Demeter Environmental Ltd
Head Office:
Ropewalks
301 Tea Factory
St Peters Square
Fleet Street
Liverpool, L1 4DQ
Tel: 0151 521 2539
Fax: 0151 909 3661

Great Budbridge Manor
Merstone
Newport
Isle of Wight
PO30 3DH

Friday 1st September 2023

FAO: Mr Piers Verey

Re: Phase II Site Investigation at Merston Valley Nursery, Main Road Merston, PO30 3DE

A site investigation was undertaken in line with the proposals of Phase I Desk Study (reference 18-09-04 Revision 1). The aim of the investigation was to determine if the adjoining tanks have impacted on site soils. The investigation comprised of the excavation of two trial trenches along the boundary adjacent to the subject tanks.

The fieldwork was undertaken on the 7th August 2023, the site investigation layout and detailed trial pit section sheets; along with chemical test certificate is attached. The trial trench on the northern boundary of the boiler house was split two sections (TT102A and TT102B to avoid services in that area).

General Sequence

TT101 was undertaken within the glass house on the eastern boundary of the tanks. The sequence encountered was brown/orange/red SAND to termination depth of 0.80mbgl.

TT102A was undertaken on the northern boundary of the boiler house. The strata encountered were grassed brown sandy TOPSOIL with occasional brick and timber (MADE GROUND) to 0.20mbgl. This was underlain with brown/orange/red SAND to 0.80mbgl.

TT102B was grassed brown TOPSOIL to 0.02mbgl over CONCRETE to 0.25mbgl. Brown silty gravelly SAND (gravel was chalk) was then encountered to termination depth of 0.80mbgl.

TT102 was slightly shorter in length than proposed to avoid damaging services. TT102 is described above as A and B as the western half of the trial pit was surfaced with thin layer of grassed topsoil over concrete. The eastern half of the trench did not contain concrete.

Chemical Laboratory Testing

Representative samples recovered during the site investigation were dispatched daily under their 'Chain of Custody' protocols to the Environmental Laboratory Limited (a UKAS and MCERTS accredited laboratory.

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Six subsamples of soil were analysed for Hydrocarbons (TPHCWG), VOC's, SVOC's.

Assessment of Potential Polution Linkages

The chemical test certificate is attached, all TPHCWG fractions were below the limit of detection.

All results from the VOC suite were below the limit if detection and no TIC compounds were detected.

Whilst all results from the SVOC were below the limit of detection a number of TIC compounds were identified at concentrations above the limit of detection, namely:

Sample Location		TT101A	TT101B	TT101C	TT102A	TT102B	TT102C
Sample Depth (m)		0.50	0.40	0.55	0.40	0.40	0.50
2 Propanol, 1,1 oxybis	mg/kg	1.35	0.37		0.48		1.25
1 Propanol, 2 (2 hydroxypropoxy)	mg/kg	1.92			0.99	1.06	2.38
Caprolactam	mg/kg	2.93	0.77	0.62	1.71	1.23	3.12
Acetyl valeryl	mg/kg			0.09			
Pentane, 2 isocyano 2,4,4 trimethyl	mg/kg				0.35		
Triacetin	mg/kg						0.13

A literature review of the six chemicals did not identify any connection with them and toxicological data was limited to caprolactam where the Oral TDI of 500ug/kg bw/day was given on the IRIS database.

No fate and transport data could be sourced for caprolactam and based on the relatively high TDI the concentrations the samples are unlikely to represent a risk to human health.

