 'TS' means topsoil, it is however not clear where these samples have been collected from. We would be grateful for commentary in the report confirming where all samples have been collected from.
Samples TS2A, TS2B and TS2C were taken from a stockpile of site won topsoil currently located to the rear of Plots 9 & 10. This soil comprises the site won material which was originally stockpiled in the garden areas to plots 1 & 2. The letter has been revised to include this information.
4. So we can understand the relationship between the sample depth and the ground conditions encountered we would also be grateful for the logs for the locations where samples were collected from.

There are no logs as such for the sample locations, as following the completion of the bulk of the remedial works, the final verification works were for the validation of a 150mm depth of topsoil across the garden areas.

5. We note the comment 'The soils encountered comprised imported topsoil, consisting of mid brown silty clay sandy soil with organic matter to 150mm. Below this were site-won soils, comprising brown silty clay with rare gravel of flint, brick and concrete. Please see enclosed photographs'. The photograph provided does not provide sufficient detail – we would reasonably expect the excavated validation pits to be photographed with a measuring stick clearly shown in the photo.

Noted. We will ensure that going forwards photographs are taken with a tape to show the depth of topsoil.

6. There are also no material transfer notes for the imported material, it is therefore not clear how much topsoil has been imported onto the site, the origin of the material etc and if the sampling undertaken is sufficient.

Importation notes for 4 no. loads of material have been provided and have been included with the amended letter, along with the suppliers laboratory test certificate.

Please do not hesitate to contact us should you have any further questions.

Kind regards,
Sarah

Sarah Toms BSc (Hons) MSc MEnvSc
Senior Environmental Scientist

Keeble House, Stuart Way
East Grinstead
West Sussex
RH19 4QA
United Kingdom

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From: Emily Munro [REDACTED] >
Sent: 12 May 2026 14:20
To: Sarah Toms [REDACTED]
Cc: Cindy Westbrook [REDACTED] >; Ws-Project [REDACTED] >; Spencer Copping [REDACTED] >; Jhonnatan Jaramillo [REDACTED] >; Max Rayner [REDACTED]
Subject: J003948 - Blaker Works, Dial Post - DISC/26/0095

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Dear Sarah

I understand you prepared the attached Letter to assist with the discharge of Condition 14 relating to contamination, for our project at Dial Post.

This has been submitted to the Council and Environmental Health now have the following comments:

1. We note the comment 'Following the placement of site-won subsoil, and imported topsoil to plots 1 and 2, we attended site on the 1st October 2025. At the time of this site visit the garden areas to these plots had been completed'. From reviewing the chemical test certificates a sample was also collected on 23.10.25, we would therefore be grateful for commentary in the report to reflect this.
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7. There are also no material transfer notes for the imported material, it is therefore not clear how much topsoil has been imported onto the site, the origin of the material etc and if the sampling undertaken is sufficient.

Are you able to review the above and provide us with an updated Report, please?

Many thanks.

Kind Regards

Emily Munro MRTPI
Planning Director

Please note I will be on leave from Monday 18th May, returning on Tuesday 26th May.

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This message has been sent on behalf of Southern Testing Laboratories Limited. Registered Office: Keeble House, Stuart Way, East Grinstead, West Sussex, RH19 4QA.

Our Ref: SKT/JK/V0925 (Rev. 1)

20 May 2026

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D Spearman BEng ACSM MSc CGeol FGS EurGeol RoGEP
Co. Secretary P L Noble
Consultant D Illingworth BSc FGS

For the attention of Cindy Westbrook
By e-mail: [REDACTED]

Dear Madam,

Re: Validation of Plots 1 & 2 at: Blakers Work, Worthing Rd, Dial Post, W. Sussex, RH13 8NJ
National Grid Reference: TQ 15503 19385
Geology: Weald Clay Formation

In accordance with our Remediation Strategy and Verification Plan for the site (ref. STL V0925 rev. B dated 7th February 2022), please find attached photographs taken by ourselves to verify the remedial works undertaken with respect to the private garden areas for plots 1 and 2 (nos. 2 and 4 Blakers Works respectively). Please see enclosed site plan.

The Remediation Strategy and Verification Plan stated that a minimum thickness of 150mm of certified clean topsoil was required over certified clean subsoils.

As part of the remedial works undertaken in conjunction with the demolition and site clearance works, which were completed in April 2022, the Made Ground was removed from across all proposed garden and soft landscaped areas, down to natural soils. These works are detailed in our Interim Verification Report (Ref. V0925 Issue 2 dated 22 April 2022). Please see enclosed photographs for plots 1 and 2 from our site visit of the 14th March 2022 (Plates 1 – 4).

Following the placement of site-won subsoil and imported topsoil to plots 1 and 2, we attended site on the 1st October 2025. At the time of this site visit the garden areas to these plots had been completed. Please see enclosed photographs (plates 6 – 9) from our site visit.

The soils encountered comprised imported topsoil, consisting of mid brown silty clay sandy soil with organic matter to 150mm. Below this were site-won soils, comprising brown silty clay with rare gravel of flint, brick and concrete. Please see enclosed photographs.

