



Phase 2 Geo-Environmental Ground Investigation Report

Land at St Ippolyts

Hitchin

Hertfordshire

SG4 7NL

Date: 28th April 2026

Version 1

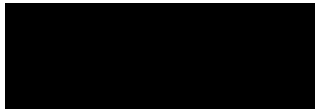
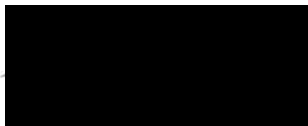
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Document Verification

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Report Title	Phase 2 Geo-Environmental Ground Investigation Report		
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Date Issued	28 th April 2026	Report Version	1
Prepared by	Tom Craig	Signature	
Checked by	Angel Arantegui	Signature	

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Executive Summary

The recent intrusive ground investigation has proven that Made Ground is present beneath the site with a thickness of up to 0.40m overlying natural glaciofluvial deposits.

A total of 5 no. soil samples were taken and tested for a range of chemical parameters. Low level soil contaminants (e.g. heavy metals, SVOCs and TPH) have been detected the shallow soils beneath the site. However, generic quantitative risk assessments have proven that they will not present a risk to any of the receptors identified in the preliminary conceptual site model, if they remain present beneath the site following redevelopment.

A single exceedance of arsenic was detected in WS3 at 0.30m. This exceedance is considered to be marginal and associated with natural background concentrations. The risk to receptors is considered to be low.

Overall, the risk to controlled waters is deemed to be negligible.

The site can be classified as Characteristic Situation 1 (CS1 - low risk).

It is recommended that discussions are undertaken with the water supply company to confirm their requirements for water supply pipes.

The Made Ground material would not be suitable for the construction of traditional shallow spread foundations due to the risk of unacceptable total and differential settlement occurring.

The underlying glaciofluvial deposits are considered to be adequate bearing strata and would be suitable for the construction of conventional shallow strip footings to a minimum depth of 0.75m with an allowable bearing pressure of 130 kN/m². This is based on a Characteristic Undrained Shear Strength of 80 kN/m² and a maximum foundation width of 1m for strip footings. Further assessment would be required for larger foundations. Foundations should be set a minimum of 0.10m below the base of the Made Ground.

Foundation excavations should be checked by an experienced ground worker prior to placing concrete. Any soft spots or unsuitable founding materials (loose sands or soft clay) should be removed if encountered and replaced with compacted granular fill or lean mix concrete.

The results from the chemical laboratory sulphate and pH analysis for the site indicate a Design Sulphate Class of DS-1 and an Aggressive Chemical Environment for Concrete (ACEC) class of AC-1.

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1 Introduction

1.1 Background

EnviroSolution Ltd was commissioned to undertake a Phase 2 Geo-Environmental Site Assessment at a site in St Ippolyts, Hertfordshire. This work was required to inform development plans for a proposed residential development.

A Phase 1 Environmental Site Assessment has been prepared prior to this Geo-Environmental and Geotechnical assessment report.

- *Phase 1 Environmental Assessment Report – Land at St Ippolyts, SG4 7NL. Ref. ES04063. Version 1. April 2026.*

The Phase 1 report should be read in conjunction with this report as this will form the basis for the conceptual understanding of the site.

1.2 Objectives

The objectives of the ground investigation were:

1. To develop a ground model of the site, summarising the ground conditions.
2. To obtain information to inform foundation design.
3. To confirm the contamination status of the ground beneath the site.
4. To identify any environmental risks and liabilities associated with ground conditions at the site.
5. To identify the requirements for any additional works prior to site development (e.g. further ground investigation or remedial works).

1.3 Scope of Work

- An intrusive ground investigation in order to obtain information on the ground conditions beneath the site.
- Generic quantitative risk assessments utilising the ground investigation data in line with industry approved guidelines.
- Geotechnical testing.
- A geotechnical appraisal of the ground conditions to inform foundation design.

The scope of work was developed in accordance with the Environment Agency of England and Wales and Department for Environment Food and Rural Affairs (DEFRA) document Environment Agency (2020) Land Contamination Risk Management Report LCRM “How to assess and manage the risks from land contamination” and BS10175:2011+A2:2017 ‘Investigation of Potentially Contaminated Sites – Code of Practice’.

The scope of work for the Geotechnical aspects of the assessment was developed in accordance with the following documents:

1. British Standard BS 5930:2015: Code of Practice for Site Investigations. British Standards Institute (2015).
2. BS EN ISO 14688-1:2002+A1:2013: Geotechnical Investigation and Testing. Identification and Classification of Soil. Identification and Description.

2 The Site

2.1 Site Location

The site is located at Land at St Ippolyts, Hitchin, Hertfordshire, SG4 7NL. The British National Grid Reference for the approximate site centre is GR: 519265 227200.

The site location is shown on **Figure 1** in **Appendix A**.

2.2 Site Description

The site is roughly rectangular in shape and has an approximate area of 4,750 square meters. The site lies to the west of London Road, just north of The Crescent.

The site is predominantly rough pasture and has recently been cleared of overgrowth.

An electrical substation is located in the eastern area of the site.

The topography of the site is generally flat at an elevation of about 84m aOD.

There are no petrol filling stations located within 250m of the site.

The existing site plan is shown on **Figure 2** which is included in **Appendix A**.

2.3 Development Proposals

It is understood that the development proposal includes the construction of 5 no. residential dwellings. Plans include road access, garages and soft landscaping.

The proposed site plan is shown on **Figure 3** which is included in **Appendix A**.

