

Hill Group Services Ltd

The Powder House, Gunpowder Mill
Powdermill Lane,
Waltham Abbey,
Essex,
EN9 1BN

Josh Harrison
Via e-mail only: joshharrison@hill.co.uk

23 March 2026

Subject: St Ann's Phase 1 A: Clean Cover Validation, Block C Courtyard, Plots B0-00 to B0-08
Our ref: L-21914j-2.4.2-26-151-CPS

Dear Mr Harrison,

Merebrook Consulting (Merebrook) has been commissioned by Hill Group (Hill) to undertake clean cover validation at St Ann's Phase 1A, St Ann's Road, London. Merebrook Consulting produced a Remediation Method Statement (RMS with Ref: RMS-21914J-23-166) which detailed the contamination encountered during the site investigation and proposed remedial measures to mitigate risks to future site users. The RMS included the requirement for clean cover and installation of a deter to dig barrier to deter excavation and prevent soil mixing. The clean cover requirement is as follows:

- i.* A minimum of 600 mm over a deter to dig barrier in private gardens and 450 mm in communal landscaping.

Source Data

Topsoil was sourced from Freeland Horticulture Limited site in Potters Bar, Hertfordshire. The report containing the source data for the topsoil (Ref: 1404-SA) summarises the soil sampling method and confirms compliance with applicable criteria for contamination. The Freeland Horticulture report is appended to this letter.

Subsoil was sourced from Mead Construction (Barton Mills). The report containing the source data for the subsoil (Ref: 25-14857-1, sample ref: 6F5 stockpile) confirms compliance with applicable criteria for contamination. The Eurofins Chemtest report is appended to this letter.

Subject: St Ann's: Clean Cover Validation, Block C Courtyard, Plot B0-00 to B0-08
Our ref: L-21914j-2.4.2-26-151-CPS
Page: 2/2



Clean Cover Validation

Merebrook Consulting attended site on 05 March 2026 to undertake validation (clean cover thickness check and sampling) for Block C Courtyard and Plots B0-00 to B0-08, illustrated in the Site Location Plan appended to this report. Two topsoil and subsoil samples were collected from the courtyard and three topsoil and subsoil samples were taken from Plots B0-02, B0-04 and B0-06 and submitted to a UKAS/MCERTS accredited laboratory for analysis of a broad spectrum of contaminants. None of the determinands was found at concentrations in excess of their respective screening criteria. A copy of the laboratory analytical certificate (26-011877-1) is appended to this letter report.

Hand dug trial pits were excavated in each unit, the thickness of the clean cover was measured using a tape measure, and the depths recorded were compared to the requirements of the RMS referenced above. Trial pit and sample locations are presented on the appended Site Location Plan. Clean cover comprised at least 150 mm of topsoil consisting of friable sand with organic matter overlying subsoil to 600 mm below ground level consisting of gravelly clay in private gardens and 450 mm in the courtyard. A deter to dig barrier was observed at the base of each pit. No organoleptic evidence of contamination was encountered in the topsoil or subsoil across all areas. Photographic evidence of the depth measurements for each plot are appended to this letter report.

In conclusion, the soil placed in the Block C Courtyard and Plots B0-00 to B0-08 was found to be of a suitable chemical quality and had been placed to an appropriate thickness in line with the RMS. No organoleptic evidence of contamination was encountered in the topsoil or subsoil.

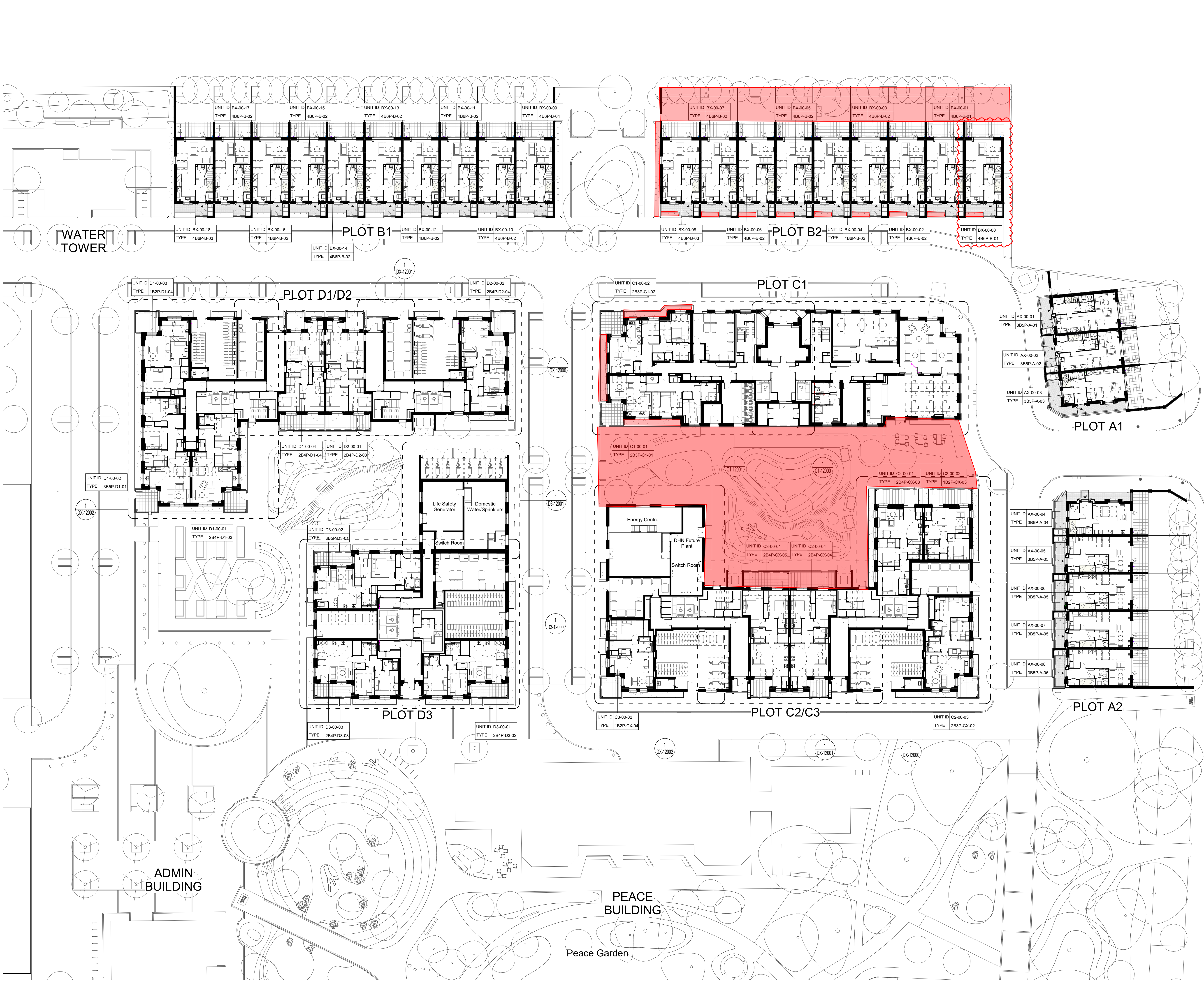
I trust the above and attached are suitable for your current requirements. If you have any queries, please do not hesitate to contact me.