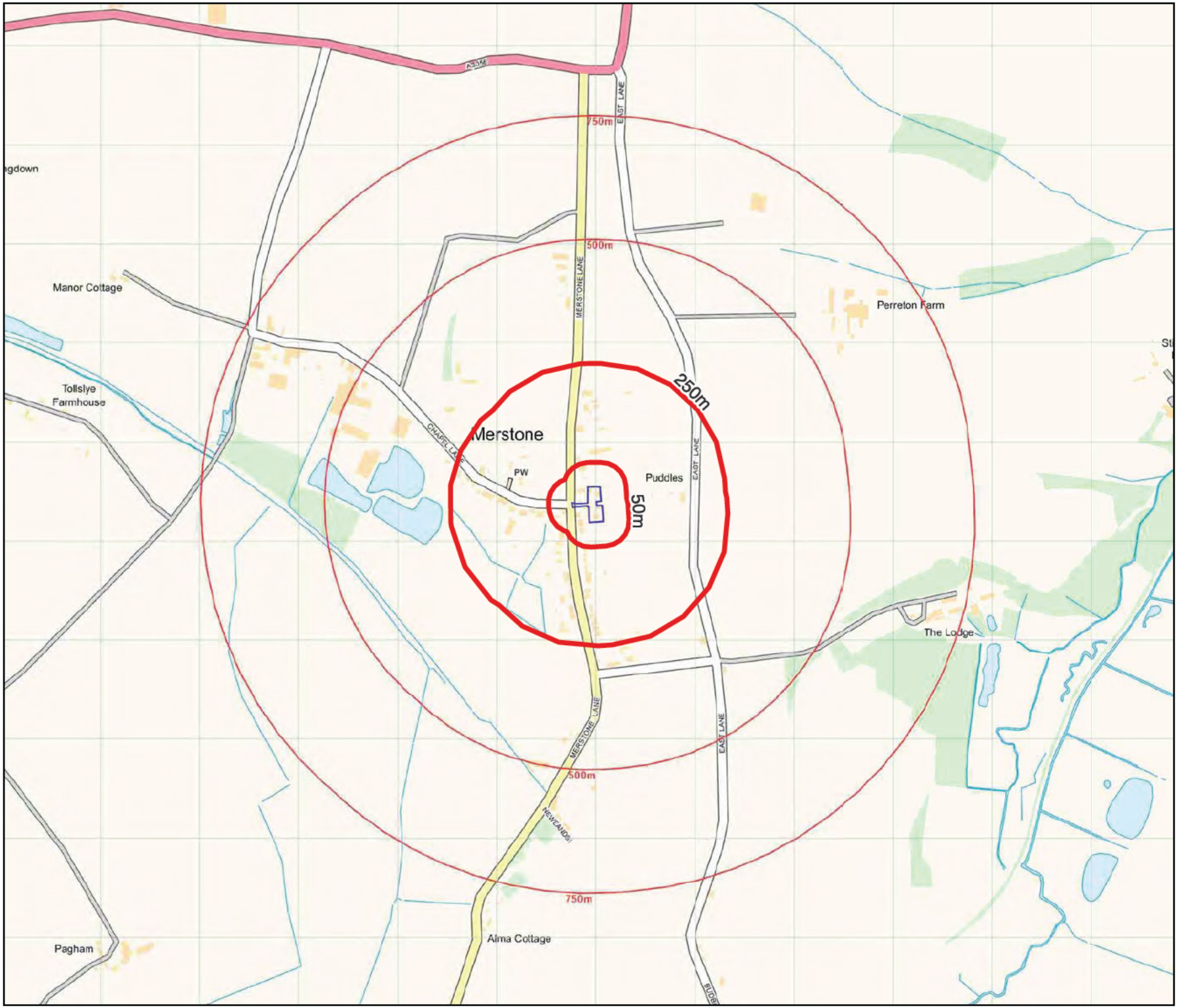
Based on the above the tanks have not impacted site soils and the site is suitable for use, however it is advised that as part of the development once Plot 6 is cleared that additional samples of the exposed soils are taken to ensure that the SVOC's are limited to the western boundary of Plot 6.

If you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,

[redacted]

Paul Hadjikyriacou MPhil MPhys MRes(Contaminated Land Management) MInstP



DEMETER ENVIRONMENTAL LTD.

Demeter Environmenta Ltd
Liverpoo Office:
Hanover House
Hanover Street
Liverpoo
L1 3DZ

Te : 0151 521 2539
Fax: 0151 909 3661

Brighton Office:
Gemini House
136-140 O d Shoreham Road
Brighton,East Sussex
BN3 7BD
Te : 01273 741 727