In accordance with the Remediation Strategy and Verification Plan for the site a sample of the imported topsoil, and underlying site-won soil was taken from each plot.



With the exception of the topsoil sample from plot 1 (in which loose fibres of chrysotile asbestos were found), laboratory analysis of these samples for potential contamination showed that these soils would be considered suitable for use within the garden areas. Copies of the laboratory test certificates dated 17th and 21st October 2025 are enclosed.

It is understood that prior to our attendance on site to sample the topsoil, works to the boundary fence along the side of plot 1 had been undertaken. It is considered that these works lead to the contamination of the imported topsoil. The topsoil along the boundary fence to plot 1 was subsequently removed and replaced. STL returned to site on the 23rd October to re-sample the imported topsoil placed in this area. This testing confirmed that the topsoil was free from contamination. A copy of the laboratory test certificate dated 3rd November 2025 is enclosed.

A supplier's certificate and transfer notes have been provided for 4 no. loads (approximately 60m³) of topsoil imported from Eurogreen, for placement in the garden areas for plots 1 & 2. Copies are enclosed.

On the basis of the above, the specified remedial works for plots 1 and 2 (nos. 2 and 4 Blakers Works) appear to have been completed in accordance with the approved method statement. The results of the laboratory analysis carried out on samples taken from the site meet the assessment criteria for the remedial works.

At the time of our site visit on the 1st October 2025, three samples (TS2A, TS2B and TS2C) were taken from a stockpile of site-won topsoil currently located to the rear of plots 9 & 10. This soil comprises the site-won material which was originally stockpiled in the garden areas to plots 1 & 2. As previously reported, the physical quality of the soil within this stockpile meant it was considered unsuitable for re-use within the garden areas on site. However, chemically, it would be considered uncontaminated and could be re-used within soft landscaped areas.

Please do not hesitate to contact us should you have any queries regarding the above.

Yours faithfully,

[Redacted Signature]

Sarah Toms MSc MEnvSc
For and on behalf of
Southern Testing Laboratories Limited
DDI: [Redacted]

Encs

Figure 1 – Sample location plan
Photographs
Laboratory Test certificate – topsoil & subsoil
Suppliers test certificate and importation notes for the topsoil

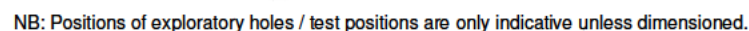
V0925 Dial Post - [Issue 1]



Plate 5: Photograph provided from site showing the placement of topsoil to the end of Plot 1.



Plate 6: Southern part of Plot 1 completed (STL 01.10.2025).



Plate 7: Site won soils placed in Plot 2 (STL 01.10.2025).



Plate 8: Plot 1 & 2 completed (STL 01.10.2025).



Plate 9: Stockpile TS1 in plots 9 & 10 (STL 01.10.2025)



Plate 10: Topsoil placed in Plot 1 (STL 23.10.2025)



Plate 1: Looking SW across plots 1 and 2 following the removal of the residual Made Ground



Plate 2: SW corner of Plots 1 & 2 following the removal of the residual Made Ground



Plate 3: Looking north across plots 1 & 2.



Plate 4: Looking northeast across plots 1 & 2.

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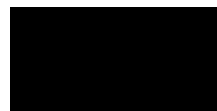
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Analytical Report Number : 25-057897

Project / Site name:	Blakers Works	Samples received on:	23/10/2025
Your job number:	V0925	Samples instructed on/ Analysis started on:	23/10/2025
Your order number:	V0925_9	Analysis completed by:	03/11/2025
Report Issue Number:	1	Report issued on:	03/11/2025
Samples Analysed:	1 soil sample		



Signed:

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

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

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

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

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

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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: 25-057897

Project / Site name: Blakers Works

Your Order No: V0925_9

Lab Sample Number	728800			
Sample Reference	Plot1			
Sample Number	ES			
Water Matrix	N/A			
Depth (m)	0.10			
Date Sampled	23/10/2025			
Time Taken	1200			
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	18
Total mass of sample received	kg	0.1	NONE	1.2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	PDO
Analysis completed	N/A	N/A	N/A	31/10/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.6
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	280
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.139
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	139
Sulphide	mg/kg	1	MCERTS	3.1
Organic Matter (automated)	%	0.1	MCERTS	4.2

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	0.16
Acenaphthylene	mg/kg	0.05	MCERTS	0.12
Acenaphthene	mg/kg	0.05	MCERTS	0.21
Fluorene	mg/kg	0.05	MCERTS	0.28
Phenanthrene	mg/kg	0.05	MCERTS	2.2
Anthracene	mg/kg	0.05	MCERTS	0.6
Fluoranthene	mg/kg	0.05	MCERTS	3.3
Pyrene	mg/kg	0.05	MCERTS	3.1
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.6
Chrysene	mg/kg	0.05	MCERTS	1.8
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	2.3
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.91
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.9
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	1
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.24
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	1.2

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	20.8
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Analytical Report Number: 25-057897

