



Report Prepared at

Plots 27, 35, 36, 37, 38 and 39
Greenacres
St Annes Drive
Wokingham
RG40 1PB

On behalf of

Antlers Homes Plc

Report reference

23-239.08-1
Version 2

Report date

March 2026

Prepared by

Aviron Associates Limited

Report Quality Management

Project Name	Plots 27, 35, 36, 37, 38 and 39 Greenacres, St Annes Drive, Wokingham, RG40 1PB		
Project Title	Part 1 + 2 - Soil Verification Report		
Client	Antler Homes plc		
Project Number	23-239.08-1		
Version	2		Date
Prepared by	James Burkitt BEng (Hons) CEnv MRICS	Managing Director	21/03/2026
Checked by	Vanessa Bell BSc (Hons) MSc	Land Contamination Consultant	21/03/2026

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Aviron Associates Limited
Badgemore House
Badgemore Park
Gravel Hill
Henley on Thames
RG9 4NR

Telephone numbers 01491 413 722
07787 771 686

james@aviron.co.uk
www.aviron.co.uk

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1.0 PROJECT AND SITE INFORMATION

1.1 APPOINTMENT

Aviron Associates Limited (Aviron) was retained by Bulger Developments Limited (the “Client”) to prepare a Verification Report for the following premises:

Plots 27 and 35, 36, 37, 38 and 39, Greenacres, St Annes Drive, Wokingham, RG40 1PB (hereafter referred to as the “site”).

This report proceeds the Part 1 – Soil Verification Report, reference 23-239.07-1 and dated June 2025 which was prepared to demonstrate that any potential/previously undiscovered soil contamination has been removed and is not present at the site and can be considered free-from contamination at an early stage in advance of formal landscaping towards the end of the project.

The purpose of this report is to provide a review of soil verification works at the site and demonstrate that the prescribed Plots and latterly the Site are suitable for residential occupancy.

1.2 THE SITE

Table 1.2 presents the site details.

Table 1.2: Site Details	
Site Location	The site is located on St Annes Drive off London Road on the eastern outskirts of Wokingham approximately 2 kilometres (km) to the east of Wokingham town centre, and equidistant between Wokingham and Bracknell. Figure 1 is presented as a Site Location Plan.
National Grid Ref.	Centred at approximately 483365 168330.
Current Land Use	The site was occupied as a livery yard and stables as well as storage buildings and a number of paddocks. Figure 2 is presented as the Pre-Clearance Site Layout Plan.
Surrounding Land Use	The site is located in a semi-rural semi-residential area with homes to the north-west and west, London Road and a public house to the north, Greenacres, Edgewood, Buckhurst Lodge and St Annes Manor Hotel to the east, and open fields to the south and south-west.
Proposed Land Use	The proposed development comprises the removal of the existing buildings and the construction of fifty-four new homes and private gardens set around a series of access roads running through the site. Figure 3 is presented as the Proposed Development Plan.

1.3 REMEDIATION ACTION PLAN

The site was previously investigation by Aviron which is reported within our Preliminary Risk Assessment (PRA) and Site Investigation (SI) report, dated April 2024, version 4 and referenced 23-239.01.

Table 1.3 provides a summary of the PRA and SI report which was transposed to form the basis of Aviron's Discovery Strategy (DS), Remediation Action Plan (RAP) and Verification Plan (VP).

Table 1.3: Environment Risk Summary			
Medium	Item	Risk Description	Comments/Recommendations
Soils	1	Local Polycyclic Aromatic Hydrocarbons (PAH) Made Ground contamination which may present a risk to human health and indicated within Figure 4 .	Prepare Discovery Strategy, Remediation Action Plan and Verification Plan.
	2	Potential for undiscovered soil contamination and possibly (although unlikely) Asbestos Containing Materials (ACMs)	Prepare a Discovery Strategy and enact watching brief during site clearance.
	3	Any imported Topsoil should be chemically suitable for use in private gardens.	Import suitable Topsoil (BS3882) to sustain planting.
	4	Ensure material encountered is suitable for desired water main.	Consult local water authority prior to water main installation.
Ground Gas	n/a	Preliminary risk assessment and gas monitoring has determined absence of risk.	Gas protection not necessary.
Groundwater	n/a	Ground conditions are not considered to present a notable risk to groundwater or controlled waters.	n/a.

1.4 PROJECT VERIFICATION REQUIREMENT

The DS, RAP and VP provided a remediation method which recommended the following actions:

1. Ensure the new water main supplying new homes is constructed of suitable materials.
2. Complete discovery inspections to assess any previously undiscovered soil contamination; to include a verification sampling exercise to confirm the extent of the proposed remedial cover system (**Figure 4**) by means of the collection of soil sample around the perimeter of the proposed cover system area (**Figure 5 – Remediation and Verification Plan**).
3. Test any imported/re-used sub-soil and Topsoil to complete garden/soft landscaped areas to confirm chemical suitability.

4. Inspect the construction of clean cover systems to ensure a suitable thickness of 'clean' soils upon a membrane.

1.5 REPORT VERIFICATION DELIVERABLES

This report is not intended to provide a final Verification Report to 'fully' discharge planning or associated warranty conditions. However, it is designed to enable interim reporting of the remediation and verification process such that necessary stakeholders can remain informed at an early stage and be part of the (as necessary) decision making process based upon the verification findings.

This report shall address items 1, 2, 3 and 4 from the four points presented within section 1.3.

Items 2 and 3 were previously presented within the aforementioned Part 1 – Soil Verification Report and shall be enclosed herein for completeness.

Further to this report, additional versions of this Part 1 + 2 - Soil Verification Report shall be required to confirm the cover system construction of remaining Plots.

1.6 VERIFICATION OBJECTIVES

The objective of this report is to gain regulatory and stake holder approval and written confirmation such that the soil verification (inspection) confirms the absence of contaminative risk to site end users. This report has also been prepared to address the requirements of the Local Planning Authority and also development warranty providers.

2.0 FORMATION VERIFICATION INSPECTION

The following section documents a site visit completed in order to inspect and sample the outcropping formation of the site following site clearance and the over-site strip.

2.1 INSPECTION NOTES

An Aviron Team attended site on 29 May 2025 to inspect the outcropping soils at formation level in positions around the proposed cover system area (**Figures 4 and 5**) and across the site during the early stages of groundworks.

Outcropping ground conditions were consistent across the site and the perimeter to the proposed cover system area, comprising a re-worked Topsoil, generally described as light brown, clayey, sandy, gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. occasional sub-angular, fine to coarse gravel sized fragments of brick and rare concrete rubble.

No visual or olfactory evidence of contamination was observed. Furthermore, no organic/fuel odours were observed. No evidence of Asbestos Containing Materials (ACMs) was observed.

In order to verify the quality of in-situ soils across the site a shallow hand dug pit was completed to enable sample recovery by hand using clean latex gloves. A total of ten samples (V1 to V10) were collected from the outcropping re-worked Topsoil around the perimeter of the proposed cover system area.

Enclosed as **Appendix I** are photographs of V1 to V10 and areas where the soil samples were collected and **Figure 5** provides locations for these samples.

The samples were placed into clean, sterilised and pre-labelled 250ml and 60ml glass amber jars which were labelled on-site immediately prior to filling. These samples were identified by a label placed on the body of each container. All samples were sent by courier to the UKAS/MCERTS accredited laboratory, i2 Analytical Limited for speciated Polycyclic Aromatic Hydrocarbons (PAH) analysis to target the contaminant of concern (PAH).

At the time of inspection four stockpiles of soils, generally described as re-worked Topsoil were present on-site. Enclosed within **Appendix II** is a Stockpile Sampling Report which defines the positions of stockpiles SP1 to SP4 as of 29 May 2025. SP1 (in part), SP2 and SP4 (in part) comprised the material from the over-site strip within the proposed cover system area thus evidencing the removal of this material from situ. The Stockpile Sampling Report provides additional photographs of the site inspection (and stockpiles) where no previously undiscovered soil contamination was identified. The Stockpile Sampling Report shall be discussed in greater

detail in section 3.0.

2.2 V1-V10 LABORATORY TEST RESULTS

Laboratory certificates of analysis for samples **V1 to V10** are enclosed within **Appendix III**.

As previously discussed, the sampling was designed to target the permitted of the proposed cover system area to ensure the soil conditions around the extents of the cover system area were void of PAH contamination. The sampling was completed following over-site reduce level digs and during the early stages of ground works.

The laboratory results have been screened against the Suitable 4 Use Levels (S4ULs) which are enclosed within **Appendix III** and indicate **acceptable concentrations of all PAH analysed**.

Is concluded the extent of the proposed cover system is acceptable and does not need to be extended to additional plots.

3.0 RE-USE OF STOCKPILED SOILS

Appendix II is enclosed as a Stockpile Sampling Report. This report provides the detail for the sampling of four stockpiles (SP1 to SP4) of soil, which table 3.0 provides a summary of the outcome of the exercise.

Table 3.0: Summary of Stockpile Sampling				
Stockpile ID	Approx. Volume* (m ³)	Source of Material*	Samples	Chemical suitability for re-use?
SP1	350	Zones 1 and 2. Arisings from over-site strip from the central and northwest areas of site. Light grey, light brown, very clayey, sandy, slightly gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. Frequent sub-angular, fine to coarse gravel sized fragments of brick. Reworked topsoil.	SP1a	Private Gardens. Subject to horticultural requirements.
			SP1b	Private Gardens. Subject to horticultural requirements.
			SP1c	Private Gardens. Subject to horticultural requirements.
			SP1d	Private Gardens. Subject to horticultural requirements.
			SP1e	Private Gardens. Subject to horticultural requirements.
			SP1f	Private Gardens. Subject to horticultural requirements.
			SP1g	Private Gardens. Subject to horticultural requirements.
SP2	150	Zone 2. Arisings from over-site strip from the central areas of site. Light brown, clayey, sandy, gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. occasional sub-angular, fine to coarse gravel sized fragments of brick. Rare concrete rubble. Reworked topsoil.	SP2a	Private Gardens. Default to Engineering fill due to SP2b
			SP2b	Engineering fill. Due to elevated PAH, though provided material is used beneath a cover system or permanent hardstanding so a pollutant linkage cannot be open.
			SP2b	Private Gardens. Default to Engineering fill due to SP2b
SP3	150	Zone 3. Arisings from over-site strip from the southern areas of site. Gravel is fine to medium, sub-rounded to rounded of flint. Rare sub-angular, coarse gravel sized fragments of brick. Reworked topsoil.	SP3a	Private Gardens. Subject to horticultural requirements.
			SP3b	Private Gardens. Subject to horticultural requirements.
			SP3c	Private Gardens. Subject to horticultural requirements.

SP4	400	Zones 1 and 2. Arisings from over-site strip from the central and northeast areas of site. Light brown, grey, clayey, sandy, gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. Frequent sub-angular, fine to coarse gravel sized fragments of brick. Occasional concrete rubble. Reworked topsoil.	SP4a	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4b	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4c	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4d	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4e	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4f	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4g	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4h	Private Gardens. <i>Subject to horticultural requirements.</i>

The stockpiled re-worked Topsoil within SP1, SP3 and SP4 is considered to be chemically suitable for re-use within Private Gardens. This was anticipated given the material in the north (Zone 1) and south (Zone 3) of the site originates from paddocks and was previously sampled and tested at acceptable concentrations. It is noted SP1 and SP4 contain re-worked Topsoil originating from Zone 2 where PAH soil contamination was previously encountered within the former stables and yard area. However, review of the previous site investigation results indicates not all topsoil tested within Zone 2 contained PAH exceedances, thus the absence of elevated PAH within SP1 and SP4 is considered normal. Furthermore, the action of stockpiling may have diluted PAH concentrations.

The stockpiled re-worked Topsoil within SP2 is not considered to be chemically suitable for re-use within Private Gardens and should be used as engineering fill to increase site levels (where possible) beneath either permanent hardstanding or cover system membranes to ensure the removal of a pollutant linkage pathway. Should be material be chemically/physically unsuitable for re-use it should be disposed of. It is noted samples SP2a and SP2c have recorded chemically suitable concentrations, however a worst-case (and conservative) view has been taken.

Figure 6 is enclosed as a Stockpile Location Plan, as of 29 May 2025.

4.0 COVER SYSTEM VERIFICATION INSPECTIONS

The following section documents a site visit completed in order to inspect the progression of clean cover system works.

4.1 VERIFICATION INSPECTION: COVER SYSTEM THICKNESS

The means of verification was completed by hand excavated trial holes through the recently placed Topsoil and Sub-soil cover in garden areas which are shown on **Figure 5** and described in table 2.1. The trial holes were dug to enable logging, inspection and dimensioning by the Aviron geo-environmental consultant as follows:

📍 Visit 1 – 11 March 2026. Plots 27, 35, 36, 38 and 39.

