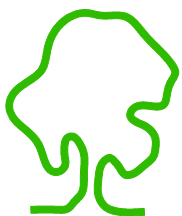


LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING, BN44 3AA

Contamination Risk Assessment

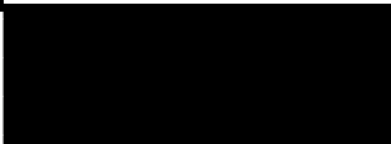
June 2026
(Revised August 2026)



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Ref:	873a/NJA/Warner/WappingthornLodge/CRA
Date	June 2026
Client	Leonard and Penelope Warner
Report type	Contamination Risk Assessment
Purpose	Planning Condition #3 and #7
Revisions	August 2026
Prepared by	Daniel Milford BSc (Hons)  Signed
Approved by	Lucy Monday BSc (Hons), ACIEEM  Signed

LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING BN44 3AA

Contamination Risk Assessment

June 2026
(Revised August 2026)

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LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING BN44 3AA

Contamination Risk Assessment

June 2026
(Revised August 2026)

1. BACKGROUND

- 1.1. This report follows the Preliminary Contamination Risk Assessment completed for the site in February 2026 (revised April 2026). The site was found to have some potential contamination risk relating to material being burned on site.
- 1.2. The site is intended for residential redevelopment. It was recommended that a Contamination Risk Assessment, including intrusive site investigation, be undertaken in order to assess the extent of any potential contamination at the site and the potential risk to future site users and the wider environment.
- 1.3. This assessment includes a superficial examination of the site, the excavation of five trial pits at locations reasonably representative of potential contamination, the analysis of soil samples plus a review of data compiled as part of the Preliminary Contamination Risk Assessment. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE & PROPOSED DEVELOPMENT

- 2.1. The site comprises a former stable block, garage and machinery storage barn located off an access track from Horsham Road (B2135). The site area is approximately 0.43 ha. The Ordnance Survey (OS) map reference for the site is TQ 17081 13020. The site elevation is approximately + 30 m OD.
- 2.2. It is proposed to remove the existing buildings and redevelop the site for residential use comprising a newbuild Scandia Hus which has been granted planning permission under DC/25/1002 subject to conditions.
- 2.3. See Appendix A for site location and proposed site plans.

3. POTENTIAL SOURCES OF CONTAMINATION

- 3.1. Land use history at the site has comprised:
 - Undeveloped field until ca. 1990's.
 - Stabling, agricultural equipment storage and vehicle storage, from ca. late 1990's.
 - Residential storage – present.

- 3.2. Land use indicates a low risk of contamination at the site. Some fuels and maintenance fluids may have been stored within the buildings and vehicles and machinery containing such fluids have been stored within the buildings. However, all buildings have a concrete floor which would have acted as a suitable barrier, and no significant staining was observed during the site walkover assessment.
- 3.3. The remnants of a bonfire was identified between the sand school and garage. The incomplete combustion / burning of waste and ash residue are a potential source of PAH (Polycyclic Aromatic Hydrocarbon) contamination. This ash and any underlying soil which has been impacted will be / need to be removed as part of the site's redevelopment.
- 3.4. The roofing sheets of the stables and garage are believed likely to post-date the use of asbestos, however, confirmation of this may be required by the demolition / waste contractor when this material is removed from site.

4. SITE SENSITIVITY

4.1. Environmental site sensitivity

- 4.1.1. The site is not considered to be hydrogeologically sensitive, lying within an area of Gault Formation - Mudstone, an Unproductive Strata (with no superficial geology).
- 4.1.2. The site does not lie within a source protection zone. However, there are records of ground water, surface water and potable water abstraction licences within 2000 m of the site. These water sources are likely to be sensitive to ground contamination.
- 4.1.3. The site lies within 500 m of controlled waters (inland fresh waters, groundwater and coastal waters) the closest record being an inland river 201 m southwest of the site.
- 4.1.4. According to the Environment Agency flood mapping, the site lies within Flood Zone 1 (low risk of fluvial and pluvial flooding). Additionally, the site is of low risk of groundwater flooding.

4.2. Future site users

- 4.2.1. It is proposed to redevelop the site for residential use comprising a single dwelling with soft landscaped gardens to the rear and hardstanding (parking and turning area) to the front of the site.