Project / Site name: Blakers Works

Your Order No: V0925_9

Lab Sample Number				728800
Sample Reference				Plot1
Sample Number				ES
Water Matrix				N/A
Depth (m)				0.10
Date Sampled				23/10/2025
Time Taken				1200
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	21
Copper (aqua regia extractable)	mg/kg	1	MCERTS	26
Lead (aqua regia extractable)	mg/kg	1	MCERTS	70
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.1
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	100

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

Analytical Report Number : 25-057897

Project / Site name: Blakers Works

* 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 *
728800	Plot1	ES	0.1	Brown loam and clay with gravel and vegetation

Analytical Report Number : 25-057897

Project / Site name: Blakers Works

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
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	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
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
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed 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 cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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

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Analytical Report Number : 25-053998

Replaces Analytical Report Number: 25-053998, issue no. 3
Report split as per client's request.

Project / Site name:	Blakers Works	Samples received on:	03/10/2025
Your job number:	V0925	Samples instructed on/ Analysis started on:	03/10/2025
Your order number:	V0925 7A	Analysis completed by:	14/10/2025
Report Issue Number:	4A	Report issued on:	17/11/2025
Samples Analysed:	1 soil sample		



Signed: _____

Caterina Bentley
Customer service Advisor
For & on behalf of i2 Analytical Ltd.

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

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soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
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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: 25-053998
Project / Site name: Blakers Works
Your Order No: V0925 7A

Lab Sample Number	706586			
Sample Reference	PLOT2			
Sample Number	ES			
Water Matrix	N/A			
Depth (m)	0.00			
Date Sampled	01/10/2025			
Time Taken	0900			
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	9.7
Total mass of sample received	kg	0.1	NONE	1.6

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DSA
Analysis completed	N/A	N/A	N/A	13/10/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.5
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	670
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.337
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	337
Sulphide	mg/kg	1	MCERTS	3.5
Organic Matter (automated)	%	0.1	MCERTS	4.1

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	0.11
Acenaphthene	mg/kg	0.05	MCERTS	0.11
Fluorene	mg/kg	0.05	MCERTS	0.12
Phenanthrene	mg/kg	0.05	MCERTS	1.8
Anthracene	mg/kg	0.05	MCERTS	0.55
Fluoranthene	mg/kg	0.05	MCERTS	3.6
Pyrene	mg/kg	0.05	MCERTS	3.1
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.7
Chrysene	mg/kg	0.05	MCERTS	1.7
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	2.3
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.75
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.8
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.99
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.23
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	1.1

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	19.9
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Analytical Report Number: 25-053998
Project / Site name: Blakers Works
Your Order No: V0925 7A

Lab Sample Number				706586
Sample Reference				PLOT2
Sample Number				ES
Water Matrix				N/A
Depth (m)				0.00
Date Sampled				01/10/2025
Time Taken				0900
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	11
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	22
Copper (aqua regia extractable)	mg/kg	1	MCERTS	39
Lead (aqua regia extractable)	mg/kg	1	MCERTS	84
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	120

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

Analytical Report Number : 25-053998

Project / Site name: Blakers Works

* 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 *
706586	PLOT2	ES	0	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-053998

Project / Site name: Blakers Works

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
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	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
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
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed 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 cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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

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t: 01923 225404

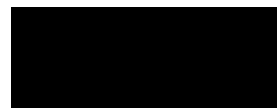
f: 01923 237404

e: info-i2analytical@normecgroup.com

Analytical Report Number : 25-053998

Replaces Analytical Report Number: 25-053998, issue no. 2
Report format change.
Report split as per client request

Project / Site name:	Blakers Works	Samples received on:	03/10/2025
Your job number:	V0925	Samples instructed on/ Analysis started on:	03/10/2025
Your order number:	V0925 7A	Analysis completed by:	14/10/2025
Report Issue Number:	3B	Report issued on:	21/10/2025
Samples Analysed:	5 soil samples		



Signed: _____

Tuhina Mukerjee
Senior Customer Services Advisor
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

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Retention period for records and reports is minimum 6 years from the date of issue of the final report.
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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: 25-053998
Project / Site name: Blakers Works
Your Order No: V0925 7A

Lab Sample Number	706585	706587	706588	706589	706590
Sample Reference	PLOT1	PLOT2	TS2A	TS2B	TS2C
Sample Number	ES	ES	ES	ES	ES
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.20	0.20	0.00	0.00	0.00
Date Sampled	01/10/2025	01/10/2025	01/10/2025	01/10/2025	01/10/2025
Time Taken	0900	0900	0930	0930	0930
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	< 0.1
Moisture Content	%	0.01	NONE	9.1	14	4.9	5.5	8.1
Total mass of sample received	kg	0.1	NONE	1.7	1.7	1.8	1.5	1.6

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DSA	OGR	OGR	OGR	OGR
Analysis completed	N/A	N/A	N/A	13/10/2025	13/10/2025	13/10/2025	13/10/2025	13/10/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.1	8.4	7.9	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	620	270	390	330	300
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.308	0.136	0.196	0.167	0.152
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	308	136	196	167	152
Sulphide	mg/kg	1	MCERTS	< 1.0	2.7	< 1.0	2.3	3.1
Organic Matter (automated)	%	0.1	MCERTS	3.3	2.7	3.5	4.1	3.7

