

Our Ref: SKT/JK/V0925(plot2)

19 August 2026

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For the attention of Cindy Westbrook

By e-

Dear Madam,

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

1 Background

In accordance with our Remediation Strategy and Verification Plan for the site (ref. STL V0925 rev. B dated 7th February 2022), we attended site on the 1st October 2025 to inspect and sample the site-won subsoil and imported topsoil to plots 1 and 2.

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.

With the exception of the topsoil sample from plot 2 (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 in terms of a human health risk.

It is understood that prior to our attendance on site to sample the topsoil, works to install a boundary fence along the side of plot 2 had been undertaken. It is considered that these works lead to the contamination of the imported topsoil.

The topsoil in the location from which the sample was taken, 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. The report was then submitted to the local authority for review.

However, in the absence of any evidence to show the removal and replacement of the topsoil, further sampling and laboratory analysis of the imported topsoil, in the vicinity of each fence post along the boundary fence to plot 2, was requested by the Contaminated Land Officer at Horsham District Council. Please see enclosed Figure 1.



2 Site Visit 7th July 2026

We attended site on the 7th July 2026 to obtain additional samples of the imported topsoil from along the boundary fence to Plot 2. At the time of this visit the garden had been turfed up to within 0.5m of the fence.

A composite sample of the imported topsoil, from the vicinity of each fence post (there were thirteen in total along the southern boundary) was taken. In order to facilitate sampling of the topsoil, the turf adjacent to each fence post was lifted, to allow an area of approximately 1m² around each post to be sampled. Please see enclosed photographs.

The thirteen samples were submitted for laboratory analysis for the presence and identification of asbestos.

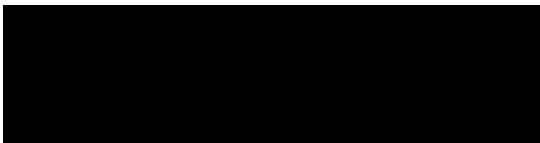
3 Laboratory Tests Results & Conclusions

No asbestos or loose fibres of asbestos were detected in the thirteen samples. A copy of the laboratory test certificate is enclosed.

Therefore, on the basis of the above sampling and laboratory analysis, the imported topsoil along the boundary fence to plot 2 would be considered suitable to remain on site.

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

Yours faithfully,



Sarah Toms MSc MEnvSc
For and on behalf of
Southern Testing Laboratories Limited



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Figure 1 – Sample location plan
Photographs
Laboratory Test certificate



NB: Positions of exploratory holes / test positions are only indicative unless dimensioned.

Site:	Blakers Works, Dial Post, RH13 8NJ	Project Id:	V0925
Figure 1	Site won topsoil sample locations from along the southern fence line to Plot 2.	Date:	10/08/2026

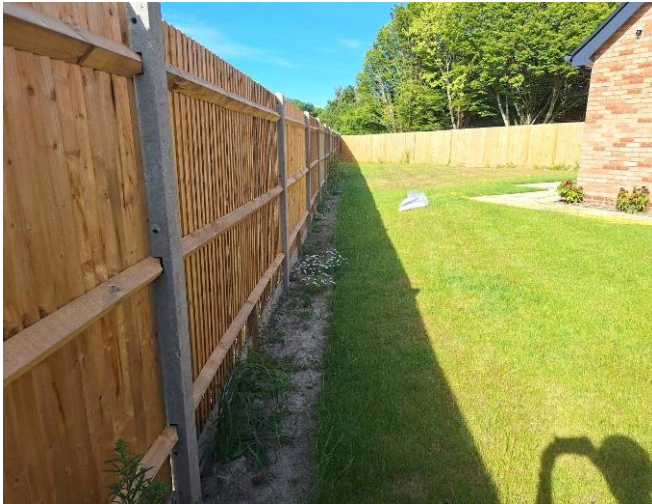


Plate 1: Looking along the fence on the southern boundary to Plot 2 where asbestos fibres were previously found in the topsoil.



Plate 2: The asbestos fibres were found adjacent to a newly installed fence post.