- 4.2.2. Future site users in this case are likely to include construction workers (considered to be adults) engaged in the development of the site, and future residents (which may include both adults and children). Both construction workers and residents are considered likely to come into direct contact with soil on the site. Future residents are likely to come into contact with the soil in the garden areas and may also grow produce for consumption.
- 4.2.3. New underground service lines will need to be installed as part of the site's development. Depending on the materials used, some water supply pipework may be vulnerable to contaminants within the soil (where present). See UKWIR guidelines.

5. INTRUSIVE SITE INVESTIGATION

- 5.1. The objectives of the site investigation were to confirm the nature of the underlying soil to establish or confirm whether the former land uses had resulted in contamination of the soil or groundwater at the site.
- 5.2. The site investigation was carried out on 21 May 2026 and comprised the excavation of six trial pits. The trial pits allowed visual inspection of the underlying soil as well as the selection of samples for analysis.
- 5.3. The sampling strategy targeted potential contamination hotspots and areas of the site where future site users are considered most likely to come into direct contact with soils on site post development i.e. proposed garden areas. Potential contamination hotspots in this case were limited to the area of bonfire residues, where it appears that green waste has been burnt on site. Soils from the proposed garden / soft landscaping areas to the east, south, southwest and northwest of the dwelling have been covered.
- 5.4. The existing site layout, trial pit locations and trial pit logs are given in Appendix A. The trial pit logs are summarised in Table 5.1 below:

TABLE 5.1
SUMMARY OF TRIAL PIT LOGS

TP1	TP2	TP3
<i>Existing green waste bonfire location – Proposed soft landscaping / garden area.</i> Surface bare ground with ash residues from green waste bonfire to 0.08 m bgl. Dark brown clay subsoil to 0.28 m bgl. Light brown clay natural ground to 0.5 m bgl.	<i>Vegetated area south of the existing machinery store – Proposed soft landscaping / garden area southwest of the dwelling.</i> Surface brambles down to 0.05 m bgl. Mid-dark brown clayey topsoil to 0.20 m bgl. Northside of trial pit consists of fill material chalk down to 0.40 m bgl. South side of pit is natural ground consisting of light brown clay to 0.45 m bgl.	<i>Vegetated area south of the stables – Proposed soft landscaping / garden area south of the dwelling.</i> Disturbed topsoil ground with roots down to 0.25 m bgl. Light brown clay fading to a mottled light brown/grey clay to 0.5 m bgl.
TP4	TP5	TP6 (Ground check)
<i>Grassed area northwest of the machinery store and west of the (unvegetated) surfacing (made ground) – Proposed soft landscaping / garden area northwest of the dwelling.</i> Topsoil to 0.15 m bgl. Chalk fill to 0.25 m bgl. Light brown clay to 0.5 m bgl.	<i>Vegetated area east of the concrete yard – Proposed soft landscaping / garden area east of the dwelling.</i> Clayey brown topsoil to 0.25 m bgl. Light brown clay fading to a mottled light brown/grey clay to 0.35 m bgl.	<i>Access route to field to the south of the site – to remain as existing.</i> Ground check revealed a shallow topsoil over chalk fill over clay.

5.5. A total of seven soil samples were taken on 21 May 2026 and sent for laboratory analysis at Normec i2 Analytical. The soil samples were taken from:

- TP1 – topsoil and subsoil at 0.10 m.
- TP1 – natural clay at 0.30 m.
- TP2 – topsoil at 0.05 m.
- TP2 – natural clay at 0.20 m.
- TP3 – topsoil at 0.15 m.
- TP4 – topsoil at 0.15 m.
- TP5 – topsoil at 0.10 m.