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
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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	0.09	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	0.06	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.47	0.37	0.82	0.29	0.37
Anthracene	mg/kg	0.05	MCERTS	0.13	0.12	0.25	0.08	0.09
Fluoranthene	mg/kg	0.05	MCERTS	1.2	0.92	2.2	0.76	0.95
Pyrene	mg/kg	0.05	MCERTS	1.1	0.86	2	0.67	0.89
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.68	0.47	1.1	0.38	0.51
Chrysene	mg/kg	0.05	MCERTS	0.65	0.53	1.2	0.45	0.58
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1	0.6	1.3	0.56	0.74
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.38	0.33	0.54	0.25	0.34
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.79	0.55	1.1	0.46	0.62
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.44	0.34	0.63	0.29	0.38
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.09	0.07	0.14	0.07	0.1
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.48	0.41	0.72	0.36	0.47

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	7.42	5.57	12.2	4.67	6.15
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Analytical Report Number: 25-053998
 Project / Site name: Blakers Works
 Your Order No: V0925 7A

Lab Sample Number	706585	706587	706588	706589	706590
Sample Reference	PLOT1	PLOT2	TS2A	TS2B	TS2C
Sample Number	ES	ES	ES	ES	ES
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.20	0.20	0.00	0.00	0.00
Date Sampled	01/10/2025	01/10/2025	01/10/2025	01/10/2025	01/10/2025
Time Taken	0900	0900	0930	0930	0930
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	13	16	15	15	13
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.3	0.4	0.4	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	27	34	26	26	23
Copper (aqua regia extractable)	mg/kg	1	MCERTS	62	61	50	48	50
Lead (aqua regia extractable)	mg/kg	1	MCERTS	92	98	130	140	120
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	18	22	17	17	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.2	1.1	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	150	150	190	210	190

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

Analytical Report Number : 25-053998

Project / Site name: Blakers Works

* 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 *
706585	PLOT1	ES	0.2	Brown loam and clay with gravel and vegetation
706587	PLOT2	ES	0.2	Brown loam and clay with gravel
706588	TS2A	ES	0	Brown loam and clay with gravel
706589	TS2B	ES	0	Brown loam and clay
706590	TS2C	ES	0	Brown loam and clay

Analytical Report Number : 25-053998

Project / Site name: Blakers Works

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
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	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
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
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed 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 cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS

Analytical Report Number : 25-053998

Project / Site name: Blakers Works

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 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

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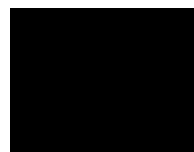
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Analytical Report Number : 25-041545

Project / Site name:	North Barn Farm, Worthing, BN12 6NZ	Samples received on:	06/08/2025
Your job number:	GL9627	Samples instructed on/ Analysis started on:	06/08/2025
Your order number:	GL9627_1	Analysis completed by:	13/08/2025
Report Issue Number:	1	Report issued on:	13/08/2025
Samples Analysed:	1 soil sample		

Signed:



Rafał Szczepańczyk
Technical Reviewer
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.

i2 Analytical

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Watford, WD18 8YS

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email:reception@i2analytical.com

Certificate of Analysis									
BS 3882:2015 Specification For Topsoil									
	Pass BS 3882 for Multipurpose Topsoil; Calcareous;						client		
Report No:	25-041545					Southern Testing Laboratories Ltd			
Location	North Barn Farm, Worthing, BN12 6NZ								
Lab Reference (Sample Number)	638016								
Sampling Date	4.08.2025								
Sample ID	Batch No 12								
Depth (m)				Compliant with range (Y/N)					
		unit	Result	Multi-P	Acid	Calc	Low-F	Low-F(a)	Low-F(c)
Soil texture	<2mm fraction	%m/m	LOAMY SAND	Y	Y	Y	Y	Y	Y
Maximum coarse fragment content:	>2mm	%m/m	9.10	Y	Y	Y	Y	Y	Y
	>20mm	%m/m	0.00	Y	Y	Y	Y	Y	Y
	>50mm	%m/m	0.00	Y	Y	Y	Y	Y	Y
Mass loss on ignition		%	6.80						
	Clay 5-20%		Y	Y	Y	Y	Y	Y	Y
	Clay 20-35%		-	-	-	-	-	-	-
Soil pH:		pH	7.90	Y	N	Y	Y	N	Y
Carbonate:		%m/m	6.50	-	-	Y	-	-	Y
Available plant nutrients	Nitrogen	%m/m	0.31	Y	Y	Y	-	-	-
	Extractable Phosphate (as P)	mg/l	110.00	Y	Y	Y	N	N	N
	Extractable Potassium	mg/l	1290.00	Y	Y	Y	-	-	-
	Extractable Magnesium	mg/l	180.00	Y	Y	Y	-	-	-
Carbon: Nitrogen Ratio:		:1	13.07	Y	Y	Y	Y	Y	Y
Conductivity		us/cm	2900.00	Y	-	-	-	-	-
Phytotoxic contaminants:	** Total Zinc	mg/kg	73.00	Y	Y	Y	Y	Y	Y
	** Total Copper	mg/kg	23.00	Y	Y	Y	Y	Y	Y
	** Total Nickel	mg/kg	8.20	Y	Y	Y	Y	Y	Y
Visible contaminants:	>2mm	%m/m	0.00	Y	Y	Y	Y	Y	Y
	Plastics	%m/m	0.00	Y	Y	Y	Y	Y	Y
	Sharps	no. in 1 kg	0.00	Y	Y	Y	Y	Y	Y
Compliance:				Pass	Fail	Pass	Fail	Fail	Fail
Results are expressed on a dry weight basis, after correction for moisture content where applicable Stated limits are for guidance only and 12 cannot be held responsible for any discrepancies with current legislation									