Yours sincerely,

Cameron Swatton
For Merebrook Consulting Ltd

Enc

Site Location Plan
Topsoil Source Data
Subsoil Source Data
Laboratory certificate (26-011877-1)
Photographic Record



KEY PLAN

CLIENT

C

catalyst

Hill

Created for Living

DISCLAIMER:

1. This drawing has been prepared for the sole use of the Stage 4 Technical Design and St Ann's Phase 1A related design build and is limited to the scope and terms of KCA's appointment.

2. KCA shall not be liable for the use of this drawing for any purpose other than that for which it was originally prepared or for the modification or alteration of the drawing by others.

3. KCA owns all intellectual property rights including any copyright contained in the designs unless stated otherwise in any agreement.

4. Do not scale from this drawing. Refer to written dimensions only.

5. All levels and dimensions should be checked on site and any discrepancies notified to the architect prior to proceeding with any works.

6. Please note that KCA are not the Principal Designer (Building Safety Act), the Principal Designer is Hill Partnerships Ltd. All drawings and designs must be reviewed and approved by the Principal Designer.

7. This drawing sets out design intent only and is not for construction.

SUPPLEMENTARY NOTES:

* This drawing and site boundary is based on survey information provided by others including site levels and topographical survey information prepared by Digital for and architectural information produced by others. KCA are not liable for any errors, discrepancies or omissions arising from this information.

* This drawing should be read in conjunction with the relevant notes, drawings and supporting documentation by KCA and others including specification and all relevant health & safety and CDM information.

* Information shown on KCA drawings outside the building footprint is indicative only. Please refer to Landscape Architect and Civil Engineers information for site levels and detailing of external landscaping.

* MEP and structural items shown are indicative only. Refer to MEP engineer and Structural Engineer's drawings and specification for this information.

NOTES

NOT FOR CONSTRUCTION

SITE BOUNDARY

1. Please note that this is an interim issue of Stage 4 preliminary information only. The information is therefore not complete and requires further detailed coordination and input from the design team, contractor and sub-contractors.

2. Please note drawings are subject to ongoing design team coordination. Refer to the relevant consultant's drawings for MEP, Structures, Civils, and Landscape information.

3. Please note SVP, Stair, Stack, Gully, RWP and RW/O locations are indicative only and are KCA placeholder MEP items shown for coordination purposes. Sizes and locations of MEP items are based on coordination with JSW Emersons. Incoming services BSWG are shown as located by MEP engineer. RWP/RWOs are subject to further specialist design and input.

4. PLC sizes to units requiring MVRH cooling coils identified by Hodgkinson require confirmation by Hill Volumetric JSW.

5. Please note furniture, TV positions and dishwasher locations will be shown on 1:50 unit layouts.

Services Key:

SVP

Stair Stack

Gully

Rain Water Pipe

Roof Rain Water Pipe/Outlet

Tap

SD

Stair Drain

Incoming Services

Note Items in Abyeance:

Coordinated landscape information is required from the landscape architect. Landscape layout to be updated once received.

P04	S2	Unit BX-00-00 added at the North end of Block B2	17/02/25
P03	S2	Updated Site Plan	15/05/24
P02	S2	RWP Setting Out	26/04/24
P01	S2	For information	02/02/24

Rev

Status

Reason for Issue

Date

Karakusevic Carson Architects

Studio 501
37 Greiner St
Hackney
London E2 8HD
mail@karakusevic-carson.com | 0207 566 6300

PROJECT

St. Ann's New Neighbourhood,
Phase 1A

TITLE

Phase 1A, Ground Floor Plan,
Proposed

DRAWING NUMBER

N15301-KCA-ZZ-00-DR-A-10100

REVISION

P04

STATUS

S2 - Suitable for information

REVISION DATE

17/02/25

DRAWN BY

EH

SCALE

1:250 @ A1

FIRST ISSUED

01/03/24

CHECKED BY

RB / AN

KCA PROJECT NUMBER

634



Freeland Horticulture Ltd
Rosedale Nursery
College Road
Hextable
Kent
BR8 7LT

Attention: Philippa Lambourne

Our Ref: 1404 – SA

1 July 2025

Dear Philippa

Topsoil Analysis Report: Potters Bar, Hertfordshire Topsoil – June 2025

We have completed the analysis of the topsoil sample recently taken from the above site and it has been forwarded to an approved laboratory for analysis and have the pleasure of reporting our findings. The purpose of the analysis was to determine the suitability of the topsoil for general landscaping purposes and its compliance with the current British Standard for topsoil (BS3882).

SOIL SAMPLING & EXAMINATION

At the time of our sampling visit the topsoil was stored in a stockpile. A series of 10 hand augered trial holes were constructed across the stockpile for the purpose of soil examination and sample collection. As the soil examination confirmed a consistent topsoil composition, the ten samples were combined together to form one composite sample for analysis purposes. The soil was described as dark brown, slightly moist and friable with a well-developed, fine to medium granular structure. The soil contained a low fraction of small stones and no deleterious materials (eg. building waste materials, glass, roots or rhizomes of pernicious weeds) or unusual odours (eg. hydrocarbons) were recorded.

LABORATORY ANALYSIS

The topsoil sample was submitted to a UKAS and MCERTS accredited laboratory for routine physical and chemical parameters to confirm the composition and fertility of the soil. The following parameters were determined:

- ✦ pH & electrical conductivity values;
- ✦ major plant nutrients (N, P, K, Mg) & organic matter content;
- ✦ particle size distribution and stone content;
- ✦ heavy metals & potentially toxic elements (As, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn, B);
- ✦ sulphate, sulphur, sulphide;
- ✦ total cyanide and total (mono) phenols;
- ✦ speciated PAHs (US EPA16)
- ✦ banded aromatic and aliphatic petroleum hydrocarbons (C₅-C₃₅).
- ✦ Asbestos

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below.

Phone: 01322 619161

*Freeland horticulture Ltd. Registered in England: Rosedale Nursery, College Road, Hextable, Kent BR8 7LT
Company Registration No: 04015968*

COMMENTS

pH & Electrical Conductivity (salinity) Values

The sample was alkaline in nature (pH 8.3) with a pH value that would be considered suitable for general landscaping purposes.

The electrical conductivity (salinity) value using the soil:water extract was (786 μ S/cm) indicating that soluble salts are not present at levels that would be harmful to plants.

The electrical conductivity values by CaSO₄ extract (BS3882 requirement) fell below the maximum specified value (3300 μ S/cm) given in BS3882:2015.

Organic Matter & Nutrient Status

The sample was rich in organic matter and all major plant nutrients. No further additions of compost or fertiliser are required, or indeed recommended, for at least the first growing season.

The C:N ratio of the sample was acceptable for general landscape purposes

Particle Size Distribution & Stone Content

The sample contained 78% sand and fell into the sandy loam texture class. This particle size distribution is considered suitable for a broad range of landscape applications, including tree and shrub planting, turfing and seeding.

The sample was Virtually free from stones of 50 mm and upwards in diameter and only contained a slight fraction of smaller stones (18.4%). As such, stones will not restrict the use of the soil for landscaping purposes.

Potential Contaminants

We are not aware of any specified contaminant levels set for the proposed end-use of this topsoil. This includes human health, environmental protection and metals considered toxic to plants. In the absence of any site-specific assessment criteria, the concentrations that affect human health have been compared with the 'residential with homegrown produce' land use in the Suitable For Use Levels presented in 'The LQM/CIEH S4Us' for Human Health Risk Assessment (2015) and DEFRA SP1010: 'Development of Category 4 Screening Levels' for Assessment of Land Affected by Contamination – Policy Companion Document (2014).

Of the potential contaminants determined, none was found at levels that would exceed their respective guideline values.

CONCLUSION

The purpose of the analysis was to determine the suitability of the topsoil for general landscaping purposes. From the soil examination and laboratory analysis, the soil is described as an alkaline, non-saline, sandy loam. The organic matter and nutrient levels are acceptable, and no significant contamination was found with respect to the parameters determined. This soil would adhere to the current BS3882 specification for 'multipurpose grade'.

To conclude, based on our findings, the topsoil would be considered well-suited to general landscaping purposes provided the physical condition of the soil is maintained.

We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if you have any queries or comments.

George Longmuir MSc Soil Sci. M.I Soil Sci.

Client	Freeland Horticulture Ltd
Job Name	Topsoil Analysis
Site	Potters Bar, Hertfordshire
Month/Year	June 25
Our Ref	1404-SA
Date	01 July 2025

Composite sample
pH Value & Salinity

pH value (1:2.5 soil/water ext)	units	8.3
Electrical Conductivity (1:2.5 soil/water ext)	µS/cm	786
Electrical Conductivity (1:2.5 soil/CaSO ₄ ext)	µS/cm	2793

Organic Matter & Nutrient Status

Organic Matter (LOI)	%	5.6
Organic Carbon (Derived)	%	3.3
Total Nitrogen	%	0.288
Carbon:Nitrogen Ratio	:1	11.3
Available Phosphorus	mg/l	64.6
Available Potassium	mg/l	1196
Available Magnesium	mg/l	203

Particle Size Analysis & Stones

Clay (<0.002mm)	%	10
Silt (0.063-0.002mm)	%	12
Sand (2.0-0.063mm)	%	78
Texture Class	UK Class	SandyLoam

Stones 2-20mm	% by DW	16.9
Stones 20-50mm	% by DW	5
Stones >50mm	% by DW	0.0

Potential Contaminants

Total Arsenic (As)	mg/kg	10.6
Total Cadmium (Cd)	mg/kg	0.18
Total Chromium (Cr)	mg/kg	20.6
Hexavalent Chromium (Cr ^{VI})	mg/kg	0.7
Total Copper (Cu)	mg/kg	20.9
Total Lead (Pb)	mg/kg	26.1
Total Mercury (Hg)	mg/kg	<0.2
Total Nickel (Ni)	mg/kg	17.8
Total Selenium (Se)	mg/kg	0.41
Total Zinc (Zn)	mg/kg	71.7
Total Beryllium (Be)	mg/kg	<1
Total Barium (Ba)	mg/kg	49.0
Total Vanadium (V)	mg/kg	28.8
Hot Water Soluble Boron (B)	mg/kg	2.0
Total Cyanide (CN)	mg/kg	<1
Elemental Sulphur (S)	mg/kg	5.5
Easily Liberated Sulphide (S ⁻²)	mg/kg	1.8
Water Soluble Sulphate (SO ₄ ²⁻)	mg/l	69.7
Total Phenols Index	mg/kg	<1
Asbestos Screen	-	N.D.

Polyaromatic Hydrocarbons

Naphthalene	mg/kg	<0.05
Acenaphthylene	mg/kg	<0.05
Acenaphthene	mg/kg	<0.05
Fluorene	mg/kg	<0.05
Phenanthrene	mg/kg	<0.1

Client	Freeland Horticulture Ltd	
Job Name	Topsoil Analysis	
Site	Potters Bar, Hertfordshire	
Month/Year	June 25	
Our Ref	1404-SA	
Date	01 July 2025	
Anthracene	mg/kg	<0.05
Fluoranthene	mg/kg	0.1
Pyrene	mg/kg	0.1
Benzo[a]anthracene	mg/kg	<0.1
Chrysene	mg/kg	<0.1
Benzo[b]fluoranthene	mg/kg	<0.1
Benzo[k]fluoranthene	mg/kg	<0.1
Benzo[a]pyrene	mg/kg	<0.1
Indeno[1,2,3-cd]pyrene	mg/kg	<0.1
Dibenzo[a,h]anthracene	mg/kg	<0.1
Benzo[g,h,i]perylene	mg/kg	<0.1
Total PAHs sum US EPA 16	mg/kg	<1

Banded Petroleum Hydrocarbons

Aliphatic TPH >C ₅ -C ₈	mg/kg	<0.05
Aliphatic TPH >C ₆ -C ₈	mg/kg	0.28
Aliphatic TPH >C ₈ -C ₁₀	mg/kg	<0.05
Aliphatic TPH >C ₁₀ -C ₁₂	mg/kg	<10
Aliphatic TPH >C ₁₂ -C ₁₆	mg/kg	<10
Aliphatic TPH >C ₁₆ -C ₂₁	mg/kg	14.0
Aliphatic TPH >C ₂₁ -C ₃₅	mg/kg	41.0
Aliphatic TPH >C ₃₅ -C ₄₄	mg/kg	<12

Aromatic TPH >C ₅ -C ₇	mg/kg	<0.05
Aromatic TPH >C ₇ -C ₈	mg/kg	<0.05
Aromatic TPH >C ₈ -C ₁₀	mg/kg	<0.05
Aromatic TPH >C ₁₀ -C ₁₂	mg/kg	<10
Aromatic TPH >C ₁₂ -C ₁₆	mg/kg	<10
Aromatic TPH >C ₁₆ -C ₂₁	mg/kg	<10
Aromatic TPH >C ₂₁ -C ₃₅	mg/kg	130
Aromatic TPH >C ₃₅ -C ₄₄	mg/kg	27.0

Total Petroleum Hydrocarbons (C ₅ -C ₄₄)	mg/kg	236
---	-------	-----

BTEX

Benzene	mg/kg	<0.02
Toluene	mg/kg	<0.2
Ethyl Benzene	mg/kg	<0.04
m- & p- Xylene	mg/kg	<0.2
o-Xylene	mg/kg	<0.1

Chain of Custody requires a Freeland Ticket - 01322 619161



Final Report

Report No.: 25-14857-1

Initial Date of Issue: 09-May-2025

Re-Issue Details:

Client *Mead Construction*

Client Address: *Liberty Barns
Heath Road
Swaffham Prior
Cambridgeshire
CB25 0LA*

Contact(s): *Dominic Dear
Richard Mead*

Project *Barton Mills - Recycling*

Quotation No.: **Date Received:** 02-May-2025

Order No.: **Date Instructed:** 02-May-2025

No. of Samples: 3

Turnaround (Wkdays): 5 **Results Due:** 09-May-2025

Date Approved: 09-May-2025

Approved By:

Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: Barton Mills - Recycling

Client: Mead Construction		Chemtest Job No.:				25-14857	25-14857	25-14857
Quotation No.:		Chemtest Sample ID.:				1968756	1968757	1968758
Order No.:		Client Sample Ref.:				6F5	Class 1a Fill	Inert Feedstock
		Client Sample ID.:				20525	20525	20525
		Client Reference:				6F5 Stockpile	Class 1 Stockpile	Inert Stockpile
		Sample Type:				SOIL	SOIL	SOIL
		Date Sampled:				02-May-2025	02-May-2025	02-May-2025
		Asbestos Lab:				DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD			
ACM Type		N	2192		N/A	-	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Moisture		N	2030	%	0.020	1.5	8.4	4.4
Stones and Removed Materials		N	2030	%	0.020	< 0.020	< 0.020	< 0.020
Soil Colour		N	2040		N/A	White	Brown	Brown
Other Material		N	2040		N/A	Stones and	Stones, Roots and	Stones, Roots and
Soil Texture		N	2040		N/A	Sand	Sand	Sand
pH at 20C		M	2010		4.0	7.8	7.9	7.9
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40	1.1	0.92	0.93
Sulphate (2:1 Water Soluble) as SO4		M	2120	g/l	0.010	0.33	0.084	0.13
Cyanide (Free)		M	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Cyanide (Total)		M	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Thiocyanate		M	2300	mg/kg	5.0	< 5.0	< 5.0	< 5.0
Sulphide (Easily Liberatable)		N	2325	mg/kg	0.50	4.5	2.2	8.1
Sulphate (Total)		U	2430	%	0.010	0.44	0.067	0.098
Arsenic		M	2455	mg/kg	0.5	10	10	11
Cadmium		M	2455	mg/kg	0.10	0.20	0.28	0.29
Chromium		M	2455	mg/kg	0.5	17	12	12
Copper		M	2455	mg/kg	0.50	16	21	51
Mercury		M	2455	mg/kg	0.05	< 0.05	0.14	0.16
Nickel		M	2455	mg/kg	0.50	15	13	16
Lead		M	2455	mg/kg	0.50	20	62	270
Selenium		M	2455	mg/kg	0.25	< 0.25	< 0.25	< 0.25
Zinc		M	2455	mg/kg	0.50	43	60	76
Chromium (Hexavalent)		N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Organic Matter		M	2625	%	0.40	0.90	1.5	1.6
Total TPH >C6-C40	EH_1D_Total	U	2670	mg/kg	10	18	12	15
Naphthalene		M	2800	mg/kg	0.10	< 0.10	< 0.10	0.49
Acenaphthylene		N	2800	mg/kg	0.10	< 0.10	< 0.10	0.24
Acenaphthene		M	2800	mg/kg	0.10	< 0.10	< 0.10	0.21
Fluorene		M	2800	mg/kg	0.10	< 0.10	< 0.10	0.37
Phenanthrene		M	2800	mg/kg	0.10	0.84	< 0.10	1.9
Anthracene		M	2800	mg/kg	0.10	0.39	< 0.10	0.61
Fluoranthene		M	2800	mg/kg	0.10	2.0	0.43	1.4