3 Ground Investigation Methodology

3.1 Intrusive Field Works

The intrusive investigation works were undertaken by EnviroSolution Ltd on the 18th of March 2026. The work comprised the following:

- The drilling of 4 no. window sample boreholes (designated as WS1 – WS) to depths of up to 4.0m bgl.
- In-situ Standard Penetration Testing (SPTs) at 1m intervals in all boreholes.
- Geotechnical logging of ground conditions.
- Collection of representative soil samples from the boreholes for subsequent environmental and geotechnical laboratory analysis.

The exploratory hole locations are shown on **Figure 4** in **Appendix A**. The boreholes were positioned evenly across the site and predominantly targeted the proposed areas of soft landscaping. WS1 was positioned in close proximity to the electricity sub-station.

3.2 Soil Sampling Methodology

The exploratory holes were logged in accordance with the requirements of BS 5930: 2015+A1:2020 and BS EN 14688 Pts 1&2. Visual and olfactory evidence of contamination was noted if encountered. These observations were used to aid scheduling of samples for chemical laboratory analysis. Soil samples were collected at distinct changes in lithology, or on the basis of field observations.

Samples were collected with a clean trowel or by hand (using dedicated nitrile gloves for each sampling location). Samples were placed immediately into laboratory supplied sampling containers, specific to the type of analyses required. All sample containers were sealed and labelled with a unique location identity, depth and date of sampling.

3.3 Laboratory Analysis

3.3.1 Chemical Analysis

All soil samples were transported in cool boxes at the end of the day under a chain of custody regime to EnviroLab, who are UKAS accredited laboratories. Analysis was conducted to MCerts standards where applicable.

Chemical analysis was scheduled on a total of 5 no. soil samples for a range of chemical parameters including: Toxic 9 metals, pH, asbestos ID, asbestos quantification, volatile and semi-volatile organic compounds (VOCs and SVOCs), polychlorinated biphenyls (PCBs) and TPH criteria working group.

3.3.2 QA/QC

Field methods and procedures complied with accepted industry standards (BS10175:2011). These standards include the use of specified sample container types and agreed sampling decontamination procedures.

All samples were transported from the site to the analytical laboratory under a chain of custody regime within cool boxes containing ice packs. All analytical results were subjected to a QA/QC validation check to ensure they met the Laboratory's target criteria.

3.3.3 Geotechnical Analysis

A programme of laboratory testing was undertaken in accordance with BS:1377 (1990) 'Methods of Test for Soils for Civil Engineering Purposes'. The following tests being carried out:

Table 1: BS:1377 Testing

BS Test No.	Description
Part 3: 5.2	Sulphate Content, pH Value

The following in-situ and laboratory testing outside the scope of BS:1377 was also undertaken:

Table 2: Non-BS:1377 Testing

Standard or Methodology	Test Description
BRE Special Digest 1	Total Sulphate, Aqueous Extract Sulphate, Total Sulphur, pH

4 Ground Conditions

4.1 Made Ground

Made Ground was encountered in all of the exploratory boreholes with recorded thicknesses of between 0.30m and 0.40m. The Made Ground generally consists of dark brown sandy clay with flint gravels and occasional brick fragments.

No visual or olfactory evidence of contamination was noted in the Made Ground.

4.2 Glaciofluvial Deposits

Natural glaciofluvial deposits were recorded in all exploratory boreholes beneath the Made Ground. The base of the glaciofluvial deposits was not recorded.

The glaciofluvial deposits generally consist of an approximately 2-3m thick upper unit of orange brown sandy clay with flint gravels overlying pale yellow fine to coarse sand.

Uncorrected SPT N-values for the upper cohesive unit range generally between 16 and 31. This is indicative of a medium to very high strength clay with an undrained shear strength range of between 80 and 155 kN/m² using the general approximation of:

Undrained Shear Strength (C_u) = $N \times 5$ (after Stroud, 1974).

Based on these results, then it is considered that a Characteristic Shear Strength of 80kN/m² can be adopted for foundation design at 1-2m depth.

Uncorrected SPT N-values for the lower granular unit range generally between 48 and 54 indicating a very dense sand.

No visual or olfactory evidence of contamination was noted in the glaciofluvial deposits during the investigation.

4.3 Bedrock

Bedrock deposits were not encountered during the investigation.

4.4 Groundwater

Groundwater was not encountered during the investigation.

A copy of the borehole logs is included in **Appendix C**.

4.5 Chemical Analysis

The results of the chemical analysis are assessed in Section 7.

A copy of the laboratory test certificates is included in **Appendix D**.