Results are expressed on a dry weight basis, after correction for moisture content where applicable
Stated limits are for guidance only and I2 cannot be held responsible for any discrepancies with current legislation

** = MCERTS accredited

Analytical Report Number : 25-041545

Project / Site name: North Barn Farm, Worthing, BN12 6NZ

* 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 *
638016	Batch No 12	ES	None Supplied	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-041545

Project / Site name: North Barn Farm, Worthing, BN12 6NZ

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
Coarse Fragment and Contaminant Analysis	Determination of >2mm contaminants	BS3882:2007 & BS8601:2013 & PAS 100:2005	L019B	D	NONE
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
Conductivity (BS 3882/BS 8601)	Determination of the conductivity of soil in accordance with BS 3882:2007 methodology	BS 3882:2007 & BS 8601:2013	L031B	D	NONE
Carbonate (Topsoil - BS 3882)	Determination of Carbonate as per BS 3882:2015	Method based on BS 3882:2015	L034-PL	D	NONE
Extractable/Available Metals (BS 3882/BS 8601)	Determination of the extractable metals in soil, in accordance with BS 3882:2007 methodology	BS3882:2007 & BS8601:2013	L038B	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
Carbon to Nitrogen Ratio (Topsoil - BS3882:2015)	Carbon to Nitrogen ratio (:1) calculated using Loss on Ignition	BS3882:2015	L047-PL/L087B	W	NONE
Mass loss on ignition (Topsoil - BS 3882)	Determination of Loss on Ignition as per BS 3882:2015	Method based on BS 3882:2015	L047-PL	D	NONE
Phosphorus as PO ₄ (BS 3882/BS 8601)	Determination of the extractable phosphorus in soil, in accordance with BS 3882:2007 methodology	Method based on BS 3882:2015 & BS 8601:2013	L048B	D	NONE
Kjeldahl nitrogen in soil	Determination of total nitrogen using the Kjeldahl-digestion method and ion selective electrode	In-house method based on BS 7755-3.7:1995	L087B	D	NONE
pH (BS 3882/BS 8601)	Determination of the pH of soil in accordance with BS 3882:2007 methodology	BS 3882:2007 & BS 8601:2013	L099-PL	D	NONE
Topsoil (BS 3882:2015)	Specification for topsoil	BS 3882:2015	PL		NONE
Textural Classification Diagram (BS 3882:2015)	BS 3882:2015	BS 3882:2015	PL		NONE
Geotechnical Testing	See attached geotechnical report	See attached geotechnical report	PL		NONE

Analytical Report Number : 25-041545

Project / Site name: North Barn Farm, Worthing, BN12 6NZ

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 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

TEST CERTIFICATE

SPECIFICATION FOR TOPSOIL
In-house method based on: BS 3882: 2015

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



Client: Southern Testing Laboratories Ltd
Client Address: Keeble House, Stuart Way,
East Grinstead, West Sussex,
RH19 4QA
Contact: Timon Greenwood
Site Address: North Barn Farm, Worthing, BN12 6NZ