- 5.6. The natural clay sample for TP2 was taken from the point where chalk fill and natural clay meet topsoil. The sample consisted of the upper levels of the chalk and natural clay ground. This sample would identify any potential contamination of the underlying chalk surface or natural ground caused by contaminants with increased mobility that would not be able to infiltrate the less permeable chalk and clay.
- 5.7. The sample for TP4 comprised material from the interface between the topsoil and the chalk. In this case the sample comprised a mix of the lower level topsoil and the upper level of the chalk. This sample was selected to target any potential contamination of the chalk surface when exposed, and to target any potential contamination in the soil above. The more mobile contaminants in the soil may move down and accumulate above the less permeable compressed chalk.
- 5.8. TP6 is located within a vegetated area between an unvegetated track and gateway into the field to the south. The trial pit was excavated to confirm what, and if any, surfacing was present in this location. It was found that the materials present were similar to those observed elsewhere within the site (i.e. topsoil over chalk over the natural underlying clay). No sampling was undertaken in this case as it was not deemed that this area is at any significant risk of contamination and materials present were similar to those used elsewhere (and most likely from the same original source). Post development it is understood this area will remain generally as existing. Given that no contamination has been identified across the more actively used areas of the site, and the materials present show no variation, we are not concerned that any significant contamination is present at this location within the site.
- 5.9. The samples were tested for the presence/absence of asbestos, soil organic matter, cyanide, petroleum aromatic hydrocarbons (PAHs), and petroleum hydrocarbons.
- 5.10. No groundwater sampling and analysis has been conducted. Groundwater was not encountered within any of the trial pits.

6. RESULTS OF THE SITE INVESTIGATION

- 6.1. The soil analysis results certificate, together with the laboratory's methods and accreditations, is provided in Appendix C.
- 6.2. The results of the soil sample analysis have been compared with the published DEFRA Category 4 Screening Levels (C4SL) for Assessment of Land Affected by Contamination (as updated 2014) and 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. Polycyclic Aromatic Hydrocarbons (PAHs) were recorded within each of the soil samples, however none were in excess of threshold levels.

- 6.4. Levels of petroleum hydrocarbons were not found to be in excess of threshold levels within analysed samples.
- 6.5. The toxic metals; arsenic, barium, beryllium, boron, chromium, lead, and vanadium and the phytotoxic metals; copper, nickel and zinc were recorded within each of the soil samples. Cadmium was detected in the upper soil samples of TP1 and TP4, and selenium was detected in the upper soil sample of TP5. None were found to exceed the threshold value for residential land use with home grown produce across all analysed samples.
- 6.6. The pH of the soil samples ranged from 7.2 to 8.7, neutral to moderately alkaline.
- 6.7. Asbestos was not detected in any of the tested samples.

7. INTERPRETATION OF RESULTS

7.1. **Physical appearance and topography of the soils**

- 7.1.1. Oil staining, unusual colouring, odour and other superficial indications of significant contamination were not noted in the trial pits. However, it was immediately apparent that the upper soil in TP1 contained ash residues from a green waste bonfire.
- 7.1.2. Photographs taken at the site during the current investigation are provided in Appendix B.

7.2. **Analysis of the soil samples**

- 7.2.1. The results of the soil sample analysis have been compared with the published DEFRA Category 4 Screening Levels (C4SL) for Assessment of Land Affected by Contamination (as updated 2014) and 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.*
- 7.2.2. The pH values in the soil samples ranged from 7.2 to 8.7. The most alkaline sample was from the underlying strata in TP 1.
- 7.2.3. The proposed land use is classified as residential with home grown produce.
- 7.2.4. No contamination was identified within analysed soil samples.
- 7.2.5. No asbestos was detected in any of the upper soil samples.

8. RISK ASSESSMENT

- 8.1. The contamination risk assessment has been prepared in accordance with the recommendations given in the Defra/EA publication “Model Procedures for the Management of Land Contaminated – Contaminated Land Report 11” 2004.
- 8.2. 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.
- 8.3. In this case, no contamination has been identified exceeding the safe for use levels for residential use with home grown produce.

9. CONCLUSIONS

- 9.1. The site lies on Gault Formation – Mudstone, an unproductive strata and does not lie within a groundwater source protection zone. The site is not considered hydrogeologically sensitive.
- 9.2. The site is in Flood Zone 1 (low risk of fluvial and pluvial flooding) and is not within 250 m of any landfill likely to present a landfill gas migration risk. The site is not within a radon affected area.
- 9.3. Former land uses at the site have included undeveloped field, stabling, agricultural equipment and vehicle storage. The site’s current use is for residential storage. The remnants of a green waste bonfire was identified between the sand school and garage and was noted as a potential contamination risk.
- 9.4. The site investigation, comprising five trial pits, has identified no significant contamination, in the made ground or topsoil at the site. No asbestos was found in the upper soil samples.
- 9.5. The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
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

- 9.6. In this case, the probability of impact is medium for a residential land use, but with minimal hydrogeological sensitivity. No contamination has been identified in the soil across the site, which would give a contamination potential rating of 1. The overall environmental risk rating would be reduced to 1 (low).