Emai : enquiries@demeter-environmenta .co.uk

Drawing 1

Site Name: Former Merstone Va ey Nurseries

Site Location

Sca e: 1:10,000 at A4

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Te : 01273 741 727

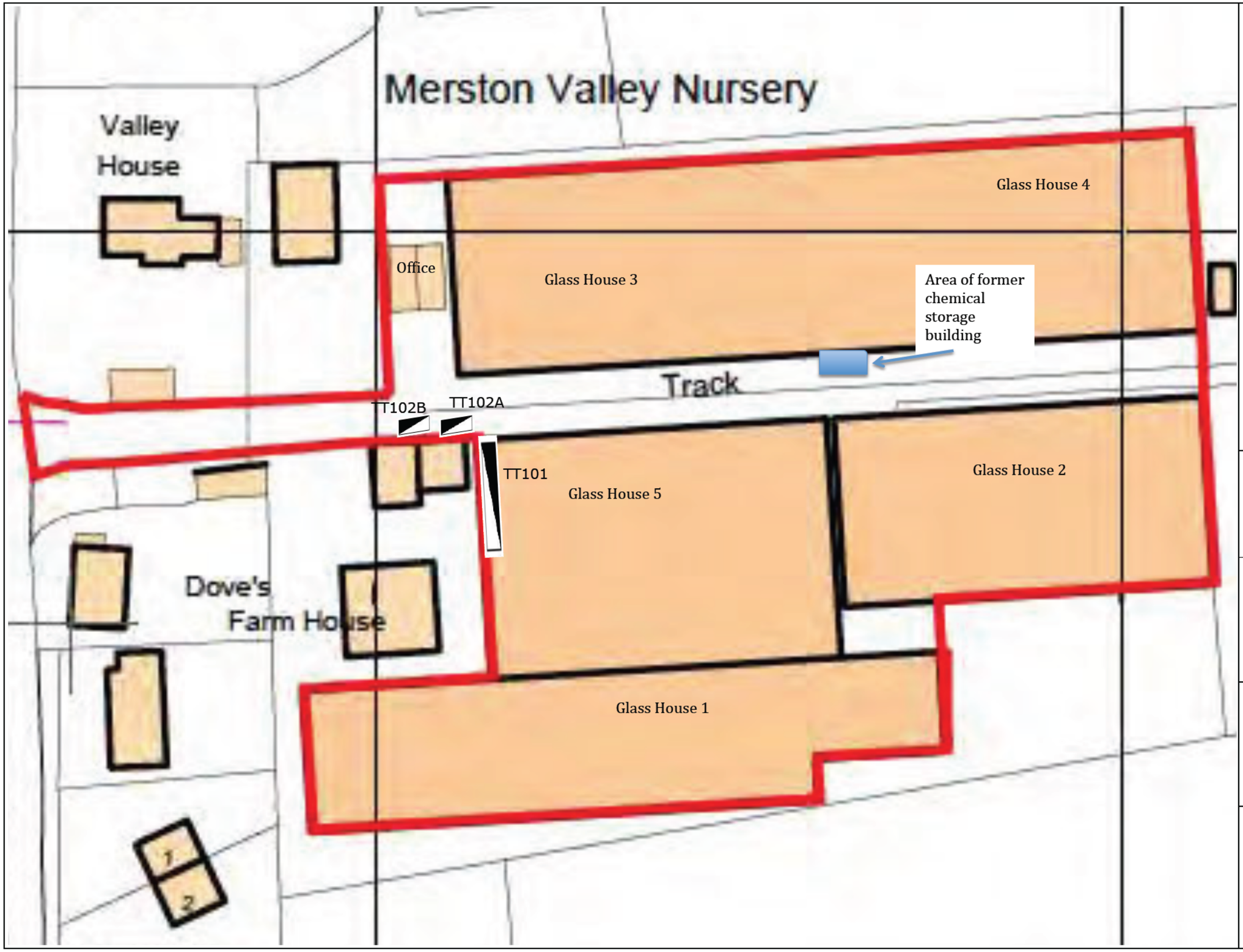
Emai : enquiries@demeter-environmenta .co.uk

Drawing: 2

Site Name: Former Merstone Va ey Nurseries

Aeria P ate

Sca e: 1:2,500 at A4



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Liverpool
L1 3DZ

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136-140 Old Shoreham Road
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BN3 7BD
Tel: 01273 741 727

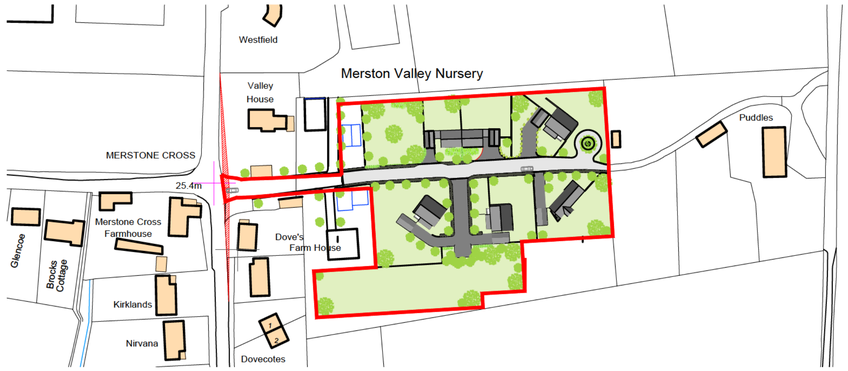
Email: enquiries@demeter-environmental.co.uk