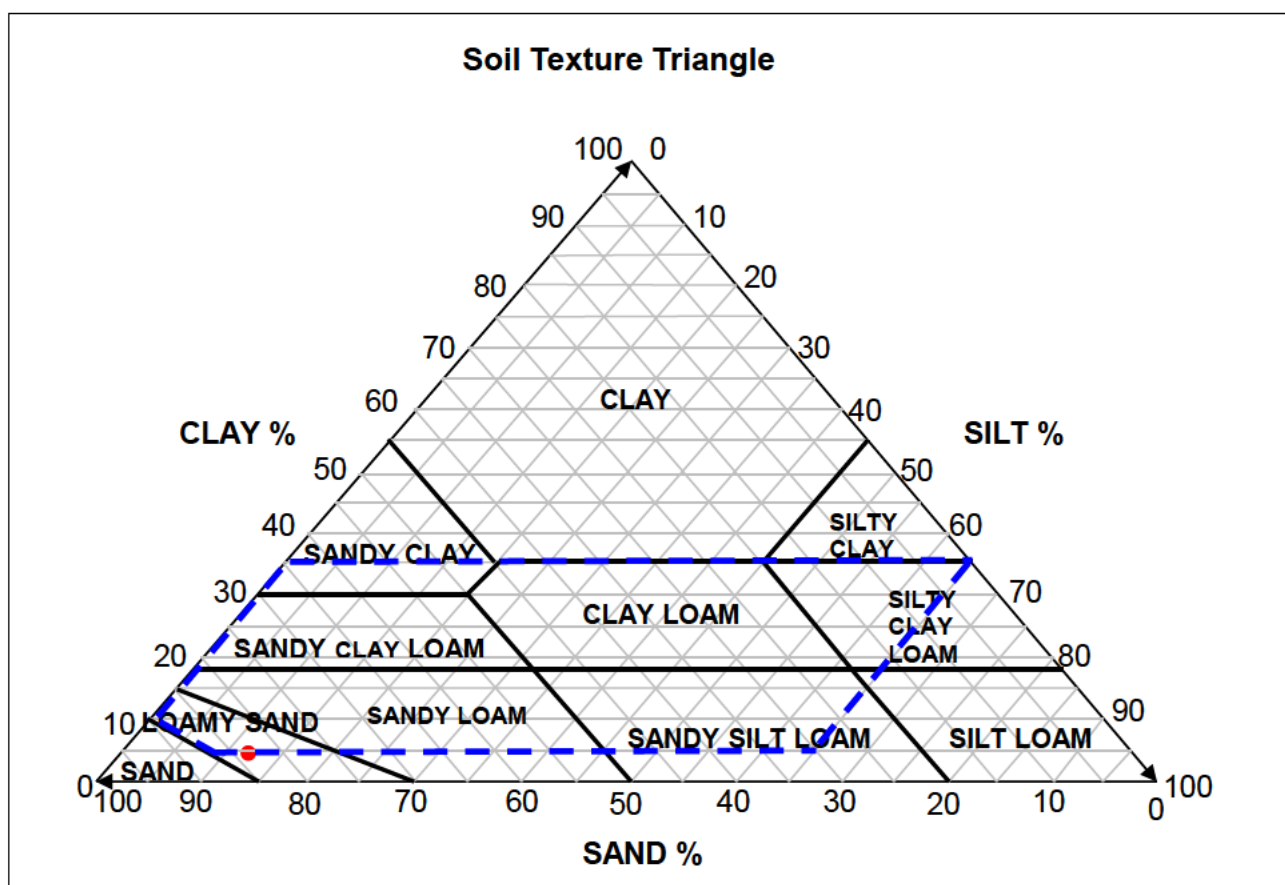
Client Reference: GL9627
Job Number: 25-041545-1
Date Sampled: 04/08/2025
Date Received: 06/08/2025
Date Tested: 08/08/2025
Sampled By: Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference: 638016
Hole No.: Batch No 12
Sample Reference: ES
Sample Description: LOAMY SAND

Depth Top [m]: 0.00
Depth Base [m]: Not Given
Sample Type: D



Sample Proportion	% dry mass
Sand	83.9
Silt	10.5
Clay	5.6

Texture within acceptable area (Y/N)

Remarks:

Opinions and interpretations expressed herein are outside of the scope of the UKAS Accreditation report may not be reproduced other than in full without the prior written approval of the issuing laboratory. The results included within the report relate only to the sample(s) submitted for testing

Katarzyna Koziel
Geotechnical Reporting Team Leader
for and on behalf of i2 Analytical Ltd

Southern Testing Laboratories Ltd
Keeble House
Stuart Way
East Grinstead
West Sussex
RH19 4QA

t: 01342 333100

e: [REDACTED]

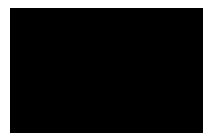
i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t: 01923 225404
f: 01923 237404
e: reception@i2analytical.com

Analytical Report Number : 25-041544

Project / Site name:	North Barn Farm, Worthing, BN12 6NZ	Samples received on:	06/08/2025
Your job number:	GL9627	Samples instructed on/ Analysis started on:	06/08/2025
Your order number:	GL9627_1	Analysis completed by:	13/08/2025
Report Issue Number:	1	Report issued on:	13/08/2025
Samples Analysed:	1 soil sample		

Signed:



Rafał Szczepańczyk
Technical Reviewer
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: 25-041544

Project / Site name: North Barn Farm, Worthing, BN12 6NZ

Your Order No: GL9627_1

Lab Sample Number				638015
Sample Reference				Batch No 12
Sample Number				ES
Water Matrix				N/A
Depth (m)				None Supplied
Date Sampled				04/08/2025
Time Taken				0900
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	14
Total mass of sample received	kg	0.1	NONE	2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	OGR
Analysis completed	N/A	N/A	N/A	11/08/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.5
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	78
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.0392
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	39.2
Sulphide	mg/kg	1	MCERTS	2.3
Organic Matter (automated)	%	0.1	MCERTS	5.5

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.15
Pyrene	mg/kg	0.05	MCERTS	0.16
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.14
Chrysene	mg/kg	0.05	MCERTS	0.19
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.32
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.1
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.17
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.14
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.16