10. RECOMMENDATIONS

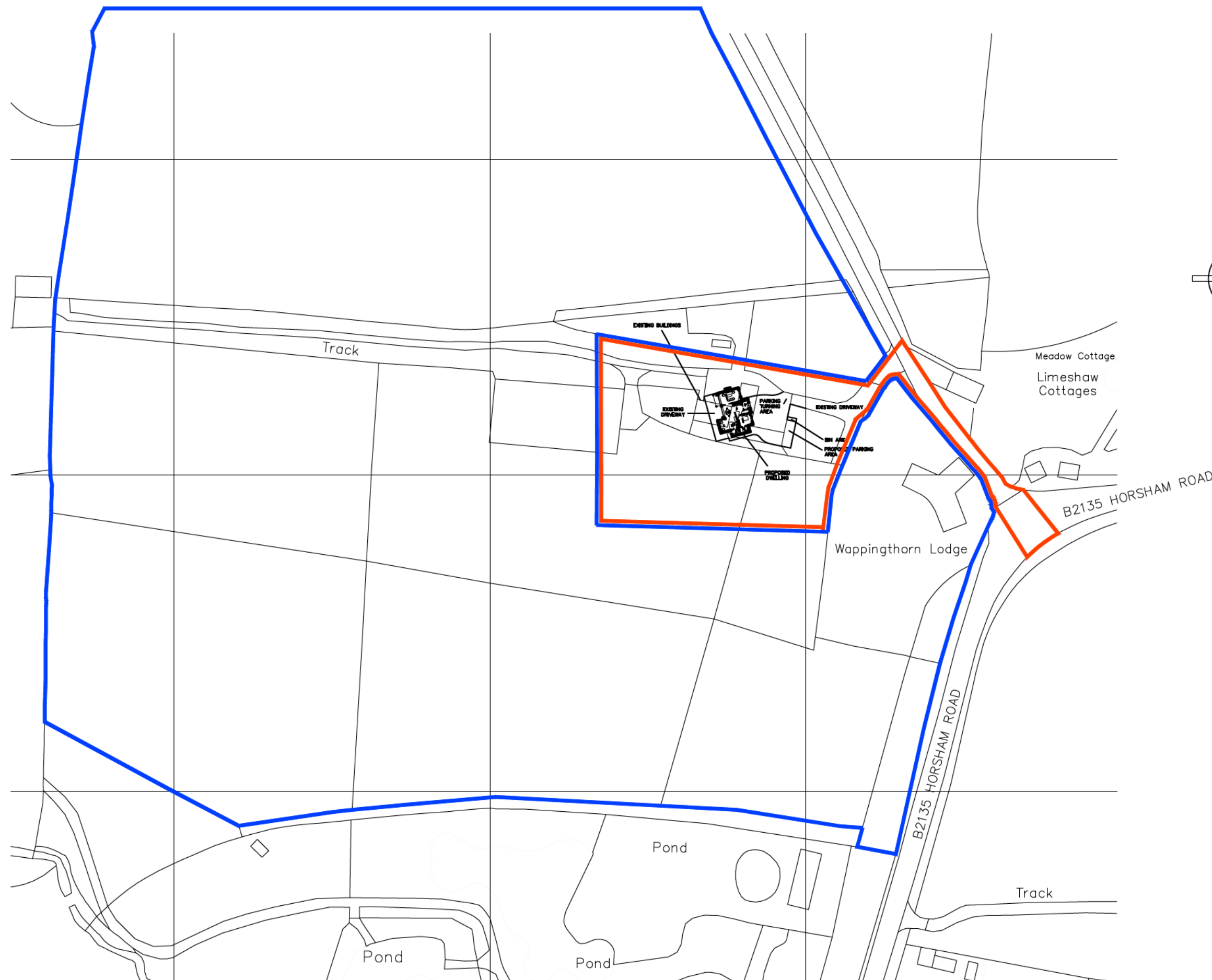
- 10.1. Should any unexpected contamination be identified during the redevelopment phase, the Council should be notified and any necessary remediation work carried out as required.
- 10.2. All appropriate measures to avoid fuel spillage should be taken during the site's development. Should a spill occur or should any evidence of hydrocarbon contamination be found or suspected during the site's development, testing should be undertaken and all contaminated material removed from site.