Drawing 3

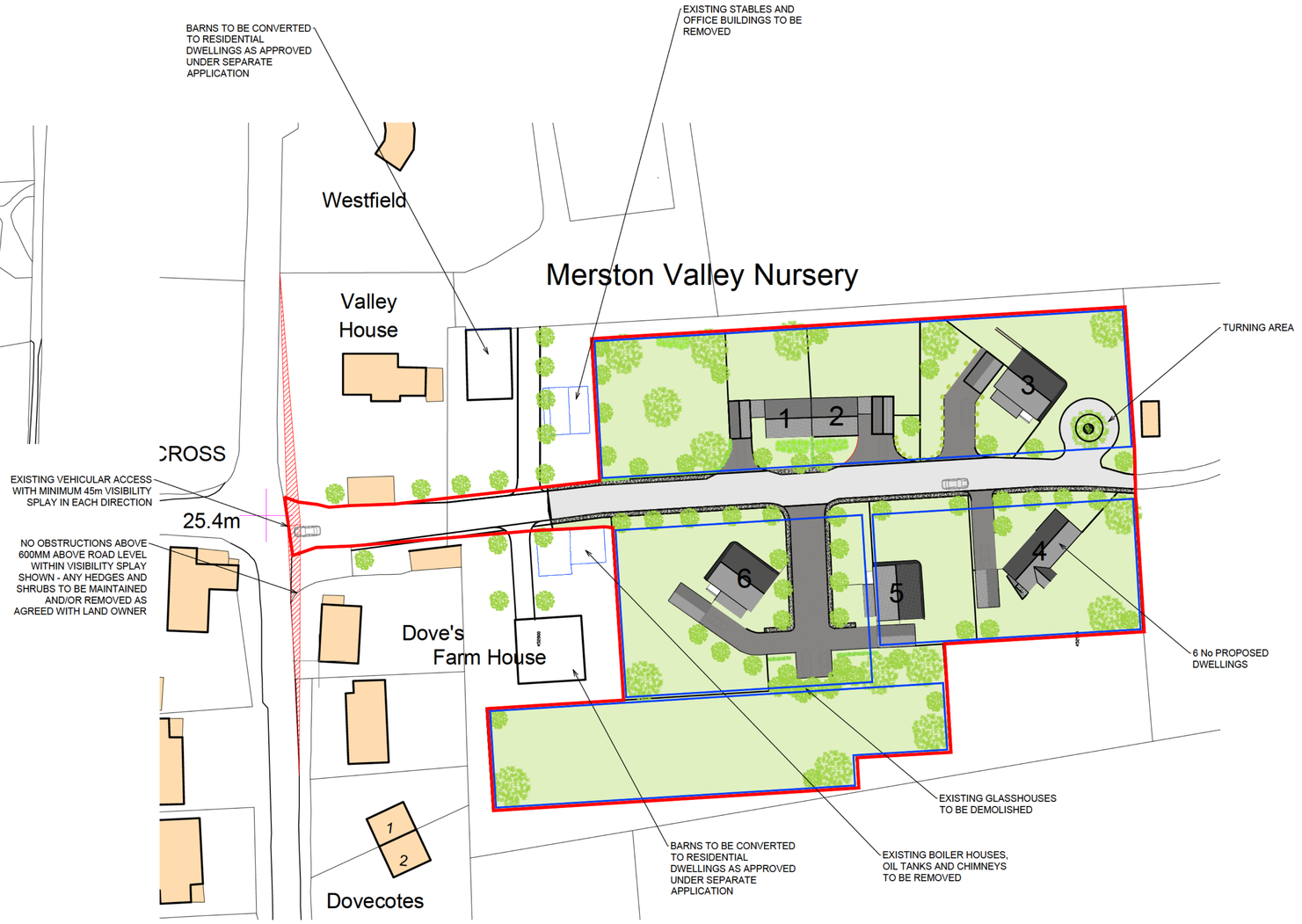
Merstone Valley Nursery

Scale: 1:500 at A3

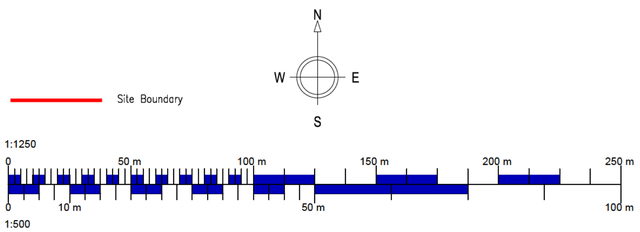
Site Investigation layout - August 2023



LOCATION PLAN
Scale 1:1250



BLOCK PLAN
Scale 1:500



PLANNING ISSUE

Rev.	Date.	Amendment.	Drawn	Checked
D	31.05.18	Annotations amended as per client comment	NM	LG
C	30.05.18	Details added as per client comment	NM	LG
B	29.05.18	Details added as per client comment	NM	LG
A	22.05.18	Site layout amended as per consultant comment	NM	LG

