

OUR REFERENCE: 3750966/PWC

DATE: 03/11/2025

Matthew Winning
BDW Trading Ltd
By email

Leap Environmental
1 Forest Park Way
Pease Pottage
West Sussex
RH11 9ZG
Tel +44 (0) 1306 866160
www.leapenvironmental.com

For the attention of: Matthew Winning

RE: New Place Farm, Pulborough – Preliminary Waste Classification Report for 2 No. Stockpiles

1. INTRODUCTION

RSK Environment Ltd trading as Leap Environmental (hereafter referred to as **LEAP**) were engaged by BDW Trading Ltd, Barratt House Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF herein referred to as the “Client” to produce a waste classification report for the 2 No. ‘stockpiles’ in the northeastern corner of the land at New Place Farm, London Road, Pulborough, RH20 1AT. The site is located at NGR TQ 057 193, and the site location is shown in **Appendix B**, Drawing No. 3750966-LW-111-D-G-11102-C01.

The works were undertaken by means of **LEAP**’s fee proposal letter LPQ12258, dated the 9 July 2025. The fee proposal letter states that the work will be carried out under RSK’s Standard Terms and Conditions [Issue No12 July 2023] and the fee proposal letter forms the appointment between **LEAP** and the Client. The Client has provided a purchase order number ‘HS-9376/00045’ to cover payment of the items included in **LEAP**’s fee proposal letter.

References in this report to ‘we’, ‘us’ or ‘our’ shall mean [Leap Environmental] as a trading name of RSK Environment Limited (company no. SC115530) at registered address 65 Sussex Street, Glasgow, G41 1DX. The report should be read and used in accordance with the limitations and constraints identified in the report text, and at **Appendix A – Service Constraints**.

1.1 Objective

The objective of this report is to carry out a waste classification and assessment on samples taken from the 2 No. stockpiles in the northeastern corner of the site, to inform potential future disposal options for the stockpiles.

1.2 Proposed Development

LEAP understands that the site is currently owned by Newey Group and that the proposed development, comprises the construction of 170 residential dwellings and country park with associated infrastructure. The site is being developed under the Horsham District Council planning application DC/21/2321. A proposed layout plan New Place Farm is included in **Appendix B** (Drawing no. H9376-GPA-XX-XX-DR-UD-203001-C01).

1.3 Previous Studies

The site has been the subject of previous investigation by GRM, TSA Asbestos, and LEAP. The following site investigation reports have been supplied by the Client, and these reports should be read in conjunction with this report.

- GRM 'Phase I Site Appraisal (Desk Study)' Dated January 2016 (ref: GRM/P7298/DS.1).
- GRM 'Re: Soakaway Testing at Drovers Lane, Pulborough' Dated 10 March 2016 (ref P7298 – SA1).
- TSA Asbestos 'Asbestos Survey Report at New Place Nursery' Dated 9 March 2016.
- GRM 'Phase II Site Appraisal' Dated April 2016 (ref: GRM/P7298/F.1).
- GRM 'Re: Gas Addendum Letter for Land north east of Glebelands, Pulborough' Dated 26th July 2016 (ref: P7298\GAL).
- GRM 'Phase I Site Appraisal (Desk Study)' Dated August 2020 (ref: GRM/P7298/DS.1/RevA)
NOTE: This desk study provides an update of the previous desk study undertaken in 2016 following expansion of the site boundary to include the northern portion of the site.
- GRM 'Soakaway Testing Letter Report' ref P7298 SA.2 - April 2021.
- GRM 'Land Off Drovers Lane, Pulborough: Phase II Site Appraisal report' Dated August 2022 (ref: GRM/P7298/F.2).
- LEAP 'Technical Appraisal Form' Dated 26 January 2024 (ref: LPTA3601).
- LEAP 'Phase III Site Investigation' Dated 10 July 2024 (ref:3750605/PIII/1)
- LEAP 'Preliminary Waste Classification – Stockpiles' Dated 14 August 2024 (ref:3750605/WC/1)
- LEAP 'Soil Management and Resource Survey' Dated 13 October 2025 (ref:3750966/SM-RS/1)

2. ENVIRONMENTAL SETTING

Previous investigation was undertaken by GRM and LEAP and they describe the environmental setting and former site usage. The following section summarises the information from these reports.

2.1 Site Location and Description

The circa 14.7 Ha site is located approximately 1.1 km northeast of Pulborough town centre in West Sussex, as shown on the site location plan in **Appendix B**, Drawing 3750966-LW-111-XX-D-G-11102-C01. The approximate National Grid Reference of the site is TQ 057 193. The site lies at an estimated elevation of 36 m to 50 m Above Ordnance Datum (mAOD).

At the time of the most recent investigation, the site was secured with Heras fencing and comprised predominantly open fields, however there were farm buildings and areas of hardstanding in the eastern region of the site. The site is bounded by residential properties to the south, open fields to the east, and mature trees to the north and the south. There is one man-made surface water feature (reservoir) in the eastern central region of the site, which is fenced off with Heras fencing. The reservoir is lined and is approximately 30 x 30 m. It was used for the storage of water for irrigation.

In addition, there are 2 No. waste 'stockpiles' present in the northeastern corner of the site. Although referred to as stockpiles, these now resemble shallow layers of material placed at the surface and are overgrown with vegetation. The locations of these stockpiles in relation to the wider site are shown in

are illustrated in **Appendix B**, Drawing No. 3750966-LW-222-XX-D-G-22204-C01. Stockpile SP1 comprised plant/tree container arisings, with some pieces of broken plastic container. The arisings comprised brown gravelly and silty sandy loam with quartzite, sandstone and abundant roots and other woody plant material. Anthropogenic inclusions are estimated to comprise <1% of this stockpile, however vegetation matter is estimated to comprise up to 30% of this material, following excavation, if the vegetation is not segregated.