📍 Visit 2 – 19 March 2026. Plot 37.

Table 4.1 provides a summary, rationale and cover thickness of trial holes completed.

Table 4.1: Verification Trial Holes – Cover System					
Location	Date and Rationale	Evidence of deleterious objects	Thickness of Topsoil (m)	Thickness of sub-soil (m)	Membrane?
P25	Not completed Private Garden to Plot 25				
P27	11 March 2026 Private Garden to Plot 27	No evidence of deleterious objects in garden or excavated arisings	0.6	0	Yes
P29	Not completed Private Garden to Plot 29				
P30	Not completed Private Garden to Plot 30				
P31	Not completed Private Garden to Plot 31				
P32	Not completed Private Garden to Plot 32				
P33	Not completed Private Garden to Plot 33				

P34	Not completed Private Garden to Plot 34				
P35	11 March 2026 Private Garden to Plot 365	No evidence of delirious objects in garden or excavated arisings	0.6	0	Yes
P36	11 March 2026 Private Garden to Plot 36	No evidence of delirious objects in garden or excavated arisings	0.65	0	Yes
P37	19 March 2026 Private Garden to Plot 37	No evidence of delirious objects in garden or excavated arisings	0.6	0	Yes
P38	11 March 2026 Private Garden to Plot 38	No evidence of delirious objects in garden or excavated arisings	0.6	0	Yes
P39	11 March 2026 Private Garden to Plot 39	No evidence of delirious objects in garden or excavated arisings	0.6	0	Yes
P40	Not completed Private Garden to Plot 40				
P41	Not completed Private Garden to Plot 41				
P42	Not completed Private Garden to Plot 42				
P43	Not completed Private Garden to Plot 43				
P44	Not completed Private Garden to Plot 44				
P45	Not completed Private Garden to Plot 45				
C1	Not completed Communal soft landscaping				
C2	Not completed Communal soft landscaping				
C3	Not completed Communal soft landscaping				
C4	Not completed				

	Communal soft landscaping				
C5	Not completed Communal soft landscaping				
C6	Not completed Communal soft landscaping				
C7	Not completed Communal soft landscaping				
C8	Not completed Communal soft landscaping				
C9	Not completed Communal soft landscaping				
C10	Not completed Communal soft landscaping				

Enclosed within **Appendix IV** are Site Inspection Photographs of the Trial Holes proving the depth of Topsoil.

All depth measurement in table 4.1 were completed using a standard tape measure. The levelling staff has been applied to the photographs visually demonstrate with a larger measuring scale.

It is concluded that a suitable cover system has been constructed which required a minimum of 600mm/0.6m (private gardens) 'cover' upon a geotextile membrane.

The physical inspection confirms the absence of deleterious objects within the cover system.

5.0 RISK ASSESSMENT

5.1 METHODOLOGY

A Conceptual Site Model (CSM) has been prepared in accordance with LCRM based on the information obtained as part of this verification exercise which in turn was derived from previous risk assessment works. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed via a source-pathway-receptor (SPR) model in accordance with current UK protocols. A risk may only exist where a plausible SPR linkage is presented and where the quantity or concentration of a contaminant is sufficient to pose harm. Under the statutory definition "Contamination" may only exist where contaminants pose a risk of harm to a receptor. Risk may be defined as a function of the likelihood and severity of any adverse effects resulting from a contamination event. This risk classification has been assessed in accordance with CIRIA C552. A summary of how risk is derived and the associated definition is presented in tables 5.1.1 and 5.1.2.

Table 5.1.1: Risk Ratings Matrix				
	Consequence			
Probability	Severe	Medium	Mild	Minor
High Likelihood	Very high risk	High risk	Moderate Risk	Moderate/low risk
Likely	High risk	Moderate Risk	Moderate/low risk	Low risk
Low Likelihood	Moderate Risk	Moderate/low risk	Low risk	Very low risk
Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

Table 5.1.2: Risk Ratings Definition	
Risk Rationale	Definition
Very high risk	A high probability that severe harm could occur to determined receptor from identified contaminant - OR - evidence exists that severe harm to receptor is currently occurring. Urgent investigation and remediation should be considered. If demonstrated this risk is likely to result in substantial liability.
High risk	Harm is likely to occur to determined receptor from identified contaminant. Urgent investigation and short-term risk minimisation remediation followed by longer term fit for purpose remediation should be considered. If demonstrated this risk is likely to result in substantial liability.
Moderate Risk	It is possible that harm could occur to a determined receptor from identified contaminant. It is relatively unlikely that any harm would be severe or should harm occur it is likely to be relatively mild.
Moderate/low risk	It is possible that harm could occur to a determined receptor from identified contaminant. It is unlikely that any harm would be severe or should harm occur it is probable to be relatively mild.
Low risk	It is possible that harm could occur to a determined receptor from identified contaminant. It is unlikely that such harm, if indeed present, would at worst be mild.
Very low risk	There is a low possibility that harm could occur to a receptor. In such event the harm would not be severe.

5.2 SUMMARY OF POLLUTANT LINKAGES FOR PROPOSED LAND USE - CSM

The initial CSM is based upon the proposed site end use and the information currently consulted relating to various risk sources and plausible pollutant linkages and is presented within table 5.2.

Table 5.2: Conceptual Site Model (for plausible pollutant linkage pathways)					
Source	Receptor	Pathway	Probability	Consequence	Risk & Justification
Native Made Ground Contamination	Construction workers	Direct contact	Unlikely	Minor	Very Low Suitable cover system in place upon geotextile membrane acting as a capillary break to prevent soil mixing between imported 'clean' soil and any underlying Made Ground
	End users	Direct contact	Unlikely	Minor	
	Adjacent land users	Direct contact via run-off	Unlikely	Minor	
	Soft landscaping	Root uptake	Unlikely	Minor	
	Water supply pipes	Direct contact	Unlikely	Minor	
	Buildings & infrastructure	Direct contact	Unlikely	Minor	
Contaminants within re-used Topsoil and Sub-soil to new gardens	End users Soft Landscaping	Direct contact	Unlikely	Minor	Very Low All concentrations of determinants recorded at acceptable concentrations within imported soil.

It is considered that **Plots 27, 35, 36, 37, 38 and 39** present a **VERY LOW** risk and no further assessment is considered necessary.

6.0 CONCLUSIONS AND RECOMMENDATIONS

A thickness of 600mm/0.6m of clean cover has been constructed within completed private gardens to Plots 27, 35, 36, 37, 38 and 39, as verified within the corresponding trial holes.

The Topsoil used within the cover systems originated from the former paddocks in the north and south of the site, which chemical during the initial site investigation demonstrated as chemically suitable for re-use as did sampling of the stockpiles (SP1, SP3 and SP4) within section 3.0 of this report.

It is considered that in-situ soils within soft landscaped areas do not present a chemical risk to human health from dermal contact, ingestion, inhalation or gassing via organic degradation.

The completed gardens and soft landscaping at Plots 27, 35, 36, 37, 38 and 39 are considered fit for purpose and no further assessment is considered necessary.

A similar assessment shall be required for gardens and soft landscaping for remaining Plots and Communal Gardens which are shown as incomplete within Table 4.1.

7.0 PROJECT INSTRUCTION AND LIMITATIONS

7.1 SCOPE OF WORKS

The following scope of work was undertaken in accordance with an agreed proposal prior to the works:

-  Attend site as instructed to complete a site inspection, collect soil samples for verification analysis.
-  All soil samples shall be collected in accordance with the instruction and ground conditions and submitted to UKAS/MCERTS accredited laboratories for testing.
-  Prepare a Verification Report to document the exercise and determine if the site is suitable for use.

Aviron has relied upon information received from the Client and their agents as accurate, unless contradicted by written documentation or site observations.

7.2 PUBLISHED GUIDANCE

This report follows the technical approach presented on Land contamination risk management (LCRM), accessed on gov.uk website. The guidance replaced the Contaminated Land Report 11 (CLR11) “Model Procedures for the Management of Land Contamination” prepared by the Environment Agency in 2004. CLR11, which was withdrawn in 2020, provided guidance on the application of management processes when assessing potentially contaminated land.

This project and report have been designed to fulfil the information requirements set out in LCRM. This report is additionally prepared in accordance with current guidance notes, standards and practices as set out by the Environment Agency and statutory organisations in order to establish potential and significant contaminant linkages as defined in Part IIA of the Environmental Protection Act 1990.

7.3 LIMITATIONS

Aviron’s scope of work has been designed to meet the timeframe and budgets. As such it may follow that further work would be prudent upon evaluation of the ground conditions. The scope of work provided shall provide a view of site conditions and understanding of potential geo-environmental risks and possible mitigation procedures.

The information used in this report has been derived from the site investigation, which in turn were based on known current and historical land uses identified at the site and surrounding area, available to Aviron at the time of the investigation.

The selected intrusive investigation locations were based on available data and are intended to inform the site-specific risk assessment. As such, only the areas assessed through these investigation points are considered in this report. It should therefore be acknowledged that portions of the site remain unexamined, and it is possible that conditions exist in these areas which could not be identified due to the limitations of available evidence, time, or budget constraints.

This report has been prepared in accordance with current legislation, statutory guidance, and industry best practices at the time of issue. Should relevant regulations or guidance change following publication, the content and conclusions of this report should be reviewed in light of those changes.

Furthermore, if a significant period elapses between the issue date of this report and its application, changes in site conditions may occur. In particular, the findings of the site inspection may no longer be valid if the site's use or condition has changed during the intervening period.

8.0 REFERENCES AND OTHER SOURCES OF INFORMATION

Aviron. Reports listed in section 1.0.

BS EN ISO 22475-1 Geotechnical investigation and testing - sampling methods and groundwater measurements.

BS10175: 2011. British Standards Institute. Investigation of Potentially Contaminated Land - Code of Practice

LQM/CIEH: Paul Nathanail, Caroline McCaffrey, Andy Gillett, Richard Ogden and Judith Nathanail. 2014. The LQM/CIEH S4ULs for Human Health Risk Assessment. Land Quality Press, Nottingham. ISBN 978-0-9931084-0-2. "Copyright Land Quality Management Limited reproduced with permission; Publication number S4UL3275. All rights reserved"

SP1010 - Development of Category 4 Screening Levels for Land Affected by Contamination. Final Project Report (Revision 2). Contaminated Land: Applications In Real Environmental (CL:AIRE). September 2014.

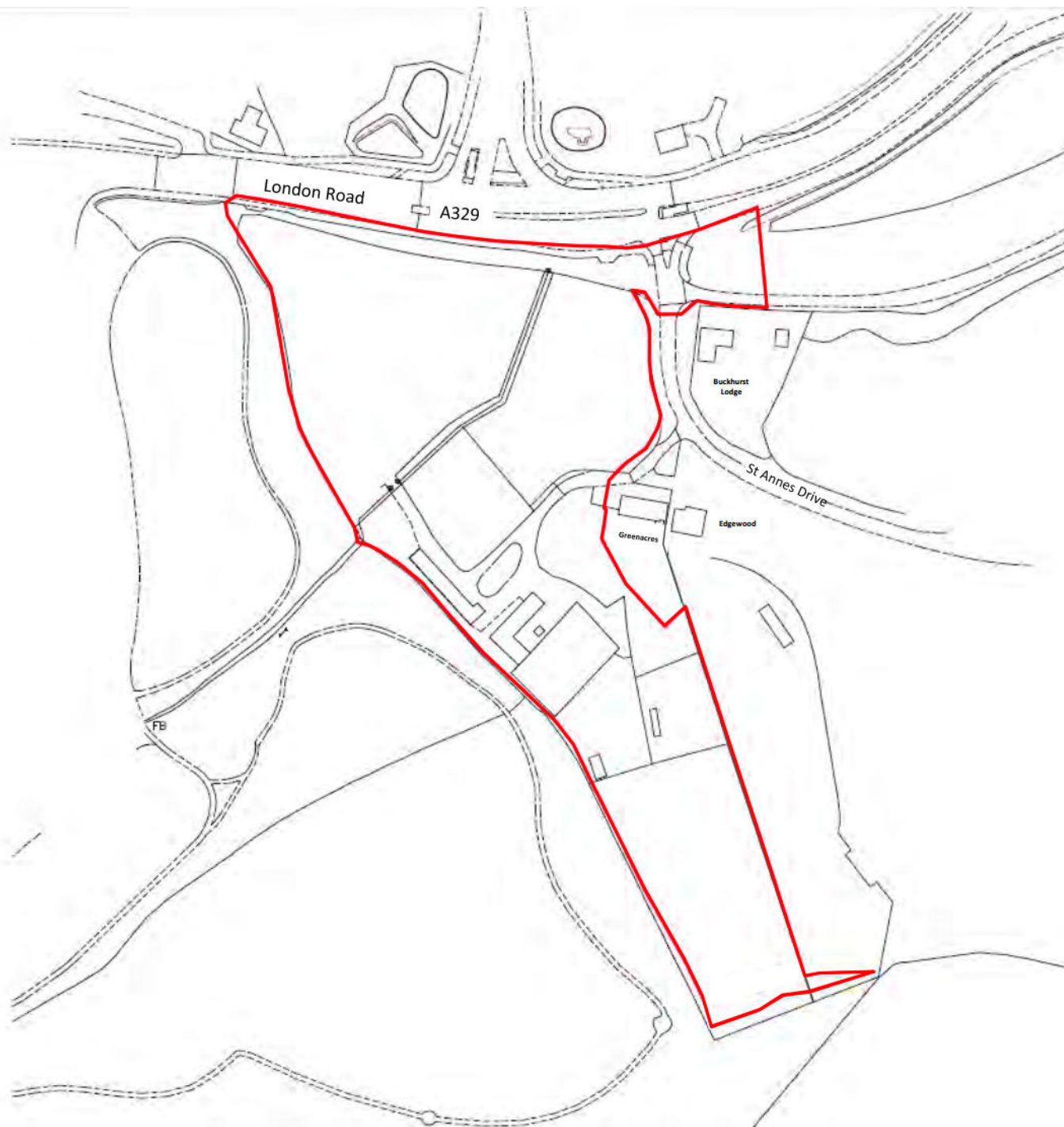
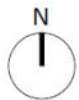
SR2: Human health toxicological assessment of contaminants in soil, Science Report SC050021/SR2, Environment Agency, August 2008.

