

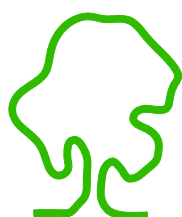
MR JOHN HILDEN



**WYCHWOOD BARNES, WYCHWOOD LANE, BRIGHTON ROAD,
SHERMANBURY, WEST SUSSEX, RH13 8HE**

Contamination Risk Assessment

May 2026



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref:	911/PRowe/Hilden/CRA
Date	June 2026
Client	Mr John Hilden
Report type	Contamination Risk Assessment
Purpose	Planning Application
Revisions	-
Prepared by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEnvSc
Approved by	

MR JOHN HILDEN

**WYCHWOOD BARNs, WYCHWOOD LANE, BRIGHTON ROAD,
SHERMANBURY, WEST SUSSEX, RH13 8HE**

Contamination Risk Assessment

June 2026

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WYCHWOOD BARNs, WYCHWOOD LANE, BRIGHTON ROAD,
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Contamination Risk Assessment

June 2026

1. BACKGROUND

- 1.1 The site comprises a plot of land, partly occupied by an agricultural barn off Wychwood Lane in Shermanbury, West Sussex. The site area is approximately 0.25 ha. The Ordnance Survey (OS) map reference for the site is TQ 2081 1840. The site elevation is approximately +7 m OD. See Appendix A, Figure 1 for the site location plan.
- 1.2 It is proposed to redevelop the site for two houses with gardens, with a further two houses with gardens to follow. See Figure 2 for the site as existing and the trial pit locations.
- 1.3 A Preliminary Contamination Risk Assessment (PCRA) was carried out by Ashdown Site Investigation Limited in September 2020. However, this was for a barn conversion scheme and did not cover the whole site presently under consideration.
- 1.4 The PCRA identified asbestos containing material in the barn cladding and concluded that there was some risk of ground contamination from previous land uses. As a follow on, seven trial pits were excavated, two in the barn and five in the immediate surroundings. Analysis of soil samples from the made ground (0.1 – 0.3 m depth) revealed asbestos, some PAH and minor (aromatic) petroleum hydrocarbon contamination. No heavy metal concentrations exceeding the current Soil Screening values for a residence with gardens were found in the samples analysed. The underlying Weald Clay was considered to be uncontaminated.
- 1.5 In response an additional Contamination Risk Assessment (CRA) has been undertaken to assess the potential risk to future site users in the wider site now under consideration.
- 1.6 This CRA includes reference to the previous PCRA and CRA by Ashdown for the smaller site and addresses exposure of future site users to contaminants.
- 1.7 An additional five trial pits were excavated in the proposed garden areas and soil samples were taken from the upper made ground and the underlying clay. Soil samples from the trial pits were sent for laboratory analysis (i2 Analytical).

2. THE SITE & PROPOSED REDEVELOPMENT

- 2.1 The site comprises the existing barn, and area to the rear and a further area to the west. See Figure 2.
- 2.2 It is proposed to redevelop the site for two houses initially, with two further houses (in the western part of the site) to follow. See Figure 3. The houses will have domestic garden areas to the rear and parking spaces, with a small amount of soft landscaping. See Figure 3.
- 2.3 The area of the site outside of the barn is presently rough ground where brambles and other vegetation has partly been cleared.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

- 3.1 According to the British Geological Survey (available online), the site lies on Weald Clay Formation (mudstone). Excavations at the site revealed a thin layer (0.1 – 0.3 m) of made ground or topsoil over dense clay.
- 3.2 The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) shows that the site lies on unproductive bedrock and superficial drift. DEFRA classify the soil type as “ *slightly acid but base-rich loamy and clayey soils*”. The site lies on an area of ‘unproductive’ groundwater vulnerability and does not lie in a groundwater source protection zone (SPZ).
- 3.3 According to the EA online Flood Map for Planning, the site lies within Flood Zone 1 (low risk of flooding from fluvial sources), the site will remain in Flood Zone 1, apart from the extreme western edge (Flood Zone 2) in the 2070 - 2125 scenario. The site is not at risk from surface water flooding in any scenario, Groundwater flooding or reservoir flooding are deemed unlikely at the site. The site lies within 250 m of a watercourse classified as a main river by the EA, the River Adur lies to the south of the site and flows westwards under Brighton Road. See Appendix B.

4. POTENTIAL SOURCES OF CONTAMINATION

- 4.1 A Preliminary Contamination Risk Assessment (Ashdown Site Investigation Ltd September 2020), Phase 1 desk study was carried out for a barn conversion scheme at the site. The PCRA indicated that the land use had remained agricultural up to the present day, but that the use of barns on the site could have been a source of contamination, the made ground in the area had some potential for contamination and the barn cladding probably included asbestos containing material. Subsequently, Ashdown Site Investigation Ltd carried out a trial pit investigation, but this was confined to the barn and immediate surroundings.

-
- 4.2 The origin of the PAH contamination previously found in the made ground may be bonfire residuals or old tarmac. The petroleum hydrocarbon contamination could have been from handling small quantities of fuel or lubricant in the vicinity of the barn.
- 4.3 The site was visited by Environmental Assessment Services Ltd on the 15th April 2026 to excavate the trial pits and take samples of soil from the five additional trial pits for laboratory analysis.