In comparison, stockpile SP2 was observed to contain a mixture of timber, damaged pallets, green waste mainly comprising conifer, some plastic netting, and what we understand to be the remains of three bonfires mixed with soils. It is understood that the materials which did not comprise soil or ash were being stockpiled pending being burned. The bonfire remains were noted to contain sandy ashy soil with metal items including hinges, brackets, nails, and screws, along with some glass, brick, pieces of burned timber and pallet, and plastic. Although it appeared there were perhaps three bonfire areas, these were all conjoined, within the same area and contained the same types of material within their ashes and were considered to form part of one stockpile / burning area. Anthropogenic inclusions are estimated to comprise circa 2% of the material, which was left over from the three bonfires, with circa 2% vegetation and circa 1% ash.

2.2 Site History

Between 1876 and 2002 the site was predominantly an open field bounded by hedgerows to the east, southeast and west with buildings present in the northeastern corner of the site, labelled as 'New Place'. From 1972 onwards, a reservoir and pump house are present in the central region of the site, with long, rectangular buildings labelled as 'New Place Farm'. Following this, from 2002 onwards, further buildings have been erected onsite, and the site is referred to as a nursery on the historical maps.

During the previous **LEAP** investigation in April 2024, the northern, central, southwestern regions of the site were described as comprising polytunnels, part demolished polytunnels, and in the eastern and southeastern regions of the site, a series of rectangular geotextile sheets secured to the ground, with wooden stakes supporting wire for securing immature trees in rows along the strips. These features are no longer present and so it can be presumed that between April 2024 and August 2025, when the most recent **LEAP** investigation was carried out, demolition activities have been undertaken to remove the polytunnels, irrigation systems, and geotextile sheets. This is supported by the information provided to **LEAP** by the Client that demolition works have been undertaken onsite.

3. PREVIOUS INVESTIGATIONS

The site has been the subject of a number of investigations by GRM and **LEAP**. Below is a summary of the investigations where the 2 No. stockpiles in the northeastern corner of the site are mentioned.

3.1 GRM Phase I Site Appraisal (Desk Study) ref GRM/P7298/DS.1/RevA - August 2020

The 2020 Phase I report identified the presence of the bonfire stockpile and the stockpile of discarded plants and pots in the northeast of the site (mistakenly reported as northwest of the site in the report). These were referenced as stockpiles M1 and M2.

3.2 GRM Phase II Site Appraisal report ref GRM/P7298/F.2 - August 2022

The contamination assessment from the 2022 GRM Phase II Site Appraisal report recommendations suggested that no remediation of the wider site is required, however careful management and disposal of the mounded soils (M1 – the bonfire stockpile area) would be required due to an elevated arsenic concentration in one sample of the mounded soils of 87 mg/kg against the generic assessment criteria (GAC) of 37 mg/kg for the Residential with Home Grown Produce (RESI_{HGP}) and 79 mg/kg for the Public Open Space Residential (POS_{RESI}) end-use scenarios.

3.3 LEAP Preliminary Waste Classification – Stockpiles ref 3750605/WC/1 – August 2024

LEAP attended site in May 2024 to take samples from stockpiles referenced as M1 and M2, now referred to as SP2 and SP1 respectively. Stockpile M1 (SP2) was described as comprising 45% green waste, 45% ash, 5% timber, 5% plastic, 1% metal and >1% glass, whilst stockpile M2 (SP1) was described as comprising mixed roots and woody stems (70%) with some attached growing medium (29% compost and fine gravel) with <1% plastic pot fragments. Eight samples from stockpile M1 (SP2) and four samples from stockpiles M2 (SP1) underwent laboratory testing using LEAP's hazardous waste test suite. The samples selected only comprise ash / subsoils / topsoil and therefore the preliminary classifications relate only to soils and not the other wastes which were present. Other wastes, such as vegetation matter, were not individually tested.

Seven samples from stockpile M1 (SP2) were assessed as non-hazardous with the exception of one sample (SPW2), which was classified as hazardous due to high concentrations of zinc (Ecotoxic HP14). WAC testing on this sample, SPW2 from stockpile M1 (SP2) exceeded the loss on ignition thresholds for hazardous waste landfill. LEAP suggested that the elevated concentration of zinc was due to the presence of burned screws and other fixings potentially manufactured from bright zinc plated (BZP) steel. Due to the dynamic nature of the 'stockpiles' the classifications provided should only be considered preliminary and should not be relied upon as representative of the material at any subsequent time.

Therefore, a conservative waste assessment classed all of stockpile M1 (SP2) as hazardous materials, due to the hazardous classification from the elevated zinc concentration. Also, due to the WAC exceedances of loss on ignition and total organic carbon, the material would not be suitable for disposal at a hazardous waste landfill without further pre-treatment of the waste. In contrast, for stockpile M2 (SP1) all samples were assessed as non-hazardous. However, due to the presence of vegetation and anthropogenic materials, together with one of the WAC tests for M2 exceeding the TOC threshold for inert waste landfill, LEAP determined that the material may be suitable for disposal at a non-hazardous landfill.

4. FIELDWORK

4.1 Date and weather conditions

A wider phase IV investigation was carried out between the 6 August and the 21 August 2025, however the stockpile sampling in the northeastern corner of the site was undertaken on the 15 August 2025. The weather during the stockpile sampling was dry and sunny.

4.2 Methodology (Sampling Plan)

During the wider intrusive investigation, chemical samples were taken from the 2 No. stockpiles in the northeastern corner of the site. Samples from the larger stockpile, SP1, were retrieved using a mechanical excavator, whilst samples from the smaller stockpile, SP2, were retrieved by excavating hand-dug pits. A plan which shows the location of where the samples were taken from site is included in **Appendix B**, Drawing No. 3750966-LW-222-XX-D-G-22204-C01. 3 No. samples were collected from stockpile SP1, and 4 No. samples were collected from stockpile SP2.

All samples were placed into a variety of containers (1 No. 1000 ml white plastic tub, 1 No. 256 ml amber glass jar, and 1 No. 60 ml amber glass VOC jar) suitable for the intended testing suite before being subsequently sealed and labelled with a unique location identity, depth, and date of sampling. The samples were then placed into cool boxes with ice-packs ready for transportation under chain of custody documentation to the nominated UKAS accredited environmental testing laboratory operated by Envirolab, Greater Manchester, SK13 3QU.