SR7: Compilation of Data for Priority Organic Pollutants for Derivation of Soil Guideline Values, Science Report SC050021/SR7, Environment Agency, November 2008.

Environment Agency. July 2005. Guidance on Requirements for Land Contamination Reports.

Figures

- 1 Site Location Plan
- 2 Pre-Clearance Site Layout Plan Proposed
- 3 Development Plan
- 4 Made Ground PAH Contamination Plan
- 5 Remediation and Verification Plan
- 6 Stockpile Location Plan - 29 May 2025



Legend



Approximate Site Boundary

Notes

Drawing provided by Client

Figure 1

Drawing Title

Site Location Plan

Project Number 23-239.08

Project Title

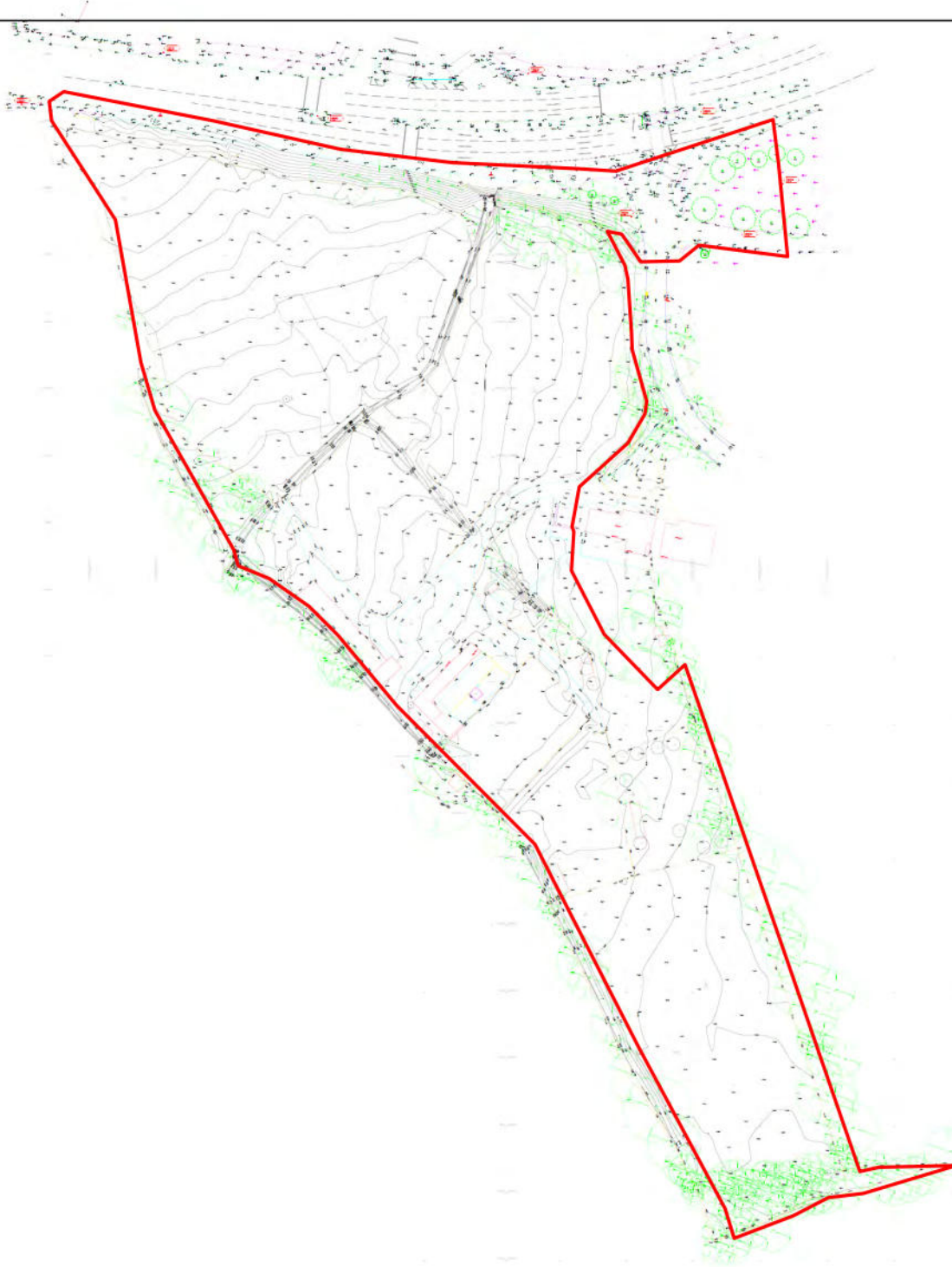
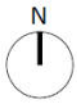
Greenacres, St Annes Drive, Wokingham,
RG40 1PB

Drawn by DN

Checked by JB

Scale NTS





Legend



Approximate Site Boundary

Notes

Drawing provided by Client

Figure 2

Drawing Title

Existing Site Layout Plan

Project Number 23-239.08

Project Title

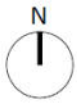
Greenacres, St Annes Drive, Wokingham,
RG40 1PB

Drawn by DN

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Scale NTS





Legend



Approximate Site Boundary

Notes

Drawing provided by Client

Figure 3

Drawing Title

Proposed Development Plan

Project Number 23-239.08

Project Title

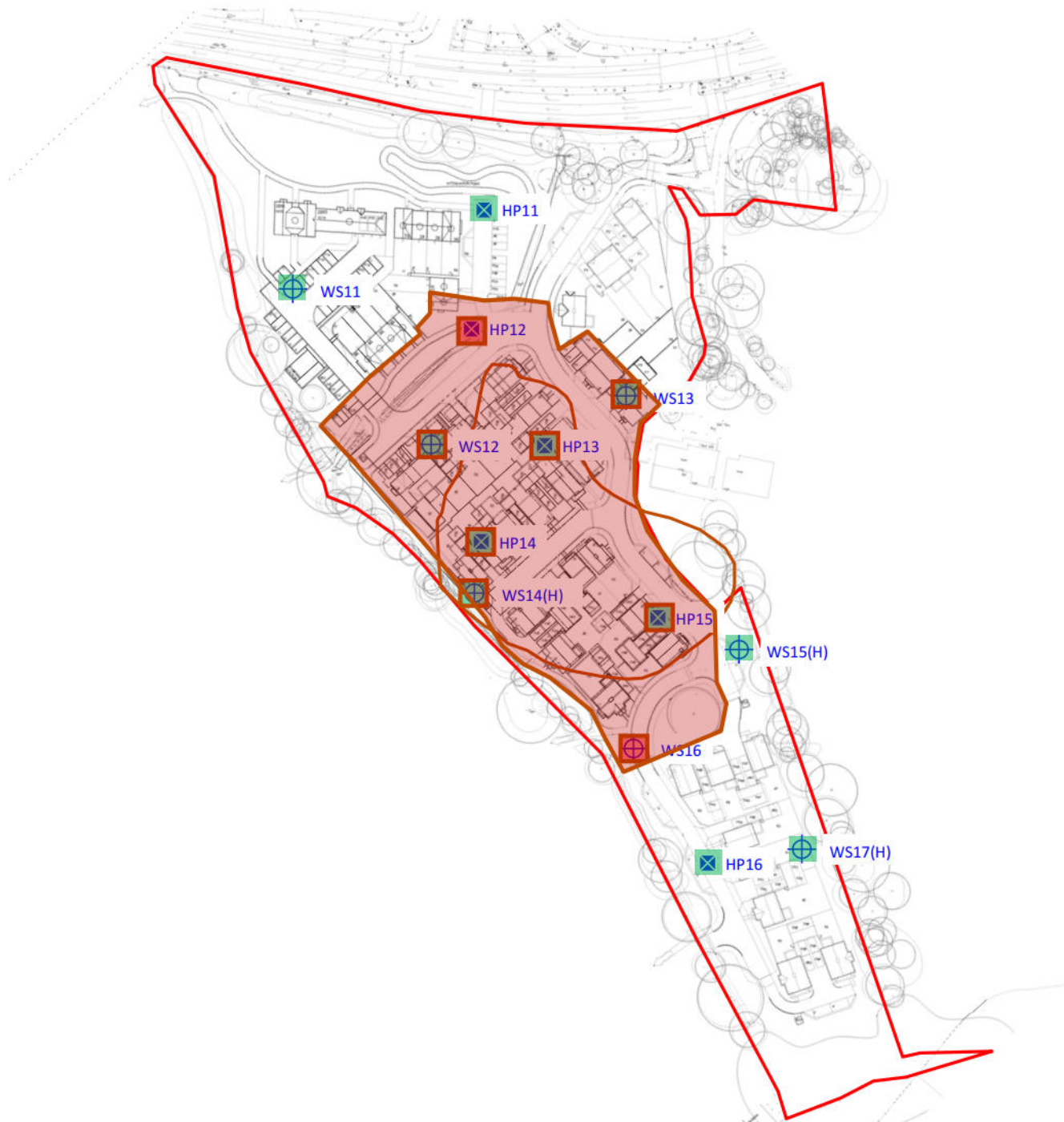
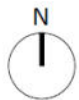
Greenacres, St Annes Drive, Wokingham,
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Checked by JB

Scale NTS





Legend

- Aviron 2023**
-  Window Sample Location
 -  Hand Pit Location
 -  Transposed Made Ground PAH Contamination
 -  'Contaminated' (PAH) Location
 -  Made Ground Present
 -  'Un-Contaminated' Location and Topsoil
 -  Final PAH Zone

Notes

Jomas monitoring wells WS1, BH1, WS4 and BH3 damaged/no longer serviceable.

Figure 4

Drawing Title

Made Ground PAH Contamination Plan

Project Number 23-239.08

Project Title

Greenacres, St Annes Drive, Wokingham, RG40 1PB

Drawn by DN

Checked by JB

Scale NTS





Legend

-  Final PAH Zone/Remediation Area
-  Verification Hand Pit (600mm Private Garden)
-  Verification Hand Pit (300mm Communal Garden)
-  Verification Surface Sample (Confirmation of Zone extent)

Notes

Figure 5

Drawing Title

Remediation and Verification Plan

Project Number 23-239.08

Project Title

Greenacres, St Annes Drive, Wokingham,
RG40 1PB

Drawn by DN

Checked by JB

Scale NTS





Legend



Stock Pile & Ref



Zone 1 (Recovered soil to be stockpiled in SP1)



Zone 2 (Not to be re-used until tested, and confirmed acceptable, be stockpiled in SP2)



Zone 3 (To be stockpiled in SP3)

Notes

Base plan supplied by Client

Stockpiles observed by Aviron and approximate volume as of 29 May 2025

SP1 - 350 m³

SP2 - 150 m³

SP3 - 150 m³

SP4 - 400m³

Figure 6

Drawing Title

Stockpile Location Plan
(as of 29 May 2025)

Project Number 23-239.08

Project Title

Greenacres, St Annes Drive, Wokingham,
RG40 1PB

Drawn by DN

Checked by JB

Scale NTS



Appendices

- I Verification Inspection Photographs - 2025
- II Stockpile Sampling Report - 2025
- III V1-V10 Laboratory Certificates of Analysis and Assessment Criteria - 2025
- IV Verification Inspection Photographs - 2026

Appendix

I Verification Inspection Photographs - 2025



HP-V1 Position



HP-V1 Position



HP-V1 Depth



HP-V1 down hole



HP-V1 Arisings



HP-V2 Position



HP-V2 Position



HP-V2 Topsoil and Subsoil thickness



HP2 down hole



HP2 Topsoil and Subsoil Arisings



HP3 Position



HP3 Position



HP3 Topsoil and Subsoil thickness



HP3 down hole



HP3 Topsoil and Subsoil Arisings



HP4 Position



HP4 Position



HP4 Topsoil and Subsoil thickness



HP4 down hole



HP4 Topsoil and Subsoil Arisings



HP5 Position



HP5 Position



HP5 Topsoil and Subsoil thickness



HP5 down hole



HP5 Topsoil and Subsoil Arisings



HP6 Position



HP6 Position



HP6 Topsoil and Subsoil thickness



HP6 down hole



HP6 Topsoil and Subsoil Arisings



HP7 Position



HP7 Position



HP7 Topsoil and Subsoil thickness



HP7 down hole



HP7 Topsoil and Subsoil Arisings



HP8 Position



HP8 Position



HP8 Topsoil and Subsoil thickness



HP8 down hole



HP8 Topsoil and Subsoil Arisings



HP9 Position



HP9 Position



HP9 Topsoil and Subsoil thickness



HP9 down hole



HP9 Topsoil and Subsoil Arisings



HP10 Position



HP10 Position



HP10 Topsoil and Subsoil thickness



HP10 down hole



HP10 Topsoil and Subsoil Arisings

Appendix

II Stockpile Sampling Report - 2025



STOCKPILE SAMPLING

Client	Antler Homes Plc
Works	Stockpile Sampling and Laboratory Soil Testing
Site	Greenacres, St Annes Drive, Wokingham, RG40 1PB

Project	Version	Date
23-239.06	1	17 June 2025

1 INTRODUCTION

Aviron Associates Limited (Aviron) was instructed by Antler Homes Plc (The Client) to attend the above addressed site to provide remediation and verification advice along with collecting soil samples from three stockpiles of soil to enable laboratory chemical testing to determine possible re-use.

2 PREVIOUS REPORT AND REMEDIAL/VERIFICATION REQUIREMENTS

The full remediation strategy can be read within the following report:

Discovery Strategy, Remediation Action Plan and Verification Plan (DS, RAP and VP)

Project 23-239.04

Version 3

Dated 8 April 2024

3 INSPECTION OBJECTIVE

Groundworks have been completed under the Client's instruction. Resultant of Groundworks were four (4no.) stockpiles of soil as shown in is **Figure 1** which was supplied by the Client and is enclosed within **Appendix I**.

Photographs of the Stockpiles, taken on 29 May 2025, are enclosed as **Figures 2 to 4**.

The objective of the inspection was to representatively sample and complete laboratory testing upon the stockpiled material to determine suitability for re-use at the development site.

Enclosed within **Appendix II** is a suitable re-use criteria for engineering fill, public open space, communal gardens and private gardens.

4 FIELD WORK

An Aviron Team attended site on 29 May 2025 to collect, inspect and sample as required by the Client.

The objective of the exercise was to visually and chemically assess the in-situ soils by means of inspection and representative soil sampling and testing. Table 1 provides a summary of details of the stockpiles as of 29 May 2025.

At the time of inspection, the stockpiles were present on-site as defined by **Figures 1 to 4**.

Aviron Associates Limited Head Office

Badgemore House – Badgemore Park – Gravel Hill – Henley on Thames – RG9 4NR

Contacts

T; 01491 413 722 - M: 07787 771 686 - F: 01491 413 722 - E: james@aviron.co.uk - W: www.aviron.co.uk

Registered Office

Herschel House, 58 Herschel Street, Slough, Berkshire, SL1 1PG

Company no. 06471253 - VAT no. 929 5083 96

Table 1: Stockpile Testing Summary				
Stockpile ID	Approx. Volume* (m ³)	Source of Material*	Aviron Visual Description	Samples taken
SP1	350	Zones 1 and 2. Arisings from over-site strip from the central and northwest areas of site.	Light grey, light brown, very clayey, sandy, slightly gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. Frequent sub-angular, fine to coarse gravel sized fragments of brick. Reworked topsoil.	SP1a, SP1b, SP1c, SP1d, SP1e, SP1f, SP1g
SP2	150	Zone 2. Arisings from over-site strip from the central areas of site.	Light brown, clayey, sandy, gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. occasional sub-angular, fine to coarse gravel sized fragments of brick. Rare concrete rubble. Reworked topsoil.	SP2a, SP2b, SP2c
SP3	150	Zone 3. Arisings from over-site strip from the southern areas of site.	Light brown, clayey, sandy, gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. Rare sub-angular, coarse gravel sized fragments of brick. Reworked topsoil.	SP3a, SP3b, SP3c
SP4	400	Zones 1 and 2. Arisings from over-site strip from the central and northeast areas of site.	Light brown, grey, clayey, sandy, gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. Frequent sub-angular, fine to coarse gravel sized fragments of brick. Occasional concrete rubble. Reworked topsoil.	SP4a, SP4b, SP4c, SP4d, SP4e, SP4f, SP4g, SP4h
*Approx. Volume and Source of Material defined by Client				

The **sample photographs** are presented in **Appendix III**.

Environmental soil samples were collected which are summarised within table 1. The purpose of the sampling was to provide representative chemical analysis of the stockpiled material for the purpose of determining a re-use criteria/stream.

A composite soil sampling strategy was adopted to provide representative analysis of the stockpiled material. This was deemed most appropriate to enable *en mass* soil quality to be determined. The sampling frequency defined within the DS, RAP and VP was adopted whereby one sample/test was completed (on a composite basis) for every 50m³ of material.

In order to create composite samples, ten sub-samples were collected and homogenised as best as possible within a clean bulk sample bag to create *en mass* soil representation from which a specimen sample was collected and placed into pre-labelled clean plastic tubs and a glass amber jars.

All soil samples were collected from machine excavated arisings using latex gloves and a clean stainless-steel trowel. All soil samples were collected in accordance with Aviron's standard sampling protocols and following the method statement presented in **Appendix IV**.

Environmental soil samples were submitted for the following analysis:

- Aviron's 'ES-1' suite which includes: arsenic, barium, cadmium, total chromium, copper, nickel, zinc, lead, mercury, selenium, water soluble boron, total cyanide, total sulphate, water soluble sulphate (SO₄), total sulphur, speciated PAH, total phenols, pH, TPH CWG (Total Petrol Hydrocarbon Criteria Working Group), Benzene, Toluene, Ethylbenzene, Xylenes (BTEX), Methyl Tert-Butyl Ether (MTBE), asbestos and organic matter.



Samples were submitted to i2 Analytical Limited on 30 May 2025, being placed within ice-packed cool boxes during transit.

5 CHEMICAL LABORATORY RESULTS

Certificates of the laboratory analytical results are presented in **Appendix V**.

The criteria within **Appendix II** has been considered and within Table 2 the outcome of the interpretation of the laboratory results have been made to determine the re-use stream of the material. Based on the mean average Organic Matter concentration the 2.5% SOM values shall be applied to this assessment.

Table 2: Summary of Geochemical Results				
Stockpile ID	Approx. Volume* (m ³)	Source of Material*	Samples	Chemical suitability for re-use?
SP1	350	Zones 1 and 2. Arisings from over-site strip from the central and northwest areas of site. Light grey, light brown, very clayey, sandy, slightly gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. Frequent sub-angular, fine to coarse gravel sized fragments of brick. Reworked topsoil.	SP1a	Private Gardens. Subject to horticultural requirements.
			SP1b	Private Gardens. Subject to horticultural requirements.
			SP1c	Private Gardens. Subject to horticultural requirements.
			SP1d	Private Gardens. Subject to horticultural requirements.
			SP1e	Private Gardens. Subject to horticultural requirements.
			SP1f	Private Gardens. Subject to horticultural requirements.
			SP1g	Private Gardens. Subject to horticultural requirements.
SP2	150	Zone 2. Arisings from over-site strip from the central areas of site. Light brown, clayey, sandy, gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. occasional sub-angular, fine to coarse gravel sized fragments of brick. Rare concrete rubble. Reworked topsoil.	SP2a	Private Gardens. Default to Engineering fill due to SP2b
			SP2b	Engineering fill. Due to elevated PAH, though provided material is used beneath a cover system or permanent hardstanding so a pollutant linkage cannot be open.
			SP2b	Private Gardens. Default to Engineering fill due to SP2b
SP3	150	Zone 3. Arisings from over-site strip from the southern areas of site. Gravel is fine to medium, sub-rounded to rounded of flint. Rare sub-angular, coarse gravel sized fragments of brick. Reworked topsoil.	SP3a	Private Gardens. Subject to horticultural requirements.
			SP3b	Private Gardens. Subject to horticultural requirements.
			SP3c	Private Gardens. Subject to horticultural requirements.
SP4	400	Zones 1 and 2. Arisings from over-site strip from the central	SP4a	Private Gardens. Subject to horticultural requirements.



		and northeast areas of site. Light brown, grey, clayey, sandy, gravelly SILT. Gravel is fine to medium, sub-rounded to rounded of flint. Frequent sub-angular, fine to coarse gravel sized fragments of brick. Occasional concrete rubble. Reworked topsoil.	SP4b	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4c	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4d	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4e	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4f	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4g	Private Gardens. <i>Subject to horticultural requirements.</i>
			SP4h	Private Gardens. <i>Subject to horticultural requirements.</i>

6 CONCLUSIONS AND RECOMMENDATIONS

The stockpiled re-worked Topsoil within SP1, SP3 and SP4 is considered to be chemically suitable for re-use within Private Gardens. This was anticipated given the material in the north (Zone 1) and south (Zone 3) of the site originates from paddocks and was previously sampled and tested at acceptable concentrations. It is noted SP1 and SP4 contain re-worked Topsoil originating from Zone 2 where PAH soil contamination was previously encountered within the former stables and yard area. However, review of the previous site investigation results indicates not all topsoil tested within Zone 2 contained PAH exceedances, thus the absence of elevated PAH within SP1 and SP4 is considered normal. Furthermore, the action of stockpiling may have diluted PAH concentrations.

The stockpiled re-worked Topsoil within SP2 is not considered to be chemically suitable for re-use within Private Gardens and should be used as engineering fill to increase site levels (where possible) beneath either permanent hardstanding or cover system membranes to ensure the removal of a pollutant linkage pathway. Should be material be chemically/physically unsuitable for re-use it should be disposed of. It is noted samples SP2a and SP2c have recorded chemically suitable concentrations, however a worst-case (and conservative) view has been taken.

Should you have any questions please contact the undersigned.

Prepared by
James Burkitt BEng (Hons) CEnv MRICS Managing Director



Appendix I

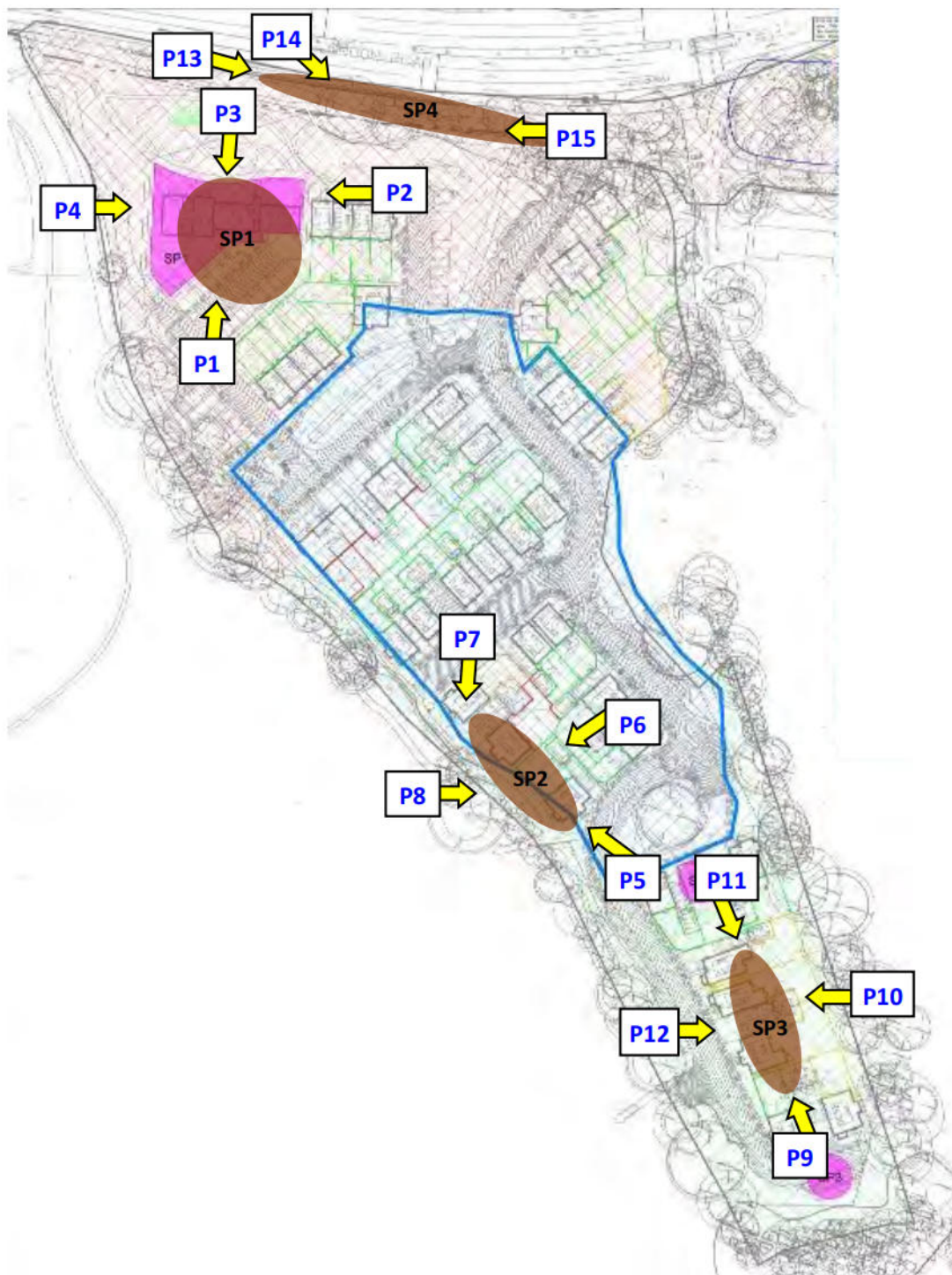
Figure 1 – Stockpile Location Plan

Figure 2 – Stockpile Photographs

Figure 3 – Stockpile Photographs

Figure 4 – Stockpile Photographs





Legend



Stock Pile & Ref



Zone 1 (Recovered soil to be stockpiled in SP1)



Zone 2 (Not to be re-used until tested, and confirmed acceptable, be stockpiled in SP2)



Zone 3 (To be stockpiled in SP3)

Notes

Base plan supplied by Client

Stockpiles observed by Aviron and approximate volume of 29 May 2025

SP1 - 350 m³

SP2 - 150 m³

SP3 - 150 m³

SP4 - 400m³

Figure 1

Drawing Title

Stockpile Location Plan
(as of 29 May 2025)

Project Number 23-239.06

Project Title

Greenacres, St Annes Drive, Wokingham,
RG40 1PB

Drawn by DN

Checked by JB

Scale NTS





Photo 1
SP1 taken looking north



Photo 2
SP1 taken looking west



Photo 3
SP1 taken looking south



Photo 4
SP1 taken looking east



Photo 5
SP2 taken looking north



Photo 6
SP2 taken looking west

Legend

Notes

Figure 2

Drawing Title

Stockpile Photographs 29/05/2025

Project Number 23-239.06

Project Title

Greenacres, St Annes Drive, Wokingham,
RG40 1PB

Drawn by AC

Checked by JB

Scale NTS





Photo 7
SP2 taken looking south



Photo 8
SP2 taken looking east



Photo 9
SP3 taken looking north



Photo 10
SP3 taken looking west



Photo 11
SP3 taken looking south



Photo 12
SP3 taken looking east

Legend

Notes

Figure 3

Drawing Title

Stockpile Photographs 29/05/2025

Project Number

23-239.06

Project Title

Greenacres, St Annes Drive, Wokingham,
RG40 1PB

Drawn by

AC

Checked by

JB

Scale

NTS





Photo 13
SP4 taken looking east



Photo 14
SP4 taken looking south-east



Photo 15
SP4 taken looking west

Legend

Notes

Figure 4

Drawing Title	
Stockpile Photographs 29/05/2025	
Project Number	23-239.06
Project Title	
Greenacres, St Annes Drive, Wokingham, RG40 1PB	
Drawn by	AC
Checked by	JB
Scale	NTS





LAND CONTAMINATION REMEDIATION SELECTION AND USE OF RE-USED + IMPORTED SOIL

GENERAL

Soils laid as clean cover soft landscaped areas of private or communal gardens or public open space gardens should not only meet the necessary chemical criteria as defined by Land Contamination Risk Management (LCRM) or site specifically derived chemical targets; but they must also provide a suitable growing medium for plants and not contain deleterious objects (sharps/hard materials) which may cause physical injury

RE-USE OF SOILS

In accordance with CL:AIRE Code of Practice (2011) materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded by the holder'. Current guidance recommends the retention and re-use of site won soils where there is a need for the materials and where the risk is acceptable.

The Code of Practice therefore allows soils to be re-used on site where the following criteria are met:

-  The re-use of the soils will not present an unacceptable or increased risk to controlled waters, the environment and human health;
-  The soils are suitable both in terms of chemical and geotechnical properties for the intended use without prior treatment;
-  Only the required volume is used, and no more;
-  There is a required use and a certainty of use, not just a possibility.

In order to comply with the Code of Practice, a Material Management Plan (MMP) that confirms the above criteria are met has to be prepared in advance of excavation of soils. The material management plan must be reviewed by a 'Qualified Person' who then issues a declaration to the Environment Agency. Where a Remediation Strategy and Verification Plan is in place on the receiver site (under direct transfer) or site of re-use (site or origin scenario), the agreement of the use of the DOWCOP and of the RSVP would be required from the regulators (Environment Agency and Local Authority). Any associated planning conditions in this respect would also need to be complied with. At this stage and subject to regulatory agreement, it is proposed to re-use clean naturally occurring soils (as clean cover soils and general bulk fill) and Made Ground (as general bulk fill beneath a clean cover system) under a MMP for the site.

Where materials do not meet the required criteria, it may be possible to treat them under an environmental permit/appropriate treatment license so that they may be re-used on site.

In accordance with the Definition of Waste Code of Practice, the re-use of materials will need to be fully documented and included within the Verification Report produced on completion of the works.

In addition, any variation or deviation from the Materials Management Plan, where developed for the site, including change in volumes, change in materials or proposed source areas or area of re-use will need to be clearly documented for inclusion in the validation report for the site.

Failure to document and fully record the works may result in the EA and HMRC determining that waste has been deposited on site illegally, which may be subject to large fines and the requirement to subsequently remove the material from the site.

Should excess clean naturally occurring materials be identified on site, it may be possible for these to be re-used these soils on other sites through the CL:AIRE register of materials, as opposed to these materials being considered waste. However, it is understood that there is a deficit of materials on this site, such that this is unlikely.

It should be noted that the Definition of Waste Code of Practice cannot be applied to a site retrospectively.

If soils are to be stockpiled on site as part of the development for a period greater than 1year for ongoing use under the Definition of Waste Code of Practice then regulatory confirmation should be sort in order to demonstrate and confirm an ongoing requirement and certainty of use of those materials in line with the guidance.

POSSIBLE SOURCES OF IMPORTED MATERIAL

Imported soils may be obtained from various sources, however, the source of the soils must be demonstrated to be from land of a non-contaminative history or a reputable manufacturing plant. It shall remain the responsibility of the Client or their Contractor to obtain soils complying with the specification which are likely to be subject to additional on-site/in-situ tests specified by the Consultant to accord with Local Planning Authority (LPA) and/or build warranty requirements.

TOPSOIL

Topsoil should meet the physical criteria set out by the projects landscape architect to ensure suitable growing media for selected planting. Soils should be inspected to ensure no deleterious (harmful to humans) objects, such as sharps or hard materials.

SUBSOIL

Sub-soil should meet the physical criteria set out by the projects landscape architect to ensure suitable growing media for selected planting. Soils should be inspected to ensure no deleterious (harmful to humans) objects, such as sharps or hard materials.

CHEMICAL CRITERIA

Chemical concentrations considered to appropriate for a tier 2 Generic Quantitative Risk Assessment (GQRA) as recommended by LCRM are appended for the following residential land uses:

-  Engineering fill (Public Open Space by residential development) with asbestos <0.1%.
-  Private gardens with homegrown produce.
-  Communal gardens without homegrown produce.
-  Public Open Space by residential development.

ACCEPTANCE/REJECTION OF MATERIAL

Where a material considered for procurement fails to meet the above criteria it should be rejected and an alternative source sought. Where material is tested in-situ/on-site and fails the necessary physical criteria (by testing or inspection) and chemical criteria (by testing) it should be removed from site and not used with soft landscaped areas or cover systems.

STORAGE OF RE-USED OR IMPORTED MATERIAL

Any re-used or imported material on to site must be kept in quarantine to prevent cross contamination from any residual soil contamination not yet encapsulated by hardstanding or from uncontrolled deposition of building materials; such as operatives throwing waste on a heap. Ideally quarantine should be upon a membrane and behind fencing/under a tarpaulin.



Soil Screening Values (GACs)
Engineering Fill

Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria	Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria
METALS, SEMI-METALS, INORGANICS + PAH (SUITE 1)					Pyrene	7,400	7,400	7,400	LQM S4UL
Arsenic	79	79	79	C4SL/LQM S4UL	Phenols	760	1,500	3,200	LQM S4UL
Boron	21,000	21,000	21,000	LQM S4UL	TOTAL PETROLEUM HYDROCARBONS				
Cadmium	120	120	120	LQM S4UL	Benzene	72	72	73	LQM S4UL
Chromium III	1,500	1,500	1,500	LQM S4UL	Toluene	56,000	56,000	56,000	LQM S4UL
Chromium IV	7.7	7.7	7.7	LQM S4UL	Ethylbenzene	24,000	24,000	25,000	LQM S4UL
Copper	12,000	12,000	12,000	LQM S4UL	o-xylene	41,000	42,000	43,000	LQM S4UL
Mercury	16	16	16	LQM S4UL	m-xylene	41,000	42,000	43,000	LQM S4UL
Nickel	230	230	230	LQM S4UL	p-xylene	41,000	42,000	43,000	LQM S4UL
Lead	630	630	630	C4SL	Aliphatic EC 5-6	570,000	590,000	600,000	LQM S4UL
Selenium	1,100	1,100	1,100	LQM S4UL	Aliphatic EC >6-8	600,000	610,000	620,000	LQM S4UL
Zinc	81,000	81,000	81,000	LQM S4UL	Aliphatic EC >8-10	13,000	13,000	13,000	LQM S4UL
Free Cyanide	34*	34*	34*	ATRISK	Aliphatic EC >10-12	13,000	13,000	13,000	LQM S4UL
Acenaphthene	15,000	15,000	15,000	LQM S4UL	Aliphatic EC >12-16	13,000	13,000	13,000	LQM S4UL
Acenaphthylene	15,000	15,000	15,000	LQM S4UL	Aliphatic EC >16-35	250,000	250,000	250,000	LQM S4UL
Anthracene	74,000	74,000	74,000	LQM S4UL	Aliphatic EC >35-44	250,000	250,000	250,000	LQM S4UL
Benzo(a)anthracene	29	29	29	LQM S4UL	Aromatic EC 5-7 (benzene)	56,000	56,000	56,000	LQM S4UL
Benzo(a)pyrene	5.7	5.7	5.7	LQM S4UL	Aromatic EC >7-8 (toluene)	56,000	56,000	56,000	LQM S4UL
Benzo(b)fluoranthene	7.1	7.2	7.2	LQM S4UL	Aromatic EC >8-10	5,000	5,000	5,000	LQM S4UL
Benzo(ghi)perylene	640	640	640	LQM S4UL	Aromatic EC >10-12	5,000	5,000	5,000	LQM S4UL
Benzo(k)fluoranthene	190	190	190	LQM S4UL	Aromatic EC >12-16	5,100	5,100	5,000	LQM S4UL
Chrysene	57	57	57	LQM S4UL	Aromatic EC >16-21	3,800	3,800	3,800	LQM S4UL
Dibenz(ah)anthracene	0.57	0.57	0.58	LQM S4UL	Aromatic EC >21-35	3,800	3,800	3,800	LQM S4UL
Fluoranthene	3,100	3,100	3,100	LQM S4UL	Aromatic EC >35-44	3,800	3,800	3,800	LQM S4UL
Fluorene	9,900	9,900	9,900	LQM S4UL	Aromatic EC >44-70	3,800	3,800	3,800	LQM S4UL
Indeno(123-cd)pyrene	82	82	82	LQM S4UL	ASBESTOS				
Naphthalene	4,900	4,900	4,900	LQM S4UL	<0.1%				Non-hazardous Adopted Value
Phenanthrene	3,100	3,100	3,100	LQM S4UL	*Apply residential without homegrown produce in absence of POS-resi				



Residential with Homegrown Produce
Soil Screening Values (GACs)
Private Gardens

Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria	Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria
METALS, SEMI-METALS, INORGANICS + PAH					Pyrene	620	1,200	2,000	LQM S4UL
Arsenic	37	37	37	C4SL/LQM S4UL	Phenols	78	0.98	1.1	LQM S4UL
Boron	290	290	290	LQM S4UL	TOTAL PETROLEUM HYDROCARBONS				
Cadmium	11	11	11	LQM S4UL	Benzene	0.087	0.17	0.37	LQM S4UL
Chromium III	910	910	910	LQM S4UL	Toluene	130	290	660	LQM S4UL
Chromium IV	6	6	6	LQM S4UL	Ethlybenzene	47	110	260	LQM S4UL
Copper	2,400	2,400	2,400	LQM S4UL	o-xylene	60	140	330	LQM S4UL
Mercury	1.2	1.2	1.2	LQM S4UL	m-xylene	59	140	320	LQM S4UL
Nickel	180	180	180	LQM S4UL	p-xylene	56	130	310	LQM S4UL
Lead	200	200	200	LQM S4UL	Aliphatic EC 5-6	42	78	160	LQM S4UL
Selenium	250	250	250	LQM S4UL	Aliphatic EC >6-8	100	230	530	LQM S4UL
Zinc	3,700	3,700	3,700	LQM S4UL	Aliphatic EC >8-10	27	65	150	LQM S4UL
Free Cyanide	34	34	34	ATRISK	Aliphatic EC >10-12	130	330	760	LQM S4UL
Acenaphthene	210	510	1100	LQM S4UL	Aliphatic EC >12-16	1,100	2,400	4300	LQM S4UL
Acenaphthylene	170	420	920	LQM S4UL	Aliphatic EC >16-35	65,000	92,000	110,000	LQM S4UL
Anthracene	2,400	5,400	11,000	LQM S4UL	Aliphatic EC >35-44	65,000	92,000	110,000	LQM S4UL
Benzo(a)anthracene	7.2	11	13	LQM S4UL	Aromatic EC 5-7 (benzene)	70	140	300	LQM S4UL
Benzo(a)pyrene	2.2	2.7	3	LQM S4UL	Aromatic EC >7-8 (toluene)	130	290	660	LQM S4UL
Benzo(b)fluoranthene	2.6	3.3	3.7	LQM S4UL	Aromatic EC >8-10	34	83	190	LQM S4UL
Benzo(ghi)perylene	320	340	350	LQM S4UL	Aromatic EC >10-12	74	180	380	LQM S4UL
Benzo(k)fluoranthene	77	93	100	LQM S4UL	Aromatic EC >12-16	140	330	660	LQM S4UL
Chrysene	15	22	27	LQM S4UL	Aromatic EC >16-21	260	540	930	LQM S4UL
Dibenz(ah)anthracene	0.24	0.28	0.3	LQM S4UL	Aromatic EC >21-35	1,100	1,500	1,700	LQM S4UL
Fluoranthene	280	560	890	LQM S4UL	Aromatic EC >35-44	1,100	1,500	1,700	LQM S4UL
Fluorene	170	400	860	LQM S4UL	Aromatic EC >44-70	1,600	1,800	1,900	LQM S4UL
Indeno(123-cd)pyrene	27	36	41	LQM S4UL	ASBESTOS				
Naphthalene	2.3	5.6	13	LQM S4UL	None Detectable			Aviron Adopted Value	
Phenanthrene	95	220	440	LQM S4UL					



Residential without Homegrown Produce
Soil Screening Values (GACs)
Communal Gardens

Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria	Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria
METALS, SEMI-METALS, INORGANICS + PAH					Pyrene	3,700	3,800	3,800	LQM S4UL
Arsenic	40	40	40	C4SL/LQM S4UL	Phenols	750	750	750	LQM S4UL
Boron	11,000	11,000	11,000	LQM S4UL	TOTAL PETROLEUM HYDROCARBONS				
Cadmium	85	85	85	LQM S4UL	Benzene	0.38	0.7	1.4	LQM S4UL
Chromium III	910	910	910	LQM S4UL	Toluene	869	1,900	3,900	LQM S4UL
Chromium IV	6	6	6	LQM S4UL	Ethylbenzene	83	190	440	LQM S4UL
Copper	7,100	7,100	7,100	LQM S4UL	o-xylene	88	210	480	LQM S4UL
Mercury	1.2	1.2	1.2	LQM S4UL	m-xylene	82	190	450	LQM S4UL
Nickel	180	180	180	LQM S4UL	p-xylene	79	180	430	LQM S4UL
Lead	310	310	310	C4SL	Aliphatic EC 5-6	42	78	160	LQM S4UL
Selenium	430	430	430	LQM S4UL	Aliphatic EC >6-8	100	230	530	LQM S4UL
Zinc	40000	40000	40000	LQM S4UL	Aliphatic EC >8-10	27	65	150	LQM S4UL
Free Cyanide	34	34	34	ATRISK	Aliphatic EC >10-12	130	330	770	LQM S4UL
Acenaphthene	3,000	4,700	6,000	LQM S4UL	Aliphatic EC >12-16	1,100	2,400	4,400	LQM S4UL
Acenaphthylene	2,900	4,600	6,000	LQM S4UL	Aliphatic EC >16-35	65,000	92,000	110,000	LQM S4UL
Anthracene	31,000	35,000	37,000	LQM S4UL	Aliphatic EC >35-44	65,000	92,000	110,000	LQM S4UL
Benzo(a)anthracene	11	14	15	LQM S4UL	Aromatic EC 5-7 (benzene)	370	690	1,400	LQM S4UL
Benzo(a)pyrene	3.2	3.2	3.2	LQM S4UL	Aromatic EC >7-8 (toluene)	860	1,800	3,900	LQM S4UL
Benzo(b)fluoranthene	3.9	4	4	LQM S4UL	Aromatic EC >8-10	47	110	270	LQM S4UL
Benzo(ghi)perylene	360	360	360	LQM S4UL	Aromatic EC >10-12	250	590	1,200	LQM S4UL
Benzo(k)fluoranthene	110	110	110	LQM S4UL	Aromatic EC >12-16	1,800	2,300	2,500	LQM S4UL
Chrysene	30	31	32	LQM S4UL	Aromatic EC >16-21	1,900	1,900	1,900	LQM S4UL
Dibenz(ah)anthracene	0.31	0.32	0.32	LQM S4UL	Aromatic EC >21-35	1,900	1,900	1,900	LQM S4UL
Fluoranthene	1,500	1,600	1,600	LQM S4UL	Aromatic EC >35-44	1,900	1,900	1,900	LQM S4UL
Fluorene	2,800	3,800	4,500	LQM S4UL	Aromatic EC >44-70	1,900	1,900	1,900	LQM S4UL
Indeno(123-cd)pyrene	45	46	46	LQM S4UL	ASBESTOS				
Naphthalene	2.3	5.6	13	LQM S4UL	None Detectable				Aviron Adopted Value
Phenanthrene	1,300	1,500	1,500	LQM S4UL					



Soil Screening Values (GACs)
Public Open Space (resi)

Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria	Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria
METALS, SEMI-METALS, INORGANICS + PAH (SUITE 1)					Pyrene	7,400	7,400	7,400	LQM S4UL
Arsenic	79	79	79	C4SL/LQM S4UL	Phenols	760	1,500	3,200	LQM S4UL
Boron	21,000	21,000	21,000	LQM S4UL	TOTAL PETROLEUM HYDROCARBONS				
Cadmium	120	120	120	LQM S4UL	Benzene	72	72	73	LQM S4UL
Chromium III	1,500	1,500	1,500	LQM S4UL	Toluene	56,000	56,000	56,000	LQM S4UL
Chromium IV	7.7	7.7	7.7	LQM S4UL	Ethylbenzene	24,000	24,000	25,000	LQM S4UL
Copper	12,000	12,000	12,000	LQM S4UL	o-xylene	41,000	42,000	43,000	LQM S4UL
Mercury	16	16	16	LQM S4UL	m-xylene	41,000	42,000	43,000	LQM S4UL
Nickel	230	230	230	LQM S4UL	p-xylene	41,000	42,000	43,000	LQM S4UL
Lead	630	630	630	C4SL	Aliphatic EC 5-6	570,000	590,000	600,000	LQM S4UL
Selenium	1,100	1,100	1,100	LQM S4UL	Aliphatic EC >6-8	600,000	610,000	620,000	LQM S4UL
Zinc	81,000	81,000	81,000	LQM S4UL	Aliphatic EC >8-10	13,000	13,000	13,000	LQM S4UL
Free Cyanide	34*	34*	34*	ATRISK	Aliphatic EC >10-12	13,000	13,000	13,000	LQM S4UL
Acenaphthene	15,000	15,000	15,000	LQM S4UL	Aliphatic EC >12-16	13,000	13,000	13,000	LQM S4UL
Acenaphthylene	15,000	15,000	15,000	LQM S4UL	Aliphatic EC >16-35	250,000	250,000	250,000	LQM S4UL
Anthracene	74,000	74,000	74,000	LQM S4UL	Aliphatic EC >35-44	250,000	250,000	250,000	LQM S4UL
Benzo(a)anthracene	29	29	29	LQM S4UL	Aromatic EC 5-7 (benzene)	56,000	56,000	56,000	LQM S4UL
Benzo(a)pyrene	5.7	5.7	5.7	LQM S4UL	Aromatic EC >7-8 (toluene)	56,000	56,000	56,000	LQM S4UL
Benzo(b)fluoranthene	7.1	7.2	7.2	LQM S4UL	Aromatic EC >8-10	5,000	5,000	5,000	LQM S4UL
Benzo(ghi)perylene	640	640	640	LQM S4UL	Aromatic EC >10-12	5,000	5,000	5,000	LQM S4UL
Benzo(k)fluoranthene	190	190	190	LQM S4UL	Aromatic EC >12-16	5,100	5,100	5,000	LQM S4UL
Chrysene	57	57	57	LQM S4UL	Aromatic EC >16-21	3,800	3,800	3,800	LQM S4UL
Dibenz(ah)anthracene	0.57	0.57	0.58	LQM S4UL	Aromatic EC >21-35	3,800	3,800	3,800	LQM S4UL
Fluoranthene	3,100	3,100	3,100	LQM S4UL	Aromatic EC >35-44	3,800	3,800	3,800	LQM S4UL
Fluorene	9,900	9,900	9,900	LQM S4UL	Aromatic EC >44-70	3,800	3,800	3,800	LQM S4UL
Indeno(123-cd)pyrene	82	82	82	LQM S4UL	ASBESTOS				
Naphthalene	4,900	4,900	4,900	LQM S4UL	<0.1%				Non-hazardous Adopted Value
Phenanthrene	3,100	3,100	3,100	LQM S4UL	*Apply residential without homegrown produce in absence of POS-resi				



Stock Pile 1



SP1 A



SP1 B



SP1 C



SP1 D



SP1 E



SP1 F



SP1 G

Stock Pile 2



SP2 A



SP2 B



SP2 C

Stock Pile 3



SP3 A



SP3 B



SP3 C

Stock Pile 4



SP4 A



SP4 B



SP4 C



SP4 D



SP4 E



SP4 F



SP4 G



SP4 H





METHOD STATEMENT

Client	Antler Homes plc
Works	Sampling of Soil Stockpiles
Site	Greenacres, St Annes Drive, Wokingham, RG40 1PB

Project	Version	Date
23-239.06	2	26 May 2025

STOCKPILES

1. Mark upon a plan the positions of the stockpile(s).
2. Label the stockpile(s) SP1, SP2 etc etc.
3. Describe (in general terms) the soil type within the stockpiles, note any anthropogenic inclusions.
4. Photograph each stockpile and mark on the plan (with arrows) the direction photographs have been taken. This will ensure photographs can be referenced with the written report.
5. Make an estimation of the volume of soil within each stockpile and note this down.
6. Working on the accepted frequency of 1no. test per 50cu.m make an estimation of the number of samples required to representatively sample/test the stockpile(s).
7. If the number of samples appears disproportionate contact the office to discuss.
8. Section the stockpile for sampling, for example if the stockpile is 250cu.m in volume, 5no. 50cu.m sections of the stockpile should be assigned for sampling.
9. Using a client supplied excavator, excavate trial holes into the stockpile section so as to evaluate soils both on the surface of the stockpile and also 'buried within' the stockpile.
10. To create a 'test' sample a composite sample shall be created, comprising 10no. fist size samples of soil to be homogenised into a bulk bag and transferred into suitable sampling jars.
11. For example, if 12no. 'test' samples are required 12no. composite samples of 10no. 'fists' shall be required into 12no. bulk bags before mixing and transferring to sampling jars.
12. Suggest 'test' samples are named SP1-1, to refer to stockpile 1 and sample 1.
13. Photograph samples taken, both the bulk bag and the sample jars.

James Burkitt BEng (Hons) CEnv MRICS
Managing Director

Aviron Associates Limited - Head Office

Badgemore House - Badgemore Park - Gravel Hill - Henley on Thames - RG9 4NR

Contacts

T: 01491 413 722 - M: 07787 771 686 - F: 01491 413 722 - E: james@aviron.co.uk - W: www.aviron.co.uk

Registered Office

Herschel House, 58 Herschel Street, Slough, Berkshire, SL1 1PG

Company no. 06471259 - VAT no. 929 5083 96



Aviron Associates Ltd
Badgemore House
Henley
Oxfordshire
RG9 4NR

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

t: 01923 225404
f: 01923 237404
e: reception@i2analytical.com

e: james@aviron.co.uk
orlando@aviron.co.uk
david@aviron.co.uk
alex@aviron.co.uk

Analytical Report Number : 25-028280

Project / Site name:	Greenacres, St Annes Drive, Wokingham, RG40 1PB	Samples received on:	30/05/2025
Your job number:	23-239.06	Samples instructed on/ Analysis started on:	30/05/2025
Your order number:	23-239.06	Analysis completed by:	11/06/2025
Report Issue Number:	1	Report issued on:	11/06/2025
Samples Analysed:	21 soil samples		

Signe

Anna Goc
PL Head of Reporting Team
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

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Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 25-028280
 Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB
 Your Order No: 23-239.06

Lab Sample Number	564329	564330	564331	564332	564333
Sample Reference	SP1-A	SP1-B	SP1-C	SP1-D	SP1-E
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	29/05/2025	29/05/2025	29/05/2025	29/05/2025	29/05/2025
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	2.2	3	1.7	2.4	7.9
Total mass of sample received	kg	0.1	NONE	1	1	1	1	1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	SPU	SPU	SPU	SPU	SPU
Analysis completed	N/A	N/A	N/A	11/06/2025	11/06/2025	11/06/2025	11/06/2025	11/06/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7	7.7	7.7	6.9	6.6
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	730	580	580	550	690
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	82	68	65	48	90
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	40.9	33.7	32.2	23.8	45
Total Sulphur	mg/kg	50	MCERTS	360	280	250	200	270
Organic Matter (automated)	%	0.1	MCERTS	4.4	3.2	2.8	2.5	4.1

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
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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	0.07	0.09	0.06	0.06	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.2	0.23	0.21	0.14	0.19
Pyrene	mg/kg	0.05	MCERTS	0.19	0.2	0.19	0.13	0.16
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.1	0.12	0.08	0.06	0.08
Chrysene	mg/kg	0.05	MCERTS	0.11	0.13	0.11	0.07	0.1
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.15	0.2	0.16	0.1	0.16
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.08	0.05	0.07	0.06	0.06
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.12	0.14	0.12	0.09	0.12
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.07	0.09	0.07	0.05	0.08
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	0.1	0.09	0.08	0.06	0.09

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.19	1.34	1.15	0.8	1.04
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Analytical Report Number: 25-028280
 Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB
 Your Order No: 23-239.06

Lab Sample Number	564329	564330	564331	564332	564333
Sample Reference	SP1-A	SP1-B	SP1-C	SP1-D	SP1-E
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	29/05/2025	29/05/2025	29/05/2025	29/05/2025	29/05/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	7.4	7.6	7.3	7	5.3
Boron (water soluble)	mg/kg	0.2	MCERTS	0.9	0.8	1	0.6	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	15	13	13	13	11
Copper (aqua regia extractable)	mg/kg	1	MCERTS	13	13	12	16	14
Lead (aqua regia extractable)	mg/kg	1	MCERTS	47	44	50	37	43
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	5.9	5.9	5.9	5.5	5
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	41	44	45	38	41

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	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	54	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	54	< 10	< 10	< 10	< 10

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	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

VOCs

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

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

Analytical Report Number: 25-028280
 Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB
 Your Order No: 23-239.06

Lab Sample Number	564334	564335	564336	564337	564338
Sample Reference	SP1-F	SP1-G	SP2-A	SP2-B	SP2-C
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	29/05/2025	29/05/2025	29/05/2025	29/05/2025	29/05/2025
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	7.9	7.5	9.1	11	11
Total mass of sample received	kg	0.1	NONE	1	1	1	1	1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	SPU	SPU	SPU	DSO	DSO
Analysis completed	N/A	N/A	N/A	11/06/2025	11/06/2025	11/06/2025	11/06/2025	11/06/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.5	6.6	7	8.2	7.2
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	660	830	740	820	740
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	110	140	210	190	100
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	54.9	71	107	92.8	52.2
Total Sulphur	mg/kg	50	MCERTS	310	360	310	400	340
Organic Matter (automated)	%	0.1	MCERTS	3.8	4.5	2.6	3.7	3.5

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
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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	0.11	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.35	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.29	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.16	0.09	0.08	3.6	0.05
Anthracene	mg/kg	0.05	MCERTS	0.07	< 0.05	< 0.05	1.2	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.64	0.4	0.27	11	0.19
Pyrene	mg/kg	0.05	MCERTS	0.62	0.39	0.23	8.9	0.19
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.3	0.2	0.13	5.5	0.09
Chrysene	mg/kg	0.05	MCERTS	0.35	0.24	0.14	5.8	0.11
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.53	0.38	0.21	8.3	0.19
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.23	0.18	0.09	3.1	0.07
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.44	0.31	0.18	6.6	0.14
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.24	0.17	0.13	3.3	0.09
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.05	< 0.05	< 0.05	0.76	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.28	0.2	0.14	3.5	0.11

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.89	2.57	1.62	61.8	1.21
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Analytical Report Number: 25-028280
 Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB
 Your Order No: 23-239.06

Lab Sample Number	564334	564335	564336	564337	564338
Sample Reference	SP1-F	SP1-G	SP2-A	SP2-B	SP2-C
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	29/05/2025	29/05/2025	29/05/2025	29/05/2025	29/05/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	6.7	9.3	8.4	9.7	8
Boron (water soluble)	mg/kg	0.2	MCERTS	0.6	1.1	1	1.4	1.1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	0.3	0.3	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	13	20	17	20	19
Copper (aqua regia extractable)	mg/kg	1	MCERTS	13	17	13	19	16
Lead (aqua regia extractable)	mg/kg	1	MCERTS	37	47	44	55	43
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	5.4	7.1	8.7	9	7.5
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0 #	< 1.0 #	1.2 #	1.2 #	1.3 #
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	37	39	93	81	42

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	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

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	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	21	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	19	< 10	< 10	90	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	19	< 10	< 10	110	< 10

VOCs

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

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

Analytical Report Number: 25-028280
 Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB
 Your Order No: 23-239.06

Lab Sample Number	564339	564340	564341	564342	564343
Sample Reference	SP3-A	SP3-B	SP3-C	SP4-A	SP4-B
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	29/05/2025	29/05/2025	30/05/2025	29/05/2025	29/05/2025
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	8.5	8.6	6.9	9.9	11
Total mass of sample received	kg	0.1	NONE	1	1	1	1	1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DSO	DSO	DSO	DSO	DSO
Analysis completed	N/A	N/A	N/A	11/06/2025	11/06/2025	11/06/2025	11/06/2025	11/06/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	6.4	6.8	6.5	7	7.5
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	650	670	640	610	620
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	64	79	61	100	72
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	31.7	39.4	30.5	52	36.2
Total Sulphur	mg/kg	50	MCERTS	320	310	300	310	340
Organic Matter (automated)	%	0.1	MCERTS	4.1	3.9	4.1	3.4	3.7

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
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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	0.11	< 0.05	0.06	0.12	0.1
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.31	0.14	0.21	0.43	0.41
Pyrene	mg/kg	0.05	MCERTS	0.28	0.14	0.2	0.4	0.39
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.14	< 0.05	0.12	0.22	0.23
Chrysene	mg/kg	0.05	MCERTS	0.14	0.1	0.11	0.27	0.27
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.19	< 0.05	0.25	0.41	0.38
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.09	< 0.05	0.07	0.16	0.17
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.16	0.16	0.16	0.33	0.31
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.1	0.08	0.09	0.2	0.16
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	0.1	0.09	0.11	0.23	0.23

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.62	< 0.80	1.37	2.76	2.63
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Analytical Report Number: 25-028280
 Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB
 Your Order No: 23-239.06

Lab Sample Number	564339	564340	564341	564342	564343
Sample Reference	SP3-A	SP3-B	SP3-C	SP4-A	SP4-B
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	29/05/2025	29/05/2025	30/05/2025	29/05/2025	29/05/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	6.1	6.3	5.9	7.7	7.7
Boron (water soluble)	mg/kg	0.2	MCERTS	1.1	0.8	1.1	1.3	0.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	0.2	0.2	< 0.2	0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	16	14	15	16	15
Copper (aqua regia extractable)	mg/kg	1	MCERTS	15	19	17	16	16
Lead (aqua regia extractable)	mg/kg	1	MCERTS	49	47	44	52	55
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	7.2	6.2	6.2	6.7	6.7
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0 #	< 1.0 #	< 1.0 #	< 1.0 #	< 1.0 #
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	76	74	74	57	59

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	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

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	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

VOCs

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

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

Analytical Report Number: 25-028280
 Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB
 Your Order No: 23-239.06

Lab Sample Number	564344	564345	564346	564347	564348
Sample Reference	SP4-C	SP4-D	SP4-E	SP4-F	SP4-G
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	29/05/2025	29/05/2025	29/05/2025	29/05/2025	29/05/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	10	11	1.6	11	10
Total mass of sample received	kg	0.1	NONE	1	1	1	1	1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	WEM	WEM	WEM	WEM	WEM
Analysis completed	N/A	N/A	N/A	11/06/2025	11/06/2025	11/06/2025	11/06/2025	11/06/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	6	7	6.6	6.3	6.3
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	670	600	1100	670	900
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	78	84	550	120	150
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	39.1	42.2	274	60.4	74.1
Total Sulphur	mg/kg	50	MCERTS	270	320	550	310	320
Organic Matter (automated)	%	0.1	MCERTS	3.6	4.1	4.6	4.2	3.8

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
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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	0.34	0.11	0.2	0.12	0.1
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.54	0.41	0.68	0.48	0.33
Pyrene	mg/kg	0.05	MCERTS	0.5	0.41	0.67	0.46	0.32
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.24	0.2	0.37	0.25	0.17
Chrysene	mg/kg	0.05	MCERTS	0.34	0.26	0.45	0.33	0.23
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.42	0.42	0.58	0.49	0.3
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.23	0.12	0.26	0.17	0.16
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.35	0.3	0.49	0.36	0.25
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.18	0.17	0.25	0.2	0.13
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	0.23	0.22	0.34	0.26	0.18

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.37	2.62	4.28	3.12	2.17
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Analytical Report Number: 25-028280
 Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB
 Your Order No: 23-239.06

Lab Sample Number	564344	564345	564346	564347	564348
Sample Reference	SP4-C	SP4-D	SP4-E	SP4-F	SP4-G
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	29/05/2025	29/05/2025	29/05/2025	29/05/2025	29/05/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	6.9	7.3	9.4	7	6.8
Boron (water soluble)	mg/kg	0.2	MCERTS	0.9	1	0.9	1.4	1.1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	0.2	0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	13	14	18	13	13
Copper (aqua regia extractable)	mg/kg	1	MCERTS	14	15	19	14	14
Lead (aqua regia extractable)	mg/kg	1	MCERTS	52	53	52	49	44
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	5.8	6.5	9.1	5.8	5.8
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	1.1	< 1.0	1.4
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	51	58	57	54	47

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	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

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	< 1.0	< 1.0	< 1.0	< 1.0	2.7
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	5.5
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	18	20	16	< 10	28
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	18	20	16	< 10	36

VOCs

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

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

Analytical Report Number: 25-028280

Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB

Your Order No: 23-239.06

Lab Sample Number	564349			
Sample Reference	SP4-H			
Sample Number	None Supplied			
Water Matrix	N/A			
Depth (m)	None Supplied			
Date Sampled	30/05/2025			
Time Taken	None Supplied			
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	7.1
Total mass of sample received	kg	0.1	NONE	1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	WEM
Analysis completed	N/A	N/A	N/A	11/06/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	770
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	170
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	86.1
Total Sulphur	mg/kg	50	MCERTS	400
Organic Matter (automated)	%	0.1	MCERTS	4.2

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.31
Anthracene	mg/kg	0.05	MCERTS	0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.67
Pyrene	mg/kg	0.05	MCERTS	0.6
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.3
Chrysene	mg/kg	0.05	MCERTS	0.37
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.44
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.2
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.35
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.17
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.23

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.7
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Analytical Report Number: 25-028280

Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB

Your Order No: 23-239.06

Lab Sample Number				564349
Sample Reference				SP4-H
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				None Supplied
Date Sampled				30/05/2025
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)		Units	Test Limit of detection	Test Accreditation Status

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	8.7
Boron (water soluble)	mg/kg	0.2	MCERTS	0.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	16
Copper (aqua regia extractable)	mg/kg	1	MCERTS	19
Lead (aqua regia extractable)	mg/kg	1	MCERTS	62
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	7.4
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0 #
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	63

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	17
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	17

VOCs

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

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

Analytical Report Number : 25-028280

Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB

* 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 *
564329	SP1-A	None Supplied	None Supplied	Brown loam and sand with vegetation
564330	SP1-B	None Supplied	None Supplied	Brown loam and sand with vegetation
564331	SP1-C	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564332	SP1-D	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564333	SP1-E	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564334	SP1-F	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564335	SP1-G	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564336	SP2-A	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564337	SP2-B	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564338	SP2-C	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564339	SP3-A	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564340	SP3-B	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564341	SP3-C	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564342	SP4-A	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564343	SP4-B	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564344	SP4-C	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564345	SP4-D	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564346	SP4-E	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564347	SP4-F	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564348	SP4-G	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
564349	SP4-H	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-028280

Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	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
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
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/GC-MS HS in soil	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic	In-house method	L076B/L088-PL	D/W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS

Analytical Report Number : 25-028280

Project / Site name: Greenacres, St Annes Drive, Wokingham, RG40 1PB

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

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

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

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

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

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

**i- Data reported unaccredited - Sample affected by spectral interference from high As. Data reported with additional background correction applied

#- Quality control parameter failure associated with this result; other checks applied prior to reporting the data have been accepted. The result should be considered as deviating and should be interpreted with caution. The result is not accredited.

Appendix

- III V1-V10 (HP1-HP10 corresponding photographs) Laboratory Certificates of Analysis and Assessment Criteria - 2025

Aviron Associates Ltd
Badgemore House
Henley
Oxfordshire
RG9 4NR

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

t: 01923 225404
f: 01923 237404
e: reception@i2analytical.com

e: james@aviron.co.uk
orlando@aviron.co.uk
david@aviron.co.uk
alex@aviron.co.uk

Analytical Report Number : 25-028274

Project / Site name:	Greenacres St Annes Drive Wokingham RG40 1PB	Samples received on:	30/05/2025
Your job number:	23 239 07	Samples instructed on/ Analysis started on:	30/05/2025
Your order number:	23 239 07	Analysis completed by:	10/06/2025
Report Issue Number:	1	Report issued on:	10/06/2025
Samples Analysed:	10 soil samples		

Signed: 

Anna Goc
PL Head of Reporting Team
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :	soils	- 4 weeks from reporting
	leachates	- 2 weeks from reporting
	waters	- 2 weeks from reporting
	asbestos	- 6 months from reporting
	air	- once the analysis is complete

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 25-028274

Project / Site name: Greenacres St Annes Drive Wokingham RG40 1PB

Your Order No: 23 239 07

Lab Sample Number	564293	564294	564295	564296	564297
Sample Reference	V1	V2	V3	V4	V5
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.1	0.1	0.1	0.1	0.1
Date Sampled	29/05/2025	29/05/2025	29/05/2025	29/05/2025	29/05/2025
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	12	12	9.9	23	14
Total mass of sample received	kg	0.1	NONE	1	1	1	1	1

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	0.29	< 0.05	< 0.05	0.14
Anthracene	mg/kg	0.05	MCERTS	< 0.05	0.07	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	0.76	0.12	0.14	0.36
Pyrene	mg/kg	0.05	MCERTS	< 0.05	0.69	0.11	0.15	0.35
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.42	0.1	0.07	0.19
Chrysene	mg/kg	0.05	MCERTS	< 0.05	0.45	0.09	0.09	0.22
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.53	0.09	0.11	0.26
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.26	< 0.05	0.07	0.11
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.49	0.07	0.1	0.23
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.27	< 0.05	< 0.05	0.12
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	0.33	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	4.56	< 0.80	< 0.80	1.99
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U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 25-028274

Project / Site name: Greenacres St Annes Drive Wokingham RG40 1PB

Your Order No: 23 239 07

Lab Sample Number	564298	564299	564300	564301	564302
Sample Reference	V6	V7	V8	V9	V10
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.1	0.1	0.1	0.1	0.1
Date Sampled	29/05/2025	29/05/2025	29/05/2025	29/05/2025	29/05/2025
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	8	10	13	13	15
Total mass of sample received	kg	0.1	NONE	1	1	1	1	1

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	0.17	< 0.05	0.71
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.17
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.52	< 0.05	0.87
Pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.52	< 0.05	0.74
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.27	< 0.05	0.36
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.31	< 0.05	0.42
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	0.43	< 0.05	0.57
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	0.18	< 0.05	0.16
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.39	< 0.05	0.46
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.22	< 0.05	0.27
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	0.25	< 0.05	0.32

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	3.27	< 0.80	5.04
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U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 25-028274

Project / Site name: Greenacres St Annes Drive Wokingham RG40 1PB

* 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 *
564293	V1	None Supplied	0.1	Brown clay and sand
564294	V2	None Supplied	0.1	Brown clay and sand with vegetation
564295	V3	None Supplied	0.1	Brown clay and sand with gravel
564296	V4	None Supplied	0.1	Brown clay and sand with gravel and vegetation
564297	V5	None Supplied	0.1	Brown clay and sand with gravel and vegetation
564298	V6	None Supplied	0.1	Brown clay and sand
564299	V7	None Supplied	0.1	Brown clay and sand
564300	V8	None Supplied	0.1	Brown clay and sand with gravel
564301	V9	None Supplied	0.1	Brown clay and sand
564302	V10	None Supplied	0.1	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-028274

Project / Site name: Greenacres St Annes Drive Wokingham RG40 1PB

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
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	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
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
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



**Residential with Homegrown Produce
Soil Screening Values
Private Gardens**

Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria	Determinant	1% SOM (mg/kg)	2.5% SOM (mg/kg)	6% SOM (mg/kg)	Criteria
METALS, SEMI-METALS, INORGANICS + PAH					Pyrene	620	1,200	2,000	LQM S4UL
Arsenic	37	37	37	C4SL/LQM S4UL	Phenols	78	0.98	1.1	LQM S4UL
Boron	290	290	290	LQM S4UL	TOTAL PETROLEUM HYDROCARBONS				
Cadmium	11	11	11	LQM S4UL	Benzene	0.087	0.17	0.37	LQM S4UL
Chromium III	910	910	910	LQM S4UL	Toluene	130	290	660	LQM S4UL
Chromium IV	6	6	6	LQM S4UL	Ethlybenzene	47	110	260	LQM S4UL
Copper	2,400	2,400	2,400	LQM S4UL	o-xylene	60	140	330	LQM S4UL
Mercury	1.2	1.2	1.2	LQM S4UL	m-xylene	59	140	320	LQM S4UL
Nickel	180	180	180	LQM S4UL	p-xylene	56	130	310	LQM S4UL
Lead	200	200	200	LQM S4UL	Aliphatic EC 5-6	42	78	160	LQM S4UL
Selenium	250	250	250	LQM S4UL	Aliphatic EC >6-8	100	230	530	LQM S4UL
Zinc	3,700	3,700	3,700	LQM S4UL	Aliphatic EC >8-10	27	65	150	LQM S4UL
Free Cyanide	34	34	34	ATRISK	Aliphatic EC >10-12	130	330	760	LQM S4UL
Acenaphthene	210	510	1100	LQM S4UL	Aliphatic EC >12-16	1,100	2,400	4300	LQM S4UL
Acenaphthylene	170	420	920	LQM S4UL	Aliphatic EC >16-35	65,000	92,000	110,000	LQM S4UL
Anthracene	2,400	5,400	11,000	LQM S4UL	Aliphatic EC >35-44	65,000	92,000	110,000	LQM S4UL
Benzo(a)anthracene	7.2	11	13	LQM S4UL	Aromatic EC 5-7 (benzene)	70	140	300	LQM S4UL
Benzo(a)pyrene	2.2	2.7	3	LQM S4UL	Aromatic EC >7-8 (toluene)	130	290	660	LQM S4UL
Benzo(b)fluoranthene	2.6	3.3	3.7	LQM S4UL	Aromatic EC >8-10	34	83	190	LQM S4UL
Benzo(ghi)perylene	320	340	350	LQM S4UL	Aromatic EC >10-12	74	180	380	LQM S4UL
Benzo(k)fluoranthene	77	93	100	LQM S4UL	Aromatic EC >12-16	140	330	660	LQM S4UL
Chrysene	15	22	27	LQM S4UL	Aromatic EC >16-21	260	540	930	LQM S4UL
Dibenz(ah)anthracene	0.24	0.28	0.3	LQM S4UL	Aromatic EC >21-35	1,100	1,500	1,700	LQM S4UL
Fluoranthene	280	560	890	LQM S4UL	Aromatic EC >35-44	1,100	1,500	1,700	LQM S4UL
Fluorene	170	400	860	LQM S4UL	Aromatic EC >44-70	1,600	1,800	1,900	LQM S4UL
Indeno(123-cd)pyrene	27	36	41	LQM S4UL	ASBESTOS				
Naphthalene	2.3	5.6	13	LQM S4UL	None Detectable			Aviron Adopted Value	
Phenanthrene	95	220	440	LQM S4UL					

Appendix

IV Verification Inspection Photographs - 2026

AVIRON ASSOCIATES LIMITED

is a dynamic company of Chartered Environmental Surveyors and Geotechnical Engineers.

We continuously work hard to ensure our services are the most technically competent, efficient and viable in our market place. Our years of experience of vastly varied sites and projects compliment our ability to deliver assured and effective Ground Investigations and Risk Assessments of both Brownfield, Greenfield and Currently Developed Land.

Our clients choose Aviron to plan, design and manage their Ground Investigations and Land Remediation Schemes assisting in land procurement to deliver engineering requirements, discharge planning and ensure their sites are suitable, developable and sustainable.

Our tenaciously committed team ensure regardless of project value we will always deliver quickly, effectively and exceed expectations.



AVIRON ASSOCIATES LIMITED

Badgemore House
Badgemore Park
Gravel Hill
Henley on Thames
Oxfordshire
RG9 4NR

TELEPHONE: 07787 771 686 / 01491 413 722

FAX : 01491 413 722

ENQUIRIES: james@aviron.co.uk

WEB: www.aviron.co.uk



P27 Position

Taken following hole excavation with the measuring staff in the hole and the house in the background



P27 Depth

Taken with the measuring staff in the hole to demonstrate depth



P27 Down Hole

Taken to evidence the membrane



P27 Arisings

Taken to demonstrate the soils within the cover system



P35 Position

Taken following hole excavation with the measuring staff in the hole and the house in the background



P35 Depth

Taken with the measuring staff in the hole to demonstrate depth



P35 Down Hole

Taken to evidence the membrane



P35 Arisings

Taken to demonstrate the soils within the cover system



P36 Position

Taken following hole excavation with the measuring staff in the hole and the house in the background



P36 Depth

Taken with the measuring staff in the hole to demonstrate depth



P36 Down Hole

Taken to evidence the membrane



P36 Arisings

Taken to demonstrate the soils within the cover system



P38 Position

Taken following hole excavation with the measuring staff in the hole and the house in the background



P38 Depth

Taken with the measuring staff in the hole to demonstrate depth



P38 Down Hole

Taken to evidence the membrane



P38 Arisings

Taken to demonstrate the soils within the cover system



P39 Position

Taken following hole excavation with the measuring staff in the hole and the house in the background



P39 Depth

Taken with the measuring staff in the hole to demonstrate depth



P39 Down Hole

Taken to evidence the membrane



P39 Arisings

Taken to demonstrate the soils within the cover system



P37 Position

Taken following hole excavation with the measuring staff in the hole and the house in the background



P37 Depth

Taken with the measuring staff in the hole to demonstrate depth



P37 Down Hole

Taken to evidence the membrane



P37 Arisings

Taken to demonstrate the soils within the cover system

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Oxfordshire
RG9 4NR

TELEPHONE: 07787 771 686 / 01491 413 722

FAX : 01491 413 722

ENQUIRIES: james@aviron.co.uk

WEB: www.aviron.co.uk