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.54
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Analytical Report Number: 25-041544

Project / Site name: North Barn Farm, Worthing, BN12 6NZ

Your Order No: GL9627_1

Lab Sample Number				638015
Sample Reference				Batch No 12
Sample Number				ES
Water Matrix				N/A
Depth (m)				None Supplied
Date Sampled				04/08/2025
Time Taken				0900
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{*U/S g}
Chromium (VI) by IC	mg/kg	1.8	NONE	< 1.80
Chromium (III) by IC	mg/kg	1	NONE	12
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	12
Copper (aqua regia extractable)	mg/kg	1	MCERTS	19
Lead (aqua regia extractable)	mg/kg	1	MCERTS	28
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	6
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	51

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

Analytical Report Number : 25-041544

Project / Site name: North Barn Farm, Worthing, BN12 6NZ

* 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 *
638015	Batch No 12	ES	None Supplied	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-041544

Project / Site name: North Barn Farm, Worthing, BN12 6NZ

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
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	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
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Cr(VI) in soils by Ion chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed 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 cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS

Analytical Report Number : 25-041544

Project / Site name: North Barn Farm, Worthing, BN12 6NZ

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 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

*U/S g- Unsuitable for analysis due to high colour intensity.

Note No: 125270

| Recycling | Aggregates | Muckaway | Landscape Materials | Fencing |

Customer Name: CA PLANT CL WHITE OAK Date: 29/9/25

Collection Address: YARD Time: _____

Order No: _____

Drivers Name: BARRY

Vehicle Reg: XPO

Arrival Time: _____

Departure Time: _____

(Please note waiting time is chargeable after 30 minutes on site)

PRIMARY PRODUCTS		RECYCLED PRODUCTS		WASTE	
PRIMARY TYPE 1		RECYCLED TYPE 1		CONCRETE AWAY 17:01:01	
SHINGLE		6F5		M/A SOILS & STONE 17:05:04	
BALLAST		10/20MM RECYCLED SHINGLE		TARMAC 17:03:02	
SHARP SAND		OTHER		GREEN WASTE 20:03:02	
REJECT SAND		MISCELLANEOUS		OTHER WORK	
BUILDING SAND		WAITING TIME			
TOPSOIL (GRADE) <u>10MM</u>	<u>X</u>	WASTED JOURNEY			
BULK BAG		HAULAGE ONLY			

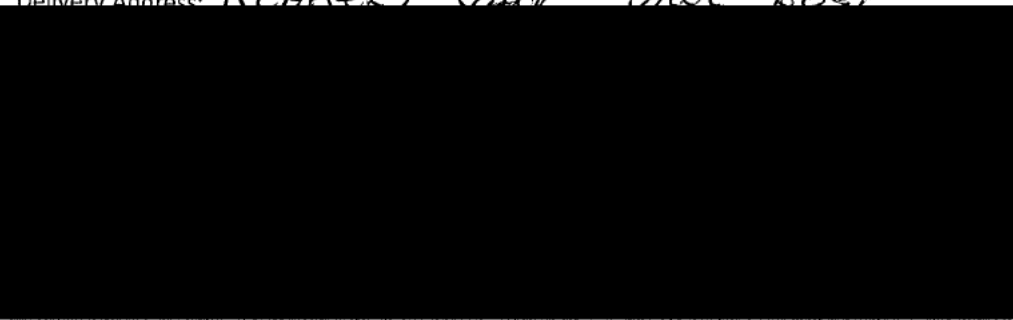
TONS: _____ METRES: _____ 6 WHEEL: _____ 8 WHEEL: X ARTIC: _____ BAGS: _____

TONNES	LOOSE QUANTITY LOAD	CUBIC METERS
<u>19T</u>		

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by:
Regulation 12 of the Waste (England and Wales) Regulations 2011.

Company Name Receiving Waste/Material: _____

Delivery Address: KLAKERS ROAD DIAL POST



Note No: 124210

| Recycling | Aggregates | Muckaway | Landscape Materials | Fencing |

Customer Name: _____ Date: 25/9/25

Collection Address: _____ Time: _____

Drivers Name: D CONTE Vehicle Reg: 

Arrival Time: _____ Departure Time: _____

(Please note waiting time is chargeable after 30 minutes on site)

PRIMARY PRODUCTS		RECYCLED PRODUCTS		WASTE	
PRIMARY TYPE 1		RECYCLED TYPE 1		CONCRETE AWAY 17:01:01	
SHINGLE		6F5		M/A SOILS & STONE 17:05:04	
BALLAST		10/20MM RECYCLED SHINGLE		TARMAC 17:03:02	
SHARP SAND		OTHER		GREEN WASTE 20:03:02	
REJECT SAND		MISCELLANEOUS		OTHER WORK	
BUILDING SAND		WAITING TIME			
TOPSOIL (GRADE)		WASTED JOURNEY			
BULK BAG		HAULAGE ONLY			

TONS: ☐ METRES: ☐ 6 WHEEL: ☐ 8 WHEEL: ☒ ARTIC: ☐ BAGS: ☐

TONNES	LOOSE QUANTITY LOAD	CUBIC METERS

to apply the waste hierarchy as requested by:
(England and Wales) Regulations 2011.