4.3 Constraints to Scope

For stockpile SP1, at the time of our stockpile sampling, the northern half of the stockpile was so densely populated by semi-mature trees that it was not possible for the mechanical excavator to excavate the soils across the northern region of the stockpile. The area which was inaccessible is illustrated in Drawing No. 3750966-LW-222-XX-D-G-22204-C01, in **Appendix B**.

5. STOCKPILE DESCRIPTIONS

The stockpile descriptions are described in detail in **Table 1** with estimated volumes and testing undertaken. The volumes have been estimated using the stockpile dimensions, included in **Appendix B**, Drawing No. 3750966-LW-222-XX-D-G-22204-C01. Both stockpiles are 0.25 m in height, however for SP1 it was very difficult to assess the height accurately since the stockpile was overgrown with dense vegetation.

Table 1: Summary of stockpile descriptions and testing

Stockpile Ref No.	Estimated Volume (m³)	Sample Location	Description	Sample Depth & Testing Scheduled
SP1	300	SP1-1	0.00 – 0.25: Spongy brown slightly sandy silty HUMUS with abundant rootlets. Sand is fine. 0.25 – 0.30: Light brown sandy slightly gravelly SILT with occasional plastic sheeting debris (2%) and woody material (2%). Sand is fine to medium. Gravel is subangular fine of sandstone.	0.10 m: 1 No. RSK Hazardous Waste Suite with Classification
		SP1-2	0.00 – 0.30: Spongy brown slightly sandy silty HUMUS with abundant rootlets. Sand is fine. Rare plastic debris.	0.15 m: 1 No. RSK Hazardous Waste Suite with Classification and 1 No. Single Stage 1:10 WAC E Inert

Stockpile Ref No.	Estimated Volume (m³)	Sample Location	Description	Sample Depth & Testing Scheduled
		SP1-3	0.00 – 0.30: Spongy brown slightly sandy silty HUMUS with abundant rootlets. Sand is fine. Occasional plastic debris (2%).	0.20 m: 1 No. RSK Hazardous Waste Suite with Classification
SP2	150	SP2-1	0.00 – 0.25: Light brown sandy slightly gravelly SILT. Sand is fine to medium. Gravel is angular to subrounded fine to medium sandstone with occasional plastic debris (2%), rare ceramic tile (1%), and occasional charcoal (2%). 0.25 – 0.30: Orangish brown sandy SILT. Sand is fine to medium.	0.15 m: 1 No. RSK Hazardous Waste Suite with Classification
		SP2-2	0.00 – 0.05: Brown sandy SILT with remains of burnt vegetation (2%) and rare charcoal (1%). 0.05 – 0.15: Light brown sandy slightly gravelly SILT. Sand is fine to medium. Gravel is fine to medium, subangular to subrounded sandstone.	0.10 m: 1 No. RSK Hazardous Waste Suite with Classification
		SP2-3	0.00 – 0.15: Blackish brown and brown slightly sandy slightly gravelly clayey SILT with burnt and decayed vegetation. Sand is fine to medium. Gravel is subangular to rounded flint pebbles and ceramic tile fragments, charcoal. Strong organic odour. 0.15 – 0.30: Light orangish brown and brown sandy clayey SILT. Sand is fine to medium. 0.30 – 0.45: Light orangish brown slightly sandy silty CLAY. Sand is fine to medium.	0.10 m: 1 No. RSK Hazardous Waste Suite with Classification and 1 No. Single Stage 1:10 WAC E Inert 0.20 m: LEAP Standard Soil Suite (Suite E)

The estimated volumes cannot be relied upon as due to dense vegetation it was difficult to accurately assess the volume of each stockpile.

Photographs of the stockpiles and sampling locations are included in **Appendix C**. In addition, other than the ash from the three bonfires identified in SP2, no visual or olfactory evidence of contamination was encountered during the stockpile sampling.

6. CHEMICAL LABORATORY TESTING

The laboratory testing includes sampling for waste classification purposes to support the client with future materials disposal options. Sampling techniques and storage have been undertaken as per BS 10175:2011+A1:2013 Code of Practice for Investigation of Potentially Contaminated Sites. The testing was scheduled to provide a waste classification. The samples retrieved from the stockpile sampling were then sent to Envirolab's laboratory in Hyde for chemical analysis.

The laboratory analytical certificates are provided in **Appendix D**.

7. PRELIMINARY WASTE CLASSIFICATION AND ASSESSMENT

7.1 Chemical Contaminants and Asbestos

It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its **Appendix D** requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. The assessment provided below is based only upon the available sample results (i.e.. not all of the stockpiles were accessible and therefore the results may not be representative of the waste in its entirety, together with the dynamic nature of the stockpiles / bonfires) and should be considered preliminary only and may not be sufficient to provide a definitive classification of any future waste soils that are generated at the site requiring off-site disposal. Chemical Contaminants and Asbestos

RSK has developed a waste soils characterisation assessment tool (HASWASTE), which follows the guidance within Technical Guidance WM3. The analytical results for the samples were assessed using this tool to assess if any of the samples exhibited hazardous waste properties and to inform potential off-site disposal options for future waste soils. Note that it is ultimately for landfills to confirm which wastes they are able to accept within the constraints of their environmental permit.

Following this assessment, none of the samples were found to potentially exhibit hazardous properties with concentrations of all tested substances assessed below hazardous waste thresholds. However, due to the findings of the 2024 LEAP preliminary waste classification assessment of the stockpiles, stockpile SP2, formerly referred to as stockpile M1, should be considered hazardous, due to the previously identified elevated zinc concentration. Asbestos was not detected in any of the tested samples.