5. THE SITE INVESTIGATION

- 5.1 The objective of the site investigation is to confirm the nature of the underlying soil and to establish whether the former land uses had resulted in contamination of soil or groundwater at the site.
- 5.2 The site investigation was carried out on 15th April 2026. The samples were taken from the topsoil/made ground. The pits were excavated into the underlying undisturbed clay. No groundwater was encountered.
- 5.3 The trial pit locations are shown in Appendix A, Figure 2.
- 5.4 The soil samples were sent to i2 Analytical Ltd of Croxley Green, Watford, for analysis. All the trial pits were tested for speciated polycyclic aromatic hydrocarbons (PAHs), petroleum hydrocarbons, toxic and phytotoxic heavy metals / metalloids, water soluble Sulphate, pH, soil inorganic matter, and asbestos.
- 5.5 Copies of the sample analysis certificates, together with the laboratory's methods and accreditations, are given in Appendix C.

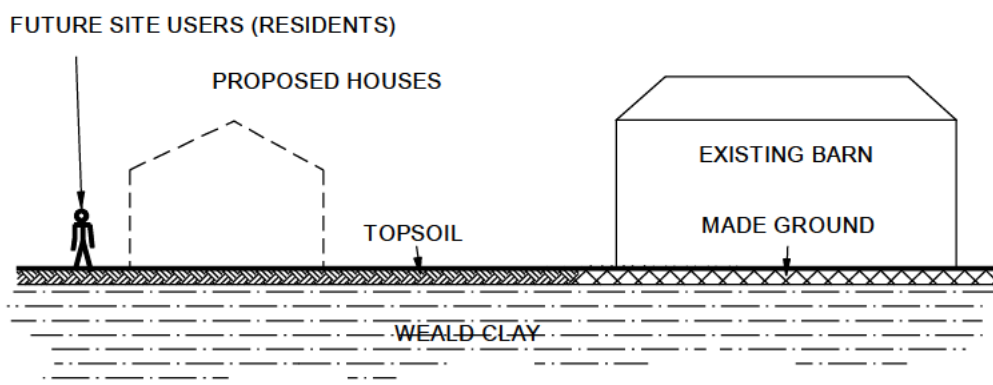
6. INTERPRETATION OF RESULTS

- 6.1 The results of the soil sample analysis have been compared with the threshold values for residential use with home grown produce use as published in the LQM/CIEH Suitable for Use Levels (S4UL) for Human Health Risk Assessment (2015). Copyright Land Quality Management Limited reproduced with permission; Publication Number: S4UL3601. All rights reserved.
- 6.3 The pH of the soil samples ranged from 5.7 (TP3) – 7.3 (TP), slightly acidic to neutral. No measurable concentrations of cyanide were identified within any of the soil samples analysed and asbestos was not detected in any of the samples.
- 6.4 There were no elevated levels of Speciated Polycyclic Aromatic Hydrocarbons (PAHs) exceeding the thresholds for domestic gardens with produce growing identified in any soil samples from the trial pits.

- 6.5 No heavy metal concentrations in the soil samples exceeded the thresholds for domestic gardens with produce growing.
- 6.6 The concentration of water-soluble Boron very slightly exceeded the threshold for domestic gardens with produce growing in the sample from TP3. The sample analysis recorded level of 1.1 mg/kg with a threshold of 0.9 mg/kg. However, Boron is a plant nutrient metalloid that would not be considered significant soil contamination at this concentration.
- 6.8 Based on the analysis of soil samples taken from the five trial pits, it is concluded that there is no soil contamination in excess of the threshold values for a residential use with produce growing gardens in the soil across the site.
- 6.9 The results of this site investigation would not merit any remediation requirement. However, the results of the 2020 site investigation by Ashdown Site Investigation Limited did find contamination close to the existing barn. It is concluded that, as a precautionary measure, any gardens or soft landscaping to be located between the latest trial pit locations and the barn location should be excavated to remove all made ground down to the underlying natural dense clay or 600 mm depth (whichever is the less) and clean topsoil from an uncontaminated source should be placed over a permeable geotextile.

7. RISK ASSESSMENT

- 7.1 The Contamination Risk Assessment has been prepared in accordance with current standards and recommendations.
- 7.2 For contamination to be significant, there must be three elements present: *contamination* (a substance that has the potential to cause harm or cause pollution of controlled waters), a *receptor* (something that could be adversely affected by a contaminant) and a feasible *pathway* (route or means) between substance and receptor. See Figure 4 below:



7.3 The model may be applied to four cases:

- i. Construction workers engaged in the redevelopment of the site and exposed to contamination. The receptor assumed to be an adult.
- ii. Future site users (residents) on the site after the redevelopment is complete. The receptor is assumed to be a child.
- iii. Post-redevelopment impacts on buildings and services, including water supply pipes.
- iv. Post-redevelopment impacts on the wider environment. Includes off-site contamination migration, contamination of watercourses, etc.

7.4 Exposure of construction workers during redevelopment

7.4.1 In this case, contamination has been identified in the samples of soil taken from the made ground close to the existing barn, but not in the general topsoil around the site; There some potential contamination risk to the site construction workers during work around the barn.

7.4.2 The presence of contamination within the made ground close to the barn may pose a potential risk to water mains. If new water connections are to be laid close to the barn, results of the soil testing should be reviewed against current UKWIR guidance, and barrier pipe may be required for new water mains.