CA APOSTOLITECH
BAKERS YARD

Du

*Cu

Certified that the above particulars are true and relate to the Waste/Material being conveyed in pursuance of: a sale or agreement for the sale thereof made by the cubic meter or ton.

CARRIER REG. NO: CBDU58167 | SIC 2007 CODE: 38210 | PERMIT NO: EPR/CB707UL
NORTH BARN FARM | TITNORE LANE | WORTHING | WEST SUSSEX | BN12 6NZ
WHITE COPY: OFFICE | YELLOW COPY: CUSTOMER

EUROGREEN ENVIRONMENTAL

DUTY OF CARE WASTE TRANSFER NOTE / PROOF OF DELIVERY

Note No: 124520

| Recycling | Aggregates | Muckaway | Landscape Materials | Fencing |

Customer Name: CA PLANT Date: 12-12-23

Collection Address: EUROGREEN Time: _____

Front Garden Plot 1 + 2 Order No: _____

Drivers Name: Q PRESTON Vehicle Reg: _____

Arrival Time: _____ Departure Time: _____

(Please note waiting time is chargeable after 30 minutes on site)

PRIMARY PRODUCTS		RECYCLED PRODUCTS		WASTE	
PRIMARY TYPE 1		RECYCLED TYPE 1		CONCRETE AWAY 17:01:01	
SHINGLE		6FS		M/A SOILS & STONE 17:05:04	
BALLAST		10/20MM RECYCLED SHINGLE		TARMAC 17:03:02	
SHARP SAND		OTHER <u>SHADY LOAM</u> ✓		GREEN WASTE 20:03:02	
REJECT SAND		MISCELLANEOUS		OTHER WORK	
BUILDING SAND		WAITING TIME			
TOPSOIL (GRADE)		WASTED JOURNEY			
BULK BAG		HAULAGE ONLY			

TONS: _____ METRES: _____ 6 WHEEL: _____ 8 WHEEL: ✓ ARTIC: _____ BAGS: _____

TONNES	LOOSE QUANTITY LOAD	CUBIC METERS
	<u>1X8WHEELER</u>	

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by:
Regulation 12 of the Waste (England and Wales) Regulations 2011.

Company Name Receiving Waste/Material: CA PLANT / WHITE OAK

Delivery Address: BAKERS YARD WORTHING ROAD

DIAL POST HORS

SURE:

Certified that the above particulars are true and relate to the Waste/Materials being conveyed in the vehicle described, which Waste/Material is being conveyed in pursuance of: a sale or agreement for the sale thereof made by the cubic meter or ton.

CARRIER REG. NO: CBDU58167 | SIC 2007 CODE: 38210 | PERMIT NO: EPR/CB707UL
NORTH BARN FARM | TITNORE LANE | WORTHING | WEST SUSSEX | BN12 6NZ
WHITE COPY: OFFICE | YELLOW COPY: CUSTOMER

EUROGREEN ENVIRONMENTAL

DUTY OF CARE WASTE / PROOF OF DELIVERY

Note No: 132623

| Recycling | Aggregates | Muckaway | Landscape Materials | Fencing |

Customer Name: Euogreen Date: 12/12/25

Collection Address: North Barn Farm Time: _____

Front Garden P. 1 + 2 Order No: _____

Drivers Name: M. Building Vehicle Reg: _____

Arrival Time: _____ Departure Time: _____

(Please note waiting time is chargeable after 30 minutes on site)

PRIMARY PRODUCTS		RECYCLED PRODUCTS		WASTE	
PRIMARY TYPE 1		RECYCLED TYPE 1		CONCRETE AWAY 17:01:01	
SHINGLE		6F5		M/A SOILS & STONE 17:05:04	
BALLAST		10/20MM RECYCLED SHINGLE		TARMAC 17:03:02	
SHARP SAND		OTHER		GREEN WASTE 20:03:02	
REJECT SAND		MISCELLANEOUS		OTHER WORK	
BUILDING SAND		WAITING TIME			
TOPSOIL (GRADE)		WASTED JOURNEY			
BULK BAG		HAULAGE ONLY			

TONS: _____ METRES: _____ 6 WHEEL: _____ 8 WHEEL: ☒ ARTIC: _____ BAGS: _____

TONNES	LOOSE QUANTITY LOAD	CUBIC METERS
	<u>20 Ton</u>	

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by:
Regulation 12 of the Waste (England and Wales) Regulations 2011.

Company Name Receiving Waste/Material: Whiteoak

Delivery Address: Blakers Wood

SIGNATURE: _____

Certified that the above particulars are true and relate to the Waste/Material being conveyed in pursuance of: a sale or agreement for the sale thereof made by the cubic meter or ton.

CARRIER REG. NO: CBDU58167 | SIC 2007 CODE: 38210 | PERMIT NO: EPR/CB707UL
NORTH BARN FARM | TITNORE LANE | WORTHING | WEST SUSSEX | BN12 6NZ