It should be noted though however that elevated TPH was identified in Sample SP2-3 (21,438 mg/kg corrected to wet weight). The laboratory ID confirmed unknown hydrocarbons and no petrol/diesel; therefore, we can potentially assess as unknown oil. Additionally, no visible or olfactory evidence of hydrocarbons were noted during the sampling of stockpile SP2, however it is likely that any identified hydrocarbons are associated with engine oil or greases/lubricants used for maintenance on farming machinery. In order to assess this elevated TPH, and in accordance with the EA's WM3 Technical Guidance, where TPH from an unknown oil source is greater than 0.1% (ie 1,000 mg/kg), then benzo[a]pyrene (BaP) may be used as a marker compound to assess if the waste exhibits HP7 carcinogenic and HP11 mutagenic hazardous waste properties. Using this marker compound assessment, if the BaP concentration is less than 0.01% (1/10,000th) of the TPH concentration, the oil contaminating the waste may be classified as non-carcinogenic/non-mutagenic. The recorded BaP concentration for sample SP2-3 is 0.031 mg/kg (corrected to wet weight). Therefore, the concentration is less than 0.01% of the TPH concentration, and as a result, this sample was assessed as non-hazardous due to TPH where the oil source considered to have arisen from an 'unknown oil'.

For sample SP2-3 at 0.20 m, no TPH testing was carried out and therefore the assessment for these soils should be considered incomplete and classification of this material should be tentative unless further testing is carried out, especially as the TPH concentration of the overlying material is particularly elevated.

No TPH testing was carried out on this sample as the sample was natural subsoil with no visual or olfactory evidence of hydrocarbon contamination.

Due to the site's history and the proposed development for the site and if the material is excavated and disposed during the course of construction activities the List of Waste (LoW) codes (formerly the European Waste Catalogue (EWC)) included in Chapter 17 - Construction and Demolition Waste (Including Excavated Soil From Contaminated Sites) and subchapter "17 05" soil (including excavated soil from contaminated sites) stones and dredging spoil of Appendix A of WM3 could tentatively be considered the most appropriate for describing the waste the samples were collected from. Also, given that the material that was sampled and tested was predominantly comprised of ash, soil and natural stones with mostly incidental quantities (i.e., $\leq 5\%$) of anthropogenic material noted, the non-hazardous LoW codes '17 05 04 – soil and stones' or '17 05 03* soil and stones containing hazardous substances' may be appropriate for classifying the soil / ash samples for both stockpiles, **subject to further testing and assessment.**

7.2 Waste Acceptance Criteria (WAC)

The following samples were tested for the RSK Hazardous Waste Suite with Classification and Single Stage 1:10 WAC E Inert:

- One sample from stockpile SP1 (SP1-2) at 0.15 m.
- One sample from stockpile SP2 (SP2-3) at 0.1 m.

Given that SP1 was assessed as non-hazardous waste, the WAC results were compared to the WAC limits for inert landfill. The WAC result exceeded the inert landfill WAC limits for total organic carbon ($>3\%$).

In contrast, as SP2 has assessed as hazardous waste, due to elevated zinc identified in the previous stockpile testing in 2024, the WAC results were compared to the WAC limits for a hazardous landfill. The WAC results exceed the inert landfill WAC limits for total organic carbon ($>6\%$) and loss on ignition (10%).

8. CONCLUSIONS

LEAP attended the site at New Place Farm in August 2025 to undertake intrusive works and sampling as part of a Phase II site investigation. As part of this investigation, LEAP undertook sampling of 2 No. stockpiles and subsequent chemical testing (including general contamination suites and WAC analysis) was scheduled on these samples, with the testing data used to inform a preliminary waste classification and assessment exercise, and to identify possible disposal options for potential future waste streams.

The testing focussed on the soils and ash contained in 2 No. shallow stockpiles, SP1 and SP2. Stockpile SP1 is comprised of plant/tree container arisings whilst stockpile SP2 was observed to contain a mixture of timber, damaged pallets, green waste mainly comprising conifer, some plastic netting, and the remains of three bonfires together with soils.

Both stockpiles contained only incidental quantities (i.e., $\leq 5\%$) of anthropogenic materials, including occasional to rare wood and plastic in SP1 and occasional to rare charcoal, ceramic, and plastic in SP2. Thus, it is considered possible that should this material be excavated and disposed in the course of construction activities, soil and ash waste streams arising from these 2 No. stockpiles will be suitable for classification using the mirror LoW codes for soil and stones in Chapter 17 of Appendix A of WM3

Technical Guidance. Classification of other materials and refuse present e.g. vegetation, plastic etc will require separate consideration and classification at the time of disposal. Therefore, due to the site's history and the proposed development for the site, Chapter 17 - Construction and Demolition Waste of the List of Waste (LoW) codes (formerly the European Waste Catalogue (EWC)) are considered the most appropriate for describing the waste the samples were collected from. In addition, given both stockpiles comprised of soil and natural stones with mostly incidental quantities (i.e., $\leq 5\%$) of anthropogenic material noted, the non-hazardous LoW code '17 05 04 – soil and stones' or hazardous code '17 05 03* - hazardous soils and stones' are likely the most appropriate for classifying the samples for both stockpiles.

The samples underwent laboratory testing for a minimum suite of parameters required to inform a preliminary hazardous waste assessment. The chemical concentrations in all samples from the recent investigation were assessed significantly below hazardous waste thresholds, however zinc exceeded the hazardous threshold when SP2 was tested in the LEAP 2024 investigation. No asbestos was detected in either stockpile during this investigation or the previous investigation and even though TPH was elevated in sample SP2-3, when assessed against the BaP marker, the concentration was below the threshold. Therefore, based on the testing from the recent investigation and previous investigation, the assessed samples for SP1 may be classified as **NON-HAZARDOUS**, and the samples tentatively assigned the non-hazardous LoW code '17 05 04 – soil and stones'. However, when including the data from the LEAP 2024 preliminary waste classification investigation of the stockpiles, SP2 should be tentatively classified as **HAZARDOUS** due to the elevated zinc identified, and therefore this stockpile may have a hazardous LoW code '17 05 03* – hazardous soil and stones'. Separate consideration and classification are required in relation to the vegetation, plastic etc and other refuse which is present in the stockpiles as these LoW codes are not appropriate to describe those wastes.