☆ ☆ ☆ ☆ ☆ ☆ ☆

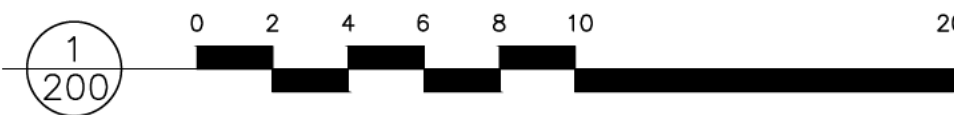
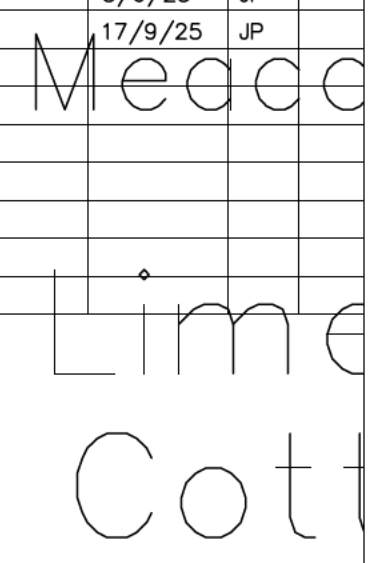
APPENDIX A

Figures

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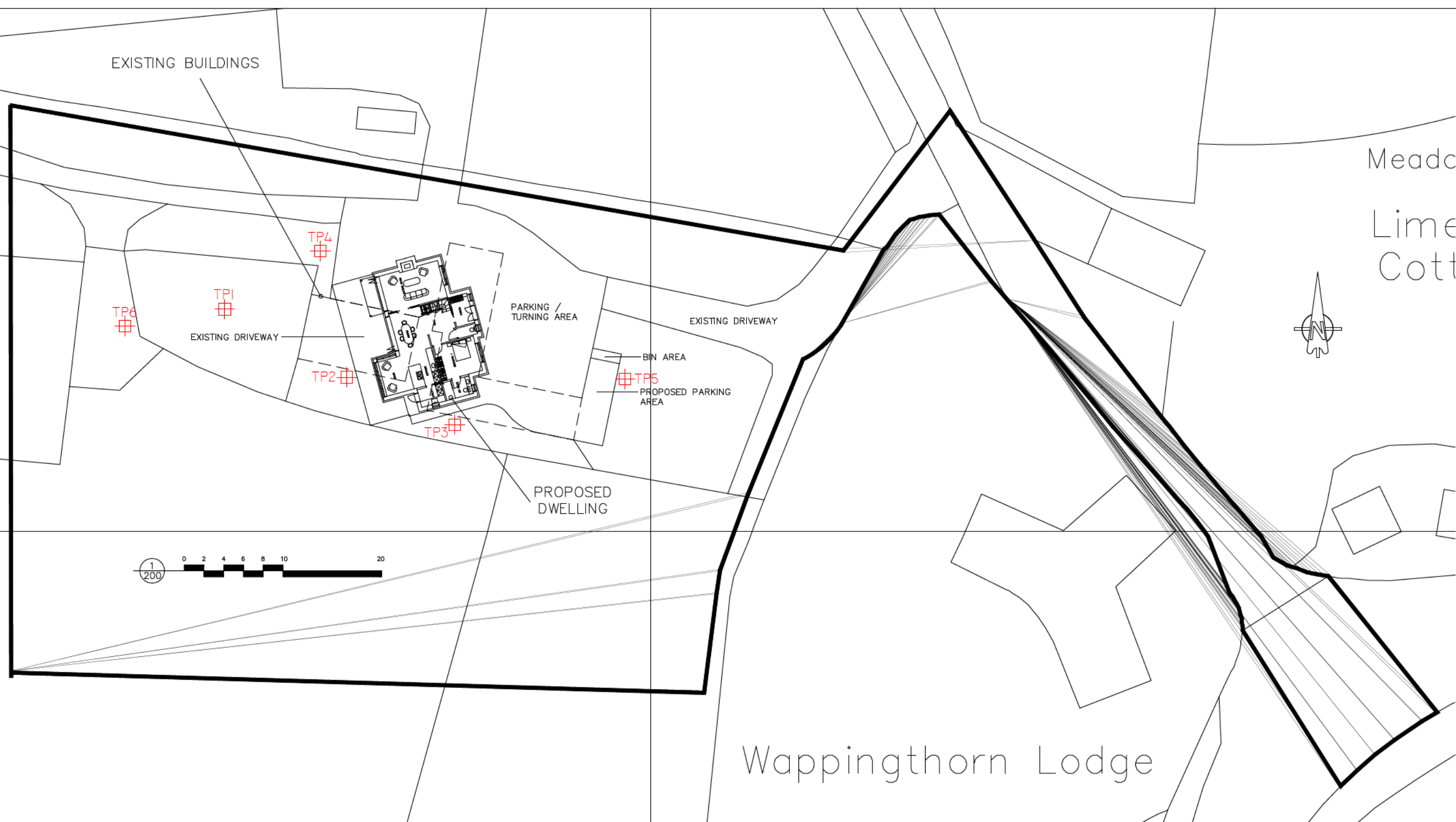
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Wappingthorn Lodge