PROJECT
Mr P Verey
Merstone Valley Nursery, Merstone,
Isle of Wight, PO30 3DE

TITLE
Proposed New Dwellings
Site Location Plan & Block Plan

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN @A1	April '18	NM	LG

JOB NO.	DRAWING NO.	REVISION
LG/BURY/VEREY	200–01	D

acorus rural property services
RICS
www.acorus.co.uk

TRIAL PIT LOG

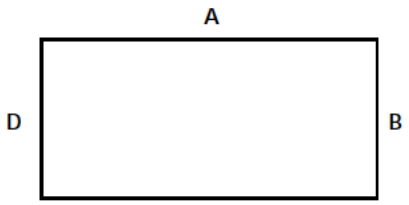
TRIAL PIT NO. TT101
Sheet 1 of 1

CLIENT	Mr Piers Verey
SITE	Former Merestone Valley Nurseries

DATE OF FIELDWORK	SCALE	LEVEL/POSITION	LOGGED BY	JOB NO.
07/08/23-07/08/23	1:25	See location plan	DH	23-07-06

PIT DIMENSIONS A/C : 5.00 B/D : 1.00

ORIENTATION



Orientation

DEPTH	FACE A	FACE B	FACE C	FACE D

FACE AND POSITION LOGGED All

SAMPLE AND TEST RECORD DEPTH	TYPE	RESULT	DEPTH	DESCRIPTION OF STRATUM (thickness)	STRATUM NO.	WATER DEPTH
				Brown/orange/red SAND		
0.40	JAR					
0.50	JAR					
0.55	JAR					
			0.80	TRIAL TRENCH TERMINATED		

GROUNDWATER INFORMATION

DEPTH STRUCK	ELAPSED TIME	WATER LEVEL	REMARKS ON GROUNDWATER
NS			TRIAL TRECH DRY

EXCAVATION METHOD AND REMARKS

Tracked excavator

All dimensions are in metres unless otherwise stated

TRIAL PIT LOG

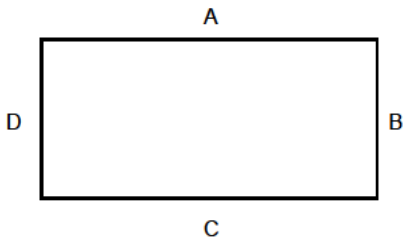
TRIAL PIT NO. TT102A
Sheet 1 of 1

CLIENT	Mr Piers Verey
SITE	Former Merestone Valley Nurseries

DATE OF FIELDWORK	SCALE	LEVEL/POSITION	LOGGED BY	JOB NO.
07/08/23-07/08/23	1:25	See location plan	DH	23-07-06

PIT DIMENSIONS A/C : 2.00 B/D : 1.00

ORIENTATION



Orientation

DEPTH	FACE A	FACE B	FACE C	FACE D
0.20				

FACE AND POSITION LOGGED All

SAMPLE AND TEST RECORD DEPTH	TYPE	RESULT	DEPTH	DESCRIPTION OF STRATUM (thickness)	STRATUM NO.	WATER DEPTH
				Grassed brown sandy TOPSOIL with occasional timber and brick. (MADE GROUND). (0.20)		
			0.20	Brown/orange/red SAND		
0.40	JAR					
			0.80	TRIAL TRENCH TERMINATED		

GROUNDWATER INFORMATION

DEPTH STRUCK	ELAPSED TIME	WATER LEVEL	REMARKS ON GROUNDWATER
NS			TRIAL TRECH DRY

EXCAVATION METHOD AND REMARKS

Tracked excavator

All dimensions are in metres unless otherwise stated

TRIAL PIT LOG

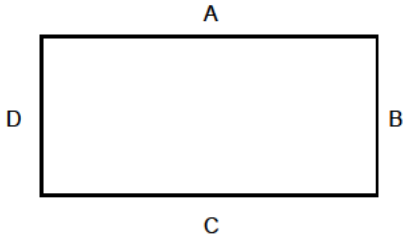
TRIAL PIT NO. TT102B
Sheet 1 of 1

CLIENT	Mr Piers Verey
SITE	Former Merestone Valley Nurseries

DATE OF FIELDWORK	SCALE	LEVEL/POSITION	LOGGED BY	JOB NO.
07/08/23-07/08/23	1:25	See location plan	DH	23-07-06