WAC testing was carried out on both stockpiles. The results of the analysis indicate that stockpile SP1 is not suitable for acceptance into an inert waste landfill and should be sent to a non-hazardous landfill. This is due to the recorded TOC concentrations in excess of the inert landfill WAC limit of 3% for TOC. Also, based on the findings of the previous LEAP preliminary waste classification investigation of the stockpiles, SP2 is not suitable for a hazardous waste landfill as it exceeded the thresholds for loss on ignition and total organic carbon in the recent LEAP investigation and the 2024 LEAP waste classification investigation. Therefore, pre-treatment of stockpile SP2 is required before it goes to landfill. It is noted that should anthropogenic materials be encountered during removal of the soil / ash in the stockpiles at proportions greater than the incidental levels recorded for data considered as part of this assessment (as detailed in earlier sections of the report), it may be necessary to undertake further work to confirm classification/segregation requirements and, if necessary, assign additional LoW codes to accurately describe any excavation waste streams requiring disposal. Further work may include additional sampling, testing and/or assessment.

The conclusions above are specific to the locations where the stockpiles samples were taken during the sampling visit undertaken by LEAP on the 15 August 2025 and the sampling undertaken by LEAP in 2024. Any significant variation in the material properties of the waste streams identified during the stockpile sampling, for example changes in the composition of the material, such as visual evidence of contamination, (including any visual or olfactory evidence of contamination such as visible asbestos, strong organic or hydrocarbon odours, or a higher proportion of anthropogenic materials than those encountered) will necessitate further assessment by a suitably qualified geo-environmental consultant. This assessment should be considered preliminary only and indicative of any likely hazardous properties

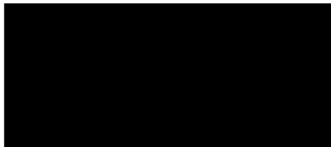
of the soil fractions and further sampling and testing should be carried out under a Waste Sampling Plan to confirm the appropriate List of Waste Codes prior to disposal.

It should be noted that specific waste receiving sites that are identified as potential disposal routes may have additional analytical requirements (e.g., further WM3 testing under the provisions of a formal Waste Sampling Plan to confirm classifications, further WAC testing etc..) before they are either able or willing to accept the waste; therefore, it is advised that potential disposal sites are contacted at the earliest possible convenience and provided with a copy of this report so any further specific requirements to support disposal can be established.

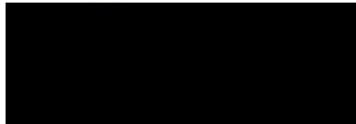
We trust our services and report are satisfactory and meet with your expectations, if however, you have any comments or require additional assistance then please do not hesitate to contact the undersigned.

Yours sincerely

For RSK Environment Limited



Rory Macdonald BSc FGS
Project Engineer
Waste & Materials
Author



Tim Holding
Director
Waste & Resources
Technical Reviewer



Terri Hocken
Administrator
QA/QC Check

Enclosures:

Appendix A	Service Constraints
Appendix B	Figures
Appendix C	Site Photographs
Appendix D	Chemical Laboratory Reports
Appendix E	HASWASTE Reports

APPENDICES

APPENDIX A

SERVICE CONSTRAINTS

APPENDIX A

SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the "Report") and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the "Appointment") between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

- a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.
- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.
- d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibility for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD) Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

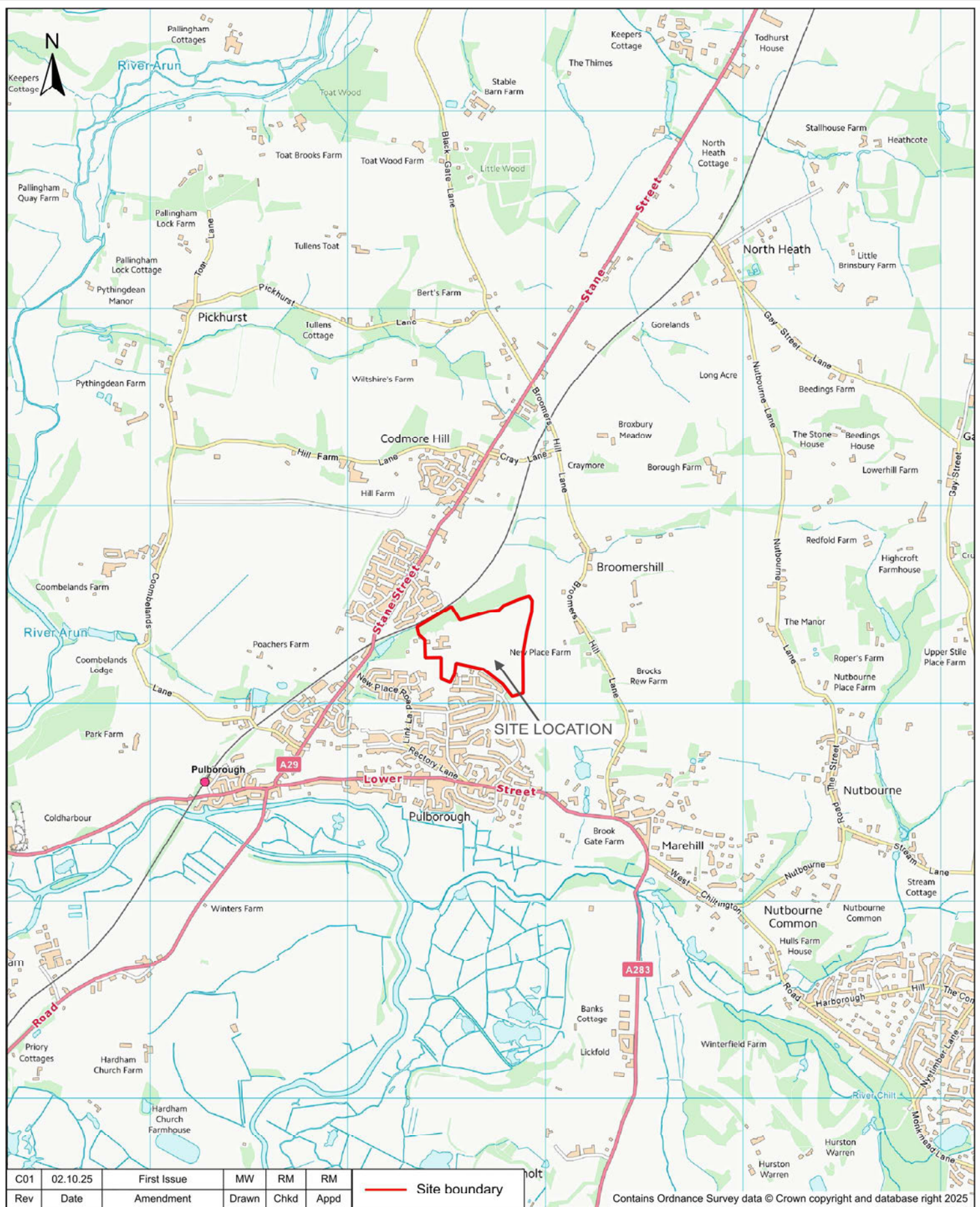
8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