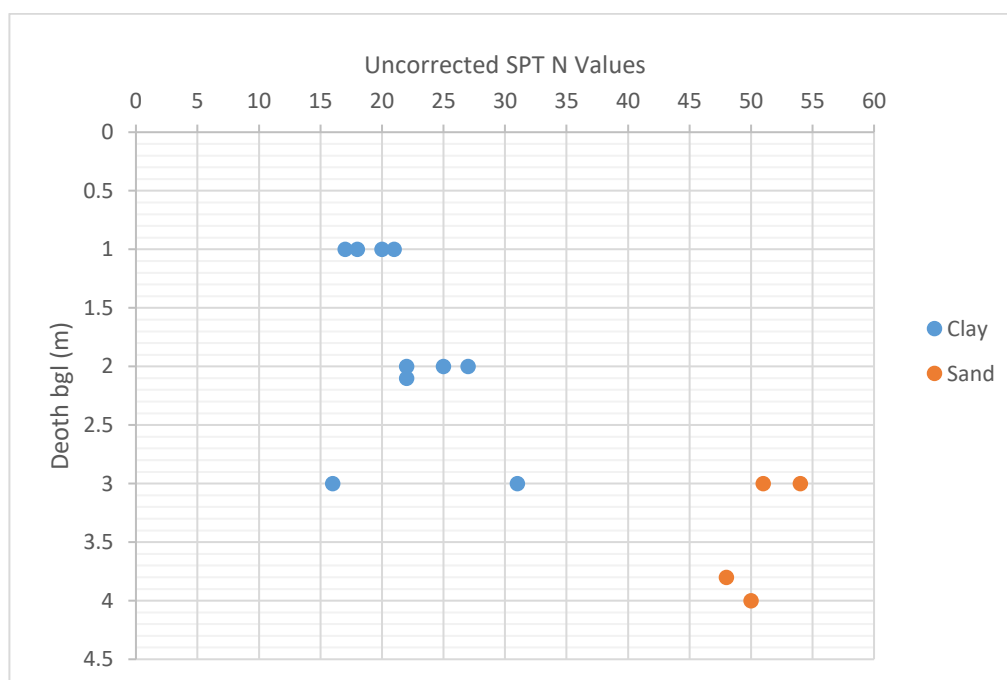
5 Geotechnical Test Results

5.1 Geotechnical Model

Table 3: Geotechnical Model

Stratum	Depth to Base (m bgl)	Parameters/ Comments	
		Strength Parameters	Other Parameters/ Notes
Made Ground	0.30m – 0.40m	None recorded	Brown gravelly reworked topsoil with a variable amount of glass, cobbles of brick and sandstone, concrete, cement and roots.
Glaciofluvial (cohesive upper unit)	2.4m – 3.4m	SPT N values 16 – 31	Firm becoming stiff orange brown sandy clay with flint gravels.
Glaciofluvial (granular lower unit)	Not proven	SPT N values 48 – 54	Very dense pale yellow fine to coarse sand.

A total of 16 no. Standard Penetration Tests (SPTs) were performed during the drilling works. The results are recorded on the borehole logs at the appropriate depths and are displayed on the graph below.



5.2 Geotechnical Laboratory Test Results

5.2.1 Sulphate Testing

The results of chemical testing carried out in accordance with BRE Special Digest 1:2005 Concrete in Aggressive Ground are summarised as follows (See **Appendix D**):

Table 4: BRE Special Digest 1:2005 Test Results

Material	Property	No. of Tests	Range of Results	Characteristic Values (BRE Special Digest 1)	Design Sulphate Class and AEC Class
Natural Ground	Sulphate (SO ₄) by 2:1 water soil extract (mg/l)	1	<10	10	DS-1 AC-1
	pH	1	7.26 – 7.96	7.26	
	Total Sulphur %	1	<0.01	0.01	

6 Geotechnical Appraisal

6.1 Foundations

6.1.1 General

The Made Ground material would not be suitable for the construction of traditional shallow spread foundations due to the risk of unacceptable total and differential settlement occurring. This is due to the variable nature of the material and the lack of controlled compaction when the material was placed.

The underlying glaciofluvial deposits are considered to be adequate bearing strata and would be suitable for the construction of conventional shallow strip footings to a minimum depth of 0.75m with an allowable bearing pressure of 130 kN/m². This is based on a Characteristic Undrained Shear Strength of 80 kN/m² and a maximum foundation width of 1m for strip footings. Further assessment would be required for larger foundations. Foundations should be set a minimum of 0.10m below the base of the Made Ground.

Foundation excavations should be checked by an experienced ground worker prior to placing concrete. Any soft spots or unsuitable founding materials (loose sands or soft clay) should be removed if encountered and replaced with compacted granular fill or lean mix concrete.

Should both granular and cohesive material be present at the proposed formation level, it is recommended that excavations are locally deepened, and foundations appropriately reinforced to span material with different settlement properties.

6.1.2 Excavations and Groundwater

Groundwater inflows were not recorded during the drilling works.

Sump pumps should be adequate for dewatering shallow service excavations if required. Advice on groundwater control in construction is given in CIRIA Report C515: Groundwater Control Design and Practice.

Shallow excavations could be relied upon to stand unsupported in the short term only. Larger excavations should be supported or battered back to a safe angle of repose. Further advice on excavation support is given in CIRIA Document 97: Trenching Practice.

6.1.3 Concrete Design

The results from the chemical laboratory sulphate and pH analysis for the site indicate a Design Sulphate Class of DS-1 and an Aggressive Chemical Environment for Concrete (ACEC) class of AC-1.

7 Generic Quantitative Risk Assessment

7.1 Introduction

The quantitative risk assessment has been undertaken in general accordance with guidance issued by the Environment Agency and comprises a Generic Quantitative Risk Assessment (GQRA) which screens site concentrations against Generic Assessment Criteria (GAC) based on the Preliminary Risk Assessment (PRA) and associated Preliminary Conceptual Site Model. Where a concentration exceeds the GAC, the substance is confirmed as a Contaminant of Concern (CoC).

7.2 Human Health

7.2.1 Long Term Risks to Human Health

Taking into account the proposed land use at the site (residential houses) GAC for residential land use with plant uptake has been adopted as the GAC for this assessment as it is considered possible that the private gardens will be used to grow homegrown produce.

The source of the GAC utilised for this assessment comprise the CLEA Soil Guideline Values (SGVs) and LQM 'Suitable 4 Use Levels' and Category 4 Screening Levels'.