PIT DIMENSIONS A/C : 3.00 B/D : 1.00

ORIENTATION



Orientation

DEPTH	FACE A	FACE B	FACE C	FACE D
0.02				
0.25				

FACE AND POSITION LOGGED All

SAMPLE AND TEST RECORD DEPTH	TYPE	RESULT	DEPTH	DESCRIPTION OF STRATUM (thickness)	STRATUM NO.	WATER DEPTH
			0.02	Grassed brown sandy TOPSOIL (MADE GROUND). (0.02)		
				CONCRETE (0.23)		
			0.25	Brown/orange/red silty gravelly SAND. Gravels are chalk.		
0.40	JAR					
0.50	JAR					
			0.80	TRIAL TRENCH TERMINATED		

GROUNDWATER INFORMATION

DEPTH STRUCK	ELAPSED TIME	WATER LEVEL	REMARKS ON GROUNDWATER
NS			TRIAL TRECH DRY

EXCAVATION METHOD AND REMARKS

Tracked excavator

All dimensions are in metres unless otherwise stated

Unit A2
Windmill Road
Ponswood Industrial Estate
St Leonards on Sea
East Sussex
TN38 9BY
Telephone: (01424) 718618

cs@elab-uk.co.uk
info@elab-uk.co.uk

2683

THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number:	23-49499
Issue:	1
Date of Issue:	17/08/2023
Contact:	Paul Hadjikyriacou
Customer Details:	Demeter Environmental Limited 301 Tea Factory St Peters Square Liverpool L1 4DQ
Quotation No:	Q22-03523
Order No:	23-07-06-01
Customer Reference:	23-07-06
Date Received:	10/08/2023
Date Approved:	17/08/2023
Details:	Former Merstone Valley Nurseries
Approved by:	[redacted]

Graham Knight, Lab Manager

Sample Summary

Report No.: 23-49499, issue number 1

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
334266	TT101A 1 0.50	07/08/2023	10/08/2023	Silty loam	
334267	TT101B 2 0.40	07/08/2023	10/08/2023	Silty loam	
334268	TT101C 3 0.55	07/08/2023	10/08/2023	Silty loam	
334269	TT102A 4 0.40	07/08/2023	10/08/2023	Sandy silty loam	
334270	TT102B 5 0.40	07/08/2023	10/08/2023	Sandy silty loam	
334271	TT102C 6 0.50	07/08/2023	10/08/2023	Sandy silty loam	

Results Summary

Report No.: 23-49499, issue number 1

ELAB Reference				334266	334267	334268	334269	334270	334271
Customer Reference				1	2	3	4	5	6
Sample ID									
Sample Type				SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sample Location				TT101A	TT101B	TT101C	TT102A	TT102B	TT102C
Sample Depth (m)				0.50	0.40	0.55	0.40	0.40	0.50
Sampling Date				07/08/2023	07/08/2023	07/08/2023	07/08/2023	07/08/2023	07/08/2023
Determinand	**Codes**	**Units**	**LOD**						
Soil sample preparation parameters									
Moisture Content	N	%	0.1	12.2	12.6	12.5	12.8	13.2	13.3
Material removed	N	%	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Description of Inert material removed	N		0	None	None	None	None	None	None
Miscellaneous									
Soil Organic Matter	U	%	0.1	0.7	0.7	0.8	0.7	0.7	0.8
BTEX									
Benzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Toluene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Ethylbenzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Xylenes	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
MTBE	U	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
TPH CWG									
>C5-C6 Aliphatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C6-C8 Aliphatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aliphatic (EH_CU_1D_AL)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aliphatic (EH_CU_1D_AL)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic (EH_CU_1D_AL)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aliphatic (EH_CU_1D_AL)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C21-C35 Aliphatic (EH_CU_1D_AL)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C35-C40 Aliphatic (EH_CU_1D_AL)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total (>C5-C40) Aliphatic (HS_1D_MS+EH_CU_1D_AL)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C5-C7 Aromatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C7-C8 Aromatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aromatic (EH_CU_1D_AR)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aromatic (EH_CU_1D_AR)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aromatic (EH_CU_1D_AR)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aromatic (EH_CU_1D_AR)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C21-C35 Aromatic (EH_CU_1D_AR)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C35-C40 Aromatic (EH_CU_1D_AR)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total (>C5-C40) Aromatic (HS_1D_MS+EH_CU_1D_AR)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total (>C5-C40) Ali/Aro (HS_1D_MS+EH_CU_1D_Total)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0