APPENDIX B – FIGURES



C01	02.10.25	First Issue	MW	RM	RM
Rev	Date	Amendment	Drawn	Chkd	Appd

— Site boundary

Contains Ordnance Survey data © Crown copyright and database right 2025



1 Forest Park Way, Pease Pottage,
West Sussex, RH11 9ZG

Client

BDW

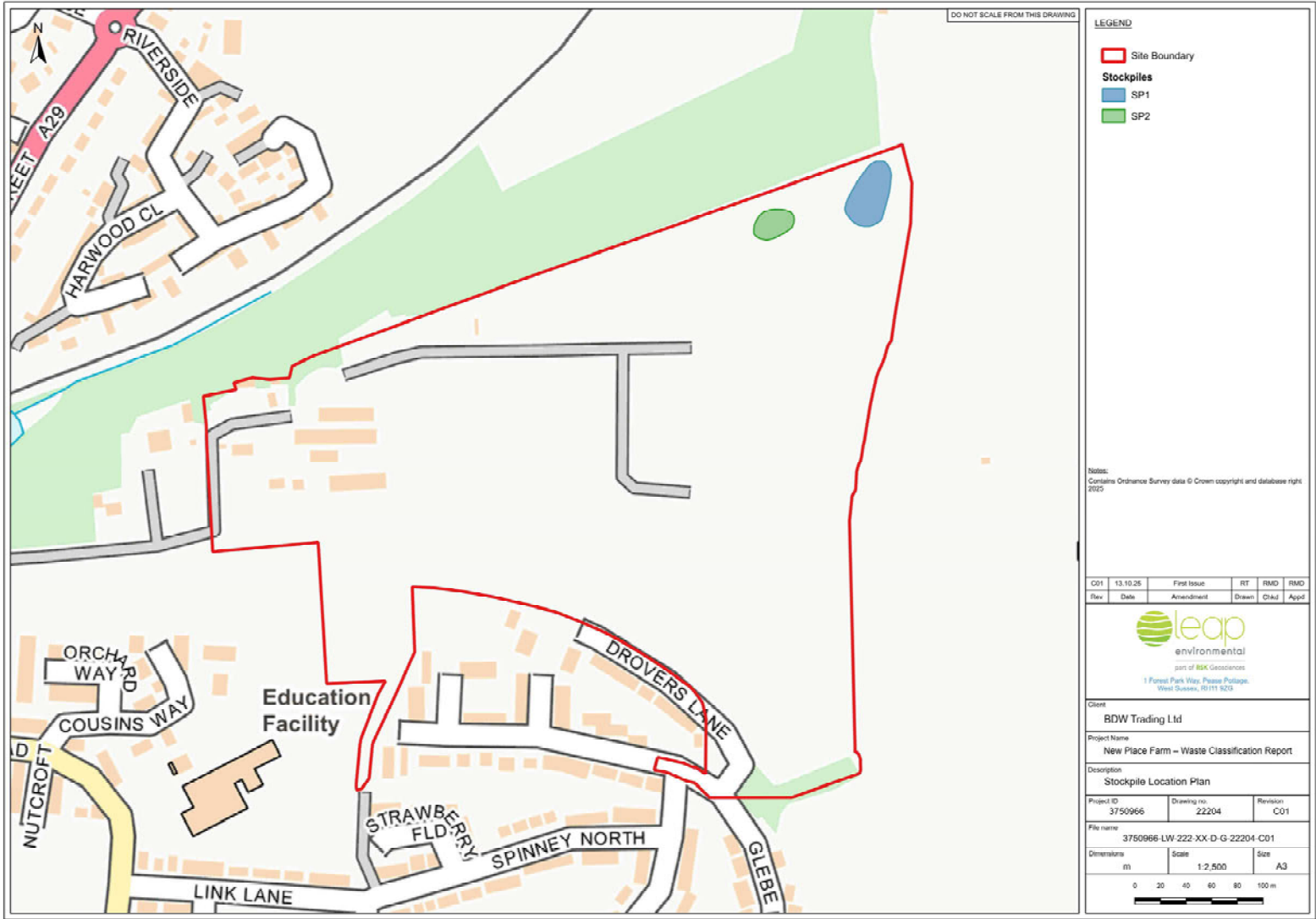
Project Name

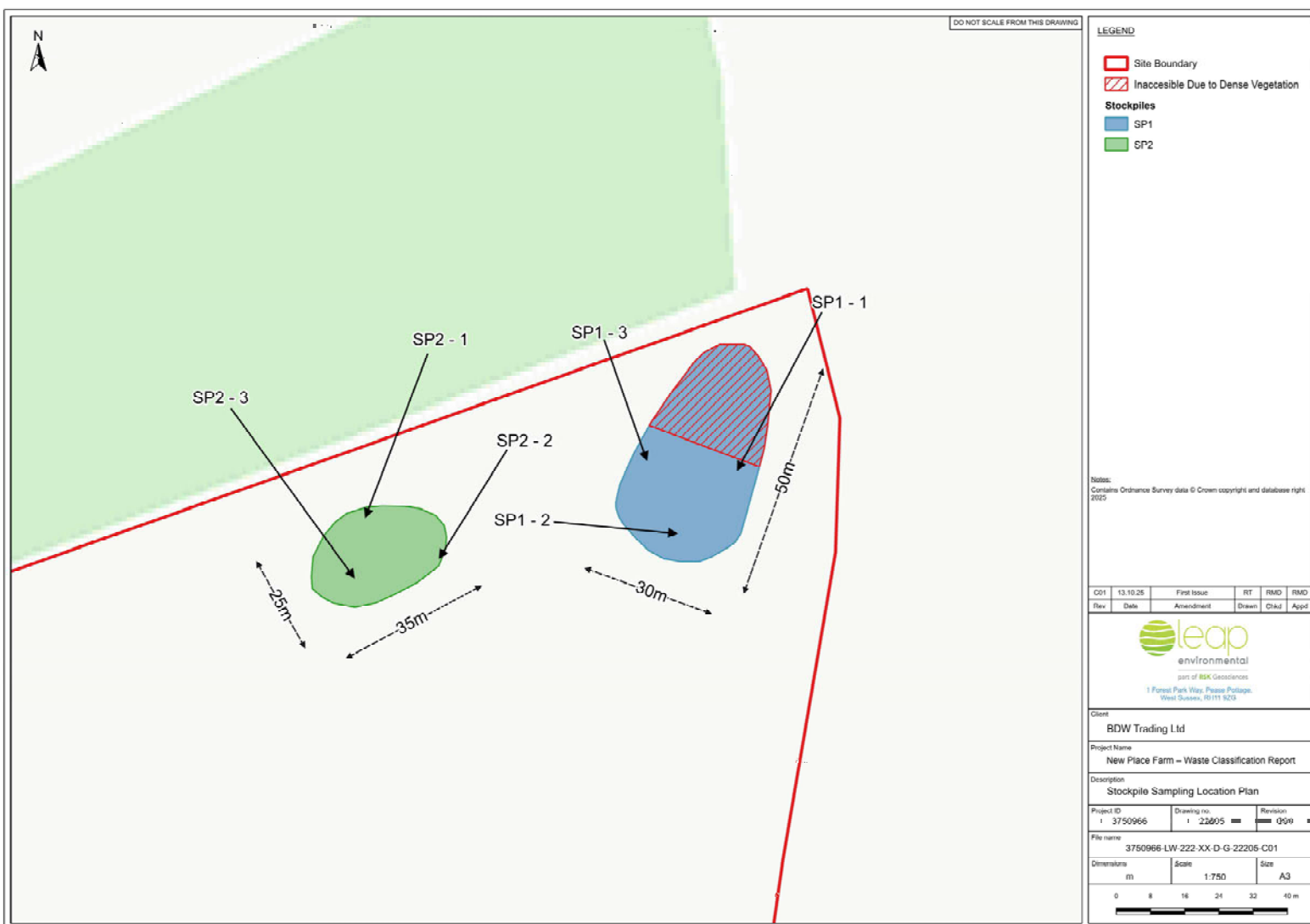
New Place Farm - Soil Resource Survey

Description

Site Location Plan

Dimension	Size	Scale	Geolocation	Project ID	Drawing no	Rev	File name
m	A4	1:25,000	505666,119327	3750966	11102	C01	3750966-LW-111-XX-D-G-11102-C01





APPENDIX C – PHOTOGRAPHS



Plate 1 – Overview of plant pot arisings stockpile (SP1) in the northeastern region of the site.



Plate 2 – Overview of bonfire arisings stockpile (SP2) in the northeastern region of the site.



Plate 3 – Overview of recovered arisings from sample location SP1-1.



Plate 4 – Overview of recovered arisings from sample location SP1-2.



Plate 5 – Overview of recovered arisings from sample location SP1-3.



Plate 6 – Overview of recovered arisings from sample location SP2-1.



Plate 7 – Overview of recovered arisings from sample location SP2-2.



Plate 8 – Overview of sample location SP2-3.



Plate 9 – Overview of hand-dug pit for sample location SP2-3.



Plate 10 – Overview of recovered arisings from sample location SP2-3.

APPENDIX D – CHEMICAL LABORATORY RESULTS

FINAL ANALYTICAL TEST REPORT

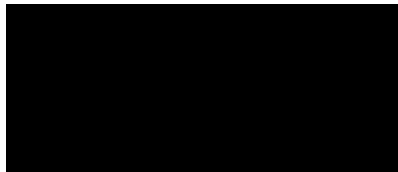
Envirolab Job Number: 25/09166
Issue Number: 1

Date: 25 September, 2025

Client: RSK Environment Ltd (Leap Pease Pottage)
1 Forest Park Way
Pease Pottage
West Sussex,
RH11 9ZG

Project Manager: *USE GeoGldata@rsk.co.uk/Ladislav Stehlik/Rory Mac
Project Name: New Place Farm
Project Ref: 375966
Order No: N/A
Date Samples Received: 19/08/25
Date Instructions Received: 20/08/25
Date Analysis Completed: 25/09/25

Approved by:



Gemma Berrisford
Deputy Client Services Supervisor

Envirolab Job Number: 25/09166

Client Project Name: New Place Farm

Client Project Ref: 375966

Lab Sample ID	25/09166/1	25/09166/2	25/09166/3	25/09166/4	25/09166/5	25/09166/6	25/09166/13	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP2-1	SP2-2	SP2-3	SP2-3	TP405	TP406	TP414			
Depth to Top	0.15	0.10	0.10	0.20	0.20	0.20	0.10			
Depth To Bottom										
Date Sampled	15-Aug-25	15-Aug-25	15-Aug-25	15-Aug-25	14-Aug-25	14-Aug-25	13-Aug-25			
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES			
Sample Matrix Code	6AE	4AE	4AE	4A	4A	4AE	4ADE			
% Moisture at <40C _A	11.1	8.7	20.6	-	10.4	-	-	% w/w	0.1	A-T-044
% Stones >10mm _A	2.8	2.8	5.2	4.6	<0.1	<0.1	7.0	% w/w	0.1	A-T-044
Asbestos in soil _D [#]	NAD	NAD	NAD	NAD	NAD	NAD	NAD			A-T-045
Asbestos Matrix (visual) _D	-	-	-	-	-	-	-			A-T-045
Asbestos Matrix (microscope) _D	-	-	-	-	-	-	-			A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A	N/A	N/A	N/A	N/A	N/A			A-T-045
pH _D ^{MS}	-	-	6.98	6.95	5.49	6.11	6.80	pH	0.01	A-T-031a
pH (As Rec'd Uncrushed Rock / Concrete / Solid) _A	7.65	7.30	7.02	-	6.32	-	-	pH	0.01	A-T-031a (AR)
Total Organic Carbon _D ^{MS}	-	-	11.9	1.77	0.68	2.15	0.75	% w/w	0.08	A-T-032a
Arsenic _D ^{MS}	26	6	9	6	5	3	6	mg/kg	1	A-T-024a
Cadmium _D	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	mg/kg	1	A-T-024a
Copper _D ^{MS}	78	17	30	12	30	15	14	mg/kg	1	A-T-024a
Chromium _D ^{MS}	26	13	15	11	9	6	7	mg/kg	1	A-T-024a
Chromium (hexavalent) _D	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-040a
Lead _D ^{MS}	25	14	17	10	15	16	17	mg/kg	1	A-T-024a
Mercury _D	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	mg/kg	0.17	A-T-024a
Nickel _D ^{MS}	10	9	8	10	5	5	6	mg/kg	1	A-T-024a
Selenium _D ^{MS}	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-024a
Zinc _D ^{MS}	157	46	248	63	32	38	52	mg/kg	1	A-T-024a

Envirolab Job Number: 25/09166

Client Project Name: New Place Farm

Client Project Ref: 375966

Lab Sample ID	25/09166/1	25/09166/2	25/09166/3	25/09166/4	25/09166/5	25/09166/6	25/09166/13	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP2-1	SP2-2	SP2-3	SP2-3	TP405	TP406	TP414			
Depth to Top	0.15	0.10	0.10	0.20	0.20	0.20	0.10			
Depth To Bottom										
Date Sampled	15-Aug-25	15-Aug-25	15-Aug-25	15-Aug-25	14-Aug-25	14-Aug-25	13-Aug-25			
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES			
Sample Matrix Code	6AE	4AE	4AE	4A	4A	4AE	4ADE			
OCP+OPP Combined Pest Suite (excl. Atrazine and Simazine)										
Dichlobenil _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Tecnazene _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Trifluralin _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
alpha-Hexachlorocyclohexane (HCH) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Hexachlorobenzene (HCB) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
beta-Hexachlorocyclohexane (HCH) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Quintozene (PCNB) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
gamma-Hexachlorocyclohexane (HCH) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Chlorothalonil _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
delta-Hexachlorocyclohexane (HCH) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Triallate _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Heptachlor _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Aldrin _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Triadimefon _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Telodrin _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Isodrin _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Pendimethalin _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Heptachlor epoxide _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
trans-Chlordane (Gamma) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
o,p-DDE (2,4) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Endosulphan I (Alpha) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
cis-Chlordane (Alpha) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
p,p-DDE (4,4) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Dieldrin _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
o,p-DDD (2,4) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Endrin _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Endosulphan II (Beta) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
p,p-DDD (4,4) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
o,p-DDT (2,4) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Endrin Aldehyde _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Endrin Ketone _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Endosulphan Sulphate _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056

Envirolab Job Number: 25/09166

Client Project Name: New Place Farm

Client Project Ref: 375966

Lab Sample ID	25/09166/1	25/09166/2	25/09166/3	25/09166/4	25/09166/5	25/09166/6	25/09166/13	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	SP2-1	SP2-2	SP2-3	SP2-3	TP405	TP406	TP414			
Depth to Top	0.15	0.10	0.10	0.20	0.20	0.20	0.10			
Depth To Bottom										
Date Sampled	15-Aug-25	15-Aug-25	15-Aug-25	15-Aug-25	14-Aug-25	14-Aug-25	13-Aug-25			
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES			
Sample Matrix Code	6AE	4AE	4AE	4A	4A	4AE	4ADE			
p,p-DDT (4,4) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
o,p-Methoxychlor _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
p,p-Methoxychlor _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Permethrin I (cis) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Permethrin II (trans) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Dichlorvos _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Mevinphos _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Demeton-S _A	-	-	-	-	-	<0.50	-	mg/kg	0.5	A-T-056
Demeton-O _A	-	-	-	-	-	<0.50	-	mg/kg	0.5	A-T-056
Phorate _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Dimethoate _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Propetamphos _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Diazinon (Dimpylate) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Disulfoton _A	-	-	-	-	-	<0.10	-	mg/kg	0.1	A-T-056
Chlorpyrifos-methyl _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Parathion (Ethyl Parathion) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Methyl Parathion _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Pirimiphos-methyl _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Fenitrothion _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Fensulphothion _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Fenthion _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Malathion _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Chlorfenvinphos _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Chlorpyrifos _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Trichloronate _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Prothiofos (Tokuthion) _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Ethion _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Triazophos _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Carbophenothion _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Phosalone _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Azinphos-methyl _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Azinphos-ethyl _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056
Coumaphos _A	-	-	-	-	-	<0.01	-	mg/kg	0.01	A-T-056