FOR	MR. & MRS. WARNER
SITE	Wappingthorn Lodge, Horsham Road, Steyning, West Sussex, BN44 3AA

PROPOSED SITE PLAN

C.No. 931766	O.No.	SCALE 1:200 @A1
DRAWN FC	DRAWING NUMBER 01	REV D
DATE 05/22		



LEONARD AND PENELOPE WARNER

WAPPINGTHORN LODGE, HORSHAM ROAD, STEYNING BN44 3AA

Trial Pit Locations

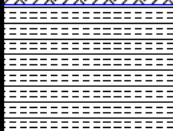
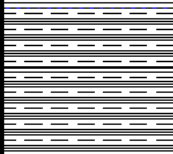
Scale as shown

June 2026

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steyning

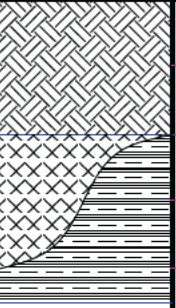
Date:
21 May 2026

Standpipe	Sampling			Strata			
	Type	Depths		Legend	Depth bgl	R L	Strata Description
		From	To				
				  	0.08 m 0.28 m 0.5 m		Surface bare ground with ash residues from green waste bonfire Dark brown clay subsoil Light brown natural clay ground
Remarks						Method	Trial Pit
						Dimensions Dia	1 m x 0.4 m x 0.5 m deep
						Made by	
						Job No.	873a
						Borehole or Trial Pit No.	TP1

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steyning

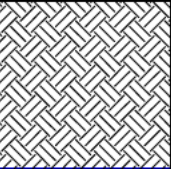
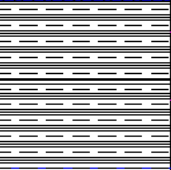
Date:
21 May 2026

Standpipe	Sampling			Strata			
	Type	Depths		Legend	Depth bgl	R L	Strata Description
		From	To				
					0.2 m 0.45 m		Surface brambles Mid-dark brown clayey topsoil North side MADE GROUND chalk fill South side light brown natural clay ground
Remarks						Method	Trial Pit
						Dimensions Dia	1 m x 0.4 m x 0.45 m deep
						Made by	
						Job No.	873a
						Borehole or Trial Pit No.	TP2

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steying

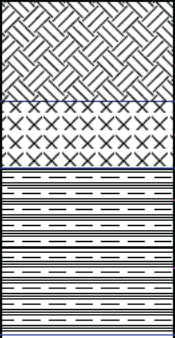
Date:
21 May 2026

Standpipe	Sampling			Strata				
	Type	Depths		Legend	Depth bgl	R L	Strata Description	
		From	To					
				 	0.25 m 0.5 m		Disturbed ground, topsoil with roots. Light brown clay fading to mottled light brown/grey clay.	
Remarks							Method	Trial Pit
							Dimensions Dia	1 m x 0.4 m x 0.5 m deep
							Made by	
							Job No.	873a
							Borehole or Trial Pit No.	TP3

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steying

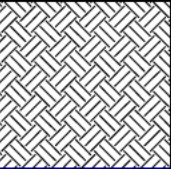
Date:
21 May 2026

Standpipe	Sampling			Strata			
	Type	Depths		Legend	Depth bgl	R L	Strata Description
		From	To				
					0.15 m 0.25 m 0.5 m		Grass over dark brown topsoil Chalk fill MADE GROUND Light brown clay
Remarks							Method Trial Pit Dimensions Dia 1 m x 0.4 m x 0.5 m deep Made by Job No. 873a Borehole or Trial Pit No. TP4

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steyning

Date:
21 May 2026

Standpipe	Sampling			Strata				
	Type	Depths		Legend	Depth bgl	R L	Strata Description	
		From	To					
				 	0.25 m 0.35 m		Clayey midbrown topsoil Light brown clay fading to mottled light brown/grey clay.	
Remarks							Method	Trial Pit
							Dimensions Dia	1 m x 0.4 m x 0.35 m deep
							Made by	
							Job No.	873a
							Borehole or Trial Pit No.	TP5

Environmental Assessment Services Limited

Site: Wappingthorn Lodge, Steyning

Date:
21 May 2026

Standpipe	Sampling			Strata				
	Type	Depths		Legend	Depth bgl	R L	Strata Description	
		From	To					
				  	0.05 m 0.2 m 0.3 m		Surface topsoil with grasses Chalk fill MADE GROUND Light brown natural clay ground	
Remarks No groundwater encountered							Method	Trial Pit
							Dimensions Dia	1 m x 0.4 m x 0.3 m deep
							Made by	
							Job No.	873a
							Borehole or Trial Pit No.	TP6

APPENDIX B

Site Photographs

Trial pit 1



Trial pit 2



Chalk Fill

Trial pit 3



Trial pit 4



Trial pit 5



Trial pit 6



APPENDIX C

Analysis Results and 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: daniel@easLtd.co.uk

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

Analytical Report Number : 26-027900

Project / Site name:	Wapping Thorn	Samples received on:	26/05/2026
Your job number:	873a	Samples instructed on/ Analysis started on:	26/05/2026
Your order number:	EAS/2026/873a	Analysis completed by:	10/06/2026
Report Issue Number:	1	Report issued on:	11/06/2026
Samples Analysed:	7 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: 26-027900

Project / Site name: Wapping Thorn

Your Order No: EAS/2026/873a

Lab Sample Number	930379	930380	930381	930382	930383
Sample Reference	TP1-0.1	TP1-0.3	TP2-0.05	TP2-0.2	TP3-0.15
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)	0.10	0.30	0.05	0.20	0.15
Date Sampled	21/05/2026	21/05/2026	21/05/2026	21/05/2026	21/05/2026
Time Taken	1100	1100	1100	1100	1100
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	19	20	28	21	20
Total mass of sample received	kg	0.1	NONE	0.8	0.8	0.7	0.8	0.8

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	Not-detected	-	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	SSZ	-	SSZ	-	SSZ
Analysis completed	N/A	N/A	N/A	10/06/2026	-	10/06/2026	-	10/06/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.9	8.7	7.2	7.8	7.9
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	92	190	47	23	31
Organic Matter (automated)	%	0.1	MCERTS	5.8	2.5	6.4	2.5	3.3

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

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	< 0.80	0.89
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Analytical Report Number: 26-027900

Project / Site name: Wapping Thorn

Your Order No: EAS/2026/873a

Lab Sample Number	930379	930380	930381	930382	930383
Sample Reference	TP1-0.1	TP1-0.3	TP2-0.05	TP2-0.2	TP3-0.15
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)	0.10	0.30	0.05	0.20	0.15
Date Sampled	21/05/2026	21/05/2026	21/05/2026	21/05/2026	21/05/2026
Time Taken	1100	1100	1100	1100	1100
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	11	16	10	14	13
Barium (aqua regia extractable)	mg/kg	1	MCERTS	86	74	63	76	74
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.66	0.76	0.68	0.84	0.74
Boron (water soluble)	mg/kg	0.2	MCERTS	3.3	1.9	2.1	1.6	2.2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	36	41	33	36	30
Copper (aqua regia extractable)	mg/kg	1	MCERTS	49	33	17	32	33
Lead (aqua regia extractable)	mg/kg	1	MCERTS	36	30	27	27	28
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	16	18	19	20	18
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	1.4	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	45	70	57	77	61
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	140	71	430	64	58