Results Summary

Report No.: 23-49499, issue number 1

			ELAB Reference	334266	334267	334268	334269	334270	334271
			Customer Reference	1	2	3	4	5	6
			Sample ID						
			Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Sample Location	TT101A	TT101B	TT101C	TT102A	TT102B	TT102C
			Sample Depth (m)	0.50	0.40	0.55	0.40	0.40	0.50
			Sampling Date	07/08/2023	07/08/2023	07/08/2023	07/08/2023	07/08/2023	07/08/2023
Determinand	**Codes**	**Units**	**LOD**						
VOC									
Heptane	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Octane	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Nonane	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Benzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Toluene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Ethylbenzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
m+p-xylene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
o-xylene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
cis-1,2-dichloroethene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,1-Dichloroethane	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Chloroform	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Tetrachloromethane	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,1,1-Trichloroethane	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Trichloroethylene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Tetrachloroethylene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,1,1,2-Tetrachloroethane	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1-1-2-2-Tetrachloroethane	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Chlorobenzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Bromobenzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Bromodichloromethane	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Methylethylbenzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,1-Dichloro-1-propene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Trans - 1-2 -dichloroethylene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
2,2-Dichloropropane	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Bromochloromethane	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,2-Dichloroethane	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Dibromomethane	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,2-Dichloropropane	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
cis-1,3-Dichloro-1-propene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
trans-1,3-Dichloro-1-propene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,1,2-Trichloroethane	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Dibromochloromethane	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,3-Dichloropropane	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,2-dibromoethane	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Styrene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Propylbenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
2-Chlorotoluene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,2,4-Trimethylbenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
4-Chlorotoluene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
t-butylbenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,3,5-Trimethylbenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1-methylpropylbenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
p-cymene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,3-Dichlorobenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Butylbenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,2-Dibromo-3-chloropropane	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Hexachlorobutadiene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1-2-3 - Trichlorobenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Naphthalene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1-2-4 - Trichlorobenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,4-Dichlorobenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
1,2-Dichlorobenzene	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Bromoform	N	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
VOC TIC									
Various	N	ug/kg	10	None Detected	None Detected	None Detected	None Detected	None Detected	None Detected
TIC									

Tests marked N are not UKAS accredited.

Results Summary

Report No.: 23-49499, issue number 1

	ELAB Reference	334266	334267	334268	334269	334270	334271
	Customer Reference	1	2	3	4	5	6
	Sample ID						
	Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sample Location	TT101A	TT101B	TT101C	TT102A	TT102B	TT102C
	Sample Depth (m)	0.50	0.40	0.55	0.40	0.40	0.50
	Sampling Date	07/08/2023	07/08/2023	07/08/2023	07/08/2023	07/08/2023	07/08/2023
Determinand	**Codes**	**Units**	**LOD**						
SVOC									
Phenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aniline	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Bis(2-chloroethyl)ether	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2-Chlorophenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1,3-Dichlorobenzene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1,4-Dichlorobenzene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Benzyl Alcohol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1,2-Dichlorobenzene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2-Methylphenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Bis(2-chloroisopropyl)ether	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
3 and 4-methylphenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
N-Nitrosodi-n-propylamine	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Hexachloroethane	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Nitrobenzene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Isophorone	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2-Nitrophenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2,4-Dimethylphenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Bis(2-chloroethoxy)methane	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2,4-Dichlorophenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1,3,5-Trichlorobenzene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Naphthalene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
3-Chloroaniline	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Hexachloro-1,3-butadiene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
4-Chloro-3-methylphenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2-Methylnaphthalene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1-Methylnaphthalene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Hexachlorocyclopentadiene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2,4,6-Trichlorophenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2,4,5-Trichlorophenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1-Chloronaphthalene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2-Nitroaniline	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1,4-Dinitrobenzene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Dimethyl phthalate	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1-3-dinitrobenzene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2-6-dinitrotoluene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Acenaphthylene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1,2-Dinitrobenzene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
3-Nitroaniline	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Acenaphthene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
4-nitrophenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Dibenzofuran	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2,3,5,6-Tetrachlorophenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
2,3,4,6-Tetrachlorophenol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Diethyl phthalate	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1-chloro-4-phenoxybenzene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Fluorene	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
4-Nitroaniline	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Dinitro-o-cresol	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01