Results - Soil

Project: Barton Mills - Recycling

Client: Mead Construction		Chemtest Job No.:				25-14857	25-14857	25-14857
Quotation No.:		Chemtest Sample ID.:				1968756	1968757	1968758
Order No.:		Client Sample Ref.:				6F5	Class 1a Fill	Inert Feedstock
		Client Sample ID.:				20525	20525	20525
		Client Reference:				6F5 Stockpile	Class 1 Stockpile	Inert Stockpile
		Sample Type:				SOIL	SOIL	SOIL
		Date Sampled:				02-May-2025	02-May-2025	02-May-2025
		Asbestos Lab:				DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD			
Pyrene		M	2800	mg/kg	0.10	1.6	0.44	1.4
Benzo[a]anthracene		M	2800	mg/kg	0.10	0.91	< 0.10	< 0.10
Chrysene		M	2800	mg/kg	0.10	0.80	< 0.10	< 0.10
Benzo[b]fluoranthene		M	2800	mg/kg	0.10	1.1	< 0.10	< 0.10
Benzo[k]fluoranthene		M	2800	mg/kg	0.10	0.47	< 0.10	< 0.10
Benzo[a]pyrene		M	2800	mg/kg	0.10	0.48	< 0.10	< 0.10
Indeno(1,2,3-c,d)Pyrene		M	2800	mg/kg	0.10	0.52	< 0.10	0.28
Dibenz(a,h)Anthracene		N	2800	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[g,h,i]perylene		M	2800	mg/kg	0.10	0.48	< 0.10	0.29
Total Of 16 PAH's		N	2800	mg/kg	2.0	9.6	< 2.0	7.2
Total Phenols		M	2920	mg/kg	0.10	< 0.10	< 0.10	< 0.10

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2010	pH Value of Soils	pH at 20°C	pH Meter	
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <30°C.	
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930	
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES	
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry	
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.	
2325	Sulphide in Soils	Sulphide	Steam distillation with sulphuric acid / analysis by 'Aquakem 600' Discrete Analyser, using N,N-dimethyl-p-phenylenediamine.	
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazine.	
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
2670	Total Petroleum Hydrocarbons (TPH) in Soils by GC-FID	TPH (C6–C40); optional carbon banding, e.g. 3-band – GRO, DRO & LRO*TPH C8–C40	Dichloromethane extraction / GC-FID	
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene*; Acenaphthylene; Anthracene*; Benzo[a]Anthracene*; Benzo[a]Pyrene*; Benzo[b]Fluoranthene*; Benzo[ghi]Perylene*; Benzo[k]Fluoranthene; Chrysene*; Dibenz[ah]Anthracene; Fluoranthene*; Fluorene*; Indeno[123cd]Pyrene*; Naphthalene*; Phenanthrene*; Pyrene*	Dichloromethane extraction / GC-MS	
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.	

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Text example All items indicated in italic font represent customer-supplied information that may not be independently verified by the laboratory
This report shall not be reproduced except in full, and only with the prior approval of the laboratory.
Any comments or interpretations are outside the scope of UKAS accreditation.
The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.
Uncertainty of measurement for the determinands tested are available upon request .
None of the results in this report have been recovery corrected.
All results are expressed on a dry weight basis.

The following tests were analysed on samples 'as received' and the results subsequently corrected to a dry weight basis EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.
For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ prior to analysis.
All Asbestos testing is performed at the indicated laboratory .
Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1.

NEW_ASB Eurofins Chemtest Limited, 11 Depot Road, Newmarket, CB8 0AL
DURHAM Eurofins Chemtest Limited, Unit A North Wing, Prospect Business Park, Crookhall Lane, Consett, Co Durham, DH8 7PW

Sample Deviation Codes

As a result of any of the below deviations applying, the test results may be unreliable

- A - Date of sampling not supplied
- B - Sample age exceeds stability time (sampling to extraction)
- C - Sample not received in appropriate containers
- D - Broken Container
- E - The required amount of sample for analysis was not received
- H - Appropriate cooling measures were not taken for sample transportation

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt.
All water samples will be retained for 14 days from the date of receipt.
Charges may apply to extended sample storage.

Report Information

Water Sample Category Key for Accreditation

DW - Drinking Water
GW - Ground Water
LE - Land Leachate
NA - Not Applicable
PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

HS - Headspace analysis
EH - Extractable hydrocarbons – i.e. everything extracted by the solvent
CU - Clean-up – e.g. by Florisil, silica gel
1D - GC – Single coil gas chromatography
Total - Aliphatics & Aromatics
AL - Aliphatics only
AR - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

Asbestos Tests LOD = LOQ

Limit of Detection = Limit of Quantification for asbestos results only

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

Merebrook
First Floor
1 Leonard Place
Westerham Road
Keston
BR2 6HQ

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

t: 01689 889980

t: 01923 225404

f: 01923 237404

e: charlie.oliveira@merebrook.co.uk; labresults@merebrook.co.uk; cameron.swatton@merebrook.co.uk

e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-011877

Project / Site name:	St Ann's	Samples received on:	06/03/2026
Your job number:	21914J	Samples instructed on/ Analysis started on:	06/03/2026
Your order number:	26 1 FDO LABS	Analysis completed by:	14/03/2026
Report Issue Number:	1	Report issued on:	14/03/2026
Samples Analysed:	10 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: 26-011877

Project / Site name: St Ann's

Your Order No: 26 1 FDO LABS

Lab Sample Number	852831	852832	852833	852834	852835
Sample Reference	Plot02-TS	Plot04-TS	Plot06-TS	Plot02-SS	Plot04-SS
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)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	05/03/2026	05/03/2026	05/03/2026	05/03/2026	05/03/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	15	14	13	11	11
Total mass of sample received	kg	0.1	NONE	0.6	0.6	0.7	0.9	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	PKU	PKU	PKU	PKU	PKU
Analysis completed	N/A	N/A	N/A	13/03/2026	13/03/2026	13/03/2026	13/03/2026	13/03/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.3	8.1	8.1	8.1	8
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	200	140	130	51	190
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.0988	0.0679	0.0641	0.0255	0.0944
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	98.8	67.9	64.1	25.5	94.4
Organic Matter (automated)	%	0.1	MCERTS	1.4	1.7	2	0.5	0.6
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	0.8	1	1.1	0.3	0.4

Total Phenols

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

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	0.15	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.17	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	0.07	0.07	1.1	0.06
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.27	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.08	0.1	0.09	0.8	0.09
Pyrene	mg/kg	0.05	MCERTS	0.07	0.07	0.07	0.64	0.08
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.29	0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.27	0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	0.27	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	0.1	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.23	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.1	< 0.05
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	0.1	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	4.44	< 0.80
-----------------------------	-------	-----	-----------	--------	--------	--------	------	--------

Analytical Report Number: 26-011877

Project / Site name: St Ann's

Your Order No: 26 1 FDO LABS

Lab Sample Number	852831	852832	852833	852834	852835
Sample Reference	Plot02-TS	Plot04-TS	Plot06-TS	Plot02-SS	Plot04-SS
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)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	05/03/2026	05/03/2026	05/03/2026	05/03/2026	05/03/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	6.4	6.5	6.7	8.9	8.8
Barium (aqua regia extractable)	mg/kg	1	MCERTS	16	16	17	22	22
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{+U/S g}	U/S ^{+U/S g}	U/S ^{+U/S g}	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	U/S ^{+U/S g}	U/S ^{+U/S g}	U/S ^{+U/S g}	9.9	9.5
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	< 1.80	< 1.80	-	-
Chromium (III) by IC	mg/kg	1	NONE	15	15	14	-	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	15	15	14	9.9	9.5
Copper (aqua regia extractable)	mg/kg	1	MCERTS	13	14	19	6.7	6.3
Lead (aqua regia extractable)	mg/kg	1	MCERTS	11	12	11	5.2	6.4
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	6	6	6.8	10	9.6
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	20	20	20	23	20
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	48	46	47	25	26

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 HS_ID_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 HS_ID_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_ID_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_ID_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_ID_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_ID_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_ID_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 EH_CU_ID_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_ID_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 EH_CU+HS_ID_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 HS_ID_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 HS_ID_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_ID_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_ID_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_ID_AR	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_ID_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_ID_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 EH_CU_ID_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_ID_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 EH_CU+HS_ID_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

TPH Total >EC5 - EC40 EH_CU+HS_ID_TOTAL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
---	-------	----	------	------	------	------	------	------

Analytical Report Number: 26-011877

Project / Site name: St Ann's

Your Order No: 26 1 FDO LABS

Lab Sample Number	852831	852832	852833	852834	852835
Sample Reference	Plot02-TS	Plot04-TS	Plot06-TS	Plot02-SS	Plot04-SS
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)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	05/03/2026	05/03/2026	05/03/2026	05/03/2026	05/03/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

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

Analytical Report Number: 26-011877

Project / Site name: St Ann's

Your Order No: 26 1 FDO LABS

Lab Sample Number	852836	852837	852838	852839	852840
Sample Reference	Plot06-SS	C-TS1	C-TS2	C-SS2	C-SS1
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)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	05/03/2026	05/03/2026	05/03/2026	05/03/2026	05/03/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	10	14	18	11	13
Total mass of sample received	kg	0.1	NONE	0.7	0.8	0.9	0.9	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	MBI	MBI	MBI	MBI	MBI
Analysis completed	N/A	N/A	N/A	13/03/2026	13/03/2026	13/03/2026	13/03/2026	13/03/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8	8.1	8.3	8	7.9
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	76	280	220	250	270
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.038	0.142	0.11	0.126	0.137
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	38	142	110	126	137
Organic Matter (automated)	%	0.1	MCERTS	0.3	4.4	4	0.4	0.6
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	0.2	2.6	2.3	0.2	0.4

Total Phenols

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

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	< 0.05	0.07	0.06	< 0.05	0.09
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	0.13	0.11	< 0.05	0.12
Pyrene	mg/kg	0.05	MCERTS	< 0.05	0.1	0.09	< 0.05	0.11
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.06	0.05	< 0.05	0.06
Chrysene	mg/kg	0.05	MCERTS	< 0.05	0.06	0.06	< 0.05	0.07
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.07	< 0.05	< 0.05	0.09
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	< 0.05	< 0.05	0.07
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
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	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	< 0.80	< 0.80
-----------------------------	-------	-----	-----------	--------	--------	--------	--------	--------

Analytical Report Number: 26-011877

Project / Site name: St Ann's

Your Order No: 26 1 FDO LABS

Lab Sample Number	852836	852837	852838	852839	852840
Sample Reference	Plot06-SS	C-TS1	C-TS2	C-SS2	C-SS1
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)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	05/03/2026	05/03/2026	05/03/2026	05/03/2026	05/03/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	7	10	11	7.5	10
Barium (aqua regia extractable)	mg/kg	1	MCERTS	18	29	34	19	27
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	U/S ^{*U/S g}	U/S ^{*U/S g}	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	7.9	U/S ^{*U/S g}	U/S ^{*U/S g}	8	10
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	-	< 1.80	< 1.80	-	-
Chromium (III) by IC	mg/kg	1	NONE	-	13	15	-	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	7.9	13	15	8	10
Copper (aqua regia extractable)	mg/kg	1	MCERTS	6.3	15	14	5.6	7.6
Lead (aqua regia extractable)	mg/kg	1	MCERTS	4.7	19	18	5.1	8.2
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	8.2	15	20	8.6	12
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	18	27	32	17	24
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	25	56	64	24	32

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 HS_ID_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 HS_ID_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_ID_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_ID_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_ID_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_ID_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_ID_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 EH_CU_ID_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_ID_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 EH_CU+HS_ID_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 HS_ID_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 HS_ID_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_ID_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_ID_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_ID_AR	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_ID_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_ID_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 EH_CU_ID_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_ID_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 EH_CU+HS_ID_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

TPH Total >EC5 - EC40 EH_CU+HS_ID_TOTAL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
---	-------	----	------	------	------	------	------	------

Analytical Report Number: 26-011877

Project / Site name: St Ann's

Your Order No: 26 1 FDO LABS

Lab Sample Number	852836	852837	852838	852839	852840
Sample Reference	Plot06-SS	C-TS1	C-TS2	C-SS2	C-SS1
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)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	05/03/2026	05/03/2026	05/03/2026	05/03/2026	05/03/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

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

Analytical Report Number : 26-011877

Project / Site name: St Ann's

* 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 *
852831	Plot02-TS	None Supplied	None Supplied	Brown loam and sand with vegetation
852832	Plot04-TS	None Supplied	None Supplied	Brown loam and sand with vegetation
852833	Plot06-TS	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
852834	Plot02-SS	None Supplied	None Supplied	Brown clay and sand with gravel and chalk
852835	Plot04-SS	None Supplied	None Supplied	Brown clay and sand with gravel and chalk
852836	Plot06-SS	None Supplied	None Supplied	Brown clay and sand with gravel and chalk
852837	C-TS1	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
852838	C-TS2	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
852839	C-SS2	None Supplied	None Supplied	Brown clay and sand with gravel and chalk
852840	C-SS1	None Supplied	None Supplied	Brown clay and sand with gravel and chalk

Analytical Report Number : 26-011877

Project / Site name: St Ann's

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
Total organic carbon (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
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Chromium III in soil	In-house method by calculation from total Cr and Cr VI	In-house method by calculation	L080-PL/L130B	W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS

Analytical Report Number : 26-011877

Project / Site name: St Ann's

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
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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

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

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

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

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

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

The result for sum should be interpreted with caution

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



Plate 1: Pit 1 depth

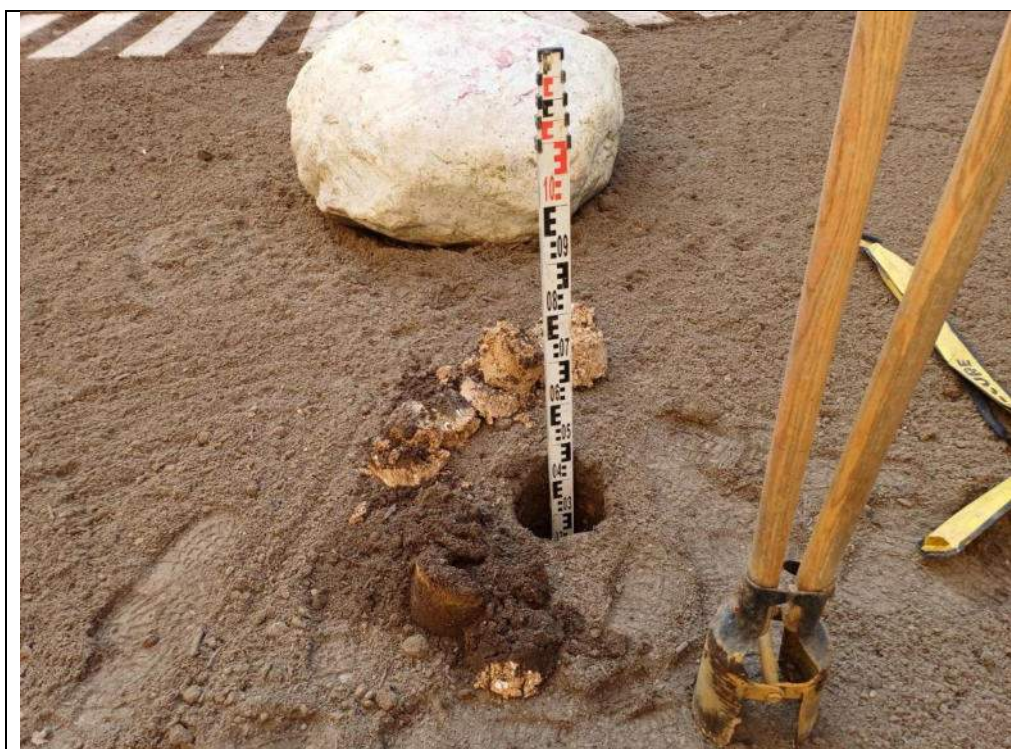


Plate 2: Pit 1 overview



Plate 3: Pit 2 depth



Plate 4: Pit 2 overview



Plate 5: Pit 3 depth



Plate 6: Pit 3 overview



Plate 7: Plot 00 depth



Plate 8: Plot 00 overview



Plate 9: Plot 01 depth



Plate 10: Plot 01 overview



Plate 11: Plot 02 depth



Plate 12: Plot 02 overview



Plate 13: Plot 03 depth

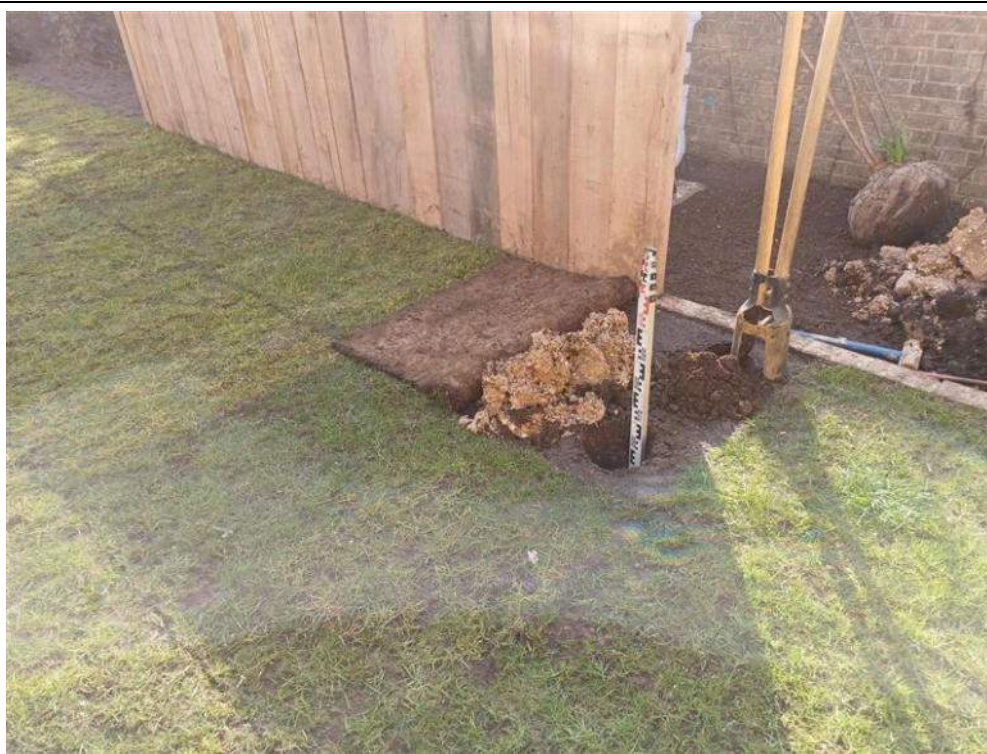


Plate 14: Plot 03 overview



Plate 15: Plot 04 depth



Plate 16: Plot 04 overview



Plate 17: Plot 05 depth



Plate 18: Plot 05 overview



Plate 19: Plot 06 depth



Plate 20: Plot 06 overview



Plate 21: Plot 07 depth

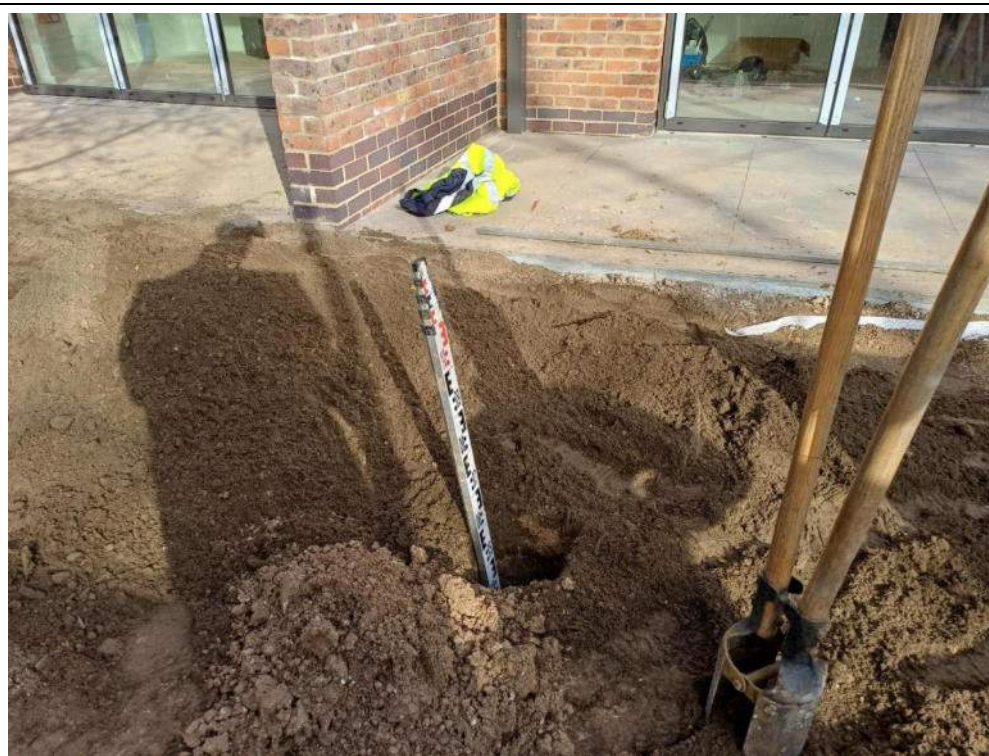


Plate 22: Plot 07 overview



Plate 23: Plot 08 depth



Plate 24: Plot 08 overview