Low level soil contaminants (heavy metals, SVOCs and TPH) have been detected in the soils beneath the site. However, the majority of the substances detected in the soil beneath the site were at concentrations below the GAC, thus indicating a low risk to future site users from the identified substances in the shallow soils beneath the site.

However, a single exceedance of arsenic was detected in WS3 at 0.30m. It is noted that elevated arsenic was detected in all samples. With reference to the British Geological Surveys Normal Background Concentration (NBC) Atlas, the site is indicated to be in an area of elevated arsenic as a result of the weathering of underlying geology and not of any anthropogenic contaminative process. Additionally, the concentration of 40 mg/kg does not exceed the GAC for residential use without plant uptake.

With the above in mind and the only marginal exceedance, it can be considered that the risk posed by arsenic is low.

Asbestos was not detected in any of the exploratory borehole locations, thus indicating a low risk to future site users from asbestos in the shallow soils beneath the site.

Polychlorinated biphenyls were not detected above the limit of detection, thus indicating a low risk to future site users from PCBs in the shallow soils beneath the site.

A copy of the assessment table is included in **Appendix E**.

7.2.2 Short Term Risks to Human Health

During the redevelopment of the site, it will be necessary to implement measures to protect construction workers, and adjacent site users from the soil contaminants which may be present at the site. In addition, to ensure that they do not come into contact with contaminated soils and / or groundwater, construction workers and site visitors should wear appropriate personal protective equipment (PPE).

7.3 Controlled Waters

Recent site investigations have shown that the site is directly underlain by predominantly low permeability cohesive soils which will act as an impermeable barrier, limiting the migration potential of any contaminants at the surface to sensitive water receptors or groundwater aquifers at depth beneath the site.

There are no potable groundwater abstraction licences located within a 1km radius of the site.

The site is located within a Zone III Source Protection Zone.

Ippolyts Brook is located 280m from the site boundary. It is considered a high sensitivity receptor; however, it can be discounted due to the distance from the site.

Overall, the risk to controlled waters is deemed to be low.

7.4 Ground Gas

The recent site investigation has shown that Made Ground material is present beneath the site with a limited thickness of up to 0.40m. No significant amount of putrescible material was identified in the Made Ground and therefore it is unlikely to generate ground gas.

The site lies within an elevated band of radon potential where it is estimated that between 1-3% of properties are above the action level (medium risk). However, basic radon protection measures are not required.

No further sources of ground gas have been identified in the surrounding area.

The site can be classified as Characteristic Situation 1 (CS1 - low risk).

7.5 Buildings and Buried Services

It is considered that the foundations for the proposed development could be at risk of attack from any aggressive chemicals contained within the ground. In line with the recommendations with BRE Special Digest 1 (2005) "Concrete in Aggressive Ground", the Design Sulphate Class for the site is DS-1 and AC-1 as previously detailed in Section 5.2.1.

Plastic pipe materials are potentially vulnerable to attack from elevated levels of hydrocarbons, which can potentially lead to contamination of potable water supplies, and

water supply companies require the risk to their workers from other contaminants in the ground to be assessed.

8 Conclusions and Recommendations

The recent intrusive ground investigation has proven that Made Ground is present beneath the site with a thickness of up to 0.40m overlying natural glaciofluvial deposits.

A total of 5 no. soil samples were taken and tested for a range of chemical parameters. Low level soil contaminants (e.g. heavy metals, SVOCs and TPH) have been detected the shallow soils beneath the site. However, generic quantitative risk assessments have proven that they will not present a risk to any of the receptors identified in the preliminary conceptual site model, if they remain present beneath the site following redevelopment.

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It is recommended that discussions are undertaken with the water supply company to confirm their requirements for water supply pipes.

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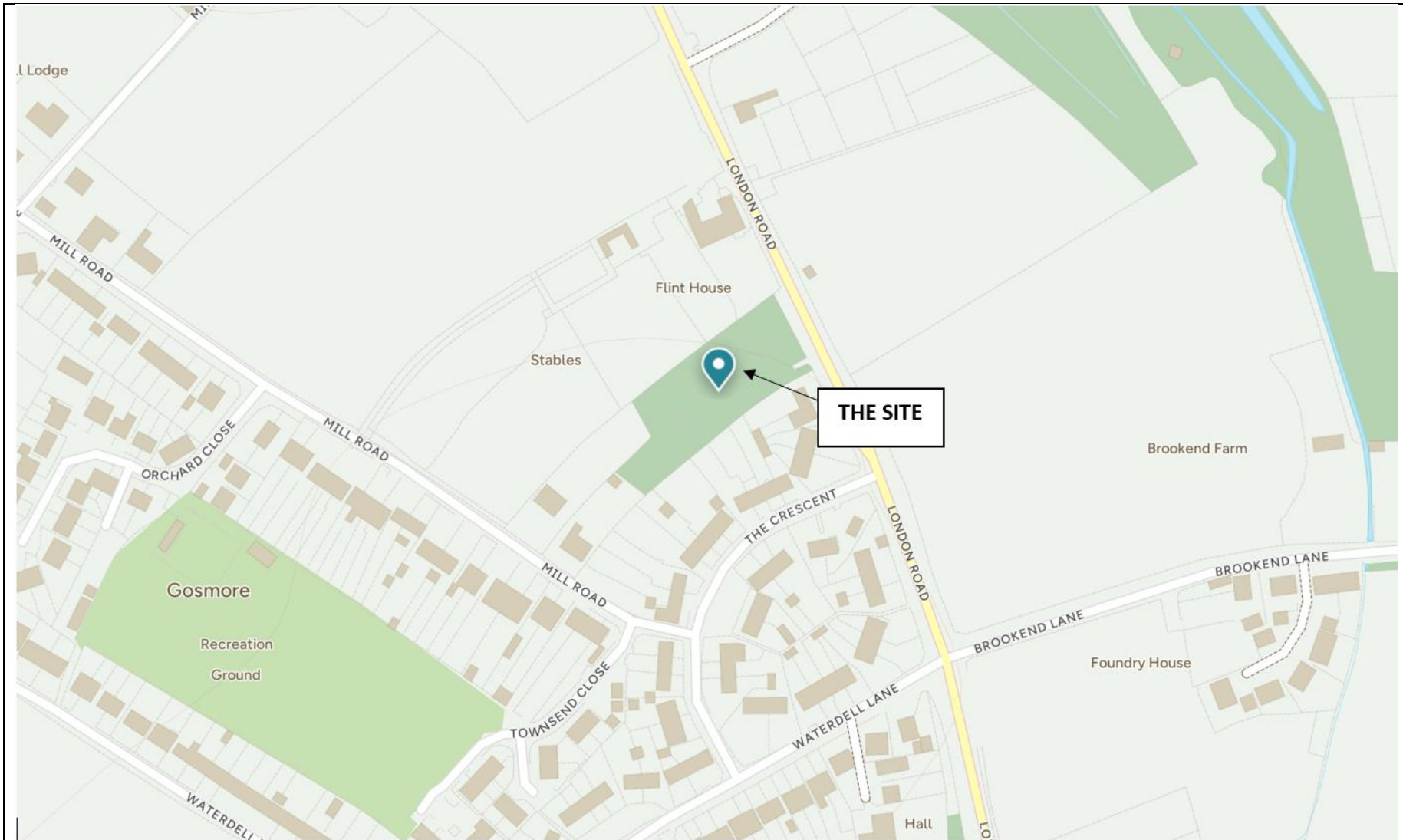
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APPENDICES

Appendix A – Site Location and Site Plan



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Site Location Map

Figure 1



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Existing Site Plan

Figure 2





Appendix B – Site Photographs



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Soil core from WS1



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Soil core from WS2



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Soil core from WS3



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Soil core from WS4

Appendix C – Borehole Logs

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[illegible]

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[illegible]

Appendix D – Laboratory Data

FINAL ANALYTICAL TEST REPORT

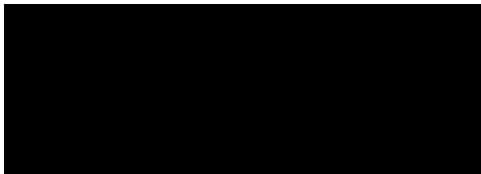
Envirolab Job Number: 26/04136
Issue Number: 1

Date: 27 April, 2026

Client: EnviroSolution Ltd
Suite 53
3a Bridgewater St
Liverpool
L1 0AB

Project Manager: Tom Craig
Project Name: St Ippolyts
Project Ref: N/A
Order No: ES230326
Date Samples Received: 07/04/26
Date Instructions Received: 08/04/26
Date Analysis Completed: 27/04/26

Approved by:



Richard Wong
Client Manager

Envirolab Job Number: 26/04136

Client Project Name: St Ippolyts

Client Project Ref: N/A

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS2	WS3	WS4	WS4	WS2			
Depth to Top	0.50	0.60	0.30	0.30	0.30	0.60	3.00			
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4ABE	4A	4AE	4AE	4ABE	4AE	4A			
% Stones >10mm _A	8.7	8.9	33.9	15.4	22.9	14.0	15.8	% w/w	0.1	A-T-044
pH _D ^{M#}	6.16	7.93	5.76	6.77	6.78	-	-	pH	0.01	A-T-031s
pH BRE _D ^{M#}	6.16	-	-	-	-	7.26	7.96	pH	0.01	A-T-031s
Sulphate BRE (water sol 2:1) _D ^{M#}	25	-	-	-	-	<10	<10	mg/l	10	A-T-026s
Sulphate BRE (acid sol) _D ^{M#}	0.05	-	-	-	-	<0.02	<0.04	% w/w	0.02	A-T-028s
Sulphur BRE (total) _D	0.03	-	-	-	-	<0.01	<0.01	% w/w	0.01	A-T-024s
Arsenic _D ^{M#}	36	36	33	40	26	-	-	mg/kg	1	A-T-024s
Cadmium _D	<1.0	<1.0	<1.0	<1.0	<1.0	-	-	mg/kg	1	A-T-024s
Copper _D ^{M#}	49	49	22	21	20	-	-	mg/kg	1	A-T-024s
Chromium _D ^{M#}	17	17	18	17	20	-	-	mg/kg	1	A-T-024s
Lead _D ^{M#}	58	58	81	30	39	-	-	mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17	<0.17	<0.17	-	-	mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	28	28	22	27	29	-	-	mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1	<1	<1	-	-	mg/kg	1	A-T-024s
Zinc _D ^{M#}	111	111	96	89	83	-	-	mg/kg	1	A-T-024s

Envirolab Job Number: 26/04136

Client Project Name: St Ippolyts

Client Project Ref: N/A

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS2	WS3	WS4	WS4	WS2			
Depth to Top	0.50	0.60	0.30	0.30	0.30	0.60	3.00			
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4ABE	4A	4AE	4AE	4ABE	4AE	4A			
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil [#]	NAD	-	NAD	NAD	-	-	-			A-T-045
Asbestos Matrix (visual) _D	-	-	-	-	-	-	-			A-T-045
Asbestos Matrix (microscope) _D	-	-	-	-	-	-	-			A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	-	N/A	N/A	-	-	-			A-T-045

Envirolab Job Number: 26/04136

Client Project Name: St Ippolys

Client Project Ref: N/A

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS2	WS3	WS4	WS4	WS2			
Depth to Top	0.50	0.60	0.30	0.30	0.30	0.60	3.00			
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4ABE	4A	4AE	4AE	4ABE	4AE	4A			
Speciated PCB-EC7										
PCB BZ 28 _A ^{M#}	<0.003	<0.003	<0.003	-	-	-	-	mg/kg	0.003	A-T-004s
PCB BZ 52 _A ^{M#}	<0.002	<0.002	<0.002	-	-	-	-	mg/kg	0.002	A-T-004s
PCB BZ 101 _A ^{M#}	<0.004	<0.004	<0.004	-	-	-	-	mg/kg	0.004	A-T-004s
PCB BZ 118 _A ^{M#}	<0.007	<0.007	<0.007	-	-	-	-	mg/kg	0.007	A-T-004s
PCB BZ 138 _A ^{M#}	<0.006	<0.006	<0.006	-	-	-	-	mg/kg	0.006	A-T-004s
PCB BZ 153 _A ^{M#}	<0.004	<0.004	<0.004	-	-	-	-	mg/kg	0.004	A-T-004s
PCB BZ 180 _A ^{M#}	<0.004	<0.004	<0.004	-	-	-	-	mg/kg	0.004	A-T-004s
Total Speciated PCB-EC7 _A ^{M#}	<0.007	<0.007	<0.007	-	-	-	-	mg/kg	0.003	A-T-004s

Envirolab Job Number: 26/04136

Client Project Name: St Ippolyts

Client Project Ref: N/A

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS2	WS3	WS4	WS4	WS2			
Depth to Top	0.50	0.60	0.30	0.30	0.30	0.60	3.00			
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4ABE	4A	4AE	4AE	4ABE	4AE	4A			
SVOC										
4-Bromophenyl phenyl ether _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Hexachlorobenzene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Diethyl phthalate _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Dimethyl phthalate _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Dibenzofuran _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Carbazole _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Butylbenzyl phthalate _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Bis(2-ethylhexyl)phthalate _A	<500	<500	<500	<500	<500	-	-	µg/kg	500	A-T-052s
Bis(2-chloroethoxy)methane _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Bis(2-chloroethyl)ether _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
4-Nitrophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
3+4-Methylphenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
4-Chloro-3-methylphenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2-Nitrophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2-Methylphenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
1,2,4-Trichlorobenzene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2-Chlorophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2,6-Dinitrotoluene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2,4-Dinitrotoluene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2,4-Dimethylphenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2,4-Dichlorophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2,4,6-Trichlorophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2,4,5-Trichlorophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
1,4-Dichlorobenzene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
1,3-Dichlorobenzene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
1,2-Dichlorobenzene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2-Chloronaphthalene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
2-Methylnaphthalene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Acenaphthylene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Acenaphthene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Anthracene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Benzo(a)anthracene _A	<100	<100	248	<100	168	-	-	µg/kg	100	A-T-052s

Envirolab Job Number: 26/04136

Client Project Name: St Ippolyts

Client Project Ref: N/A

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS2	WS3	WS4	WS4	WS2			
Depth to Top	0.50	0.60	0.30	0.30	0.30	0.60	3.00			
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4ABE	4A	4AE	4AE	4ABE	4AE	4A			
Benzo(b)fluoranthene _A	130	<100	319	<100	211	-	-	µg/kg	100	A-T-052s
Benzo(k)fluoranthene _A	<100	<100	147	<100	<100	-	-	µg/kg	100	A-T-052s
Benzo(a)pyrene _A	<100	<100	263	<100	180	-	-	µg/kg	100	A-T-052s
Benzo(ghi)perylene _A	<100	<100	212	<100	149	-	-	µg/kg	100	A-T-052s
Chrysene _A	<100	<100	263	<100	174	-	-	µg/kg	100	A-T-052s
Fluoranthene _A	133	<100	393	<100	365	-	-	µg/kg	100	A-T-052s
Fluorene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Indeno(1,2,3-cd)pyrene _A	<100	<100	225	<100	154	-	-	µg/kg	100	A-T-052s
Phenanthrene _A	<100	<100	131	<100	182	-	-	µg/kg	100	A-T-052s
Pyrene _A	<100	<100	311	<100	279	-	-	µg/kg	100	A-T-052s
Naphthalene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Dibenzo(ah)anthracene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Bis(2-chloroisopropyl)ether _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Phenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Pentachlorophenol _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
n-Nitroso-n-dipropylamine _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
n-Dioctylphthalate _A	<500	<500	<500	<500	<500	-	-	µg/kg	500	A-T-052s
n-Dibutylphthalate _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Nitrobenzene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Isophorone _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Hexachloroethane _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Hexachlorobutadiene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s
Perylene _A	<100	<100	<100	<100	<100	-	-	µg/kg	100	A-T-052s

Envirolab Job Number: 26/04136

Client Project Name: St Ippolyts

Client Project Ref: N/A

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS2	WS3	WS4	WS4	WS2			
Depth to Top	0.50	0.60	0.30	0.30	0.30	0.60	3.00			
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4ABE	4A	4AE	4AE	4ABE	4AE	4A			
VOC excl. BTEX										
Dichlorodifluoromethane _A	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Chloromethane _A	<10	<10	<10	<10	<10	-	-	µg/kg	10	A-T-006s
Vinyl Chloride (Chloroethene) _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Bromomethane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Chloroethane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Trichlorofluoromethane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,1-Dichloroethene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Carbon Disulphide _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Dichloromethane _A	<5	<5	<5	<5	<5	-	-	µg/kg	5	A-T-006s
trans 1,2-Dichloroethene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,1-Dichloroethane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
cis 1,2-Dichloroethene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
2,2-Dichloropropane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Bromochloromethane _A [#]	<5	<5	<5	<5	<5	-	-	µg/kg	5	A-T-006s
Chloroform _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,1,1-Trichloroethane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,1-Dichloropropene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Carbon Tetrachloride _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,2-Dichloroethane _A [#]	<2	<2	<2	<2	<2	-	-	µg/kg	2	A-T-006s
Trichloroethene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,2-Dichloropropane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Dibromomethane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Bromodichloromethane _A [#]	<10	<10	<10	<10	<10	-	-	µg/kg	10	A-T-006s
cis 1,3-Dichloropropene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
trans 1,3-Dichloropropene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,1,2-Trichloroethane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,3-Dichloropropane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Tetrachloroethene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Dibromochloromethane _A [#]	<3	<3	<3	<3	<3	-	-	µg/kg	3	A-T-006s
1,2-Dibromoethane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Chlorobenzene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,1,1,2-Tetrachloroethane _A	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s

Envirolab Job Number: 26/04136

Client Project Name: St Ippolyts

Client Project Ref: N/A

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS2	WS3	WS4	WS4	WS2			
Depth to Top	0.50	0.60	0.30	0.30	0.30	0.60	3.00			
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4ABE	4A	4AE	4AE	4ABE	4AE	4A			
Styrene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Bromoform _A [#]	<3	<3	<3	<3	<3	-	-	µg/kg	3	A-T-006s
Isopropylbenzene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,1,2,2-Tetrachloroethane _A	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,2,3-Trichloropropane _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
Bromobenzene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
n-Propylbenzene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
2-Chlorotoluene _A [#]	<1 ^U	<1 ^U	<1 ^U	<1 ^U	<1 ^U	-	-	µg/kg	1	A-T-006s
1,3,5-Trimethylbenzene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
4-Chlorotoluene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
tert-Butylbenzene _A [#]	<2	<2	<2	<2	<2	-	-	µg/kg	2	A-T-006s
1,2,4-Trimethylbenzene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
sec-Butylbenzene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
4-Isopropyltoluene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,3-Dichlorobenzene _A	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,4-Dichlorobenzene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
n-Butylbenzene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,2-Dichlorobenzene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,2-Dibromo-3-chloropropane (DCBP) _A	<2	<2	<2	<2	<2	-	-	µg/kg	2	A-T-006s
1,2,4-Trichlorobenzene _A	<3	<3	<3	<3	<3	-	-	µg/kg	3	A-T-006s
Hexachlorobutadiene _A [#]	<1	<1	<1	<1	<1	-	-	µg/kg	1	A-T-006s
1,2,3-Trichlorobenzene _A	<3	<3	<3	<3	<3	-	-	µg/kg	3	A-T-006s

Envirolab Job Number: 26/04136

Client Project Name: St Ippolyts

Client Project Ref: N/A

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS2	WS3	WS4	WS4	WS2			
Depth to Top	0.50	0.60	0.30	0.30	0.30	0.60	3.00			
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4ABE	4A	4AE	4AE	4ABE	4AE	4A			
TPH CWG with Clean Up										
Ali >C5-C6 _A	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	mg/kg	0.01	A-T-022s
Ali >C6-C8 _A	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1	<1	<1	<1	-	-	mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1	<1	<1	-	-	mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1	<1	<1	<1	<1	-	-	mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	<1	<1	<1	<1	<1	-	-	mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	2	<1	3	2	2	-	-	mg/kg	1	A-T-055s
Total Aliphatics _A	2	<1	3	2	2	-	-	mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	<1	<1	<1	<1	<1	-	-	mg/kg	1	A-T-055s
Aro >C10-C12 _A	<1	<1	<1	<1	<1	-	-	mg/kg	1	A-T-055s
Aro >C12-C16 _A	<1	<1	<1	<1	<1	-	-	mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	<1	<1	1	<1	2	-	-	mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	3	<1	10	2	9	-	-	mg/kg	1	A-T-055s
Total Aromatics _A	3	<1	11	2	11	-	-	mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	5	<1	14	4	13	-	-	mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	mg/kg	0.01	A-T-022s
MTBE _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	-	-	mg/kg	0.01	A-T-022s

Report Notes

General

- This report shall not be reproduced, except in full, without written approval from Envirolab.
- The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
- The results reported herein relate only to the material supplied to the laboratory.
- The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
- Analytical results reflect the quality of the sample at the time of analysis only.
- Opinions and Interpretations expressed are outside our scope of accreditation.
- A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
- If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
- Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

Superscript “#”	Accredited to ISO 17025
Superscript “M”	Accredited to MCertS
Superscript “U”	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript “A”	Analysis performed on as-received Sample
Subscript “D”	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript “D” on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript “A”	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
Subscript “@”	Result is an opinion
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
 Stones etc. are not removed from the sample prior to analysis
 “Trace Asbestos Identified” will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs
Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.					