7.4.3 Soil remediation will be required in the proposed garden areas and any soft landscaping close to the barn. This will include on-site remediation of the made ground and/or soil removal. Site workers are likely to be exposed in either case.

7.4.4 Exposure to soil contaminants during construction is most effectively addressed by appropriate industrial hygiene when the made ground is handled during site clearance and groundworks. Measures should include the wearing of boots, gloves and coveralls, and dust masks (particularly on dry days) wherever dust is generated. Eating and smoking in excavations should be avoided.

7.4.5 Details of the proposed remediation strategy are given in the section 9 below.

7.5 Exposure of site users on the site after redevelopment

7.5.1 The site is to be redeveloped for housing with gardens. Residents will be exposed to contact with the soil.

7.5.2 Generally, the soil on the site has been shown to be uncontaminated, except in close proximity to the barn. Remediation of the soils within this area of the site will be required in this case. Remediation should include the removal of upper soil/made ground in this area and replacement with clean topsoil placed on permeable geotextile. See recommendations in Section 9.

7.6 Post-redevelopment risks to buildings, services, and the wider environment

-
- 7.6.1 There are no particular concerns regarding sulphate concentrations in relation to building foundations etc.
 - 7.6.2 Migration of contamination off site is considered very unlikely.
 - 7.7.3 The site has unproductive groundwater vulnerability, does not lie within a groundwater Source Protection Zone and is not within an area which is considered to be hydrogeologically sensitive. In this case, the proposed redevelopment of the site is not considered likely to pose any risk of contamination to the wider environment.

8. CONCLUSIONS

- 8.1 The site lies upon Weald Clay Formation (mudstone). The site does not lie within a groundwater Source Protection Zone and is not considered to be hydrogeologically sensitive.
- 8.2 According to the EA's online Flood map for planning, the site lies within Flood Zone 1 (low risk of flooding from fluvial sources) and is not currently at risk of surface water flooding. The site lies within 250 m of a watercourse classified as a main river by the EA, the River Adur lies 250 m to the south of the site and flows westwards.
- 8.3 A Contamination Risk Assessment, including an intrusive site investigation, is required to satisfy a condition of the planning permission for redevelopment of the site for a residential use.
- 8.4 A Preliminary Contamination Risk Assessment was carried out by Ashdown Site Investigation Limited in 2020 for a barn conversion scheme. This was expanded to include an intrusive site investigation in close proximity to the barn. The investigation identified some hydrocarbon and asbestos contamination in the made ground close to the barn.
- 8.5 An additional site investigation was carried out on 15 April 2026. The investigation comprised the excavation of five trial pits distributed across the proposed garden areas of the current application for houses. Soil samples were taken and sent for analysis by i2 Analytical.
- 8.6 The sample results were compared against the LQM Category 4 Screening Levels (C4SL, updated 2014) and LQM/CIEH Suitable for Use Levels (S4UL) for Human Health Risk Assessment (2015), for a residential end use.
- 8.7 The analysis of soil taken from the five trial pits, positioned strategically within the site, revealed no significant contamination and all concentrations of potential contaminants were within the thresholds for residential use with gardens and produce growing. No groundwater was encountered during the investigation.
- 8.8 The historic and most recent land use was agricultural.

- 8.9 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 8.1 below:

TABLE 8.1
RISK ASSESSMENT MATRIX

PROBABILITY OF IMPACT	CONTAMINATION POTENTIAL		
	SEVERE	MODERATE OR UNCERTAIN	MINIMAL
High	4	3	2
Medium	3	2	1
Low	2	1	1

1 = low risk, 2 = low to medium risk, 3 = medium to high risk, 4 = high risk

- 8.10 In this case, contamination in exceedance of the threshold values for residential use was only identified by a previous site investigation and appears to be limited to made ground in the close vicinity of the existing barn. No contamination was identified elsewhere within the site. In the absence of remediation, the probability of impact would be moderate/uncertain for a residential use. The site is not hydrogeologically sensitive. Subject to remediation measures recommended in section 9 below, the environmental risk rating would be reduced to 1 (low).

9. REMEDIATION

- 9.1 Contamination in exceedance of the threshold values for residential use, as published in the LQM/CIEH Suitable for Use Levels (S4UL) for Human Health Risk Assessment (2015), was identified within the soil (made ground) samples from some of the trial pits excavated Ashdown Site Investigation Limited close to the barn in 2020. See report reference R14396. Subsequent soil samples from trial pits covering the wider site found no significant contamination.
- 9.2 The remediation strategy sets out the remedial actions to be taken and the records to be kept during the redevelopment of the site. This is required to bring the site up to a standard suitable for residential use and to demonstrate that the recommended remediation has been carried out.
- 9.3 It is the responsibility of the developer to ensure that the remediation scheme is approved by Mid Sussex District Council prior to the commencement of remediation works and implemented as part of the site's development plan.
- 9.4 The remediation will be achieved by:
- Removing any asbestos containing materials (ACMs) from the site.
 - Removing and replacing made ground between the existing barn and the locations of TP1 and TP 5 with clean topsoil from an uncontaminated

source over a geotextile membrane, where this is to be domestic garden or soft landscaping.

- iii. The made ground/soil within the remediation are (See Figure 3) is removed to a depth of 0.6 m or into underlying Weald Clay, whichever is encountered first and replaced with clean topsoil from an uncontaminated source laid on a permeable geotextile Terram 1000 or similar).
- iv. Any waste soil produced during the excavation/construction which is not retained under buildings or access road is to be removed and disposed of as appropriate by a licenced contractor.

9.5 These recommendations form the basis of a remediation strategy to permit the site's redevelopment for residences with gardens:

Note:

- *WAC (Waste Acceptance Criteria) analysis will be required by the contractors appointed to remove suspected contaminated soil from the site. Records, receipts and photographs of the removal should be retained.*
- *All groundworkers engaged in the removal of, or working within, the existing upper soil (made ground) are to practice appropriate industrial hygiene. Measures are to include the wearing of boots, gloves and coveralls, and dust masks on dry days if dust is generated, within excavations and otherwise in contact with the made ground. Eating and smoking in excavations is to be avoided.*

9.6 Should any unexpected apparent contamination be identified during the redevelopment of the site, advice should be sought from an appropriately qualified person and, where confirmed, should be reported to Horsham District Council immediately. An investigation will be carried out and, where remediation is necessary, a revision to the remediation strategy will be prepared for approval by the Council.

9.7 Evidence (as detailed in column 2 of Table 9.1 below) is to be collected and provided to those appointed to prepare the Verification Report.

TABLE 9.1:
Summary of Remediation Works and Evidence Requirements

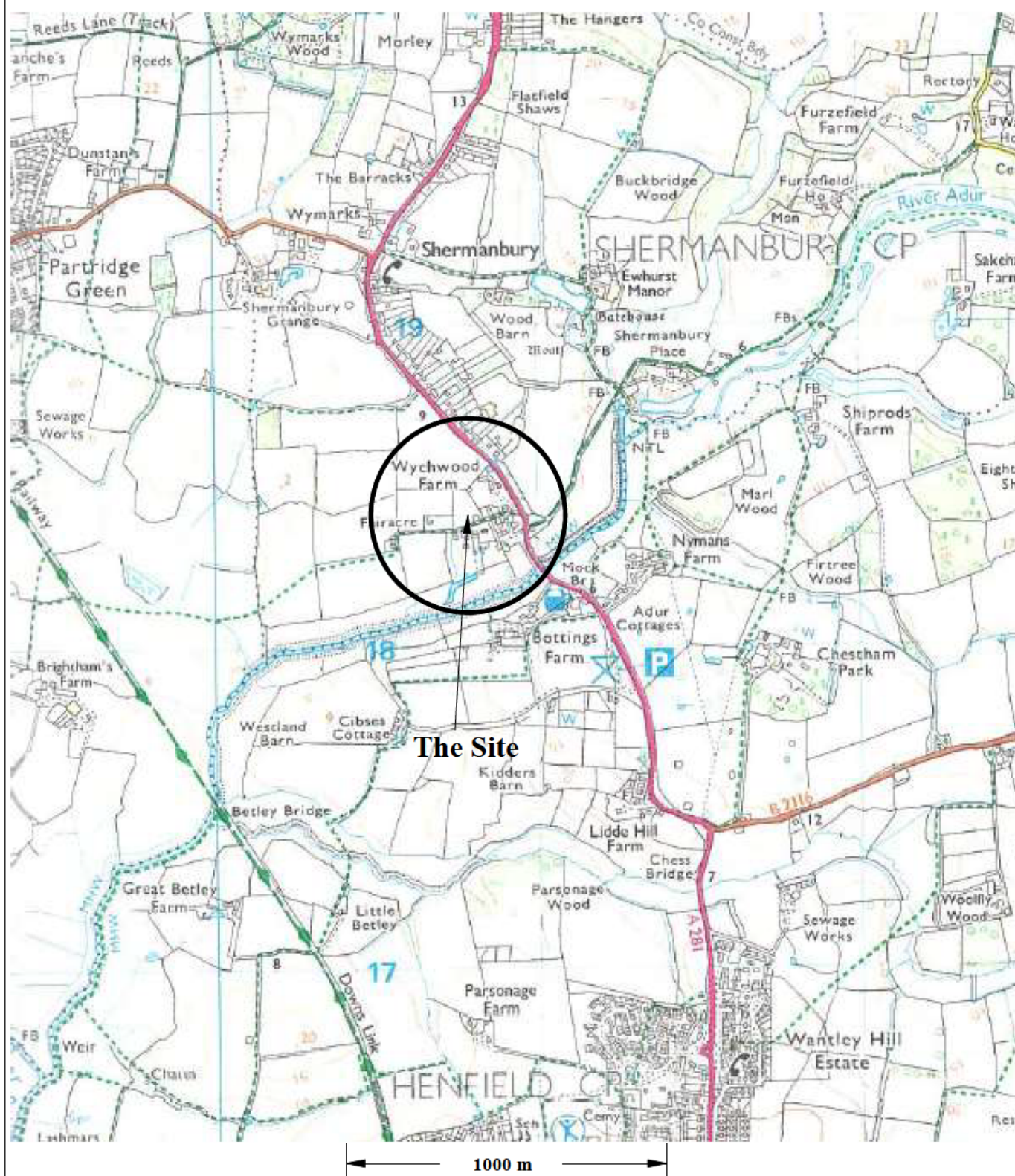
Remediation Works	Evidence
Mark out and identify area requiring remediation.	• Photographs
Removal of made ground within the remediation area.	• Disposal certificate • Photographs
Laying of a permeable geotextile and placing clean topsoil within the remediation area.	• Photographs of the permeable geotextile in place. • Topsoil certificate/s
Laying of new water mains and meters.	• The water authority will not lay water mains or fit water meters at properties where contamination that may affect their apparatus is suspected.
Ongoing observations of any unexpected contamination.	• Written verification report to Horsham District Council (HDC). • Contamination and remediation reporting as required by HDC.

- 9.8 On completion of the remediation works, a Verification Report is to be provided for the benefit of the Local Planning Authority and the building insurers/guarantee providers.

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APPENDIX A

- Figure 1: **Location Plan**
- Figure 2: **The Site, Proposed Redevelopment and Trial Pit Locations**
- Figure 3: **Remediation Plan**
- Figure 4: **Conceptual Model (in text)**



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June 2026

Scale as shown

MR JOHN HILDEN
WYCHWOOD BARNS, WYCHWOOD LANE, BRIGHTON ROAD
SHERMANBURY, WEST SUSSEX, RH13 8HE
Figure 1: Site Location



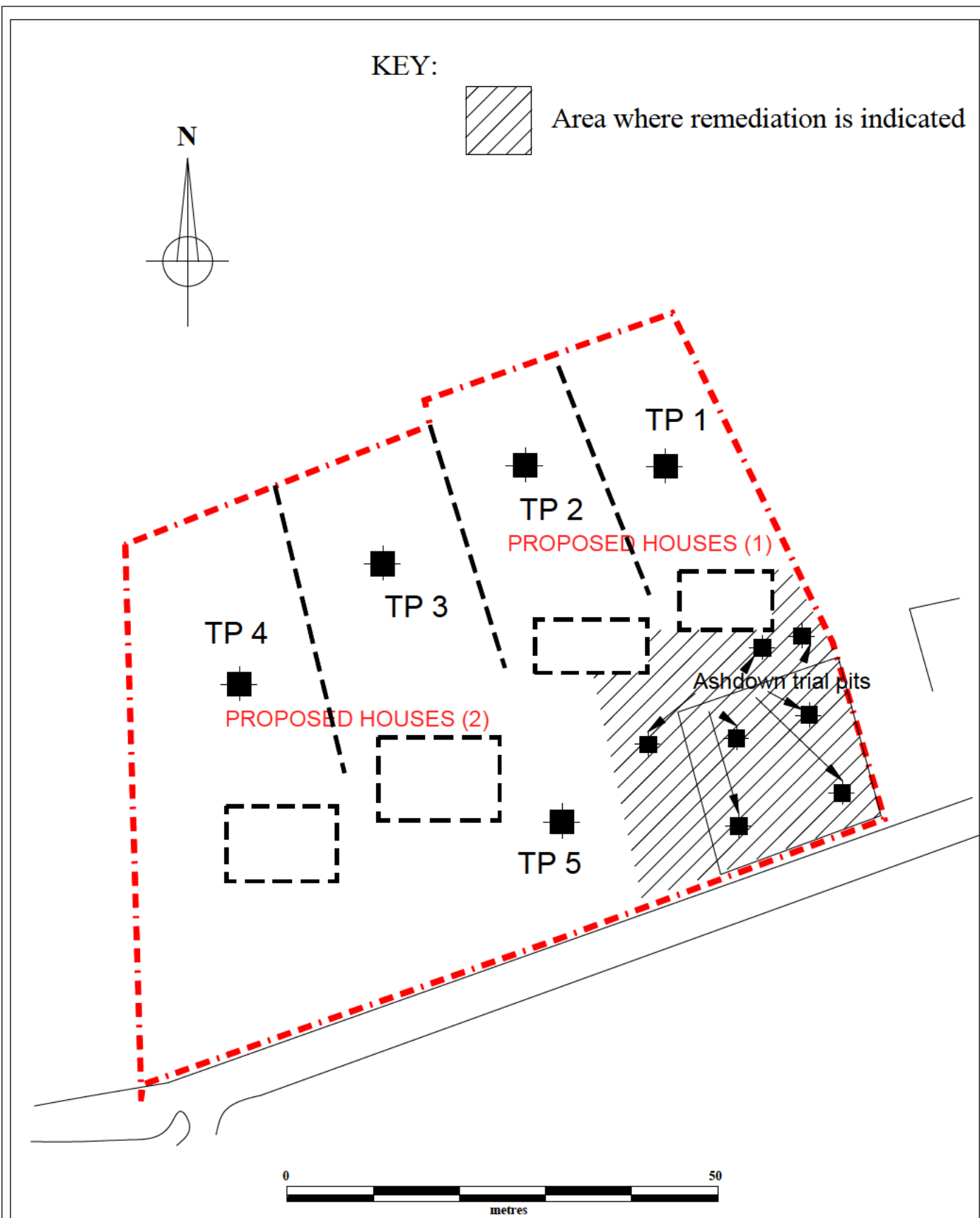
June 2026

Scale as shown

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WYCHWOOD BARNs, WYCHWOOD LANE, BRIGHTON ROAD
SHERMANBURY, WEST SUSSEX, RH13 8HE

Figure 2: The Site, Proposed Redevelopment and Trial Pit Locations



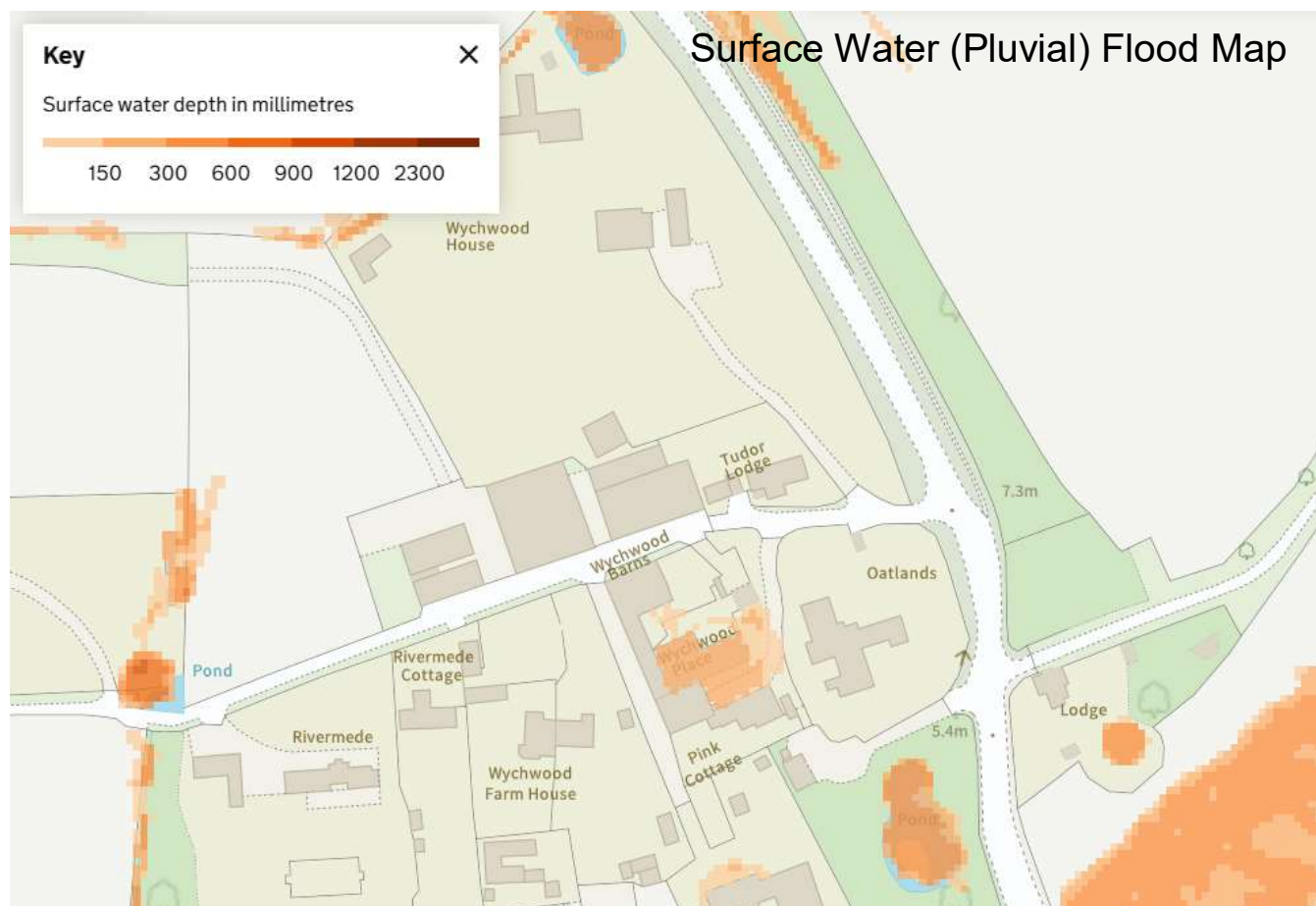
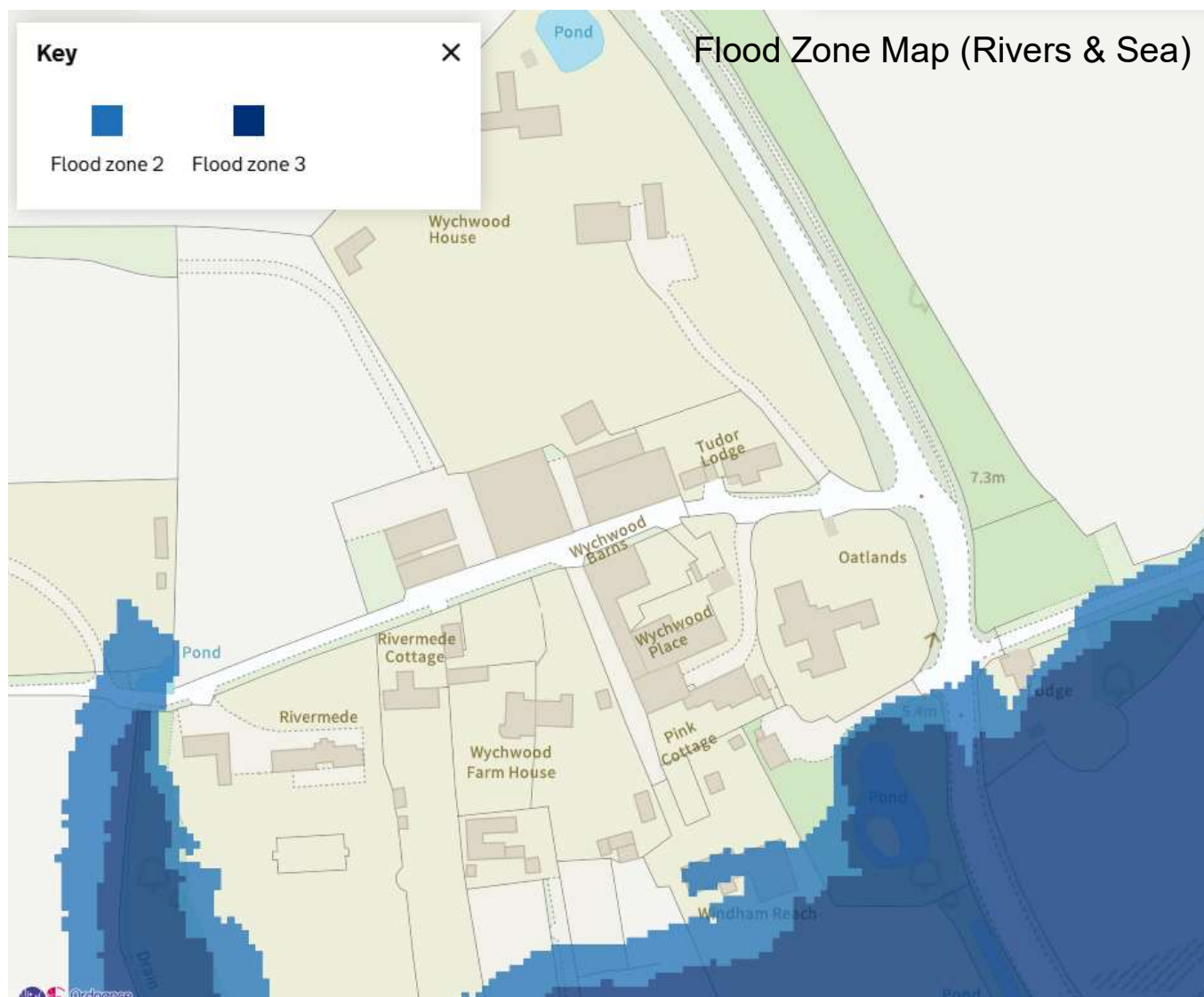
June 2026

Scale as shown

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WYCHWOOD BARNES, WYCHWOOD LANE, BRIGHTON ROAD
SHERMANBURY, WEST SUSSEX, RH13 8HE
Figure 3: Remediation Plan

APPENDIX B:

Flood Mapping



APPENDIX C:
Analysis Certificates

Environmental Assessment Services Ltd
London Road
Hickstead
Haywards Heath
West Sussex
RH17 5LZ

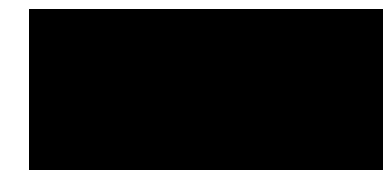
i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t:
e: malcolm@easltd.co.uk

t: 01923 225404
f: 01923 237404
e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-022508

Project / Site name:	Wychwood Barns	Samples received on:	29/04/2026
Your job number:		Samples instructed on/ Analysis started on:	29/04/2026
Your order number:	EAS/2026/911	Analysis completed by:	15/05/2026
Report Issue Number:	1	Report issued on:	15/05/2026
Samples Analysed:	5 soil samples		



Signed:

Rachel Chappell
Key Account Manager
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: 26-022508
Project / Site name: Wychwood Barns
Your Order No: EAS/2026/911

Lab Sample Number	903765	903766	903767	903768	903769
Sample Reference	TP 1	TP 2	TP 3	TP 4	TP 5
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.30-0.50	0.20-0.50	0.20-0.60	0.10-0.60	0.10-0.60
Date Sampled	15/04/2026	15/04/2026	15/04/2026	15/04/2026	15/04/2026
Time Taken	1300	1300	1300	1300	1300
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	20	14	19	16	16
Total mass of sample received	kg	0.1	NONE	1.3	0.9	1.2	1	1

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	CZJ	CZJ	CZJ	CZJ	CZJ
Analysis completed	N/A	N/A	N/A	15/05/2026	15/05/2026	15/05/2026	15/05/2026	15/05/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	6.3	6.2	5.7	6.8	7.3
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	35	45	31	52	50
Organic Matter (automated)	%	0.1	MCERTS	3	1.7	3.2	1.2	6.2

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	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.06	< 0.05	0.07	0.06	0.16
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.1	0.07	0.12	< 0.05	0.44
Pyrene	mg/kg	0.05	MCERTS	0.09	0.07	0.11	< 0.05	0.43
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.06	0.06	0.08	< 0.05	0.25
Chrysene	mg/kg	0.05	MCERTS	0.07	0.05	0.08	< 0.05	0.3
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.08	0.06	0.08	< 0.05	0.37
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	0.05	< 0.05	0.18
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.29
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.21
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.06
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.25

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	< 0.80	2.92
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Analytical Report Number: 26-022508
Project / Site name: Wychwood Barns
Your Order No: EAS/2026/911

Lab Sample Number	903765	903766	903767	903768	903769
Sample Reference	TP 1	TP 2	TP 3	TP 4	TP 5
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.30-0.50	0.20-0.50	0.20-0.60	0.10-0.60	0.10-0.60
Date Sampled	15/04/2026	15/04/2026	15/04/2026	15/04/2026	15/04/2026
Time Taken	1300	1300	1300	1300	1300
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	22	23	19	21	16
Barium (aqua regia extractable)	mg/kg	1	MCERTS	120	140	130	100	110
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1.2	1.3	1.3	1.2	1
Boron (water soluble)	mg/kg	0.2	MCERTS	0.8	0.8	1.1	0.6	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.6	0.7	0.7	0.6	0.6
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	32	30	32	29	28
Copper (aqua regia extractable)	mg/kg	1	MCERTS	27	30	26	25	42
Lead (aqua regia extractable)	mg/kg	1	MCERTS	45	38	44	27	47
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	28	30	28	26	22
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	2.7	3.3	2.1	3.3	1.8
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	54	54	53	48	47
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	96	85	92	98	110

Petroleum Hydrocarbons

TPH Total >EC6 - EC40 EH_CU+HS_ID_TOTAL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	37
Petroleum Range Organics (EC6 - EC10) HS_ID_TOTAL	mg/kg	1	ISO 17025	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (EC10 - EC40) EH_CU_ID_TOTAL	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	37

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

Analytical Report Number : 26-022508

Project / Site name: Wychwood Barns

* 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 *
903765	TP 1	None Supplied	0.30-0.50	Brown clay and sand
903766	TP 2	None Supplied	0.20-0.50	Brown clay and sand with gravel and vegetation
903767	TP 3	None Supplied	0.20-0.60	Brown clay and sand with gravel and vegetation
903768	TP 4	None Supplied	0.10-0.60	Brown clay and sand
903769	TP 5	None Supplied	0.10-0.60	Brown clay and sand with gravel and vegetation

Analytical Report Number : 26-022508

Project / Site name: Wychwood Barns

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC-MS	In-house method	L129-PL	W	ISO 17025
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 : 26-022508

Project / Site name: Wychwood Barns

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 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

Analytical Report Number : 26-022508

Project / Site name: Wychwood Barns

This deviation report indicates the sample and test deviations that apply to the samples submitted for analysis. Please note that the associated result(s) may be unreliable and should be interpreted with care.

Key: a - No sampling date b - Incorrect container/Insufficient material provided c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TP 1	N/A	S	903765	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
TP 1	N/A	S	903765	c	Total cyanide in soil	L080-PL	c
TP 1	N/A	S	903765	c	Total petroleum hydrocarbons by GC-FID in soil	L076B	c
TP 1	N/A	S	903765	c	Total petroleum hydrocarbons by HS-GC-MS in soil	L129-PL	c
TP 1	N/A	S	903765	c	pH in soil (automated)	L099-PL	c
TP 2	N/A	S	903766	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
TP 2	N/A	S	903766	c	Total cyanide in soil	L080-PL	c
TP 2	N/A	S	903766	c	Total petroleum hydrocarbons by GC-FID in soil	L076B	c
TP 2	N/A	S	903766	c	Total petroleum hydrocarbons by HS-GC-MS in soil	L129-PL	c
TP 2	N/A	S	903766	c	pH in soil (automated)	L099-PL	c
TP 3	N/A	S	903767	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
TP 3	N/A	S	903767	c	Total cyanide in soil	L080-PL	c
TP 3	N/A	S	903767	c	Total petroleum hydrocarbons by GC-FID in soil	L076B	c
TP 3	N/A	S	903767	c	Total petroleum hydrocarbons by HS-GC-MS in soil	L129-PL	c
TP 3	N/A	S	903767	c	pH in soil (automated)	L099-PL	c
TP 4	N/A	S	903768	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
TP 4	N/A	S	903768	c	Total cyanide in soil	L080-PL	c
TP 4	N/A	S	903768	c	Total petroleum hydrocarbons by GC-FID in soil	L076B	c
TP 4	N/A	S	903768	c	Total petroleum hydrocarbons by HS-GC-MS in soil	L129-PL	c
TP 4	N/A	S	903768	c	pH in soil (automated)	L099-PL	c
TP 5	N/A	S	903769	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
TP 5	N/A	S	903769	c	Total cyanide in soil	L080-PL	c
TP 5	N/A	S	903769	c	Total petroleum hydrocarbons by GC-FID in soil	L076B	c
TP 5	N/A	S	903769	c	Total petroleum hydrocarbons by HS-GC-MS in soil	L129-PL	c
TP 5	N/A	S	903769	c	pH in soil (automated)	L099-PL	c

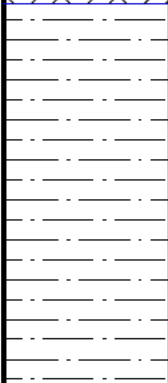
APPENDIX D

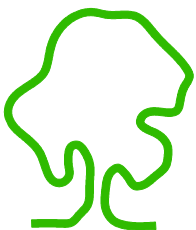
Typical Trial Pit Log

Environmental Assessment Services Limited

Site: Wychwood Barns, Shermanbury

Date:
15 April 2026

Standpipe	Sampling			Strata			
	Type	Depths		Legend	Depth bgl	R L	Strata Description
		From	To				
				 			Topsoil with roots Dense yellow/grey clay Weald Clay
Remarks No groundwater encountered						Method	Trial Pit
						Dimensions Dia	1m x 1m x 0.8 m deep
						Made by	
						Job No.	911
						Borehole or Trial Pit No.	TP3



eas ltd

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