Petroleum Hydrocarbons

TPH Total >EC6 - EC40 EH_CU+HS_ID_TOTAL	mg/kg	10	NONE	< 10	< 10	19	12	13
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	19	12	13

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

Analytical Report Number: 26-027900

Project / Site name: Wapping Thorn

Your Order No: EAS/2026/873a

Lab Sample Number	930384			930385		
Sample Reference	TP4-0.15			TP5-0.1		
Sample Number	None Supplied			None Supplied		
Water Matrix	N/A			N/A		
Depth (m)	0.15			0.10		
Date Sampled	21/05/2026			21/05/2026		
Time Taken	1100			1100		
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	17	16
Total mass of sample received	kg	0.1	NONE	0.7	0.8

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	SSZ	SSZ
Analysis completed	N/A	N/A	N/A	10/06/2026	10/06/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.7	7.6
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	30	28
Organic Matter (automated)	%	0.1	MCERTS	7.3	3.2

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	0.08	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.79	0.08
Anthracene	mg/kg	0.05	MCERTS	0.21	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	2.5	0.29
Pyrene	mg/kg	0.05	MCERTS	2.3	0.28
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.2	0.17
Chrysene	mg/kg	0.05	MCERTS	1.3	0.19
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.7	0.22
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.65	0.12
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.4	0.2
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.75	0.13
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.2	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.87	0.14

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	13.9	1.81
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Analytical Report Number: 26-027900

Project / Site name: Wapping Thorn

Your Order No: EAS/2026/873a

Lab Sample Number	930384			930385		
Sample Reference	TP4-0.15			TP5-0.1		
Sample Number	None Supplied			None Supplied		
Water Matrix	N/A			N/A		
Depth (m)	0.15			0.10		
Date Sampled	21/05/2026			21/05/2026		
Time Taken	1100			1100		
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	1.6	11
Barium (aqua regia extractable)	mg/kg	1	MCERTS	93	80
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.73	0.77
Boron (water soluble)	mg/kg	0.2	MCERTS	2.5	2.3
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.5	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	25	29
Copper (aqua regia extractable)	mg/kg	1	MCERTS	50	34
Lead (aqua regia extractable)	mg/kg	1	MCERTS	63	23
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	19	19
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1.1
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	46	57
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	160	56

Petroleum Hydrocarbons

TPH Total >EC6 - EC40 EH_CU+HS_ID_TOTAL	mg/kg	10	NONE	39	18
Petroleum Range Organics (EC6 - EC10) HS_ID_TOTAL	mg/kg	1	ISO 17025	< 1.0	< 1.0
TPH (EC10 - EC40) EH_CU_ID_TOTAL	mg/kg	10	MCERTS	39	18

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

Analytical Report Number : 26-027900

Project / Site name: Wapping Thorn

* 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 *
930379	TP1-0.1	None Supplied	0.1	Brown clay and sand with gravel
930380	TP1-0.3	None Supplied	0.3	Brown clay and sand with gravel
930381	TP2-0.05	None Supplied	0.05	Brown clay and loam with gravel and vegetation
930382	TP2-0.2	None Supplied	0.2	Brown clay and loam with gravel and vegetation
930383	TP3-0.15	None Supplied	0.15	Brown clay and loam with gravel and vegetation
930384	TP4-0.15	None Supplied	0.15	Brown loam and sand with gravel and vegetation
930385	TP5-0.1	None Supplied	0.1	Brown clay and loam with gravel and vegetation

Analytical Report Number : 26-027900

Project / Site name: Wapping Thorn

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 : 26-027900

Project / Site name: Wapping Thorn

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

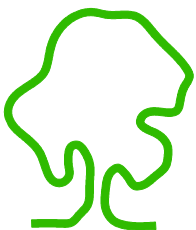
For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

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

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

The result for sum should be interpreted with caution



eas ltd

Environmental Assessment Services Ltd

Unit 4B, The Courtyard, Holmsted Farm, Staplefield Road, Cuckfield,
West Sussex, RH17 5JT

Phone : +44 (0) 1444 882552

email : info@easltd.co.uk

web site : www.easltd.co.uk