Soil Chemical Analysis:

All results are reported as dry weight (<40°C).
 For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.
 For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any “A” subscripts
 All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any “D” subscripts.

TPH by method A-T-007:

For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.
 Results “with Clean up” indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:

EPH CWG results have humics mathematically subtracted through instrument calculation.
 Where these humic substances have been identified in any IDs from “TPH CWG with clean up” please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:

Results greater than 12900µS/cm @ 25°C / 11550µS/cm @ 20°C fall outside the calibration range and as such are unaccredited.

Please contact your client manager if you require any further information.

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Envirosolution Ltd, Suite 53, 3a Bridgewater St, Liverpool, L1 0AB

Project No: 26/04136

Date Received: 08/04/2026 (am)

Project: St Ippolyts

Cool Box Temperatures (°C): 10.2

Clients Project No: N/A

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8
Client Sample No							
Client Sample ID/Depth	WS1 0.50m	WS1 0.60m	WS2 0.30m	WS3 0.30m	WS4 0.30m	WS4 0.60m	WS2 3.00m
Date Sampled	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26
Deviation Code							
F	✓	✓	✓	✓	✓	✓	✓

Key

F Maximum holding time exceeded between sampling date and analysis for analytes listed below

HOLDING TIME EXCEEDANCES

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8
Client Sample No							
Client Sample ID/Depth	WS1 0.50m	WS1 0.60m	WS2 0.30m	WS3 0.30m	WS4 0.30m	WS4 0.60m	WS2 3.00m
Date Sampled	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26
VPHCWG	✓	✓	✓	✓	✓		
VOC excl. BTEX	✓	✓	✓	✓	✓		
SVOC	✓	✓	✓	✓	✓		
Sulphate BRE (water sol 2:1)	✓					✓	✓
Sulphate BRE (acid sol)	✓					✓	✓

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	26/04136/1	26/04136/2	26/04136/3	26/04136/4	26/04136/5	26/04136/6	26/04136/8
Client Sample No							
Client Sample ID/Depth	WS1 0.50m	WS1 0.60m	WS2 0.30m	WS3 0.30m	WS4 0.30m	WS4 0.60m	WS2 3.00m
Date Sampled	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26
A-T-004s	15/04/2026	15/04/2026	15/04/2026				
A-T-006s	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026		
A-T-022s	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026		
A-T-024s	20/04/2026	27/04/2026	20/04/2026	21/04/2026	21/04/2026	21/04/2026	21/04/2026
A-T-026s	21/04/2026					21/04/2026	21/04/2026
A-T-028s	21/04/2026					21/04/2026	21/04/2026
A-T-031s	21/04/2026	21/04/2026	21/04/2026	21/04/2026	21/04/2026	21/04/2026	21/04/2026
A-T-044	20/04/2026	20/04/2026	20/04/2026	20/04/2026	20/04/2026	20/04/2026	20/04/2026
A-T-045	15/04/2026		15/04/2026	15/04/2026			
A-T-052s	15/04/2026	15/04/2026	15/04/2026	15/04/2026	15/04/2026		
A-T-055s	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026		
Calc-As Recd	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026		

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

Appendix E – Tier 1 Human Health Risk Assessment

Client Sample ID	Units	Limit of Detection	GAC	WS1	WS1	WS2	WS3	WS4
Depth				0.50m	0.60m	0.30m	0.30m	0.30m
Date Sampled				18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26
Sample Type				Soil	Soil	Soil	Soil	Soil
pH	pH	0.01		6.16	7.93	5.76	6.77	6.78
Heavy Metals								
Arsenic	mg/kg	1	37	36	36	33	40	26
Copper	mg/kg	1	2400	49	49	22	21	20
Chromium	mg/kg	1	910	17	17	18	17	20
Lead	mg/kg	1	200	58	58	81	30	39
Nickel	mg/kg	1	130	28	28	22	27	29
Zinc	mg/kg	1	3700	111	111	96	89	83
SVOC								
Benzo(b)fluoranthene	µg/kg	100	2600	130	<100	319	<100	211
Benzo(k)fluoranthene	µg/kg	100	77000	<100	<100	147	<100	<100
Benzo(a)pyrene	µg/kg	100	2200	<100	<100	263	<100	180
Benzo(ghi)perylene	µg/kg	100	320000	<100	<100	212	<100	149
Chrysene	µg/kg	100	15000	<100	<100	263	<100	174
Fluoranthene	µg/kg	100	280000	133	<100	393	<100	365
Fluorene	µg/kg	100	170000	<100	<100	<100	<100	<100
Indeno(1,2,3-cd)pyrene	µg/kg	100	27000	<100	<100	225	<100	154
Phenanthrene	µg/kg	100	95000	<100	<100	131	<100	182
Pyrene	µg/kg	100	620000	<100	<100	311	<100	279
TPH CWG with Clean Up								
Ali >C21-C35	mg/kg	1	65000	2	<1	3	2	2
Total Aliphatics	mg/kg	1		2	<1	3	2	2
Aro >C16-C21	mg/kg	1	260	<1	<1	1	<1	2
Aro >C21-C35	mg/kg	1	1100	3	<1	10	2	9
Total Aromatics	mg/kg	1		3	<1	11	2	11
TPH (Ali & Aro >C5-C35)	mg/kg	1		5	<1	14	4	13
Notes:								
Only those determinands that have been detected at concentrations in excess of LoD have been included in the table								
GAC = Human health generic assessment criteria for residential land use with plant uptake								
	GAC Exceedance							