Results Summary

Report No.: 23-49499, issue number 1

				ELAB Reference	334266	334267	334268	334269	334270	334271
				Customer Reference	1	2	3	4	5	6
				Sample ID						
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Location	TT101A	TT101B	TT101C	TT102A	TT102B	TT102C
				Sample Depth (m)	0.50	0.40	0.55	0.40	0.40	0.50
				Sampling Date	07/08/2023	07/08/2023	07/08/2023	07/08/2023	07/08/2023	07/08/2023
Determinand	**Codes**	**Units**	**LOD**							
SVOC										
Diphenylamine	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Azobenzene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
1-bromo-4-phenoxybenzene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Hexachlorobenzene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Pentachlorophenol	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Phenanthrene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Anthracene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Carbazole	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Dibutyl phthalate	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Fluoranthene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Pyrene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Butyl benzyl phthalate	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Bis-2-ethylhexyladipate	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Diisooctyl phthalate	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Benzo(a)anthracene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Chrysene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Bis(2-ethylhexyl)phthalate	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Benzo(b)fluoranthene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Benzo(k)fluoranthene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Benzo(a)pyrene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Indeno(1,2,3-cd)pyrene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Dibenzo(a,h)anthracene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Benzo[g,h,]perylene	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
SVOCTIC										
Various	N	mg/kg	0.01		Y	Y	Y	Y	Y	Y
TIC										
2-Propanol, 1,1'-oxybis-	N	mg/kg	0.01		1.35	-	-	-	-	-
1-Propanol, 2-(2-hydroxypropoxy)-	N	mg/kg	0.01		1.92	-	-	-	-	-
Caprolactam	N	mg/kg	0.01		2.93	-	-	-	-	-
2-Propanol, 1,1'-oxybis-	N	mg/kg	0.01		-	0.37	-	-	-	-
1-Propanol, 2-(2-hydroxypropoxy)-	N	mg/kg	0.01		-	0.77	-	-	-	-
Caprolactam	N	mg/kg	0.01		-	0.78	-	-	-	-
Caprolactam	N	mg/kg	0.01		-	-	0.62	-	-	-
Acetyl valeryl	N	mg/kg	0.01		-	-	0.09	-	-	-
2-Propanol, 1,1'-oxybis-	N	mg/kg	0.01		-	-	-	0.48	-	-
1-Propanol, 2-(2-hydroxypropoxy)-	N	mg/kg	0.01		-	-	-	0.99	-	-
Caprolactam	N	mg/kg	0.01		-	-	-	1.71	-	-
Pentane, 2-isocyano-2,4,4-trimethyl-	N	mg/kg	0.01		-	-	-	0.35	-	-
1-Propanol, 2-(2-hydroxypropoxy)-	N	mg/kg	0.01		-	-	-	-	1.06	-
Caprolactam	N	mg/kg	0.01		-	-	-	-	1.23	-
2-Propanol, 1,1'-oxybis-	N	mg/kg	0.01		-	-	-	-	-	1.25
1-Propanol, 2-(2-hydroxypropoxy)-	N	mg/kg	0.01		-	-	-	-	-	2.38
Caprolactam	N	mg/kg	0.01		-	-	-	-	-	3.12
Triacetin	N	mg/kg	0.01		-	-	-	-	-	0.13

Method Summary

Report No.: 23-49499, issue number 1

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
VOC in solids	M	As submitted sample	14/08/2023		GC-MS
SVOC in solids	N	As submitted sample	14/08/2023	167	GC-MS
Low range Aliphatic hydrocarbons soil	N	As submitted sample	14/08/2023	181	GC-MS
Low range Aromatic hydrocarbons soil	N	As submitted sample	14/08/2023	181	GC-MS
VOC in solids	M	As submitted sample	14/08/2023	181	GC-MS
BTEX in solids	M	As submitted sample	14/08/2023	181A	GC-MS
Aliphatic hydrocarbons in soil	N	As submitted sample	14/08/2023	214	GC-FID
Aliphatic/Aromatic hydrocarbons in soil	N	As submitted sample	15/08/2023	214	GC-FID
Aromatic hydrocarbons in soil	N	As submitted sample	15/08/2023	214	GC-FID
Soil organic matter	U	Air dried sample	17/08/2023	BS1377:P3	Titrimetry

Tests marked N are not UKAS accredited

Report Information

Report No.: 23-49499, issue number 1

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"
LOD	LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.
	Soil sample results are expressed on an air dried basis (dried at < 30°C), and are uncorrected for inert material removed.
	ELAB are unable to provide an interpretation or opinion on the content of this report.
	The results relate only to the sample received.
	PCB congener results may include any coeluting PCBs
	Uncertainty of measurement for the determinands tested are available upon request
	Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Deviation Codes

a	No date of sampling supplied
b	No time of sampling supplied (Waters Only)
c	Sample not received in appropriate containers
d	Sample not received in cooled condition
e	The container has been incorrectly filled
f	Sample age exceeds stability time (sampling to receipt)
g	Sample age exceeds stability time (sampling to analysis)

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month
All water samples will be retained for 7 days following the date of the test report
Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry