

Land at Dalefield Way (West) Gravesend

Geo-Environmental Report

(Planning Condition 4, 5 & 6 Submission)

O'Halloran & O'Brien Ltd

DATE OF ISSUE:
17th February 2026

Status: Information
Revision: 0

Project No.: 24054
Date: 17th February 2026

Contents

- 1.0 Introduction
- 2.0 Review of Conditions
- 3.0 Site description
- 4.0 Development Proposals
- 5.0 Geology
- 6.0 Field work
- 7.0 Laboratory testing
- 8.0 Ground conditions
- 9.0 Discussion
- 10.0 Remedial Action Plan
- 11.0 Discovery Strategy & Watching Brief
- 12.0 Verification Report

Appendices

APPENDIX A - Trial Pit Records

APPENDIX B - Laboratory Test Results

APPENDIX C - Figures

1.0 Introduction

This report has been prepared by Manhire Associates Geo-Environmental Ltd with respect to site investigations carried out for O'Halloran & O'Brien Limited in relation to Land at Dalefield Way (West) Gravesend.

This report should be read in conjunction with the Phase I Environmental Assessment. Information obtained during the desk study has indicated there to be a low risk of significant or widespread contamination from on-site uses based on current and historic records. Off-site uses also present a low risk of significant or widespread contamination.

It was recommended that a detailed intrusive investigation is carried out which will include an allowance for contamination sampling and testing.

It was recommended that selected samples of soil and purged groundwater be analysed for the following range of contaminants in recognition of the potentially contaminative uses identified by the assessment and in accordance with the recommendations of CLR8[1]:

Metals and semi-metals:

- Total arsenic
- Cadmium
- Chromium
- Copper
- Lead
- Mercury
- Nickel
- Zinc
- Water soluble boron

Organic compounds:

- Phenols
- Polyaromatic hydrocarbons and petroleum hydrocarbons
- Volatile organic compounds

Others:

- Sulphate
- pH value & asbestos

The purpose of this report was to determine the ground conditions and to provide recommendations in respect of environmental matters associated with the extension to the existing yard area. This report describes the work carried out in the field and the laboratory, present the results and discusses their implications for the development.

Planning permission was granted by Gravesham Borough Council under reference 20250596. This report looks at conditions 4 - 6 which are detailed below. Apart from a) which is covered by the previously submitted desk study and 4 d) & e) which cannot be completed at this stage as they are post completion works.

2.0 Review of Conditions

Condition 4 of the approved permission states

"Within one month of the date of permission and prior to any ground works, site and/or vegetation clearance being undertaken, a contaminated land assessment (in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) guidance) and if necessary an associated remedial strategy, together with a timetable of works, shall be submitted to and approved in writing by the Local Planning Authority:

a) A site investigation, based on the findings of the submitted 'Phase 1 Geo Environmental Desktop Study' by Manhire Associated dated May 2025 (Report Ref: 24054 Rev00) shall be carried out by a suitably qualified and accredited consultant/contractor in accordance with a Quality Assured sampling and analysis methodology.

b) A site investigation report detailing all investigative works and sampling on site, together with the results of analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment including any controlled waters.

c) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance). If during any works contamination is encountered which has not previously been identified, then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

d) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

e) Where applicable, a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over an agreed period of time, and the provision of reports on the same, must be prepared and approved in writing by the Local Planning Authority."

Condition 5 of the approved permission states

"If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been

submitted to an in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved."

Condition 6 of the approved permission states

"No drainage systems for the infiltration of surface water to the ground are permitted unless proposals for such systems have been supported by an assessment of the risks to controlled waters. The assessment should be submitted to and approved in writing by the Local Planning Authority, and the development should be carried out in accordance with the approved details. approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved."

The ground conditions revealed by the investigation comprised Made Ground overlying Alluvium. Contamination testing found all results to be below relevant trigger concentrations and remediation of the site is not warranted.

This Report is prepared for the use of O'Halloran & O'Brien Ltd in connection with the development. The report is not intended for, and should not be relied upon by any third party, and no responsibility is undertaken to any third party, without the express written agreement of Manhire Associates Geo-Environmental Ltd.

3.0 Site Description

The existing land where the site is to be developed is approximately 1.42 hectares in size. The site lies adjacent to the existing Dalefield Way Industrial Estate, which includes the offices, workshops and storage areas used by B&T plant hire, O'Halloran & O'Brien & Keady Construction.

The site is located in the Borough of Dartford. The site is bordered by Dalefield Way to the south. No visual or olfactory evidence of contamination was noted in the walkover.

The general layout of the site is shown at Figure 1 of Appendix C.

4.0 Development Proposals

It is proposed to extend the existing yard area over the site to provide additional material and plant storage.

5.0 Geology

Published records of the British Geological Survey indicate the site to lie on Alluvium overlying Seaford Chalk at depth.

6.0 Field Work

The extent of the field work was specified by the Client and comprised twelve trial pits, 10 of which were excavated by the end client (TP1 - 10) and two by ourselves (TPA & B) to a maximum of 2.5m depth.

The trial pits excavated by the end client had samples recovered from the following depths:-

Top sample : 0.6 - 0.9m
Middle sample : 1.2 - 1.6m
Bottom sample: 1.9 - 2.1m

The ground investigation layout for all exploratory points is shown in Figure 1 of Appendix C.

Representative samples were recovered for subsequent laboratory examination and testing. Details of the strata encountered are provided on the Trial Pit Records at Appendix A, together with particulars of the samples recovered and groundwater observations.

A Photo Ionization Detector was used on all samples.

7.0 Laboratory Testing

The following laboratory tests were conducted on soil samples recovered during the field work:

Contamination testing for the contaminants specified in the Phase I desk study viz:

Metals and semi - metals:

Arsenic, cadmium, chromium, lead, mercury, selenium, copper, nickel and zinc.

Organic compounds

Total monohydric phenols
Total petroleum hydrocarbons - TPH
Speciated polyaromatic hydrocarbons - PAH
Volatile Organic Compounds - VOC
Semi Volatile Organic Compounds - SVOC

Others

Asbestos

Results of these tests are presented at Appendix B.

8.0 Ground Conditions

8.1 Stratigraphy

The stratigraphy of the site as revealed in our trial pits is shown in detail on the Trial Pit Records at Appendix A and is described in general terms hereafter.

8.1.1 Made Ground

The trial pits comprised two layers of crushed aggregate and extended to 0.9m depth, with the top layer being some 0.4m thick.

8.1.2 Alluvium

Underlying the Made Ground and proved to the limit of investigation at some 2½m depth was a firm blue grey and brown organic silty clay with some wood overlying an orange

brown and brown and grey silty clay also with some wood not of which are considered to represent Alluvium.

8.2 Groundwater

No groundwater encountered in the trial pits as they were dry during excavation.

9.0 Discussion

9.1 General

The investigation has found Made Ground to be present. It is therefore probable that other pockets of fill may exist locally, perhaps deeper, of different character or associated with current or earlier underground construction, even though not detected during this investigation.

All remains of underground obstructions should be removed prior to redevelopment to enable the new foundations to be constructed without hindrance and to perform satisfactorily.

9.2 Intrusive Survey Contaminant Analysis

9.2.1 Solid Phase

All samples were subject to Photo Ionization detection and the results are provided in the table following.

Table 1: Photo Ionization (PID) results

Exploratory location	Sample	PID (ppm)
TP1	Top	0.0
	Middle	0.0
	Bottom	0.0
TP2	Top	0.0
	Middle	0.0
	Bottom	0.0
TP3	Top	0.0
	Middle	0.0
	Bottom	0.0
TP4	Top	0.0
	Middle	0.0
	Bottom	0.0
TP5	Top	0.0
	Middle	0.0
	Bottom	0.0
TP6	Top	0.1
	Middle	0.0
	Bottom	0.2
TP7	Top	0.0
	Middle	0.0
	Bottom	0.0
TP8	Top	0.0
	Middle	0.0
	Bottom	0.0
TP9	Top	0.1
	Middle	0.0
	Bottom	0.0
TP10	Top	0.0
	Middle	0.0
	Bottom	0.0

Table 1: Photo Ionization (PID) results - continued

Exploratory location	Depth (m)	PID (ppm)
TPA	0.5	0.0
	1.0	0.0
	1.5	0.0
	2.0	0.0
	2.4	0.0
TPB	0.5	0.0
	1.0	0.0
	1.5	0.0
	2.0	0.0
	2.4	0.0

All results were found to be less than 1ppm (actual highest value 0.2ppm) and were used to aid the assessment of which samples to laboratory test.

10.0 Remedial Action Plan

10.1 General

Contaminant testing was undertaken on selected soil samples and the results compared with the limited number of CLEA[1] Soil Guideline Values (SGVs) for commercial land use that have been published to date. Where not available from that source, reference has also been made to the LQM CIEH Generic Assessment Criteria[2]. As shown on the data sheets all results are below appropriate limits, in fact all results are below the more stringent trigger for residential use.

There is no trigger presently available for lead, but the results are below the previous residential trigger of 450mg/kg. Although a value of 276mg/kg is provided in the AtRiskSoil data-base produced by Atkins and the more modern Category 4 Screening Levels[3] of 310mg/kg produced by DEFRA for residential use without plant uptake. All results were below the Atkins and DEFRA levels.

The TPH analysis found all results to be below the individual trigger for each determinand or carbon band.

The PAH analysis has found all values for the individual determinands to be below triggers on all samples when compared to commercial trigger with only very isolated results that are above the much more stringent residential triggers.

The VOC and SVOC testing only found determinands associated with PAH's above levels of detection.

No asbestos was detected in any sample tested.

With regards to potential remediation of soil contaminated, it is considered that based on the test results remediation is not warranted as all results are below commercial trigger concentration; with results actually below the more stringent residential triggers.

An assessment of potential pollution of the controlled waters has been considered and this is considered to be highly unlikely. All results are below the appropriate triggers for this type of development. The site is underlain by Alluvial clay soils which have been proved to some 2½m depth in these works and other works in the area have found some 15+m of alluvial clays (as detailed in the desk study) .

The contaminants found are known to be of low leaching potential and thus remediation of the underlying controlled waters is considered to be highly unlikely.

10.2 Prevention of Pollution

Care should be taken in order to minimise the production of dust generated on the site, especially in dry climatic conditions.

All vehicles leaving the site should be clear of any potential contaminated debris other than that to be specifically removed. Vehicles transporting wastes for disposal should be appropriate for the required means in order to prevent release during transit.

Specific materials removed from site for subsequent disposal should be transported to a suitably approved and licensed facility. The contractor shall maintain a full documentary record in accordance with Duty of Care including copies of all Waste Transfer Notes for verification.

The programme of works and any subsequent modification should be maintained in such a manner as to avoid potential cross-contamination. A watching brief should be maintained and Manhire Associates Geo-Environmental contacted in the event that evidence of any additional 'contamination' is encountered. The contractor should allow for any delays resulting from the presence of possible contamination and the necessary measures thereof.

Manhire Associates Geo-Environmental should oversee the developments as necessary in order to help maintain an appropriate standard of working practice. It is the responsibility of all personnel on site to report any evidence of possible contamination to the suitably qualified and experienced Site Agent who will contact Manhire Associates Geo-Environmental where there is any doubt about this contamination.

10.3 Remediation

Based on the previous investigations, it is considered that remediation of the site is not warranted.

Any excavated material to be removed from site shall be disposed of in a suitably licensed landfill site with disposal records kept.

10.4 Validation of Imported/ Site Sourced Materials - Demolition Materials & Waste

Imported / site sourced materials can generally be split into two categories imported or site sourced materials and imported soils validation of both types of materials will be

required. It should be noted that should material come from more than one source then the minimum following specified samples per source will be required.

The site sourced materials may included the spoil heaps on site, which will be subject to the testing requirements detailed in the following sections. In addition The Definition of Waste: Development Industry Code of Practice (DoWCoP) by CL:AIRE provides a process for these works and should be followed.

10.4.1 Site Sourced / Imported Demolition Materials

All material should be visually assessed to check for any contamination, including asbestos presence. Any suspected materials should be removed from site. For all material the following amount of validation testing is required as a minimum amount of samples per source should be 4 and samples should be analysed at a rate of 1 sample per 400m³ of material, but allowing for the above minimum. Assuming no other contamination is suspected all samples should be analysed for asbestos, CLEA metals, phenols, speciated PAH and TPH.

10.4.2 Imported Soils

All imported soils should be certified clean by the supplying facility, with tests certificates supplied.

In addition on site sampling of the soils will be required, this should ideally be done when it has been placed, but as a minimum be undertaken on site. The following amount of validation testing is required. A minimum amount of samples per source should be 4 and samples should be analysed at a rate of 1 samples per 50m³ of material, but allowing for the above minimum.

All samples should be analysed for asbestos, CLEA metals, phenols, speciated PAH and TPH.

Suitable soil shall be defined as those whose validation testing results are below those defined in Tables 1, 2 and 3:

Table 1: Acceptable imported soil levels - CLEA metals

Determinand	Trigger Concentration mg/kg	Trigger Source
Arsenic	32	CLEA
Cadmium	3	LQM/CIEH
Chromium (III)	627	LQM/CIEH
Copper	2,330	LQM/CIEH
Lead	310	C4SL
Mercury	170	CLEA
Nickel	130	CLEA
Selenium	350	CLEA
Zinc	3,750	LQM/CIEH

Table 2: Acceptable imported soil levels Phenols & Speciated PAH's

Determinand	Trigger Concentration mg/kg	Trigger Source
Total Monohydric Phenols	210	LQM/CIEH
Naphthalene	1.5	LQM/CIEH
Acenaphthylene	20	Value less than LQM/CIEH
Acenaphthene	20	Value less than LQM/CIEH
Flourene	20	Value less than LQM/CIEH
Phenanthrene	20	Value less than LQM/CIEH
Anthracene	20	Value less than LQM/CIEH
Fluoranthene	20	Value less than LQM/CIEH
Pyrene	20	Value less than LQM/CIEH
Benzo(a)anthracene	3.1	LQM/CIEH
Chrysene	6	LQM/CIEH
Benzo(b)floranthene	5.6	LQM/CIEH
Benzo(k)fluoranthene	8.5	LQM/CIEH
Benzo(a)pyrene	0.83	LQM/CIEH
Indeno(123+cd)pyrene	3.2	LQM/CIEH
Dibenzo(ah)anthracene	0.76	LQM/CIEH
Benzo(ghi)perylene	20	Value less than LQM/CIEH

Table 3: Acceptable imported soil level - TPH Aromatic/ Aliphatic Split

Determinand	Trigger concentration mg/kg	Trigger Source
Aromatic hydrocarbons		
C5 - C7	65	LQM/CIEH
C7 - C8	100	LQM/CIEH
C8 - C10	27	LQM/CIEH
C10 - C12	69	LQM/CIEH
C12 - C16	100	LQM/CIEH
C16 - C21	100	LQM/CIEH
C21 - C35	100	LQM/CIEH
Aliphatic hydrocarbons		
C5 - C6	30	LQM/CIEH
C6 - C8	73	LQM/CIEH
C8 - C10	19	LQM/CIEH
C10 - C12	93	LQM/CIEH
C12 - C16	100	LQM/CIEH
C16 - C21	100	LQM/CIEH
C21 - C35	100	LQM/CIEH

The above triggers are from widely accepted trigger concentrations for soils within residential environments and are thus suitable for these works.

10.4.3 Sustainable Use of Soils

The Developers Code of Practice for the Sustainable Use of Soils on Construction Sites states "When stripping, stockpiling or placing soil, do so in the driest condition possible". Soil placement work should stop during adverse weather conditions, describing this as >10mm rain in 24hrs. Over compaction caused by working soils during wet conditions should be avoided

11.0 Discovery Strategy and Watching Brief

During the course of the development, it will be the responsibility of the on-site manager to ensure watching briefs are undertaken and documented.

The watching brief will consist of a record of:

- a. Observations of contamination made during the course of the development by any member of site staff, contractor, or visitor; and
- b. The key stages of the development and occurrences including contamination found during the course of the development, the formation levels of excavations, any reduced level dig/mass excavation, formation of landscaped or garden areas, etc. with supporting photographs.

11.1 Watching Brief Written Statement

Upon completion of the development, a written and signed statement will be prepared by the following parties:

- a. Ground Works Contractor(s) - upon completion of foundations and ground works;
- b. On-site manager - upon completion of groundworks and landscaping work; and

The written statement will clearly state whether or not evidence of contamination was identified during the course of the development along with any remedial action that was taken.

11.2 Staff Training

All site staff, contractors, and visitors will be briefed on the potential presence of land, groundwater or airborne contamination before commencing work on the site.

This will include the following information:

- a. Relevant health & safety considerations;
- b. The type of land, water, or airborne contamination present and potentially present at the site;
- c. Any particular areas of the site which are likely to be affected; and

- d. Staff responsibilities under the discovery strategy.

The on-site manager will provide written confirmation that site staff were briefed about contaminated land in line with these recommendations.

11.3 Construction Workers Risk Assessments

A detailed health and safety risk assessment will be carried out, in accordance with current guidance, before works commence on-site and appropriate personal protective equipment will be worn by all construction workers.

If unexpected contamination is found at any time, then this will be reported to Environmental Health, Ashford Borough Council within seven days and 2 weeks notice given prior to undertaking any remediation if considered necessary.

The discovery strategy sets out the actions that will be taken if contamination is encountered during the course of a development. Examples of the types of observations that will be considered are detailed in Table 1 below, following which examples of the general actions that will be taken are set out in Table 2, and examples of any emergency actions are detailed in Table 3.

Evidence	Description
Visual	- Fuel or oil-like substances mixed in with or smeared on the soil or floating on perched, groundwater or surface waters. - Waste materials (refuse, barrels, industrial wastes, ash, tar, etc.) Buried at specific location across the site. - Marked variation in colour, e.g., red, orange, yellow, green, light, or dark blue, etc. may indicate contamination from a variety of contaminants. - Soils including large amounts of ash and clinker where such contamination of soils wasn't expected. - Evidence of suspected asbestos.
Odours	- Fuel, oil and chemical-type odours. - Unusual odours such as sweet or fishy odours.
Well-being	- Lightheadedness and/or nausea when in excavations, at the working face of an excavation, when visual or olfactory evidence of contamination exists, etc. - Burning of nasal passages, throat, lungs, or skin. - Blistering or reddening of skin due to contact with soil.

Table 1 - Potentially significant observations (not exhaustive)

Person observing contamination	To be reported to	Action to be taken
Site visitor	Must report observations to the site manager.	Stop work and where possible, make area safe and secure area before reporting to site manager.
Contractor	Must report observations to the site manager.	Stop work and where possible, make area safe and secure area before reporting to site manager.
On site manager	Must report observations to their direct manager, the appointed Environmental Consultant, the Planning Authority and Contaminated Land Officer at LBS.	Stop work and, where possible, make area safe and secure area before reporting to others.
Environmental Consultant	Must report observations to the site manager, the planning Authority and Contaminated Land Officer LBS.	Advise that work stops and where possible, make sure the area is made safe before reporting to others.

Table 2 - General actions to be performed.

Occurrence	Description	Contact
Risk to the public	If at any point residents, the public or other may be at risk as a result of contamination found during the course of investigation, remediation, or development works.	• Contact the emergency services if there is a risk to life. • Contaminated Land Officer at LBS. • Health & Safety Executive.
Nuisance to residents/the public	If a nuisance has been or is likely to be caused to nearby residents, the public and others - for example, odours, dust, noise, vibration, etc.	• Environmental Health at LBS.
Pollution of controlled waters	If any surface, culverted or groundwater has been polluted, e.g., slurry, contaminated soil/water or a chemical spillage entering a river or canal.	• Environmental Agency. • Planning Authority and Contaminated Land Officer at LBS.
Pollution of adjoining land	If land outside the boundary of the development site is polluted from site activities, e.g., slurry, contaminated soil/water, or a chemical spillage.	• The owner of the land. • Planning Authority and contaminated Land Officer at LBS.

Table 3 - Emergency actions to be performed.

In addition to the above, the following should also be noted:

- a. Should gross contamination be encountered during groundworks, then the advice of an environmental consultant will be sought;
- b. Any soil arising from areas where visual or olfactory evidence of contamination has been observed will be handled as potentially hazardous waste and temporarily stockpiled appropriately;
- c. Stockpiled soils may undergo validation testing to determine whether they can be used elsewhere on the site at or close to the ground; and

The Contaminated Land Officer at Enfield Council will be contacted to agree any further remedial works that become necessary during the course of the development.

12.0 Verification Report

Following the completion of any remedial action and the development of the site, a post-remediation verification report will be produced and submitted to the planning authority.

The report will detail fully any actions undertaken, including any report from the discovery strategy, and watching brief.

All work undertaken will be supported by photographic evidence, along with any other documented items such as waste transfer noted, asbestos removal reports, soil invoices etc.

All imported soil will undergo confirmatory analysis in order to satisfy their suitability for use. Laboratory certificated results will be included within the report.

Finally the report will include the aforementioned declaration from the site manager, groundworks contractor and appointed environmental consultant stating that wither no suspected additional contamination was detected, or, that all additional detected contamination has been addressed appropriately.

APPENDIX A

TRIAL PIT RECORDS

Manhire Associates MANHIRE ASSOCIATES GEO-ENVIRONMENTAL LIMITED						Site DALEFIELD WAY WEST, GRAVESEND, DA12 2JD		Trial Pit Number TPA		
Excavation Method Trial Pit		Dimensions		Ground Level (mOD)		Client O'Halloran & O'Brien Limited		Job Number 24054		
		Location		Dates 09/02/2026		Engineer		Sheet 1/1		
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water		
			PID 0.0ppm		(0.35)	MADE GROUND: Crushed aggregate				
			PID 0.0ppm		0.35 (0.55)	MADE GROUND: Grey aggregate with some chalk fragments				
			PID 0.0ppm		0.90 (0.40)	Firm blue grey, orange brown silty CLAY with occasional organic pockets and wood				
			PID 0.0ppm		1.30	Firm orange brown, brown and grey mottled silty CLAY with some decaying wood.				
			PID 0.0ppm		(1.20)					
			PID 0.0ppm		2.50	Complete at 2.50m				
Plan					Remarks					
					Pit was stable and dry Backfilled with arisings					
					Scale (approx)		Logged By		Figure No.	
					1:25		ams		6093.TPA	

MANHIRE ASSOCIATES GEO-ENVIRONMENTAL LIMITED						Site DALEFIELD WAY WEST, GRAVESEND, DA12 2JD		Trial Pit Number TPB	
Excavation Method Trial Pit		Dimensions		Ground Level (mOD)		Client O'Halloran & O'Brien Limited		Job Number 24054	
		Location		Dates 09/02/2026		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
						MADE GROUND: Crushed aggregate			
			PID 0.0ppm			MADE GROUND: Grey aggregate with some chalk fragments			
			PID 0.0ppm			Firm blue grey, orange brown silty CLAY with occasional organic pockets and wood			
			PID 0.0ppm			Firm orange brown, brown and grey mottled silty CLAY with some decaying wood.			
			PID 0.0ppm						
			PID 0.0ppm						
						Complete at 2.40m			
Plan						Remarks Pit was stable and dry Backfilled with arisings			
						Scale (approx)		Logged By	
1:25		ams		6093.TPB					

APPENDIX B

LABORATORY TEST RESULTS

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

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

Preliminary Report Number : 26-006381

Project / Site name:	Dalefield Way West	Samples received on:	06/02/2026
Your job number:	6093	Samples instructed on/ Analysis started on:	10/02/2026
Your order number:		Analysis completed by:	Not complete
Report Issue Number:	0	Report issued on:	16/02/2026
Samples Analysed:	12 soil samples		



Signed:

Claire Bancroft
Customer Service and Accounts Support
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.

Preliminary reports provided at the request of the client should be considered as incomplete and have not been through the complete quality control procedure.

Results contained in preliminary reports may be subject to change and therefore should not be used as a basis for decision making, except at the risk of the client.

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: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number	824932	824933	824934	824935	824936
Sample Reference	TP5	TP5	TP5	TP6	TP6
Sample Number	TOP	MIDDLE	BOTTOM	TOP	MIDDLE
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
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	22.3	< 0.1
Moisture Content	%	0.01	NONE	19	22	24	13	24
Total mass of sample received	kg	0.1	NONE	1.5	0.8	1	1	0.8

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	KJK	KJK	KJK	KJK	KJK
Analysis completed	N/A	N/A	N/A	16/02/2026	16/02/2026	16/02/2026	16/02/2026	16/02/2026

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	1.6	0.26
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	2	0.5
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	1.1	0.43
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.07	< 0.05	1.3	0.51
Phenanthrene	mg/kg	0.05	MCERTS	0.09	0.53	0.08	21	5.8
Anthracene	mg/kg	0.05	MCERTS	< 0.05	0.12	< 0.05	6.3	1.7
Fluoranthene	mg/kg	0.05	MCERTS	0.18	0.7	0.14	49	14
Pyrene	mg/kg	0.05	MCERTS	0.18	0.61	0.12	48	13
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.11	0.35	< 0.05	24	7.3
Chrysene	mg/kg	0.05	MCERTS	0.09	0.33	< 0.05	22	7
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.13	0.4	< 0.05	36	9.7
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.18	< 0.05	15	4.2
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.09	0.35	< 0.05	27	8.9
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.07	0.17	< 0.05	15	4.9
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	3	1.3
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	0.19	< 0.05	16	5.6

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	0.94	4	< 0.80	287	85.5
-----------------------------	-------	-----	-----------	------	---	--------	-----	------

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	18	18	21	11	19
Barium (aqua regia extractable)	mg/kg	1	MCERTS	80	51	49	92	71
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1.5	1.4	1.6	0.79	1.4
Boron (water soluble)	mg/kg	0.2	MCERTS	3.2	1.8	8.7	1	7.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.3	0.2	0.4	0.3
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	45	43	52	26	44
Copper (aqua regia extractable)	mg/kg	1	MCERTS	23	19	15	27	22
Lead (aqua regia extractable)	mg/kg	1	MCERTS	29	33	26	76	58
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	31	32	35	22	31
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.3	< 1.0	1.4	1.1	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	78	75	92	39	76
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	100	95	94	89	110

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number	824932	824933	824934	824935	824936
Sample Reference	TP5	TP5	TP5	TP6	TP6
Sample Number	TOP	MIDDLE	BOTTOM	TOP	MIDDLE
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	to follow	to follow	to follow	to follow	to follow

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	to follow	to follow	to follow	to follow	to follow

VOCs

Chloromethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Chloroethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Bromomethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Vinyl Chloride	µg/kg	5	NONE	-	< 5.0	-	-	-
Trichlorofluoromethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,1-Dichloroethene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
2,2-Dichloropropane	µg/kg	5	NONE	-	< 5.0	-	-	-
Chloroform	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,2-Dichloroethane	µg/kg	7	MCERTS	-	< 7.0	-	-	-
1,1-Dichloropropene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Carbon tetrachloride	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,2-Dichloropropane	µg/kg	6	MCERTS	-	< 6.0	-	-	-
Trichloroethene	µg/kg	10	MCERTS	-	< 10	-	-	-
Dibromomethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Bromodichloromethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	< 10	-	-	-
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	< 6.0	-	-	-
1,3-Dichloropropane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Dibromochloromethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number				824932	824933	824934	824935	824936
Sample Reference				TP5	TP5	TP5	TP6	TP6
Sample Number				TOP	MIDDLE	BOTTOM	TOP	MIDDLE
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				05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Tetrachloroethene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,2-Dibromoethane	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Chlorobenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	< 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
Styrene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Bromoform	µg/kg	5	MCERTS	-	< 5.0	-	-	-
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	< 5.0	-	-	-
Bromobenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
n-Propylbenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
2-Chlorotoluene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
4-Chlorotoluene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
tert-Butylbenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
sec-Butylbenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
p-Isopropyltoluene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Butylbenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	< 8.0	-	-	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
Hexachlorobutadiene	µg/kg	5	MCERTS	-	< 5.0	-	-	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	< 5.0	-	-	-

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number	824932	824933	824934	824935	824936
Sample Reference	TP5	TP5	TP5	TP6	TP6
Sample Number	TOP	MIDDLE	BOTTOM	TOP	MIDDLE
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

SVOCs

Aniline	mg/kg	0.1	NONE	-	< 0.1	-	-	-
Phenol	mg/kg	0.2	ISO 17025	-	< 0.2	-	-	-
2-Chlorophenol	mg/kg	0.1	MCERTS	-	< 0.1	-	-	-
Bis(2-chloroethyl)ether	mg/kg	0.2	MCERTS	-	< 0.2	-	-	-
1,3-Dichlorobenzene	mg/kg	0.2	NONE	-	< 0.2	-	-	-
1,2-Dichlorobenzene	mg/kg	0.1	MCERTS	-	< 0.1	-	-	-
1,4-Dichlorobenzene	mg/kg	0.2	MCERTS	-	< 0.2	-	-	-
Bis(2-chloroisopropyl)ether	mg/kg	0.1	MCERTS	-	< 0.1	-	-	-
2-Methylphenol	mg/kg	0.3	MCERTS	-	< 0.3	-	-	-
Hexachloroethane	mg/kg	0.05	ISO 17025	-	< 0.05	-	-	-
Nitrobenzene	mg/kg	0.3	MCERTS	-	< 0.3	-	-	-
4-Methylphenol	mg/kg	0.2	NONE	-	< 0.2	-	-	-
Isophorone	mg/kg	0.2	MCERTS	-	< 0.2	-	-	-
2-Nitrophenol	mg/kg	0.3	NONE	-	< 0.3	-	-	-
2,4-Dimethylphenol	mg/kg	0.3	MCERTS	-	< 0.3	-	-	-
Bis(2-chloroethoxy)methane	mg/kg	0.3	MCERTS	-	< 0.3	-	-	-
1,2,4-Trichlorobenzene	mg/kg	0.3	MCERTS	-	< 0.3	-	-	-
2,4-Dichlorophenol	mg/kg	0.3	MCERTS	-	< 0.3	-	-	-
4-Chloroaniline	mg/kg	0.1	NONE	-	< 0.1	-	-	-
Hexachlorobutadiene	mg/kg	0.1	MCERTS	-	< 0.1	-	-	-
4-Chloro-3-methylphenol	mg/kg	0.1	NONE	-	< 0.1	-	-	-
2,4,6-Trichlorophenol	mg/kg	0.1	NONE	-	< 0.1	-	-	-
2,4,5-Trichlorophenol	mg/kg	0.2	NONE	-	< 0.2	-	-	-
2-Methylnaphthalene	mg/kg	0.1	NONE	-	< 0.1	-	-	-
2-Chloronaphthalene	mg/kg	0.1	MCERTS	-	< 0.1	-	-	-
Dimethylphthalate	mg/kg	0.1	MCERTS	-	< 0.1	-	-	-
2,6-Dinitrotoluene	mg/kg	0.1	NONE	-	< 0.1	-	-	-
2,4-Dinitrotoluene	mg/kg	0.2	NONE	-	< 0.2	-	-	-
Dibenzofuran	mg/kg	0.2	MCERTS	-	< 0.2	-	-	-
4-Chlorophenyl phenyl ether	mg/kg	0.3	MCERTS	-	< 0.3	-	-	-
Diethyl phthalate	mg/kg	0.2	MCERTS	-	< 0.2	-	-	-
4-Nitroaniline	mg/kg	0.2	NONE	-	< 0.2	-	-	-
Azobenzene	mg/kg	0.3	NONE	-	< 0.3	-	-	-
Bromophenyl phenyl ether	mg/kg	0.2	MCERTS	-	< 0.2	-	-	-
Hexachlorobenzene	mg/kg	0.3	MCERTS	-	< 0.30	-	-	-
Carbazole	mg/kg	0.3	MCERTS	-	< 0.3	-	-	-
Dibutyl phthalate	mg/kg	0.2	NONE	-	< 0.2	-	-	-
Anthraquinone	mg/kg	0.3	NONE	-	< 0.3	-	-	-
Butyl benzyl phthalate	mg/kg	0.3	NONE	-	< 0.3	-	-	-

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

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number	824937	824938	824939	824940	824941
Sample Reference	TP6	TP7	TP7	TP7	TP8
Sample Number	BOTTOM	TOP	MIDDLE	BOTTOM	TOP
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
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	44.6	< 0.1	< 0.1	9.1
Moisture Content	%	0.01	NONE	25	11	26	27	13
Total mass of sample received	kg	0.1	NONE	1.6	0.8	0.5	0.8	1.7

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	16/02/2026	16/02/2026	16/02/2026	16/02/2026	16/02/2026

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.34	< 0.05	< 0.05	0.84
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	1.1	< 0.05	< 0.05	0.2
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.16	< 0.05	< 0.05	0.95
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.28	< 0.05	< 0.05	1.4
Phenanthrene	mg/kg	0.05	MCERTS	0.29	4.7	0.13	0.24	6.6
Anthracene	mg/kg	0.05	MCERTS	0.08	1.4	< 0.05	0.06	1.9
Fluoranthene	mg/kg	0.05	MCERTS	0.66	11	0.43	0.7	6.7
Pyrene	mg/kg	0.05	MCERTS	0.61	10	0.41	0.64	5.5
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.38	6.5	0.26	0.36	2.6
Chrysene	mg/kg	0.05	MCERTS	0.4	6.3	0.27	0.42	2.2
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.55	9.4	0.35	0.51	2.9
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.23	3.6	0.17	0.24	1
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.47	8.1	0.31	0.45	2.5
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.28	4.6	0.19	0.25	1.1
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.07	1	< 0.05	0.06	0.21
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.32	5.3	0.21	0.28	1.1

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	4.35	74	2.73	4.21	37.6
-----------------------------	-------	-----	-----------	------	----	------	------	------

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	25	8.3	25	21	8.2
Barium (aqua regia extractable)	mg/kg	1	MCERTS	61	53	50	48	95
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1.9	0.59	1.8	1.6	0.67
Boron (water soluble)	mg/kg	0.2	MCERTS	12	1.8	8.8	6.5	1.4
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.2	0.2	0.2	0.2	0.4
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	61	20	57	52	22
Copper (aqua regia extractable)	mg/kg	1	MCERTS	20	30	18	16	31
Lead (aqua regia extractable)	mg/kg	1	MCERTS	32	34	29	38	50
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	39	20	35	30	24
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.2	1.1	1.7	1.8	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	110	43	110	91	31
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	100	80	99	88	80

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number	824937	824938	824939	824940	824941
Sample Reference	TP6	TP7	TP7	TP7	TP8
Sample Number	BOTTOM	TOP	MIDDLE	BOTTOM	TOP
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	to follow	to follow	to follow	to follow	to follow

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	to follow	to follow	to follow	to follow	to follow

VOCs

Chloromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Chloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Bromomethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Vinyl Chloride	µg/kg	5	NONE	-	-	-	-	< 5.0
Trichlorofluoromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1-Dichloroethene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
2,2-Dichloropropane	µg/kg	5	NONE	-	-	-	-	< 5.0
Chloroform	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dichloroethane	µg/kg	7	MCERTS	-	-	-	-	< 7.0
1,1-Dichloropropene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Carbon tetrachloride	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dichloropropane	µg/kg	6	MCERTS	-	-	-	-	< 6.0
Trichloroethene	µg/kg	10	MCERTS	-	-	-	-	< 10
Dibromomethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Bromodichloromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	-	-	-	< 10
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	-	-	-	< 6.0
1,3-Dichloropropane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Dibromochloromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number				824937	824938	824939	824940	824941
Sample Reference				TP6	TP7	TP7	TP7	TP8
Sample Number				BOTTOM	TOP	MIDDLE	BOTTOM	TOP
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				05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Tetrachloroethene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dibromoethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Chlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	-	-	-	< 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
Styrene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Bromoform	µg/kg	5	MCERTS	-	-	-	-	< 5.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	-	-	-	< 5.0
Bromobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
n-Propylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
2-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
4-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
tert-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
sec-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
p-Isopropyltoluene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	-	-	-	< 8.0
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Hexachlorobutadiene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number	824937	824938	824939	824940	824941
Sample Reference	TP6	TP7	TP7	TP7	TP8
Sample Number	BOTTOM	TOP	MIDDLE	BOTTOM	TOP
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

SVOCs

Aniline	mg/kg	0.1	NONE	-	-	-	-	< 0.1
Phenol	mg/kg	0.2	ISO 17025	-	-	-	-	< 0.2
2-Chlorophenol	mg/kg	0.1	MCERTS	-	-	-	-	< 0.1
Bis(2-chloroethyl)ether	mg/kg	0.2	MCERTS	-	-	-	-	< 0.2
1,3-Dichlorobenzene	mg/kg	0.2	NONE	-	-	-	-	< 0.2
1,2-Dichlorobenzene	mg/kg	0.1	MCERTS	-	-	-	-	< 0.1
1,4-Dichlorobenzene	mg/kg	0.2	MCERTS	-	-	-	-	< 0.2
Bis(2-chloroisopropyl)ether	mg/kg	0.1	MCERTS	-	-	-	-	< 0.1
2-Methylphenol	mg/kg	0.3	MCERTS	-	-	-	-	< 0.3
Hexachloroethane	mg/kg	0.05	ISO 17025	-	-	-	-	< 0.05
Nitrobenzene	mg/kg	0.3	MCERTS	-	-	-	-	< 0.3
4-Methylphenol	mg/kg	0.2	NONE	-	-	-	-	< 0.2
Isophorone	mg/kg	0.2	MCERTS	-	-	-	-	< 0.2
2-Nitrophenol	mg/kg	0.3	NONE	-	-	-	-	< 0.3
2,4-Dimethylphenol	mg/kg	0.3	MCERTS	-	-	-	-	< 0.3
Bis(2-chloroethoxy)methane	mg/kg	0.3	MCERTS	-	-	-	-	< 0.3
1,2,4-Trichlorobenzene	mg/kg	0.3	MCERTS	-	-	-	-	< 0.3
2,4-Dichlorophenol	mg/kg	0.3	MCERTS	-	-	-	-	< 0.3
4-Chloroaniline	mg/kg	0.1	NONE	-	-	-	-	< 0.1
Hexachlorobutadiene	mg/kg	0.1	MCERTS	-	-	-	-	< 0.1
4-Chloro-3-methylphenol	mg/kg	0.1	NONE	-	-	-	-	< 0.1
2,4,6-Trichlorophenol	mg/kg	0.1	NONE	-	-	-	-	< 0.1
2,4,5-Trichlorophenol	mg/kg	0.2	NONE	-	-	-	-	< 0.2
2-Methylnaphthalene	mg/kg	0.1	NONE	-	-	-	-	0.5
2-Chloronaphthalene	mg/kg	0.1	MCERTS	-	-	-	-	< 0.1
Dimethylphthalate	mg/kg	0.1	MCERTS	-	-	-	-	< 0.1
2,6-Dinitrotoluene	mg/kg	0.1	NONE	-	-	-	-	< 0.1
2,4-Dinitrotoluene	mg/kg	0.2	NONE	-	-	-	-	< 0.2
Dibenzofuran	mg/kg	0.2	MCERTS	-	-	-	-	0.8
4-Chlorophenyl phenyl ether	mg/kg	0.3	MCERTS	-	-	-	-	< 0.3
Diethyl phthalate	mg/kg	0.2	MCERTS	-	-	-	-	< 0.2
4-Nitroaniline	mg/kg	0.2	NONE	-	-	-	-	< 0.2
Azobenzene	mg/kg	0.3	NONE	-	-	-	-	< 0.3
Bromophenyl phenyl ether	mg/kg	0.2	MCERTS	-	-	-	-	< 0.2
Hexachlorobenzene	mg/kg	0.3	MCERTS	-	-	-	-	< 0.30
Carbazole	mg/kg	0.3	MCERTS	-	-	-	-	0.5
Dibutyl phthalate	mg/kg	0.2	NONE	-	-	-	-	< 0.2
Anthraquinone	mg/kg	0.3	NONE	-	-	-	-	< 0.3
Butyl benzyl phthalate	mg/kg	0.3	NONE	-	-	-	-	< 0.3

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

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number	824942	824943
Sample Reference	TP8	TP8
Sample Number	MIDDLE	BOTTOM
Water Matrix	N/A	N/A
Depth (m)	None Supplied	None Supplied
Date Sampled	05/02/2026	05/02/2026
Time Taken	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
Moisture Content	%	0.01	NONE	23	28
Total mass of sample received	kg	0.1	NONE	0.7	0.9

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	PKU	PKU
Analysis completed	N/A	N/A	N/A	16/02/2026	16/02/2026

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 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	0.08	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.18	< 0.05
Pyrene	mg/kg	0.05	MCERTS	0.16	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.1	< 0.05
Chrysene	mg/kg	0.05	MCERTS	0.11	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.13	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.06	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.11	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.07	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.08	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.09	< 0.80
-----------------------------	-------	-----	-----------	------	--------

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	16	21
Barium (aqua regia extractable)	mg/kg	1	MCERTS	55	44
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1.2	1.7
Boron (water soluble)	mg/kg	0.2	MCERTS	4.7	14
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	39	55
Copper (aqua regia extractable)	mg/kg	1	MCERTS	16	17
Lead (aqua regia extractable)	mg/kg	1	MCERTS	46	28
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	25	34
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.1	1.1
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	65	94
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	80	85

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number	824942	824943
Sample Reference	TP8	TP8
Sample Number	MIDDLE	BOTTOM
Water Matrix	N/A	N/A
Depth (m)	None Supplied	None Supplied
Date Sampled	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection
		Test Accreditation Status

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	to follow	to follow
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	to follow	to follow
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	to follow	to follow

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	to follow	to follow
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	to follow	to follow
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	to follow	to follow

VOCs

Chloromethane	µg/kg	5	MCERTS	-	-
Chloroethane	µg/kg	5	MCERTS	-	-
Bromomethane	µg/kg	5	MCERTS	-	-
Vinyl Chloride	µg/kg	5	NONE	-	-
Trichlorofluoromethane	µg/kg	5	MCERTS	-	-
1,1-Dichloroethene	µg/kg	5	MCERTS	-	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	-	-
2,2-Dichloropropane	µg/kg	5	NONE	-	-
Chloroform	µg/kg	5	MCERTS	-	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	-
1,2-Dichloroethane	µg/kg	7	MCERTS	-	-
1,1-Dichloropropene	µg/kg	5	MCERTS	-	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	-
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0
Carbontetrachloride	µg/kg	5	MCERTS	-	-
1,2-Dichloropropane	µg/kg	6	MCERTS	-	-
Trichloroethene	µg/kg	10	MCERTS	-	-
Dibromomethane	µg/kg	5	MCERTS	-	-
Bromodichloromethane	µg/kg	5	MCERTS	-	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	-
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	-
1,3-Dichloropropane	µg/kg	5	MCERTS	-	-
Dibromochloromethane	µg/kg	5	MCERTS	-	-

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number				824942	824943
Sample Reference				TP8	TP8
Sample Number				MIDDLE	BOTTOM
Water Matrix				N/A	N/A
Depth (m)				None Supplied	None Supplied
Date Sampled				05/02/2026	05/02/2026
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		
Tetrachloroethene	µg/kg	5	MCERTS	-	-
1,2-Dibromoethane	µg/kg	5	MCERTS	-	-
Chlorobenzene	µg/kg	5	MCERTS	-	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	-
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0
Styrene	µg/kg	5	MCERTS	-	-
Bromoform	µg/kg	5	MCERTS	-	-
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	-	-
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	-
Bromobenzene	µg/kg	5	MCERTS	-	-
n-Propylbenzene	µg/kg	5	MCERTS	-	-
2-Chlorotoluene	µg/kg	5	MCERTS	-	-
4-Chlorotoluene	µg/kg	5	MCERTS	-	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	-
tert-Butylbenzene	µg/kg	5	MCERTS	-	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	-
sec-Butylbenzene	µg/kg	5	MCERTS	-	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	-
p-Isopropyltoluene	µg/kg	5	MCERTS	-	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	-
Butylbenzene	µg/kg	5	MCERTS	-	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	-
Hexachlorobutadiene	µg/kg	5	MCERTS	-	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	-

Analytical Report Number: 26-006381
Project / Site name: Dalefield Way West

Lab Sample Number	824942	824943
Sample Reference	TP8	TP8
Sample Number	MIDDLE	BOTTOM
Water Matrix	N/A	N/A
Depth (m)	None Supplied	None Supplied
Date Sampled	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection
		Test Accreditation Status

SVOCs

Aniline	mg/kg	0.1	NONE	-	-
Phenol	mg/kg	0.2	ISO 17025	-	-
2-Chlorophenol	mg/kg	0.1	MCERTS	-	-
Bis(2-chloroethyl)ether	mg/kg	0.2	MCERTS	-	-
1,3-Dichlorobenzene	mg/kg	0.2	NONE	-	-
1,2-Dichlorobenzene	mg/kg	0.1	MCERTS	-	-
1,4-Dichlorobenzene	mg/kg	0.2	MCERTS	-	-
Bis(2-chloroisopropyl)ether	mg/kg	0.1	MCERTS	-	-
2-Methylphenol	mg/kg	0.3	MCERTS	-	-
Hexachloroethane	mg/kg	0.05	ISO 17025	-	-
Nitrobenzene	mg/kg	0.3	MCERTS	-	-
4-Methylphenol	mg/kg	0.2	NONE	-	-
Isophorone	mg/kg	0.2	MCERTS	-	-
2-Nitrophenol	mg/kg	0.3	NONE	-	-
2,4-Dimethylphenol	mg/kg	0.3	MCERTS	-	-
Bis(2-chloroethoxy)methane	mg/kg	0.3	MCERTS	-	-
1,2,4-Trichlorobenzene	mg/kg	0.3	MCERTS	-	-
2,4-Dichlorophenol	mg/kg	0.3	MCERTS	-	-
4-Chloroaniline	mg/kg	0.1	NONE	-	-
Hexachlorobutadiene	mg/kg	0.1	MCERTS	-	-
4-Chloro-3-methylphenol	mg/kg	0.1	NONE	-	-
2,4,6-Trichlorophenol	mg/kg	0.1	NONE	-	-
2,4,5-Trichlorophenol	mg/kg	0.2	NONE	-	-
2-Methylnaphthalene	mg/kg	0.1	NONE	-	-
2-Chloronaphthalene	mg/kg	0.1	MCERTS	-	-
Dimethylphthalate	mg/kg	0.1	MCERTS	-	-
2,6-Dinitrotoluene	mg/kg	0.1	NONE	-	-
2,4-Dinitrotoluene	mg/kg	0.2	NONE	-	-
Dibenzofuran	mg/kg	0.2	MCERTS	-	-
4-Chlorophenyl phenyl ether	mg/kg	0.3	MCERTS	-	-
Diethyl phthalate	mg/kg	0.2	MCERTS	-	-
4-Nitroaniline	mg/kg	0.2	NONE	-	-
Azobenzene	mg/kg	0.3	NONE	-	-
Bromophenyl phenyl ether	mg/kg	0.2	MCERTS	-	-
Hexachlorobenzene	mg/kg	0.3	MCERTS	-	-
Carbazole	mg/kg	0.3	MCERTS	-	-
Dibutyl phthalate	mg/kg	0.2	NONE	-	-
Anthraquinone	mg/kg	0.3	NONE	-	-
Butyl benzyl phthalate	mg/kg	0.3	NONE	-	-

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

Analytical Report Number : 26-006381
Project / Site name: Dalefield Way West

* 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 *
824932	TP5	TOP	None Supplied	Brown clay and sand with gravel
824933	TP5	MIDDLE	None Supplied	Brown clay and sand with gravel
824934	TP5	BOTTOM	None Supplied	Brown clay and sand with gravel
824935	TP6	TOP	None Supplied	Brown clay and sand with gravel and stones
824936	TP6	MIDDLE	None Supplied	Brown clay and sand with gravel
824937	TP6	BOTTOM	None Supplied	Brown clay and sand with gravel
824938	TP7	TOP	None Supplied	Brown clay and sand with gravel and stones
824939	TP7	MIDDLE	None Supplied	Brown clay and sand with gravel and vegetation
824940	TP7	BOTTOM	None Supplied	Brown clay and sand with gravel and vegetation
824941	TP8	TOP	None Supplied	Brown clay and sand with vegetation and stones
824942	TP8	MIDDLE	None Supplied	Brown clay and sand with gravel and vegetation
824943	TP8	BOTTOM	None Supplied	Brown clay and sand with gravel

Analytical Report Number : 26-006381
Project / Site name: Dalefield Way West

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
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
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
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
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

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

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

Preliminary Report Number : 26-006385

Project / Site name:	Dalefield Way West	Samples received on:	06/02/2026
Your job number:	6093	Samples instructed on/ Analysis started on:	10/02/2026
Your order number:		Analysis completed by:	Not complete
Report Issue Number:	0	Report issued on:	16/02/2026
Samples Analysed:	12 soil samples		



Signed:

Claire Bancroft
Customer Service and Accounts Support
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.

Preliminary reports provided at the request of the client should be considered as incomplete and have not been through the complete quality control procedure.

Results contained in preliminary reports may be subject to change and therefore should not be used as a basis for decision making, except at the risk of the client.

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: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number	824966	824967	824968	824969	824970
Sample Reference	TP1	TP1	TP1	TP2	TP2
Sample Number	TOP	MIDDLE	BOTTOM	TOP	BOTTOM
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
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	25	32	32	24	31
Total mass of sample received	kg	0.1	NONE	0.6	0.4	0.4	0.8	0.9

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	MUA	MUA	MUA	MUA	MUA
Analysis completed	N/A	N/A	N/A	16/02/2026	16/02/2026	16/02/2026	16/02/2026	16/02/2026

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	to follow	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	to follow	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	to follow	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	to follow	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	to follow	< 0.05	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	to follow	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	0.17	to follow	< 0.05	< 0.05
Pyrene	mg/kg	0.05	MCERTS	< 0.05	0.14	to follow	< 0.05	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.1	to follow	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	0.08	to follow	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.09	to follow	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	to follow	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.07	to follow	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	to follow	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	to follow	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	to follow	< 0.05	< 0.05

Total PAH

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

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	26	13	to follow	22	17
Barium (aqua regia extractable)	mg/kg	1	MCERTS	40	56	to follow	48	51
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1.5	1.9	to follow	1.6	1.6
Boron (water soluble)	mg/kg	0.2	MCERTS	4.4	to follow	to follow	9.4	8.1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.4	to follow	0.4	0.3
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	50	61	to follow	54	52
Copper (aqua regia extractable)	mg/kg	1	MCERTS	12	15	to follow	13	11
Lead (aqua regia extractable)	mg/kg	1	MCERTS	18	22	to follow	20	18
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	to follow	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	31	38	to follow	32	36
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.1	< 1.0	to follow	< 1.0	1.5
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	92	100	to follow	93	87
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	86	100	to follow	95	91

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number	824966	824967	824968	824969	824970
Sample Reference	TP1	TP1	TP1	TP2	TP2
Sample Number	TOP	MIDDLE	BOTTOM	TOP	BOTTOM
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	to follow	to follow	to follow	to follow	to follow

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	to follow	to follow	to follow	to follow	to follow

VOCs

Chloromethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Chloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Bromomethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Vinyl Chloride	µg/kg	5	NONE	< 5.0	-	-	-	-
Trichlorofluoromethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,1-Dichloroethene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
2,2-Dichloropropane	µg/kg	5	NONE	< 5.0	-	-	-	-
Chloroform	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2-Dichloroethane	µg/kg	7	MCERTS	< 7.0	-	-	-	-
1,1-Dichloropropene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Carbon tetrachloride	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2-Dichloropropane	µg/kg	6	MCERTS	< 6.0	-	-	-	-
Trichloroethene	µg/kg	10	MCERTS	< 10	-	-	-	-
Dibromomethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Bromodichloromethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	< 10	-	-	-	-
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	< 6.0	-	-	-	-
1,3-Dichloropropane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Dibromochloromethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number				824966	824967	824968	824969	824970
Sample Reference				TP1	TP1	TP1	TP2	TP2
Sample Number				TOP	MIDDLE	BOTTOM	TOP	BOTTOM
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				05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Tetrachloroethene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2-Dibromoethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Chlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	< 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
Styrene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Bromoform	µg/kg	5	MCERTS	< 5.0	-	-	-	-
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	< 5.0	-	-	-	-
Bromobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
n-Propylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
2-Chlorotoluene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
4-Chlorotoluene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
tert-Butylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
sec-Butylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
p-Isopropyltoluene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Butylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	< 8.0	-	-	-	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Hexachlorobutadiene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number	824966	824967	824968	824969	824970
Sample Reference	TP1	TP1	TP1	TP2	TP2
Sample Number	TOP	MIDDLE	BOTTOM	TOP	BOTTOM
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

SVOCs

Aniline	mg/kg	0.1	NONE	< 0.1	-	-	-	-
Phenol	mg/kg	0.2	ISO 17025	< 0.2	-	-	-	-
2-Chlorophenol	mg/kg	0.1	MCERTS	< 0.1	-	-	-	-
Bis(2-chloroethyl)ether	mg/kg	0.2	MCERTS	< 0.2	-	-	-	-
1,3-Dichlorobenzene	mg/kg	0.2	NONE	< 0.2	-	-	-	-
1,2-Dichlorobenzene	mg/kg	0.1	MCERTS	< 0.1	-	-	-	-
1,4-Dichlorobenzene	mg/kg	0.2	MCERTS	< 0.2	-	-	-	-
Bis(2-chloroisopropyl)ether	mg/kg	0.1	MCERTS	< 0.1	-	-	-	-
2-Methylphenol	mg/kg	0.3	MCERTS	< 0.3	-	-	-	-
Hexachloroethane	mg/kg	0.05	ISO 17025	< 0.05	-	-	-	-
Nitrobenzene	mg/kg	0.3	MCERTS	< 0.3	-	-	-	-
4-Methylphenol	mg/kg	0.2	NONE	< 0.2	-	-	-	-
Isophorone	mg/kg	0.2	MCERTS	< 0.2	-	-	-	-
2-Nitrophenol	mg/kg	0.3	NONE	< 0.3	-	-	-	-
2,4-Dimethylphenol	mg/kg	0.3	MCERTS	< 0.3	-	-	-	-
Bis(2-chloroethoxy)methane	mg/kg	0.3	MCERTS	< 0.3	-	-	-	-
1,2,4-Trichlorobenzene	mg/kg	0.3	MCERTS	< 0.3	-	-	-	-
2,4-Dichlorophenol	mg/kg	0.3	MCERTS	< 0.3	-	-	-	-
4-Chloroaniline	mg/kg	0.1	NONE	< 0.1	-	-	-	-
Hexachlorobutadiene	mg/kg	0.1	MCERTS	< 0.1	-	-	-	-
4-Chloro-3-methylphenol	mg/kg	0.1	NONE	< 0.1	-	-	-	-
2,4,6-Trichlorophenol	mg/kg	0.1	NONE	< 0.1	-	-	-	-
2,4,5-Trichlorophenol	mg/kg	0.2	NONE	< 0.2	-	-	-	-
2-Methylnaphthalene	mg/kg	0.1	NONE	< 0.1	-	-	-	-
2-Chloronaphthalene	mg/kg	0.1	MCERTS	< 0.1	-	-	-	-
Dimethylphthalate	mg/kg	0.1	MCERTS	< 0.1	-	-	-	-
2,6-Dinitrotoluene	mg/kg	0.1	NONE	< 0.1	-	-	-	-
2,4-Dinitrotoluene	mg/kg	0.2	NONE	< 0.2	-	-	-	-
Dibenzofuran	mg/kg	0.2	MCERTS	< 0.2	-	-	-	-
4-Chlorophenyl phenyl ether	mg/kg	0.3	MCERTS	< 0.3	-	-	-	-
Diethyl phthalate	mg/kg	0.2	MCERTS	< 0.2	-	-	-	-
4-Nitroaniline	mg/kg	0.2	NONE	< 0.2	-	-	-	-
Azobenzene	mg/kg	0.3	NONE	< 0.3	-	-	-	-
Bromophenyl phenyl ether	mg/kg	0.2	MCERTS	< 0.2	-	-	-	-
Hexachlorobenzene	mg/kg	0.3	MCERTS	< 0.30	-	-	-	-
Carbazole	mg/kg	0.3	MCERTS	< 0.3	-	-	-	-
Dibutyl phthalate	mg/kg	0.2	NONE	< 0.2	-	-	-	-
Anthraquinone	mg/kg	0.3	NONE	< 0.3	-	-	-	-
Butyl benzyl phthalate	mg/kg	0.3	NONE	< 0.3	-	-	-	-

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

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number	824971	824972	824973	824974	824975
Sample Reference	TP3	TP3	TP3	TP4	TP4
Sample Number	TOP	MIDDLE	BOTTOM	TOP	MIDDLE
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
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	25.7	< 0.1
Moisture Content	%	0.01	NONE	27	25	30	17	27
Total mass of sample received	kg	0.1	NONE	0.8	0.7	0.9	0.5	0.5

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	JWU	JWU	JWU	JWU	JWU
Analysis completed	N/A	N/A	N/A	16/02/2026	16/02/2026	16/02/2026	16/02/2026	16/02/2026

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	< 0.05	< 0.05	0.23	< 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	< 0.05	< 0.05	0.44	< 0.05
Pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.4	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.23	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.25	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	0.3	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	0.17	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.24	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.12	< 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	0.17	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	2.56	< 0.80
-----------------------------	-------	-----	-----------	--------	--------	--------	------	--------

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	24	26	24	8.6	23
Barium (aqua regia extractable)	mg/kg	1	MCERTS	60	49	44	57	49
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1.9	1.6	1.6	0.68	1.8
Boron (water soluble)	mg/kg	0.2	MCERTS	10	4.3	10	3.3	10
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	0.3	0.2	0.2	0.4
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	64	53	53	22	60
Copper (aqua regia extractable)	mg/kg	1	MCERTS	16	18	16	19	14
Lead (aqua regia extractable)	mg/kg	1	MCERTS	23	22	21	30	25
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	38	33	32	19	37
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.9	1	< 1.0	1.3	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	110	94	94	36	100
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	110	96	94	61	95

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number	824971	824972	824973	824974	824975
Sample Reference	TP3	TP3	TP3	TP4	TP4
Sample Number	TOP	MIDDLE	BOTTOM	TOP	MIDDLE
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	to follow	to follow	to follow	to follow	to follow

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow	to follow	to follow	to follow
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	to follow	to follow	to follow	to follow	to follow

VOCs

Chloromethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Chloroethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Bromomethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Vinyl Chloride	µg/kg	5	NONE	-	-	< 5.0	-	-
Trichlorofluoromethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,1-Dichloroethene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
2,2-Dichloropropane	µg/kg	5	NONE	-	-	< 5.0	-	-
Chloroform	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,2-Dichloroethane	µg/kg	7	MCERTS	-	-	< 7.0	-	-
1,1-Dichloropropene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Carbon tetrachloride	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,2-Dichloropropane	µg/kg	6	MCERTS	-	-	< 6.0	-	-
Trichloroethene	µg/kg	10	MCERTS	-	-	< 10	-	-
Dibromomethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Bromodichloromethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	-	< 10	-	-
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	-	< 6.0	-	-
1,3-Dichloropropane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Dibromochloromethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number				824971	824972	824973	824974	824975
Sample Reference				TP3	TP3	TP3	TP4	TP4
Sample Number				TOP	MIDDLE	BOTTOM	TOP	MIDDLE
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				05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Tetrachloroethene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,2-Dibromoethane	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Chlorobenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	-	< 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
Styrene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Bromoform	µg/kg	5	MCERTS	-	-	< 5.0	-	-
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	-	< 5.0	-	-
Bromobenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
n-Propylbenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
2-Chlorotoluene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
4-Chlorotoluene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
tert-Butylbenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
sec-Butylbenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
p-Isopropyltoluene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Butylbenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	-	< 8.0	-	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
Hexachlorobutadiene	µg/kg	5	MCERTS	-	-	< 5.0	-	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	-	< 5.0	-	-

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number	824971	824972	824973	824974	824975
Sample Reference	TP3	TP3	TP3	TP4	TP4
Sample Number	TOP	MIDDLE	BOTTOM	TOP	MIDDLE
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	05/02/2026	05/02/2026	05/02/2026	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

SVOCs

Aniline	mg/kg	0.1	NONE	-	-	< 0.1	-	-
Phenol	mg/kg	0.2	ISO 17025	-	-	< 0.2	-	-
2-Chlorophenol	mg/kg	0.1	MCERTS	-	-	< 0.1	-	-
Bis(2-chloroethyl)ether	mg/kg	0.2	MCERTS	-	-	< 0.2	-	-
1,3-Dichlorobenzene	mg/kg	0.2	NONE	-	-	< 0.2	-	-
1,2-Dichlorobenzene	mg/kg	0.1	MCERTS	-	-	< 0.1	-	-
1,4-Dichlorobenzene	mg/kg	0.2	MCERTS	-	-	< 0.2	-	-
Bis(2-chloroisopropyl)ether	mg/kg	0.1	MCERTS	-	-	< 0.1	-	-
2-Methylphenol	mg/kg	0.3	MCERTS	-	-	< 0.3	-	-
Hexachloroethane	mg/kg	0.05	ISO 17025	-	-	< 0.05	-	-
Nitrobenzene	mg/kg	0.3	MCERTS	-	-	< 0.3	-	-
4-Methylphenol	mg/kg	0.2	NONE	-	-	< 0.2	-	-
Isophorone	mg/kg	0.2	MCERTS	-	-	< 0.2	-	-
2-Nitrophenol	mg/kg	0.3	NONE	-	-	< 0.3	-	-
2,4-Dimethylphenol	mg/kg	0.3	MCERTS	-	-	< 0.3	-	-
Bis(2-chloroethoxy)methane	mg/kg	0.3	MCERTS	-	-	< 0.3	-	-
1,2,4-Trichlorobenzene	mg/kg	0.3	MCERTS	-	-	< 0.3	-	-
2,4-Dichlorophenol	mg/kg	0.3	MCERTS	-	-	< 0.3	-	-
4-Chloroaniline	mg/kg	0.1	NONE	-	-	< 0.1	-	-
Hexachlorobutadiene	mg/kg	0.1	MCERTS	-	-	< 0.1	-	-
4-Chloro-3-methylphenol	mg/kg	0.1	NONE	-	-	< 0.1	-	-
2,4,6-Trichlorophenol	mg/kg	0.1	NONE	-	-	< 0.1	-	-
2,4,5-Trichlorophenol	mg/kg	0.2	NONE	-	-	< 0.2	-	-
2-Methylnaphthalene	mg/kg	0.1	NONE	-	-	< 0.1	-	-
2-Chloronaphthalene	mg/kg	0.1	MCERTS	-	-	< 0.1	-	-
Dimethylphthalate	mg/kg	0.1	MCERTS	-	-	< 0.1	-	-
2,6-Dinitrotoluene	mg/kg	0.1	NONE	-	-	< 0.1	-	-
2,4-Dinitrotoluene	mg/kg	0.2	NONE	-	-	< 0.2	-	-
Dibenzofuran	mg/kg	0.2	MCERTS	-	-	< 0.2	-	-
4-Chlorophenyl phenyl ether	mg/kg	0.3	MCERTS	-	-	< 0.3	-	-
Diethyl phthalate	mg/kg	0.2	MCERTS	-	-	< 0.2	-	-
4-Nitroaniline	mg/kg	0.2	NONE	-	-	< 0.2	-	-
Azobenzene	mg/kg	0.3	NONE	-	-	< 0.3	-	-
Bromophenyl phenyl ether	mg/kg	0.2	MCERTS	-	-	< 0.2	-	-
Hexachlorobenzene	mg/kg	0.3	MCERTS	-	-	< 0.30	-	-
Carbazole	mg/kg	0.3	MCERTS	-	-	< 0.3	-	-
Dibutyl phthalate	mg/kg	0.2	NONE	-	-	< 0.2	-	-
Anthraquinone	mg/kg	0.3	NONE	-	-	< 0.3	-	-
Butyl benzyl phthalate	mg/kg	0.3	NONE	-	-	< 0.3	-	-

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

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number	824976	825727
Sample Reference	TP4	TP2
Sample Number	BOTTOM	MIDDLE
Water Matrix	N/A	N/A
Depth (m)	None Supplied	None Supplied
Date Sampled	05/02/2026	05/02/2026
Time Taken	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
Moisture Content	%	0.01	NONE	20	25
Total mass of sample received	kg	0.1	NONE	0.9	0.7

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	JWU	JWU
Analysis completed	N/A	N/A	N/A	16/02/2026	16/02/2026

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 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	0.27	< 0.05
Anthracene	mg/kg	0.05	MCERTS	0.08	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.64	< 0.05
Pyrene	mg/kg	0.05	MCERTS	0.59	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.31	< 0.05
Chrysene	mg/kg	0.05	MCERTS	0.35	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.39	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.19	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.32	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.18	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.2	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.52	< 0.80
-----------------------------	-------	-----	-----------	------	--------

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	14	26
Barium (aqua regia extractable)	mg/kg	1	MCERTS	60	48
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1	1.7
Boron (water soluble)	mg/kg	0.2	MCERTS	4.9	to follow
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.4
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	33	57
Copper (aqua regia extractable)	mg/kg	1	MCERTS	27	14
Lead (aqua regia extractable)	mg/kg	1	MCERTS	40	22
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	24	34
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.6	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	54	100
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	81	97

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number	824976	825727
Sample Reference	TP4	TP2
Sample Number	BOTTOM	MIDDLE
Water Matrix	N/A	N/A
Depth (m)	None Supplied	None Supplied
Date Sampled	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection
		Test Accreditation Status

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	to follow	to follow
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	to follow	to follow
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	to follow	to follow
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	to follow	to follow

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	to follow	to follow
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	to follow	to follow
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	to follow	to follow
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	to follow	to follow

VOCs

Chloromethane	µg/kg	5	MCERTS	-	-
Chloroethane	µg/kg	5	MCERTS	-	-
Bromomethane	µg/kg	5	MCERTS	-	-
Vinyl Chloride	µg/kg	5	NONE	-	-
Trichlorofluoromethane	µg/kg	5	MCERTS	-	-
1,1-Dichloroethene	µg/kg	5	MCERTS	-	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	-	-
2,2-Dichloropropane	µg/kg	5	NONE	-	-
Chloroform	µg/kg	5	MCERTS	-	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	-
1,2-Dichloroethane	µg/kg	7	MCERTS	-	-
1,1-Dichloropropene	µg/kg	5	MCERTS	-	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	-
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0
Carbontetrachloride	µg/kg	5	MCERTS	-	-
1,2-Dichloropropane	µg/kg	6	MCERTS	-	-
Trichloroethene	µg/kg	10	MCERTS	-	-
Dibromomethane	µg/kg	5	MCERTS	-	-
Bromodichloromethane	µg/kg	5	MCERTS	-	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	-
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	-
1,3-Dichloropropane	µg/kg	5	MCERTS	-	-
Dibromochloromethane	µg/kg	5	MCERTS	-	-

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number				824976	825727
Sample Reference				TP4	TP2
Sample Number				BOTTOM	MIDDLE
Water Matrix				N/A	N/A
Depth (m)				None Supplied	None Supplied
Date Sampled				05/02/2026	05/02/2026
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		
Tetrachloroethene	µg/kg	5	MCERTS	-	-
1,2-Dibromoethane	µg/kg	5	MCERTS	-	-
Chlorobenzene	µg/kg	5	MCERTS	-	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	-
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0
Styrene	µg/kg	5	MCERTS	-	-
Bromoform	µg/kg	5	MCERTS	-	-
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	-	-
1,1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	-
Bromobenzene	µg/kg	5	MCERTS	-	-
n-Propylbenzene	µg/kg	5	MCERTS	-	-
2-Chlorotoluene	µg/kg	5	MCERTS	-	-
4-Chlorotoluene	µg/kg	5	MCERTS	-	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	-
tert-Butylbenzene	µg/kg	5	MCERTS	-	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	-
sec-Butylbenzene	µg/kg	5	MCERTS	-	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	-
p-Isopropyltoluene	µg/kg	5	MCERTS	-	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	-
Butylbenzene	µg/kg	5	MCERTS	-	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	-
Hexachlorobutadiene	µg/kg	5	MCERTS	-	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	-

Analytical Report Number: 26-006385
Project / Site name: Dalefield Way West

Lab Sample Number	824976	825727
Sample Reference	TP4	TP2
Sample Number	BOTTOM	MIDDLE
Water Matrix	N/A	N/A
Depth (m)	None Supplied	None Supplied
Date Sampled	05/02/2026	05/02/2026
Time Taken	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection
		Test Accreditation Status

SVOCs

Aniline	mg/kg	0.1	NONE	-	-
Phenol	mg/kg	0.2	ISO 17025	-	-
2-Chlorophenol	mg/kg	0.1	MCERTS	-	-
Bis(2-chloroethyl)ether	mg/kg	0.2	MCERTS	-	-
1,3-Dichlorobenzene	mg/kg	0.2	NONE	-	-
1,2-Dichlorobenzene	mg/kg	0.1	MCERTS	-	-
1,4-Dichlorobenzene	mg/kg	0.2	MCERTS	-	-
Bis(2-chloroisopropyl)ether	mg/kg	0.1	MCERTS	-	-
2-Methylphenol	mg/kg	0.3	MCERTS	-	-
Hexachloroethane	mg/kg	0.05	ISO 17025	-	-
Nitrobenzene	mg/kg	0.3	MCERTS	-	-
4-Methylphenol	mg/kg	0.2	NONE	-	-
Isophorone	mg/kg	0.2	MCERTS	-	-
2-Nitrophenol	mg/kg	0.3	NONE	-	-
2,4-Dimethylphenol	mg/kg	0.3	MCERTS	-	-
Bis(2-chloroethoxy)methane	mg/kg	0.3	MCERTS	-	-
1,2,4-Trichlorobenzene	mg/kg	0.3	MCERTS	-	-
2,4-Dichlorophenol	mg/kg	0.3	MCERTS	-	-
4-Chloroaniline	mg/kg	0.1	NONE	-	-
Hexachlorobutadiene	mg/kg	0.1	MCERTS	-	-
4-Chloro-3-methylphenol	mg/kg	0.1	NONE	-	-
2,4,6-Trichlorophenol	mg/kg	0.1	NONE	-	-
2,4,5-Trichlorophenol	mg/kg	0.2	NONE	-	-
2-Methylnaphthalene	mg/kg	0.1	NONE	-	-
2-Chloronaphthalene	mg/kg	0.1	MCERTS	-	-
Dimethylphthalate	mg/kg	0.1	MCERTS	-	-
2,6-Dinitrotoluene	mg/kg	0.1	NONE	-	-
2,4-Dinitrotoluene	mg/kg	0.2	NONE	-	-
Dibenzofuran	mg/kg	0.2	MCERTS	-	-
4-Chlorophenyl phenyl ether	mg/kg	0.3	MCERTS	-	-
Diethyl phthalate	mg/kg	0.2	MCERTS	-	-
4-Nitroaniline	mg/kg	0.2	NONE	-	-
Azobenzene	mg/kg	0.3	NONE	-	-
Bromophenyl phenyl ether	mg/kg	0.2	MCERTS	-	-
Hexachlorobenzene	mg/kg	0.3	MCERTS	-	-
Carbazole	mg/kg	0.3	MCERTS	-	-
Dibutyl phthalate	mg/kg	0.2	NONE	-	-
Anthraquinone	mg/kg	0.3	NONE	-	-
Butyl benzyl phthalate	mg/kg	0.3	NONE	-	-

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

Analytical Report Number : 26-006385
Project / Site name: Dalefield Way West

* 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 *
824966	TP1	TOP	None Supplied	Brown clay and sand with gravel
824967	TP1	MIDDLE	None Supplied	Brown clay and sand with gravel
824968	TP1	BOTTOM	None Supplied	Brown clay and sand with gravel and vegetation
824969	TP2	TOP	None Supplied	Brown clay and sand with gravel
824970	TP2	BOTTOM	None Supplied	Brown clay and sand with gravel
824971	TP3	TOP	None Supplied	Brown clay and sand with gravel
824972	TP3	MIDDLE	None Supplied	Brown clay and sand with gravel
824973	TP3	BOTTOM	None Supplied	Brown clay and sand with gravel
824974	TP4	TOP	None Supplied	Brown clay and sand with gravel and stones
824975	TP4	MIDDLE	None Supplied	Brown clay and sand with gravel
824976	TP4	BOTTOM	None Supplied	Brown clay and sand with gravel
825727	TP2	MIDDLE	None Supplied	Brown clay and sand with gravel

Analytical Report Number : 26-006385
Project / Site name: Dalefield Way West

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
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
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
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
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

APPENDIX C

FIGURES



Land at Dalefield Way West,
Gravesend, DA12 2FL

Trial Pit Location Plan

Scale: unknown

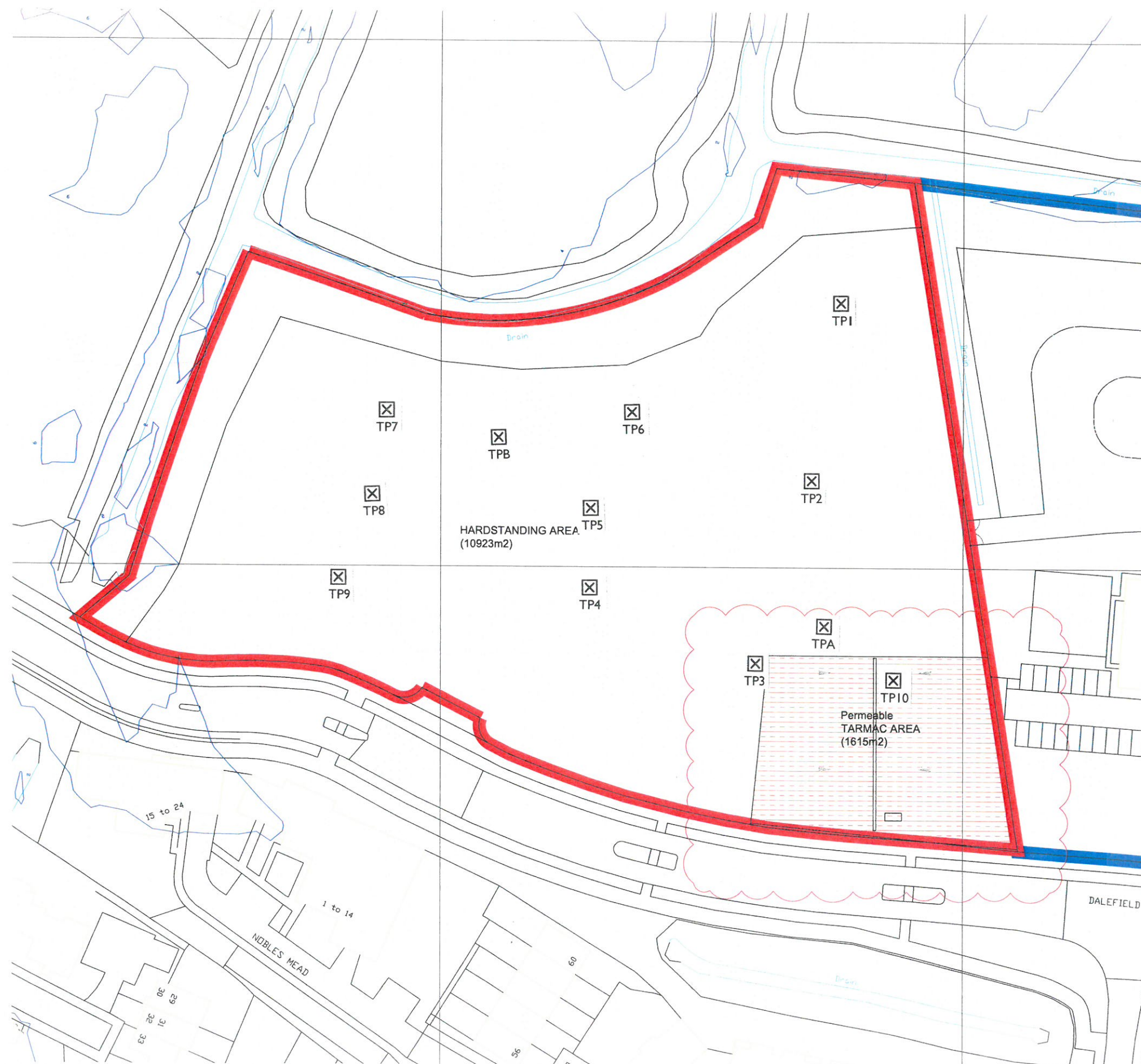


Figure I