Plate 3: A composite sample of the topsoil was taken from the vicinity of each of the 13 no. fence posts.

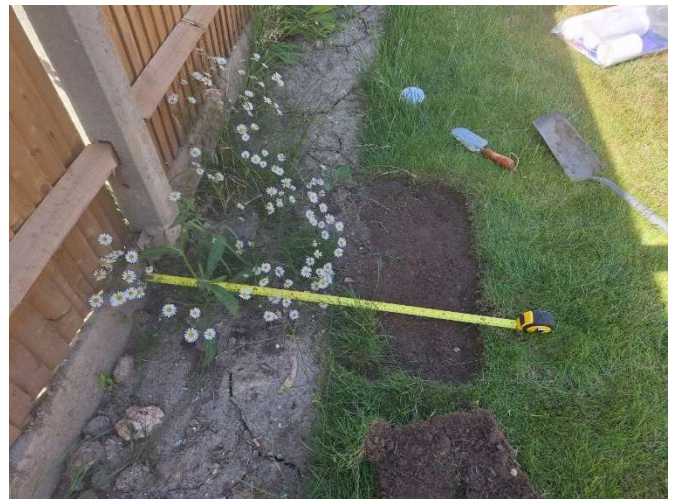


Plate 4: The turf adjacent to each fence post was lifted to allow samples to be taken.



Plate 5: Samples were taken from a radius of around 1m from the fence post.



Plate 6: Example of the topsoil.



Plate 7: Looking east along the fence line – the white pots show the locations of the samples.



Plate 8: South side of the fence (outside the site) where the land was cleared to allow installation of the fence.



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Analytical Report Number : 26-037207

Project / Site name:	Blakers Works	Samples received on:	10/07/2026
Your job number:	V0925	Samples instructed on/ Analysis started on:	10/07/2026
Your order number:	V0925_13	Analysis completed by:	22/07/2026
Report Issue Number:	1	Report issued on:	22/07/2026
Samples Analysed:	13 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
air	- once the analysis is complete

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

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

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



Analytical Report Number: 26-037207
Project / Site name: Blakers Works
Your Order No: V0925_13

Lab Sample Number				978685	978686	978687	978688	978689
Sample Reference				P01	P02	P03	P04	P05
Sample Number				ES	ES	ES	ES	ES
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.00	0.00	0.00	0.00	0.00
Date Sampled				07/07/2026	07/07/2026	07/07/2026	07/07/2026	07/07/2026
Time Taken				0830	0830	0830	0900	0900
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					

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	DOC	DOC	DOC	DOC	DOC
Analysis completed	N/A	N/A	N/A	22/07/2026	22/07/2026	22/07/2026	22/07/2026	22/07/2026

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



Analytical Report Number: 26-037207
Project / Site name: Blakers Works
Your Order No: V0925_13

Lab Sample Number				978690	978691	978692	978693	978694
Sample Reference				P06	P07	P08	P09	P10
Sample Number				ES	ES	ES	ES	ES
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.00	0.00	0.00	0.00	0.00
Date Sampled				07/07/2026	07/07/2026	07/07/2026	07/07/2026	07/07/2026
Time Taken				0900	0930	0930	0930	1000
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					

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	WEM	WEM	WEM	WEM	WEM
Analysis completed	N/A	N/A	N/A	22/07/2026	22/07/2026	22/07/2026	22/07/2026	22/07/2026

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



Analytical Report Number: 26-037207
Project / Site name: Blakers Works
Your Order No: V0925_13

Lab Sample Number				978695	978696	978697
Sample Reference				P11	P12	P13
Sample Number				ES	ES	ES
Water Matrix				N/A	N/A	N/A
Depth (m)				0.00	0.00	0.00
Date Sampled				07/07/2026	07/07/2026	07/07/2026
Time Taken				1000	1000	1000
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	WEM	WEM	WEM
Analysis completed	N/A	N/A	N/A	22/07/2026	22/07/2026	22/07/2026

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



Analytical Report Number : 26-037207
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

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