



Stage 1 Phase 2 Contaminated Land Generic Quantitative Risk Assessment

**37, Albion Street,
Southwick, West Sussex,
BN42 4DN**



PREPARED BY

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Executive Summary

Project: Phase II Contaminated Land Investigation and Generic Quantitative Risk Assessment **Site: 37 Albion Street, Southwick, West Sussex, BN42 4DN**
Prepared by: Oakridge Environmental Services Ltd Date: 2nd December 2025

The report Assesses contamination risks and determines site suitability for proposed residential development (apartment block with parking).

Key Findings

Contaminants detected: Hydrocarbons (TPH), PAHs, metals (lead, nickel, zinc), single asbestos fragment.

Exceedances: GAC exceedances for TPH, PAHs and metals in near-surface soils; hydrocarbons at depth; UKWIR thresholds exceeded in WS1 and WS5.

Ground Gas: Moderate potential for elevated CO₂; radon protection likely required.

Groundwater: Not encountered; risk considered low.

Conceptual Model: Plausible pollutant linkages for human health and water pipes (low to moderate risk).

Risk Summary

Human Health: Moderate risk for construction workers and future occupants due to impacted soils .

Water Pipes: Moderate risk due to hydrocarbon ingress potential.

Ground Gas: Moderate risk; further monitoring required.

Recommendations

Install clean cover system (250 mm clean soil over membrane) in soft landscaping areas.

Retain hardstand areas as barriers.

Complete ground gas monitoring and radon assessment. Use clean corridors for service routes; consult local water company.

Test excavated materials for WAC compliance.

Stop work and seek specialist advice if unexpected contamination is found.

Conclusion

The site is suitable for development subject to precautionary measures and remediation outlined above. Risks to controlled waters are low; human health and service risks are manageable with recommended controls.



1. INTRODUCTION

1.1. Background

Part IIA of the Environmental Protection Act 1990 (The Act) defines “contaminated land” as any land that appears to be in such a condition, by reason of substances in or under the land that significant harm is being caused or there is a significant possibility of significant harm being caused or pollution to controlled water is being or likely to be caused. The act defines The Act provides the regulatory framework for the identification and remediation of “contaminated Land”.

Planning Policy Statement 23: Planning and Pollution Control stated that Land that is potentially affected by contamination is a material consideration for planning purposes.

The National Planning Policy Framework (NPPF) and associated National Planning Practice Guidance (NPPG Land Affected by Contamination) replaced Planning Policy Statement 23 amongst other planning guidance in March 2012. The current version of the NPPF was revised in December 2024.

Section 15 requires contaminated land to be considered and remediated or mitigated at the planning stage. Additionally, the following 2 paragraphs deal directly with land contamination.

196. Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

197. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

A potential developer will need to satisfy the local authority that unacceptable risk from contamination will be successfully addressed through remediation without undue environmental impact during and following the development. Land contamination risk management (LCRM), How to assess and manage the risks from land contamination produced by the Environment Agency replaced

CLR11 and provides the framework for applying a risk management process for dealing with land affected by contamination.

The NHBC, Environment Agency and the Chartered Institute of Environmental Health (CIEH) produced the 'Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66:2008' to enable good practice in the application of the model procedures by all relevant parties.

Where an assessment of land that is or may be affected by contaminated land is required the guidance comprises a staged approach starting with a Stage I Preliminary Risk Assessment and Quantification, where plausible risk of harm is identified in stage 1, this is followed by Stage II Options appraisal to enable the and options appraisal where remediation design is considered and selected. Stage 3 involves Remediation, implementation with verification.

The assessment involves the identification of the Source – Pathway – Receptor and the identification of the relevant plausible pollution linkages. A conceptual model is created to identify the level of risk that a plausible relevant pollution linkage poses. Using the conceptual model, further investigation is planned and implemented to determine quantitative risk and where determined as necessary plan and implement remediation.

This risk assessment based on the current guidance described above, considers the land condition, proposed development, intermediate and end user of the site is considered appropriate for the assessment of this site.

1.2. Terms of Reference and Scope of work

Oakridge Environmental Services Limited have been instructed by PR Homes Ltd to carry out further Contaminated Land Site Investigation of the site known as 37, Albion Street, Southwick, West Sussex, BN42 4DN (Now referred to as 'the site').

The scope of work for this phase II contaminated land assessment is to collect and consider sufficient information regarding the Geo environmental ground conditions and information on the local environment to update the 'Conceptual Model' from the Phase I Contaminated land Assessment (Reference Number OES25-002PRH/V1 by Oakridge Environmental Services) to evaluate plausible relevant pollution linkages.

The assessment involves an intrusive site investigation informed by the findings and recommendations of the Phase I Contaminated Land Assessment (Reference OES25-002PRH/V1 by Oakridge Environmental Services). This investigation includes sampling of subsurface soils to confirm the presence or absence of contamination and to evaluate potential pathways linking contamination sources to sensitive receptors (i.e., relevant pollutant linkages). A risk estimation and evaluation will then be undertaken to determine

whether additional investigations are required to establish the extent of contamination and to assess the need for remediation and subsequent validation.

The recommendations will confirm whether or not the site poses a significant possibility of significant harm to human health or controlled waters and therefore whether or not it is capable being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

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Limitations and conditions relating to the use of this report are detailed in APPENDIX 1 of this report.

1.3. Technical Approach

This report and the process by which it is designed and compiled follows the general principle and model procedures described in The model Procedures for the Management of Contaminated Land (CLR-11) and the LCRM regime produced by the Environment Agency and the 'Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66:2008' produced by The NHBC, Environment Agency and the Central Institute of Environmental Health (CIEH).

The risk posed by any contaminants found during sampling will be assessed using the appropriate Generic Assessment Criteria (GAC) and will be explained and justified in the results sections of this report.

2. THE SITE

2.1. Site Location and Description

The site is approximately 0.14 ha in size and is located at grid reference 523806 105007 and is within the jurisdiction of Adur And Worthing Council.

A working Vehicle repair, maintenance and MOT centre is located on roughly rectangular plot with a large building located at the northern half of the site and parking/internal roadway to the front with a small single storey building to the eastern side.

The site directly to the west is a multi-storey block of modern flats. Victoria Road borders the east boundary beyond which is a vacant plot of land which appears to be for vehicle parking.

To the north there is an elevated 2 track railway line running West to East, beyond which there are sports fields and a residential housing estate. To the southern border there is the A259 beyond which is an aggregates yard with dock berth.

Desk study and local information suggest that there were former below ground petroleum hydrocarbon fuel storage tanks that are believed to have been removed.

2.2. Geology

The Geological information indicates that the site is underlain with Head – Diamicton with very low to high permeability. The bedrock deposits are Tarrant Chalk member with very high permeability.

2.3. Hydrogeology and Hydrology

The site is located over a Secondary A aquifer (formerly known as minor aquifers) within the superficial sand and gravel deposits. Secondary A designation describes ‘permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases, forming an important source of base flow to rivers.

There is a principal aquifer within the bedrock deposits. A principal aquifer (formerly known as major aquifer) describes ‘Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.’

2.4. Previous Studies

A Phase I desk contaminated land assessment was carried out Oakridge Environmental Services Limited (Reference Number OES25-002PRH) and published on the 25th October 2025. The site walkover inspection to inform the Phase was carried out on the 14th October 2025 with desk study complete in full prior to the walkover. This study should be read in conjunction with document reference number OES25-002PRH.

The site is currently an operational vehicle repair, MOT centre and vehicle body repair centre taking place in the main building on the north of the site. The southern half of the site is mainly for access and parking of vehicles with some storage of waste including tyres to the east boundary either side of the small single storey building on the east boundary.

The southern part of the site is fully hard stand with a concrete surface and in current use with vehicles parked. The waste areas are small and contained in 2 locations on the east of the site. Cars are also cleaned to the front of the eastern most roller shutter door. The main workshop building is roofed in what appears to be corrugated asbestos cement (ACM) which looks to be in good condition and non-friable.

The main building includes 2 main workshop areas plus an office area for staff and meeting customers on site. One for the workshop areas (eastern most shown in photo 7) is primarily for bodyworks with a spray booth while the other (shown in photo 8) is mainly for mechanical works and includes an inspection pit and high-level lifts.

Floors within the building are concrete in good condition.

A paths width along the western boundary was reinstated as part of works to build apartment blocks on the site directly to the western boundary.

There are no physical signs of the previous below ground tanks. It is believed that these tanks have been removed prior to Montgomery motors operating on the site.

2.5. Proposed Development

The development at the time of writing this report consists of a single apartment block located in southern part of the site with parking to the northern part. A site plan is shown in APPENDIX 2. This report in conjunction with the phase I report by Oakridge Environmental Services Limited Ref No. OES25-002PRH is intended to ensure that the site is not a significant risk to the health of the end user and therefore likely to be considered to be classified as contaminated under Part IIA of the Environmental protection Act 1990.

3. INTRUSIVE SITE INVESTIGATION

As stated in section 2.4 the desk study and site walkover assessment showed that there was a plausible potential for the presence of contaminants from historic below ground tanks (BGT) used to store petroleum hydrocarbon fuels and history of vehicle repair garages on site dating back to approximately 1960.

Further investigation in the form of a site investigation below ground to characterise ground conditions and carry out sampling of sub soils. If identified as necessary by ground conditions gas and ground water sampling will also be undertaken.

The below ground observations and characterisation, including full borehole logs are included in full in APPENDIX 4.

3.1. Sampling and Analysis Plan

The intrusive site investigation was designed to determine whether the potential contaminants identified in the initial conceptual site model, were present below the remaining hard stand car park and internal building floors in areas where a potential plausible pollution linkage might exist. The results from this investigation can then be used to update the conceptual site model following Generic Risk Assessment of any contaminants discovered. The analysis of samples is to identify and quantify the presence of the following parameters

- Petroleum Hydrocarbons (TPH),
- Poly Aromatic hydrocarbons (PAH),
- Metals
- Asbestos Containing Materials (ACM)

Where identified as necessary by the presence of impacted soils from organics that may produce CO₂ during the degradation process Ground gas monitoring will be undertaken.

Having identified the targeted contaminants that were to be tested for a reasonable selection of samples where contaminants are most likely to be found will either show or eliminate a plausible pathway for the proposed future residential development.

Boreholes for windowless sampling were located as shown in figure 1. These locations were selected to cover areas of the workshop and the forecourt area where tanks/pumps were believed to be located.

This is to be achieved with a small tracked percussive borehole rig to provide 5 dynamically constructed boreholes extending to a depth of 5m (depth required due to historic BGT) with characterisation of soils having particular regards to signs indicating the presence of contaminants. The investigation was supervised by a geo-environmental engineer with over 5 years' experience, responsible for logging of ground conditions, recovery of geo-environmental samples and liaison with the report author.

Figure 1 Borehole Locations



This was plan subject to visual and olfactory examination on site with samples being taken as determined by observed ground conditions.

3.2. Sampling Methodology and Justification

Sampling was undertaken from the recovered sampling sleeves from the dynamic windowless samples. Observations, Photographs and sample details are included in APPENDIX 4.

The site is an operating commercial site; the rig and methodology are deemed appropriate to the current site circumstances and allows for the locations and depths to investigate potential contaminants from the former uses and likely presence of below ground tanks.

3.3. Sampling

Soil samples were recovered directly from the windowless sampler sleeves in sufficient quantities and stored in plastic sealable bags and amber jars as appropriate for the required types of analysis.

These soils samples were stored in a cooled cool box and sent for analysis along with the appropriate sample identifiers to ensure chain of custody, including depths and locations by laboratory courier.

3.4. Fieldwork Observations

Fieldwork observations, including borehole logs and pictures are included in the Phase 2 Geoenvironmental Ground Investigation report included in APPENDIX 4.

Made ground was found in each location. The depths of made ground at each WS is shown in Table 1.

Table 1 – Made Ground depths

Location	Depth below ground level	Description
WS1	1.35 m	Silty sandy gravel with concrete, brick, flint, asphalt, glass; then slightly sandy gravelly silt with asphalt fragments. Below 1.20 m: Transition to natural deposits (Beach & Tidal Flat Deposits/Head).
WS2	1.18 m	Silty sandy gravel with concrete, flint, brick; includes PACM fragment at 0.3 m and brick cobble at 0.4–0.5 m. Below 1.00 m: Natural deposits (Beach & Tidal Flat Deposits/Head). Cement Bound Asbestos Fragment discovered at 0.3m
WS3	3.5 m	Poorly graded flint gravel with brick/concrete, then clayey silty sandy gravel with brick and flint, followed by pale grey sandy gravel and reworked chalk. Below 2.40 m: Transition to Chalk and natural deposits
WS4	1.0 m	Grey to brown silty sandy gravel (sub-base). Below 0.80 m: Reworked beach deposits and natural strata transitioning to natural strata
WS5	1.35 m	Silty sandy gravel with brick, slate, concrete, flint; then slightly sandy gravelly clay. Below Natural deposits (Beach & Tidal Flat Deposits/Head).

Observations of impacted soils based on visual and olfactory observations supported by on site PID detection at each location are shown in table 2 this includes on site PID detection.

Table 2 – Observation of impacted soil conditions

Location	Depth (m bGL)	PID (ppm)	Soil Observations
WS1	3.70	19.8	Faint hydrocarbon odour near 4.0–4.4 m
WS1	4.60	8.0	Faint hydrocarbon odour/staining
WS2	3.80	17.4	Faint hydrocarbon odour
WS2	4.70	4.3	Moderate hydrocarbon odour
WS3	1.50	1.0	Slight detection of VOC's
WS3	2.40	21.0	Faint hydrocarbon odour in Beach/Head deposits
WS3	3.40	40.1	hydrocarbon odour in chalk silt
WS3	4.70	112.7	Chalk with moderately strong hydrocarbon odour
WS4	2.50	2.5	Slight elevation of VOC's detected
WS4	3.80	6.3	hydrocarbon staining from ~4.0 m
WS4	4.50	73.7	Visible staining at 4.6 m
WS5	0.40	9.0	VOC detected in near-surface Made Ground
WS5	0.70	13.5	VOC detected in Made Ground
WS5	3.40	1.0	VOC faintly detected
WS5	4.60	231.6	Strong hydrocarbon odour and visible in chalk
WS5	5.10	13.2	Moderate odour

Ground Gas

Gas monitoring wells have been installed in WS1, WS4 and WS5. Identification of soils impacted by TPH in particular introduces the risk of an elevated level of Carbon Dioxide (CO₂) and gas monitoring is necessary.

Groundwater

Groundwater was not discovered during the investigation. Water seepage was noted at a depth of 2.4m in WS4 during borehole drilling but the borehole was dry upon completion. Possible water seepage was noted in WS5 at a depth of

4.5m on completion but not at any other location suggesting the upper level of the water table has not been reached but there may be some perched water.

WS1, WS4 and WS5 do permit the water level dip tests and low flow water recovery and sampling.

3.5. Laboratory Analysis

Chemical analysis of samples was undertaken by a UKAS and MCERTS accredited laboratory and the results are found in APPENDIX 4

4. DISCUSSION OF SOIL CHEMICAL RESULTS

4.1. Generic Assessment Criteria

The purpose of this report is to present a Generic Quantitative Risk Assessment (GQRA) to identify potential sources of contamination that could impact on identified receptors. To inform the GQRA it is necessary to compare the results of the chemical analysis from the laboratory to Generic Assessment Criteria (GAC) that are relevant to the proposed end use of the site.

Therefore, GAC used in human health risk assessment have been adopted from GAC found in LQM/CIEH suitable 4 use levels, CL:AIRE GAC 2010, DEFRA 2014 guidance. The GAC assumes residential without home grown produce. GAC's are used for this assessment are included in APPENDIX 5.

For water supply pipes the guidance is now issued by the UKWIR which gives Threshold values for Hydrocarbons, aromatics and VOCS. The Local Water Company developer services will require notification and confirmation to agree.

The typical water company Trigger value for water pipes are in table 3

Table 3 UKWIR soil Trigger values for water pipes

Contaminant Group	Examples	Indicative Trigger for Barrier Pipe
Hydrocarbons	Petrol, diesel, lubricants	> 100 mg/kg
Aromatic solvents	Toluene, xylene	> 50 mg/kg
Phenols	Coal tar residues	> 50 mg/kg
Mineral oils	C10–C40 range	> 500 mg/kg

Corrosive soils	Sulphates	> 2000 mg/kg
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4.2. Results of Soil Analysis

Full Laboratory reports are included in APPENDIX 4. Tables 4 and 5 show exceedances of the GAC's and TV for water supply pipe.

Table 4. Results of Chemical Soil Analysis Exceeding the GAC

Location	Depth (m)	Parameter / Fraction	Result (mg/kg)	GAC / S4UL (mg/kg)
WS1	0.35–0.60	Lead	520	310
WS1	0.35–0.60	Nickel	170	130
WS1	0.35–0.60	Zinc	2200	450*
WS1	0.35–0.60	Benzo(a)pyrene	210	3.2
WS1	0.35–0.60	Benzo(a)anthracene	290	11.0
WS1	0.35–0.60	Benzo(b)fluoranthene	290	3.9
WS1	0.35–0.60	Chrysene	240	30.0
WS1	0.35–0.60	Dibenz(a,h)anthracene	25	0.31
WS1	0.35–0.60	Indeno(1,2,3-cd)pyrene	93	45.0
WS1	0.35–0.60	Naphthalene	6.1	2.3
WS1	0.35–0.60	TPH Aromatic >EC21–35	4200	1900
WS1	0.35–0.60	TPH Aromatic >EC16–21	1900#	1900
WS1	0.80–1.00	Benzo(a)pyrene	4.4	3.2
WS1	0.80–1.00	Benzo(b)fluoranthene	5.9	3.9
WS1	0.80–1.00	Dibenz(a,h)anthracene	0.6	0.31
WS3	1.50–1.95	Benzo(a)pyrene	15.0	3.2
WS3	1.50–1.95	Benzo(b)fluoranthene	16.0	3.9
WS4	0.20–0.50	Benzo(a)pyrene	290	3.2
WS4	1.50–1.70	Benzo(a)pyrene	380	3.2
WS5	0.40–0.60	Benzo(a)pyrene	4.1	3.2
WS5	0.40–0.60	Benzo(b)fluoranthene	5.6	3.9
WS5	0.40–0.60	Dibenz(a,h)anthracene	0.54	0.31

* Zinc threshold based on pH > 7.1 (site pH up to 11.5) based on Directive 86/278/EEC figures have been taken from the Code of Practice prepared to

compliment the sludge (Use in Agriculture) Regulations 1989 which enforce the provisions of the EC Directive 86/278/EEC on the protection of the environment and in particular of the soil when sludge is applied to agricultural land

#Level at dilution limit and should be treated with caution. This results is therefore considered to be an exceedance of the GAC

Table 5. Results of Chemical Soil Analysis Exceeding the UKWIR TV

Location	Depth (m)	Contaminant	Result (mg/kg)	Threshold (mg/kg)
WS1	0.35–0.60	TPH Aromatic >EC21–35	4200	100
WS1	0.35–0.60	TPH Aromatic >EC16–21	1900	100
WS5	4.60–4.80	TPH Aromatic >EC21–35	520	100
WS5	4.60–4.80	TPH Aromatic >EC16–21	150	100

4.3. Nature of Soil Contamination

The fieldwork observation identified impacted soils through visual and olfactory observations as described in section 3.4. The soils impacted by hydrocarbons are found across the site and include shallow and deeper depths.

This is further supported by the laboratory test that shows soils impacted by elevated levels of TPH, PAH, Metals and Sulphates. There was also a discovery of a single cement bound asbestos. PAH and metals are largely in the top 1m. TPH is found in the upper layer and at depth.

These contaminants and the nature of their presence is consistent with the site history of redevelopment and use as a vehicle repairs garage with a historic below ground fuel tank.

While no records have been found concerning the below ground fuel tank the ground investigation identified depths of made ground. WS3 identified much deeper depths of made and reworked ground down to a depth of 3.5m and may therefore indicate the former tank location potential shows that it was removed and backfilled. This is shown in table 1.

Despite the widespread contamination the majority of samples do not show an exceedance of Generic Assessment Criteria (GAC). GAC exceedances are limited to the locations and depths shown in table 4.

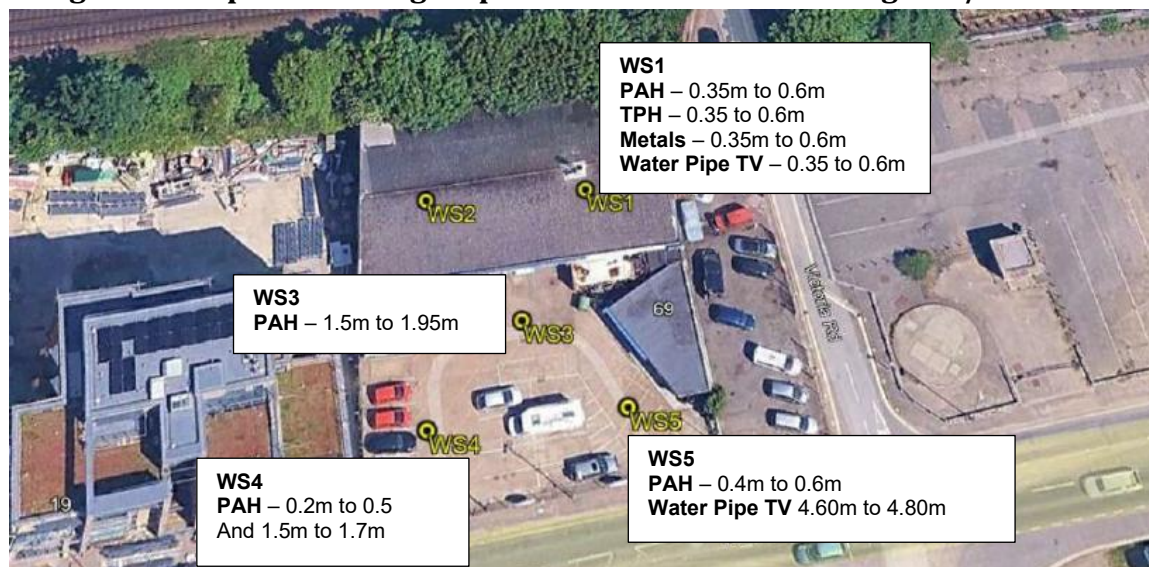
When considering the nature of the contaminants found with regards to hydrocarbons, aromatic and aliphatic fractions are present in the lighter ranges (C6–C12) but with much higher concentrations in C16–C21 and similar levels in C21–35 and C35–40.

Interpretation of results

- No BTEX, MTBEVOC and SVOC are detected above the detection limits, however Petroleum Hydrocarbons in the range of C5 to C12 fractions are detected in low concentrations. This indicates a light fuel such as petrol. These are volatile fractions and usually diminish over time due to evaporation and degradation
- Heavier Fractions in the range of C16 to C40 dominate detection and make up that range that exceeds the GAC (C16 to C35) these can persist in soils for decades and indicate
 - heavier fuels such as diesel,
 - lubricating oils or hydraulic fluid
 - Weathered/degraded petroleum residues
- This indicates the following.
 - Deposits from below Ground Fuel Tanks (Possibly diesel of mixed fuels)
 - Deposits of lighter fractions typically found with petrol are likely to be historic and only weathered residues remain. No ongoing source of the contamination source is likely due to the Absence of measurable BTEX in soils.
 - Operational residues from typical vehicle garage operations have deposited lubricants, hydraulic oils to ground. This may have been via inspection pits, drainage or during site reconfiguration historically
 - Deeper hydrocarbon contaminants are likely to be a residual source from a historical source.
 - The degradations/weathering poses a risk of elevated Carbon dioxide Ground gas.
 - It is unlikely that deeper groundwaters have been impacted due to quantity of substance, deposit of the hydrocarbons is historic and ceased with residual weathered deposits only detected at lower levels left in less mobile heavier fractions.

4.4. Risks of Soil Contamination

Figure 2 below shows the locations and depths where parameters exceeded the GAC criteria for a residential development without homegrown produce.

Figure 2 - Depths of each group of contaminants exceeding GAC/TV

The parameters exceed the GAC and pose a risk to human receptors and water supply pipes.

The proposed development is for an apartment block located on the southern half of the site with car park to the northern side with soft landscape areas around the building, particularly on the roadside consideration of remediation is therefore necessary. The proposal at the time of this report is shown in Figure 3 and in APPENDIX 2.

Figure 3 – Proposed development

4.5. Risks of Ground Gas

The gas surveys are not complete at this time but will be required prior to development to determine if gas measures are necessary to protect the apartment block.

The site is however in a Radon Affected area (based on the UKHSA Radon maps that typically requires basic protection measures. Further investigation is required with local building control, and a site-specific radon report would be advisable.

Desk study also found that a neighbouring site gas survey identified the site as gas Characteristic 2 for CO₂ being >5% and required basic gas protection measures.

4.6. Risks to Groundwater

Contamination on site that exceeds the GAC are located in the top 1m of the subsoil.

There is the presence of contaminants at depths up to 4.5m which is likely to be historic and weathered contamination that is largely in the heavier fraction range (C16 to C35 with the greater concentrations C21-C35) which is of low mobility and considered to be non-aqueous phase liquid (NAPL) that pose a low risk of migration to groundwater

Ground water was not encountered and as such no further investigation is currently planned for ground water discovery and sampling.

5. GENERIC RISK ASSESSMENT AND UPDATED CONCEPTUAL MODEL

5.1. Introduction

A 'Conceptual Model' is used to assess the potential level of risk to human receptors and controlled waters. It represents the relationship between contaminant sources, pathways and receptors to identify and assess plausible relevant pollutant linkages.

The model is central to the risk assessment process and although formulated during the initial phase of any contaminated land assessment or investigation it is subject to change as information is discovered, and the understanding of the site takes shape.

Having carried out an intrusive site investigation and carried out Generic Risk Assessment of potential sources of contamination it is necessary to update the Conceptual Site Model based on the above findings.

As stated, there are four considerations to the conceptual model which form the basis to determine the level of risk.

Source of contamination refers to any identified substance resulting from current or historic uses of the land or the surrounding area or an incident which may have a negative impact on surface or sub-surface soils or the groundwater

Pathway refers to the method by which an identified potential contaminant can migrate between the source and an identified receptor.

Receptor refers to human, flora, fauna, groundwater, surface water, building or structure

Pollutant Linkage refers to where there is plausible pathway to 'link' an identified source to a receptor.

5.2. Sources(s) of Contamination

A review of available information gathered from the search data, historical maps, local knowledge and the site walkover inspection of the site identifies that historical and current use of the site could have resulted in the following **on-site** potential sources of contamination, This has been further investigated with intrusive ground investigation and soil sampling to provide levels of contaminants for Quantitative risk assessment to allow the conceptual model to be updated for the following parameters;

- Total Petroleum Hydrocarbons (TPH)
- Poly Aromatic hydrocarbons (PAH)
- Metals
- Asbestos Containing Materials (ACM)
- Radon (Naturally occurring source)

5.3. Receptors

Potential receptors for the site have been identified on the basis of the identification of potential on-site sources of contamination

- Future occupants – People living in the new dwellings could be affected by exposure to the potential sources of contamination identified
- Construction workers – Ground workers excavating footings, laying services below ground may be exposed to contaminants that present within the soil on site.
- Underground Services – Plastic pipes used to supply water may be damaged and/or compromised by hydrocarbons within the soil.

5.4. Potential Pathways

The potential receptors for the sources of contamination identified are.

- Construction workers may be exposed to contaminants by dermal contact/absorption (through skin or open wounds, ingestion or inhalation of dust or soils during excavation works on onsite.
- Future occupants may be exposed to contaminants Dermal absorption, Inhalation or ingestion of soils/dust.
- Contaminants may ingress to drinking water through the alkathene pipes and future occupants may ingest small quantities of hydrocarbon contaminants in their drinking water. This is likely to be long term contact if it were to occur.

5.5. Plausible Relevant Pollutant Linkages

The relevant pollutant linkages are identified via the conceptual model in Table 2.

Table 6: Updated Conceptual Site Model

Source(s)	Pathway	Receptor	Risk
TPH – Located in WS1 depth 0.35 to 0.65m Petroleum Hydrocarbon Aromatic >EC16-21 Aromatic >EC16-21 Risk based on Soft Landscape Significantly exceeds Water Company TV for water supply pipe	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Construction Workers	Moderate
	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Future occupants	Moderate
	▪ Ingress into water supply pipes ▪ Ingestion	Underground Services Future Occupants	Moderate
PAH Located in WS1, WS4 & WS5 - 0.2 to 0.6m WS3 and WS4 1.5m to 1.95m Benzo(a)pyrene Benzo(b)fluoranthene Benzo(a)anthracene Dibenzo(a,h)anthracene Naphthalene	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Construction Workers	Moderate
	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Future occupants	Moderate
	▪ Ingress into water supply pipes	Underground Services	Low

	▪ Ingestion	Future Occupants	
Metals WS1 0.35 to 0.6m Lead	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Construction Workers	Moderate
Risk based on soft landscape	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Future occupants	Moderate
	▪ Ingress into water supply pipes ▪ Ingestion	Underground Services Future Occupants	Low
ACM's Made ground	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Construction Workers	Low
Single fragment			
Area of discovery is proposed under hard stand areas	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Future occupants	Low
	▪ Ingress into water supply pipes ▪ Ingestion	Underground Services Future Occupants	Low
Ground Gas CO2 from organics should they be present below ground	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Construction Workers	Low
The site is also potentially in an area where radon protection measures may be necessary	▪ Ingestion of soil/dust ▪ Inhalation ▪ Dermal Contact	Future occupants	moderate
	▪ Ingress into water supply pipes ▪ Ingestion	Underground Services Future Occupants	NIL

6. CONCLUSIONS

The Phase II Contaminated Land Investigation and Generic Quantitative Risk Assessment for 37 Albion Street has confirmed that while hydrocarbons, PAHs, metals, and sulphates were detected in made ground and at depth which poses a moderate , the concentrations and locations do not present a significant risk to the proposed residential development.

Exceedances of the selected GAC were identified in near surface subsoils in 3 of 5 boreholes. With exceedances at greater depths in made ground at WS3 and natural deposits at WS4. Remediation measures will therefore need be incorporated into the final development that ensures that a pathway is not present to end users post development and that the presence of contaminants is identifiable in the future should excavations be made for any reason.

Migration of contaminants to water supply pipes is unlikely given their planned location and separation distances. Typical depths of water supply pipes in 0.75 to 1.5m below ground level. However, it should be noted that the final decision as to whether protection of water pipes is necessary lies with the Local Public Water Company developer services who may wish to take a precautionary approach due to the uncertainty and limitations of any contaminated land investigation that are discussed at the end of this section.

Groundwater was not encountered, and the risk to controlled waters is considered low.

Ground gas surveys have not yet been completed. Based on the desk study and investigation outlined in this report there is a **moderate** potential for elevated levels of CO₂ gas. Gas levels are not likely to be such that they would prohibit development.

The conceptual site model indicates that plausible pollutant linkages for human health and water supply pipes are either between **low** and **moderate** significance for the intended end use.

Therefore, the site is suitable for development subject to precautionary measures outlined in the recommendations of this sreport.

Uncertainty

- Sampling Density and Coverage
 - The Conceptual model of risk and Conclusions are based five boreholes and samples at various depths from those boreholes; contamination may exist in unsampled areas.
 - Depths investigated were based on anticipated tank locations and known site activity related vehicle repair and maintenance including inspection pits; other areas may differ.
- Heterogeneity of Made Ground
 - Made ground is variable; contaminants may be unevenly distributed.

- Laboratory Detection Limits
 - Some contaminants may be present below detection limits but still pose a risk.
- Temporal Changes
 - Conditions may change due to site works, weathering, or groundwater fluctuations.
- Ground Gas and Radon
 - Gas monitoring is incomplete; final risk cannot be confirmed until monitoring is finished.
- Historical Records
 - Lack of definitive evidence on former tanks, their use and removal introduces uncertainty about residual contamination.

Limitations

- Scope of Investigation
 - Focused on contaminants identified in Phase I; other substances may exist that are unexpected and were not tested for.
- Groundwater Assessment
 - No groundwater encountered; risk assessment assumes low mobility of contaminants.
- Conceptual Model Assumptions
 - Based on historical information, current site layout and proposed development; changes could alter risk pathways.
- Reliance on Desk Study Data and Walkover findings
 - Historical maps and records may be incomplete or inaccurate.
 - The site is operational and covered by hard stand, The walkover is limited by what was visible
- No Long-Term Monitoring
 - Assessment does not account for future changes post-development unless specified.
- Construction Phase Variability
 - Excavation may expose previously unidentified contamination.

7. RECOMMENDATIONS

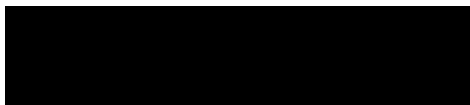
The conclusions of the Phase II contaminated land Site Investigation and Generic Risk Assessment based on the known data at the time of writing this report identify that there are plausible pollution linkages due to subsoil contamination. Below Hard stand such as tarmac roadway and car park.

The identified sources of contamination present in the sub soil is not in a location posing a risk to the proposed water supply pipes g. Oakridge Environmental Services Ltd makes the following recommendations.

- For all soft landscape areas a clean cover system is recommended that incorporates a high visibility hard to dig membrane over a capillary layer with 250mm of clean soils compliant with BS3882:2015.
- Hard stand tarmac, paving areas and the apartment block floor provide a suitable pathway barrier for the identified contaminants
- Ground Gas risk requires further investigation prior to final agreement of remediation measures with the local authority and prior to commencement of development. For Radon a site-specific radon report should be obtained from the UK Health Security Agency (UKHSA). Other ground gases require 3 to 6 gas sampling tests as guided by BS 8576:2013 and CIRIA C665.
- Services supply routes are recommended to be clean corridors backfilled with clean materials. It is also recommended that the Local Water Company is consulted concerning water supply pipes. This documents should be shared with them, and they may require their own forms concerning risk to be completed.
- Waste and Material Management all excavated materials should be tested for Waste Acceptance Criteria (WAC) as guided by your selected waste carrier who should hold appropriate licenses.
- It is recommended that during the site clearance and ground works of any future development, a watching brief should be implemented to watch for the presence of any contaminants that have not been previously identified and if any suspected contaminants are discovered further guidance should be sought from an Environmental Consultant before works in those areas continue.

Should planning permission be granted, conditions requiring a remediation statement, validation and requirements concerning unexpected contamination are considered appropriate. The requirement for ground gas monitoring can also be added to any condition should the Local Planning Authority consider it appropriate

Prepared By



Chris Cornish BSc (Hons) MCIEH, AMIOA
Environmental Health consultant
Oakridge Environmental Services Limited
2nd December 2025

Appendix 1

Limitations

Information was obtained, reviewed and evaluated in preparing this Report from Groundsure Ltd and other named third parties. Our conclusions, opinions and recommendations are based upon this information and the information obtained during the Site walkover and ground investigation where undertaken. The Consultant preparing this report does not warrant the accuracy of the information provided and will not be responsible for any opinions expressed, or conclusions reached in reliance upon information which is subsequently proven to be inaccurate. No independent validation of such information has been made by Oakridge Environmental Services Limited.

The conclusion and recommendations contained in this Report represent the author's professional opinions. These opinions were given in accordance with currently accepted Government and Industry Guidance in England and Wales at the time of the investigation and publication, as such this report and the opinions within are not a guarantee that this site is free of contamination, hazardous or potentially hazardous materials or conditions. There can be no warranty against the possibility of future changes to the condition of the site, either above or below ground.

The report and the recommendations contained within is limited to the aspects of land contamination specifically reported on and is necessarily qualified accordingly, no liability shall be accepted by Oakridge Environmental Services Limited for other unidentified and unforeseen aspects which may be the result of gradual or sudden pollution incidents, past or present unrecorded land uses both on- and off-site and the potential for associated contaminant migration. The opinions expressed cannot be absolute due to the limitations of the investigation as stated in the report as well as time and resources imposed by the agreed brief.

The conclusions and any recommendations made in this Report are limited to those that can be made on the basis of the investigation carried out as described in the report. The results of this report should be viewed in the context of the range of data sources consulted, the number of locations where the ground was sampled and the number of soil, gas or groundwater samples tested; no liability can be accepted for information in other data sources or conditions not revealed by the information sources, sampling or testing.

This Report was prepared for the sole and exclusive use of the Land Owner and Appointed agents and for the specific purpose instructed as defined in Section 1 of this report. Use of the Report by any other person is unauthorised and such use is at the risk of the site owner.

This report is written for the purpose stated within; it should not be used for any other purposes without consultation with Oakridge Environmental Services Limited. The professional opinion given in this report has been prepared in relation to the proposed end-use. Should another end-use be intended at any time, re-assessment may be required. It is important to note that that over time practises will improve and the relevant guidance and legislation will be amended or superseded, which may necessitate a re-assessment of the site.

Appendix 2

Site Plans



Appendix 3

Borehole(WS) Locations



Appendix 4

Ground Investigation Log and Laboratory Results

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

REDE HALL FARM, REDE, BURY ST EDMUNDS, SUFFOLK, IP29 4UG

Tel: 01284 850555

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FACTUAL DATA REPORT

JOB NO: GGG/40N



PHASE 2 GEOENVIRONMENTAL GROUND INVESTIGATION:

PROPOSED DEVELOPMENT

MONTGOMERY MOTORS

37 ALBION STREET

SOUTHWICK

BRIGHTON

BN42 4DN

OCTOBER 2025

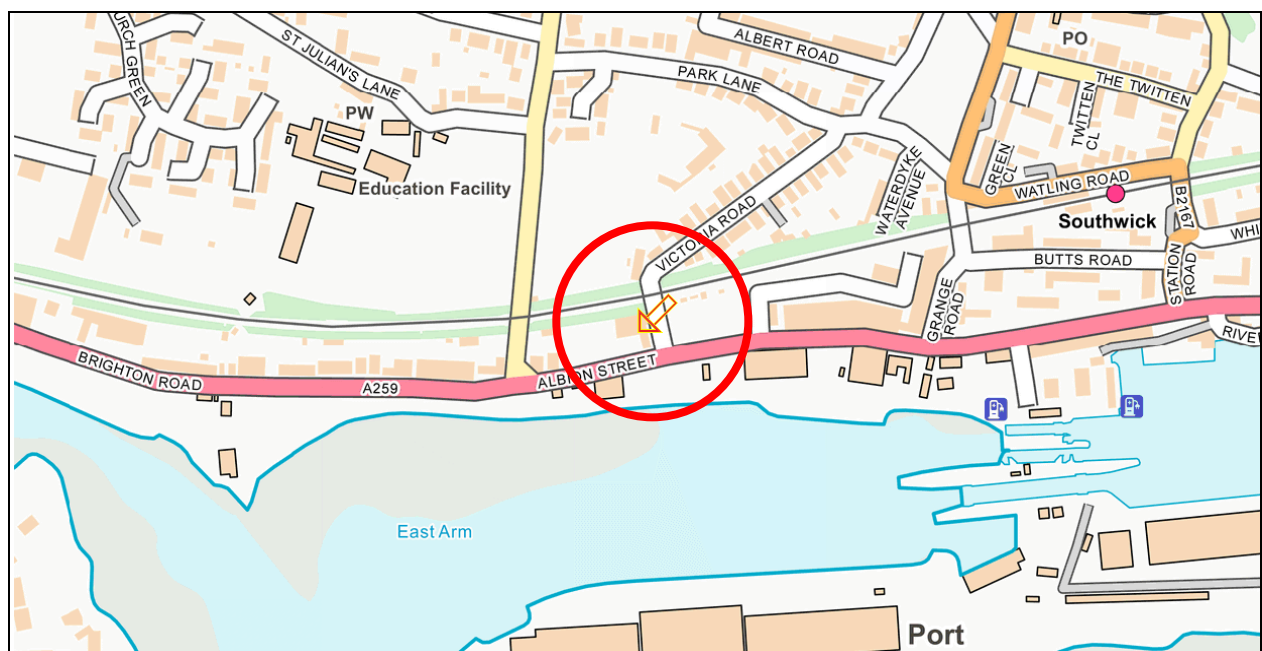
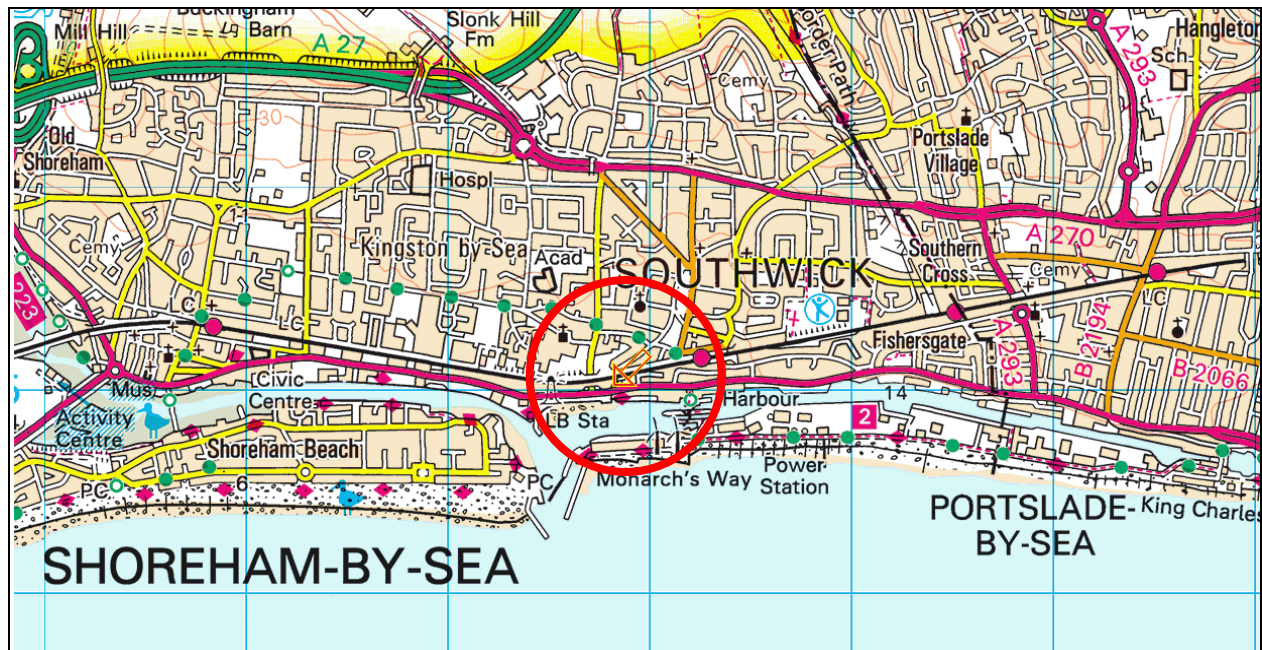
Contents

1. EXPLORATORY HOLE LOGS
2. PHOTOGRAPHIC RECORD
3. LABORATORY TEST RESULTS
 - Chemical – soil
4. EXPLORATORY HOLE LOCATION PLAN

Client

Oakridge Environmental
Services Ltd
Neptune Marina
Coprolite Street
Ipswich
IP3 0BL

OAKLEY SOILS AND CONCRETE ENGINEERING LTD
MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN
JOB NO: GGG/40N
SITE LOCATION



OAKLEY SOILS AND CONCRETE ENGINEERING LTD
MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN
JOB NO: GGG/40N
SITE LOCATION



1. EXPLORATORY HOLE LOGS



OAKLEY SOILS AND CONCRETE ENGINEERING LTD

WINDOW SAMPLER LOG

Project Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN				BOREHOLE No WS1
Job No GGG/40N	Date 14-10-2025	Ground Level (m AOD)	Co-Ordinates (BNG)	
Contractor SDS				Sheet 1 of 2

SAMPLES & TESTS			Water				STRATA		Geology	Instrument/ Backfill
Depth (m)	Type No	Test Result		Reduced Level (m AOD)	Legend	Depth (Thick- ness) m	DESCRIPTION			
0.35-0.60 0.35	ES PID	0.0ppm				0.08	CONCRETE - no reinforcement observed.			
						0.26	30mm SCREED OVER CONCRETE no reinforcement observed.			
						0.35				
0.80-1.00 0.80 0.90-1.00	ES PID D	0.0ppm				(0.25)	Pale grey and brown silty sandy fine to coarse GRAVEL & COBBLES, sand is fine to coarse, gravel and cobbles are angular concrete, brick and flint. (MADE GROUND)			
						0.60	Dark brown silty sandy GRAVEL, sand is fine to coarse, gravel is fine to coarse angular to rounded flint, asphalt & glass. (MADE GROUND)			
						0.70				
1.35-1.65 1.35 1.65-1.85	ES PID D	0.0ppm				(0.65)	Firm grey to brown slightly sandy slightly gravelly SILT, sand is fine, gravel is fine to medium flint and asphalt.			
							Firm friable orange slightly sandy slightly gravelly friable SILT with dark brown patches, sand is fine to coarse, gravel is fine to medium rounded flint and occasional fine brick. (MADE/REWORKED GROUND)			
						1.35	From 1.2m becoming pale brown.			
2.50-2.90 2.50 2.90-3.00	ES PID D	0.0ppm				(1.70)	Friable yellow brown sandy gravelly SILT with some orange mottling, sand is fine to coarse, gravel is fine to coarse angular flint and fine to medium rounded chalk. (BEACH & TIDAL FLAT DEPOSITS/HEAD)			
							At 1.65-1.85m becoming silty gravelly fine to coarse sand. From 2.0m becoming gravelly to very gravelly.			
						3.05				
3.70-3.90 3.70 3.90-4.00	ES PID D	19.8ppm					Stiff orange and grey brown slightly sandy slightly gravelly SILT, sand is fine, gravel is fine to medium rounded flint. (BEACH & TIDAL FLAT DEPOSITS/HEAD)			
						3.25				
						3.35	Brown clayey silty sandy GRAVEL, sand is fine to coarse, gravel is fine to coarse subangular to rounded flint. (BEACH & TIDAL FLAT DEPOSITS/HEAD)			
4.60-4.80 4.60 4.80-4.90	ES PID D	8.0ppm				(0.30)	Stiff orange brown slightly sandy gravelly CLAY/SILT, sand is fine to medium, gravel is fine to coarse angular to rounded flint and fine to medium rounded chalk. (BEACH & TIDAL FLAT DEPOSITS/HEAD)			
						3.65				
						(1.30)	Stiff yellow brown slightly sandy slightly gravelly to gravelly SILT with some greenish brown mottling, sand is fine to coarse, gravel is fine to coarse subangular to rounded flint and fine to medium rounded chalk. (BEACH & TIDAL FLAT DEPOSITS/HEAD)			
							From 4.0m becoming very gravelly. From 4.0-4.4m faint hydrocarbon odours. From 4.4m becoming pale orange brown.			
						4.95				

Casing Details						Chiselling			Water Added		GENERAL REMARKS
Hole Depth (m)	Date	Time (hrs)	Casing Depth (m)	Casing Dia (mm)	Water Depth (m)	From (m)	To (m)	Hours	From (m)	To (m)	
5.00	14-10-25	15.00	2.00	113							Service plans reviewed, location scanned with cable avoidance tool, inspection pit excavated to 1.0m.

All dimensions in metres Scale 1:31.25	Client: Oakridge Environmental	Method/ Plant Used: Windowless Dynamic Sampling	Logged/Checked By: NB/JBI
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Report ID: AGS4 UK BH || Project: WS.GPJ || Library: GINT STD AGS 4.0 - WS.GLB || Date: October 16, 2025



OAKLEY SOILS AND CONCRETE ENGINEERING LTD

WINDOW SAMPLER LOG

Project Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN				BOREHOLE No WS1	
Job No GGG/40N	Date 14-10-2025	Ground Level (m AOD)	Co-Ordinates (BNG)		
Contractor SDS				Sheet 2 of 2	

SAMPLES & TESTS			Water				STRATA		Geology	Instrument/ Backfill
Depth (m)	Type No	Test Result		Reduced Level (m AOD)	Legend	Depth (Thick- ness) m	DESCRIPTION			
						5.00	CHALK recovered as pale yellow to white SILT - faint hydrocarbon odour. END OF WINDOWLESS SAMPLER Remarks: Borehole dry on completion. 63x51.4mm dia HDPE vapour/groundwater monitoring well installed at 5.0m (response zone 1.0-5.0m) protected by heavy duty cover.			

Casing Details						Chiselling			Water Added		GENERAL REMARKS
Hole Depth (m)	Date	Time (hrs)	Casing Depth (m)	Casing Dia (mm)	Water Depth (m)	From (m)	To (m)	Hours	From (m)	To (m)	
											Service plans reviewed, location scanned with cable avoidance tool, inspection pit excavated to 1.0m.

All dimensions in metres Scale 1:31.25	Client: Oakridge Environmental	Method/ Plant Used: Windowless Dynamic Sampling	Logged/Checked By: NB/JBI
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Report ID: AGS4 UK BH || Project: WS.GPJ || Library: GINT STD AGS 4.0 - WS.GLB || Date: October 16, 2025



OAKLEY SOILS AND CONCRETE ENGINEERING LTD

WINDOW SAMPLER LOG

Project Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN				BOREHOLE No WS2
Job No GGG/40N	Date 14-10-2025	Ground Level (m AOD)	Co-Ordinates (BNG)	
Contractor SDS				Sheet 1 of 2

SAMPLES & TESTS			Water	Reduced Level (m AOD)	Legend	Depth (Thickness) m	STRATA	Geology	Instrument/Backfill
Depth (m)	Type No	Test Result					DESCRIPTION		
0.30	PACM ES PID	0.0ppm				0.14	30mm SCREED OVER CONCRETE no reinforcement observed.		
0.30-0.50						0.25	CONCRETE no reinforcement observed.		
0.30						(0.25)	Mid grey slightly silty sandy GRAVEL, sand is fine to coarse, gravel is fine to coarse angular to rounded concrete, flint, occasional brick. (MADE GROUND)		
0.80-0.90	D ES PID	0.0ppm				0.50	At 0.3m PACM fragment.		
0.90-1.00						0.60	At 0.4-0.5m brick cobble (whole brick).		
0.90						(0.58)	Stiff friable dark brown slightly sandy slightly gravelly CLAY/SILT, sand is fine, gravel is fine to medium rounded chalk and occasional brick. (MADE GROUND)		
1.50-1.90	ES PID	0.0ppm				1.18	Firm to stiff brown slightly sandy slightly gravelly SILT, sand is fine, gravel is fine to medium subangular to rounded flint and fine rounded chalk. (MADE GROUND)		
1.50							From 1.0m becoming darker brown with occasional fine brick gravel.		
1.90-2.00						(2.62)	Firm to stiff pale brown and mottled orange slightly sandy slightly gravelly SILT, sand is fine, gravel is fine to coarse subrounded flint and rounded fine chalk. (BEACH & TIDAL FLAT DEPOSITS/HEAD)		
2.80-2.90	ES PID D	0.0ppm					From 1.5m becoming gravelly.		
2.80							From 2.35m becoming very gravelly.		
2.90-3.00							From 3.0m becoming layered vari coloured pale to mid brown, orange brown, green brown mottled orange and grey slightly sandy SILT with occasional fine to medium chalk and fine to coarse angular flint gravel - faint hydrocarbon odour.		
3.50-3.60	D	17.4ppm					From 3.75m becoming gravelly.		
3.80-4.00						3.80	Stiff pale yellow brown slightly sandy gravelly SILT, sand is fine, gravel is fine to medium chalk and coarse subangular flint. (BEACH & TIDAL FLAT DEPOSITS/HEAD)		
3.80						(1.10)	At 4.0m becoming very gravelly - moderate hydrocarbon odour.		
4.70-4.90	ES PID D	4.3ppm				4.90	CHALK? recovered as soft pale greyish white gravelly silt,		
4.70									
4.90-5.00						5.00			

Casing Details						Chiselling			Water Added		GENERAL REMARKS
Hole Depth (m)	Date	Time (hrs)	Casing Depth (m)	Casing Dia (mm)	Water Depth (m)	From (m)	To (m)	Hours	From (m)	To (m)	
5.00	14-10-25	11.58	2.00	113							Service plans reviewed, location scanned with cable avoidance tool, inspection pit excavated to 1.0m.

All dimensions in metres Scale 1:31.25	Client: Oakridge Environmental	Method/ Plant Used: Windowless Dynamic Sampling	Logged/Checked By: NB/JBI
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Report ID: AGS4 UK BH || Project: WS.GPJ || Library: GINT STD AGS 4.0 - WS.GLB || Date: October 16, 2025

WINDOW SAMPLER LOG

Project Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN				BOREHOLE No WS2
Job No GGG/40N	Date 14-10-2025	Ground Level (m AOD)	Co-Ordinates (BNG)	
Contractor SDS				Sheet 2 of 2

SAMPLES & TESTS			Water	Reduced Level (m AOD)	Legend	Depth (Thickness) m	STRATA	Geology	Instrument/ Backfill
Depth (m)	Type No	Test Result					DESCRIPTION		
							gravel is coarse rounded and shattered flint (cobble?) - moderate hydrocarbon odour. END OF WINDOWLESS SAMPLER Remarks: Variable 'wet' at 4.9m, dry on completion, backfilled with arisings and surface reinstated with concrete.		

Casing Details						Chiselling			Water Added		GENERAL REMARKS
Hole Depth (m)	Date	Time (hrs)	Casing Depth (m)	Casing Dia (mm)	Water Depth (m)	From (m)	To (m)	Hours	From (m)	To (m)	
											Service plans reviewed, location scanned with cable avoidance tool, inspection pit excavated to 1.0m.

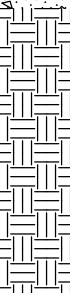
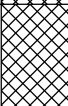
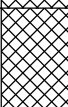
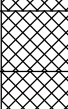
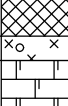
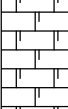
All dimensions in metres Scale 1:31.25	Client: Oakridge Environmental	Method/ Plant Used: Windowless Dynamic Sampling	Logged/Checked By: NB/JBI
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OAKLEY SOILS AND CONCRETE ENGINEERING LTD

WINDOW SAMPLER LOG

Project Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN				BOREHOLE No WS3	
Job No GGG/40N	Date 13-10-2025	Ground Level (m AOD)	Co-Ordinates (BNG)		
Contractor SDS				Sheet 1 of 2	

SAMPLES & TESTS			Water	STRATA			Geology	Instrument/ Backfill	
Depth (m)	Type No	Test Result		Reduced Level (m AOD)	Legend	Depth (Thick- ness) m			DESCRIPTION
0.80-1.00	ES	1.0ppm			0.18	REINFORCED CONCRETE			
					(1.32)	Poorly graded brown and grey medium to coarse rounded flint GRAVEL with occasional rounded flint cobbles in a little brown silty sandy gravel matrix. (MADE GROUND)			
						From 0.8m recovered with some fine to coarse concrete gravel. POOR RECOVERY 1.0-2.0m (0.5m).			
1.50-1.95	ES	1.0ppm			1.50				
1.50	PID			(0.45)	APPROXIMATE BOUNDARY Brown slightly clayey slightly silty sandy GRAVEL, sand is fine to coarse, gravel is fine to coarse rounded flint, angular brick and concrete. (MADE GROUND)				
				1.95	At 1.90m concrete cobble.				
		21.0ppm			(0.45)	Soft grey to brown silty slightly sandy slightly gravelly CLAY, sand is fine to coarse angular brick to rounded flint - faint hydrocarbon odour. (MADE GROUND)			
2.40-2.65	ES			2.40					
2.40	PID			(0.25)	Yellow slightly silty SAND & GRAVEL, sand is fine to coarse, gravel is fine to coarse subangular to rounded flint - faint hydrocarbon odour. (MADE GROUND)				
		40.1ppm			(0.30)	Pale grey slightly sandy GRAVEL, gravel is fine to coarse angular to subrounded concrete. (MADE GROUND)			
				2.95					
				3.05	Grey to green slightly gravelly SILT & CHALK. (MADE/REWORKED GROUND)				
3.10-3.40	D	40.1ppm				CHALK recovered as dark grey and white slightly sandy slightly gravelly (low density) silt - moderately strong hydrocarbon odour.			
3.40-4.00	ES						From 3.4m becoming predominately grey with black mottling.		
3.40	PID								
		112.7ppm			(1.95)	From 4.1m becoming pale grey.			
4.10-4.60	D								
									
4.70-5.00	ES	112.7ppm				From 4.6m becoming very pale yellowish white and yellow mottled gravelly chalk silt, chalk gravel is fine to medium and low density - moderate hydrocarbon odour.			
4.70	PID					5.00			

Casing Details						Chiselling			Water Added		GENERAL REMARKS
Hole Depth (m)	Date	Time (hrs)	Casing Depth (m)	Casing Dia (mm)	Water Depth (m)	From (m)	To (m)	Hours	From (m)	To (m)	
5.00	13-10-25	14.50	2.00	113							Service plans reviewed, location scanned with cable avoidance tool, inspection pit excavated to 1.0m.
All dimensions in metres Scale 1:31.25			Client: Oakridge Environmental			Method/Plant Used: Windowless Dynamic Sampling			Logged/Checked By: NB/JBI		



WINDOW SAMPLER LOG

Project Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN				BOREHOLE No WS3	
Job No GGG/40N	Date 13-10-2025	Ground Level (m AOD)	Co-Ordinates (BNG)		
Contractor SDS				Sheet 2 of 2	

SAMPLES & TESTS			Water	Reduced Level (m AOD)	Legend	Depth (Thickness) m	STRATA	Geology	Instrument/Backfill
Depth (m)	Type No	Test Result					DESCRIPTION		
							END OF WINDOWLESS SAMPLER Remarks: No water entries noted during construction, dry on completion, borehole 'closed up' to 2.9m, backfilled with arisings.		

Casing Details						Chiselling			Water Added		GENERAL REMARKS
Hole Depth (m)	Date	Time (hrs)	Casing Depth (m)	Casing Dia (mm)	Water Depth (m)	From (m)	To (m)	Hours	From (m)	To (m)	
											Service plans reviewed, location scanned with cable avoidance tool, inspection pit excavated to 1.0m.

All dimensions in metres Scale 1:31.25	Client: Oakridge Environmental	Method/ Plant Used: Windowless Dynamic Sampling	Logged/Checked By: NB/JBI
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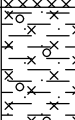
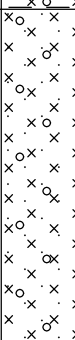
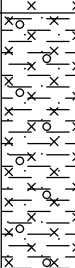
Report ID: AGS4 UK BH || Project: WS.GPJ || Library: GINT STD AGS 4.0 - WS.GLB || Date: October 16, 2025



OAKLEY SOILS AND CONCRETE ENGINEERING LTD

WINDOW SAMPLER LOG

Project Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN				BOREHOLE No WS4	
Job No GGG/40N	Date 13-10-2025 14-10-2025	Ground Level (m AOD)	Co-Ordinates (BNG)		
Contractor SDS				Sheet 1 of 2	

SAMPLES & TESTS			Water	STRATA			Geology	Instrument/ Backfill	
Depth (m)	Type No	Test Result		Reduced Level (m AOD)	Legend	Depth (Thick- ness) m			DESCRIPTION
0.20-0.50	ES	0.0ppm			0.16	REINFORCED CONCRETE			
					(0.34) 0.50	Grey to brown slightly silty sandy GRAVEL, sand is fine to coarse, gravel is fine to coarse rounded flint. (MADE GROUND/SUB-BASE)			
0.80-1.00 0.80 0.90-1.00	ES PID D				(0.50) 1.00	Soft to firm orange and pale brown variably sandy gravelly CLAY/SILT and silty CLAY with occasional fine to coarse rounded flint gravel and rare plastic. (REWORKED BEACH & TIDAL FLAT DEPOSITS/HEAD)			
1.50-1.70 1.50 1.80-2.00	ES PID D		0.0ppm		(1.40) 2.40	Stiff pale yellow to brown slightly sandy slightly gravelly SILT, sand is fine, gravel is fine to medium rounded chalk and occasional coarse angular flint. (BEACH & TIDAL FLAT DEPOSITS/HEAD)			
From 2.0m becoming gravelly and orange stained.									
2.50-2.70 2.50 2.80-2.90	ES PID D		2.5ppm						(0.55) 2.95
						3.15	Pale brown silty sandy GRAVEL, sand is fine to coarse, gravel is fine to medium and occasional coarse subrounded to rounded chalk and flint. (BEACH & TIDAL FLAT DEPOSITS/HEAD)		
						(0.25) 3.40	Firm greenish brown and orange mottled slightly sandy SILT. (BEACH & TIDAL FLAT DEPOSITS/HEAD) At 3.25-3.3m thin bed of fine to medium chalk gravel.		
3.70-3.80 3.80-4.00 3.80	D ES PID		6.3ppm		(1.40)	Firm to stiff orange slightly sandy slightly gravelly CLAY/SILT, sand is fine to medium, gravel is fine to medium rounded flint and fine to coarse subangular to rounded flint. (BEACH & TIDAL FLAT DEPOSITS/HEAD). From 3.8m becoming very gravelly and stained dark grey - moderate hydrocarbon odour. From 4.0m much hydrocarbon staining.			
4.50-4.80 4.50	ES PID		73.7ppm			4.80			At 4.6-4.65m lens of dark grey hydrocarbon stained silty sandy fine to coarse gravel.
4.90-5.00	D		5.00			Stiff pale yellow slightly sandy slightly gravelly SILT, sand is fine, gravel is fine to medium rounded chalk and occasional			

Casing Details						Chiselling			Water Added		GENERAL REMARKS
Hole Depth (m)	Date	Time (hrs)	Casing Depth (m)	Casing Dia (mm)	Water Depth (m)	From (m)	To (m)	Hours	From (m)	To (m)	
5.00	14-10-25	16.00	2.00	113							
											Service plans reviewed, location scanned with cable avoidance tool, inspection pit excavated to 1.0m.

All dimensions in metres Scale 1:31.25	Client: Oakridge Environmental	Method/ Plant Used: Windowless Dynamic Sampling	Logged/Checked By: NB/JBI
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Report ID: AGS4 UK BH || Project: WS.GPJ || Library: GINT STD AGS 4.0 - WS.GLB || Date: October 16, 2025

WINDOW SAMPLER LOG

Project Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN				BOREHOLE No WS4
Job No GGG/40N	Date 13-10-2025 14-10-2025	Ground Level (m AOD)	Co-Ordinates (BNG)	
Contractor SDS				Sheet 2 of 2

SAMPLES & TESTS			Water	Reduced Level (m AOD)	Legend	Depth (Thickness) m	STRATA	Geology	Instrument/Backfill
Depth (m)	Type No	Test Result					DESCRIPTION		
							fine to coarse subangular flint gravel - faint hydrocarbon odour. (BEACH & TIDAL FLAT DEPOSITS/HEAD) END OF WINDOWLESS SAMPLER Remarks: Borehole 'wet' at 2.4-2.45m, dry on completion. 63x51.4mm dia HDPE vapour/groundwater monitoring well installed at 5.0m (response zone 1.0-5.0m) protected by heavy duty flush cover.		

Casing Details						Chiselling			Water Added		GENERAL REMARKS
Hole Depth (m)	Date	Time (hrs)	Casing Depth (m)	Casing Dia (mm)	Water Depth (m)	From (m)	To (m)	Hours	From (m)	To (m)	
											Service plans reviewed, location scanned with cable avoidance tool, inspection pit excavated to 1.0m.

All dimensions in metres Scale 1:31.25	Client: Oakridge Environmental	Method/ Plant Used: Windowless Dynamic Sampling	Logged/Checked By: NB/JBI
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OAKLEY SOILS AND CONCRETE ENGINEERING LTD

WINDOW SAMPLER LOG

Project Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN				BOREHOLE No WS5
Job No GGG/40N	Date 13-10-2025	Ground Level (m AOD)	Co-Ordinates (BNG)	
Contractor SDS				Sheet 1 of 2

SAMPLES & TESTS			Water	STRATA				Geology	Instrument/ Backfill
Depth (m)	Type No	Test Result		Reduced Level (m AOD)	Legend	Depth (Thick- ness) m	DESCRIPTION		
0.40-0.60 0.40	ES PID	9.0ppm				0.17	REINFORCED CONCRETE		
						0.27	LEAN MIX CONCRETE		
0.70-0.90 0.70	ES PID	13.5ppm				(0.38) 0.65	Compact pale brown slightly silty sandy GRAVEL, sand is fine to coarse, gravel is fine to coarse angular brick, slate, concrete and rounded flint. (MADE GROUND) At 0.55m rounded flint cobble.		
0.90-1.20	D					(0.25) 0.90	Soft to firm grey to brown slightly sandy slightly gravelly CLAY, sand is fine to medium, gravel is fine to coarse subangular to subrounded flint, brick, occasional coal/ash. (MADE GROUND)		
1.30-1.50 1.30	ES PID	0.0ppm				(0.45) 1.35	Firm brown slightly sandy slightly gravelly CLAY/SILT, sand is fine, gravel is fine to coarse angular to subrounded flint. (BEACH & TIDAL FLAT DEPOSITS/HEAD - POSSIBLY REWORKED)		
						(1.65) 3.00	Firm pale brown clayey slightly sandy slightly gravelly SILT with some orange mottling and thin beds of silt/gravel, sand is fine, gravel is fine to medium subrounded to rounded chalk and angular flint. (BEACH & TIDAL FLAT DEPOSITS/HEAD) From 2.0m becoming very gravelly SILT. From 2.4m becoming firm to stiff. From 2.8m becoming pale greenish grey.		
2.80-3.00	D						Stiff green to brown silty slightly sandy gravelly CLAY layered with brown clayey silty sandy gravel and pale green to brown slightly sandy silt, sand is fine, gravel is fine to medium rounded chalk and occasional fine to coarse subangular to rounded flint. (BEACH & TIDAL FLAT DEPOSITS/HEAD) At 3.4-3.6m dark grey staining - moderate hydrocarbon odour. From 3.6m faint hydrocarbon odour.		
3.40-3.60 3.40	ES PID	1.0ppm				(2.00)	From 4.0m moderate to strong hydrocarbon odour.		
3.80-4.00	D						At 4.3-4.55m band of firm pale green sandy slightly gravelly SILT. At 4.55-4.6m dark grey hydrocarbon staining. From 4.6m moderate hydrocarbon odour.		
4.60-4.80 4.60	ES PID	231.6ppm							
4.80-5.00	D					5.00			

Casing Details						Chiselling			Water Added		GENERAL REMARKS
Hole Depth (m)	Date	Time (hrs)	Casing Depth (m)	Casing Dia (mm)	Water Depth (m)	From (m)	To (m)	Hours	From (m)	To (m)	
											Service plans reviewed, location scanned with cable avoidance tool, inspection pit excavated to 1.0m.
All dimensions in metres Scale 1:31.25			Client: Oakridge Environmental			Method/ Plant Used: Windowless Dynamic Sampling			Logged/Checked By: NB/JBI		



OAKLEY SOILS AND CONCRETE ENGINEERING LTD

WINDOW SAMPLER LOG

Project Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN				BOREHOLE No WS5
Job No GGG/40N	Date 13-10-2025	Ground Level (m AOD)	Co-Ordinates (BNG)	
Contractor SDS				Sheet 2 of 2

SAMPLES & TESTS			Water				STRATA	Geology	Instrument/ Backfill
Depth (m)	Type No	Test Result		Reduced Level (m AOD)	Legend	Depth (Thick- ness) m	DESCRIPTION		
5.00-5.10	D	13.2ppm			5.10	Pale green to brown silty slightly gravelly SAND, sand is fine to coarse, gravel is fine to coarse rounded flint and subrounded chalk - moderate hydrocarbon odour. (BEACH & TIDAL FLAT DEPOSITS?) CHALK recovered as pale yellow silt - strong hydrocarbon odour. END OF WINDOWLESS SAMPLER Remarks: No water entries noted during construction - possible seepage, water level at 4.54m on completion, borehole collapsed to 4.75m. 63x51.4mm dia HDPE vapour/groundwater monitoring well installed at 4.75m (response zone 1.0-4.75m) protected by heavy duty flush cover.			
5.10-5.20	ES						5.20		
5.10	PID								

Casing Details						Chiselling			Water Added		GENERAL REMARKS
Hole Depth (m)	Date	Time (hrs)	Casing Depth (m)	Casing Dia (mm)	Water Depth (m)	From (m)	To (m)	Hours	From (m)	To (m)	
5.20	13-10-25	12.30	2.00	113	4.54						Service plans reviewed, location scanned with cable avoidance tool, inspection pit excavated to 1.0m.

All dimensions in metres Scale 1:31.25	Client: Oakridge Environmental	Method/ Plant Used: Windowless Dynamic Sampling	Logged/Checked By: NB/JBI
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Report ID: AGS4 UK BH || Project: WS.GPJ || Library: GINT STD AGS 4.0 - WS.GLB || Date: October 16, 2025

2. PHOTOGRAPHIC RECORD

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

JOB NO: GGG/40N

WS1



GL-1.0m



1.0-2.0m

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

JOB NO: GGG/40N

WS1



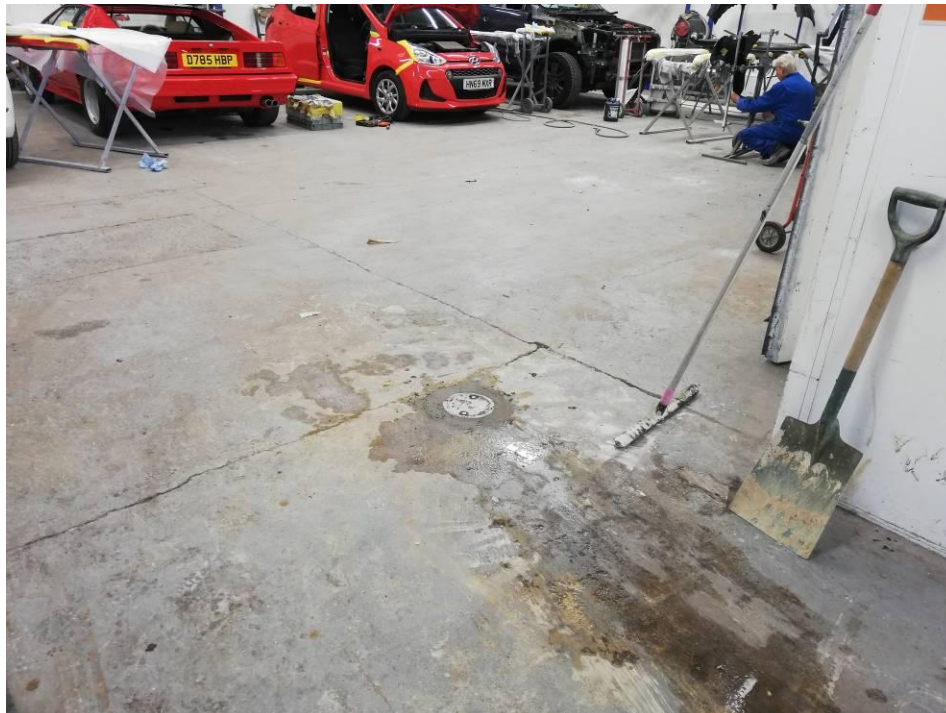
2.0-3.0m



3.0-4.0m



4.0-5.0m



WS1 MONITORING WELL PROTECTED BY FLUSH COVER

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

JOB NO: GGG/40N

WS2



GL-1.0m



1.0-2.0m

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

JOB NO: GGG/40N

WS2



2.0-3.0m



3.0-4.0m



4.0-5.0m



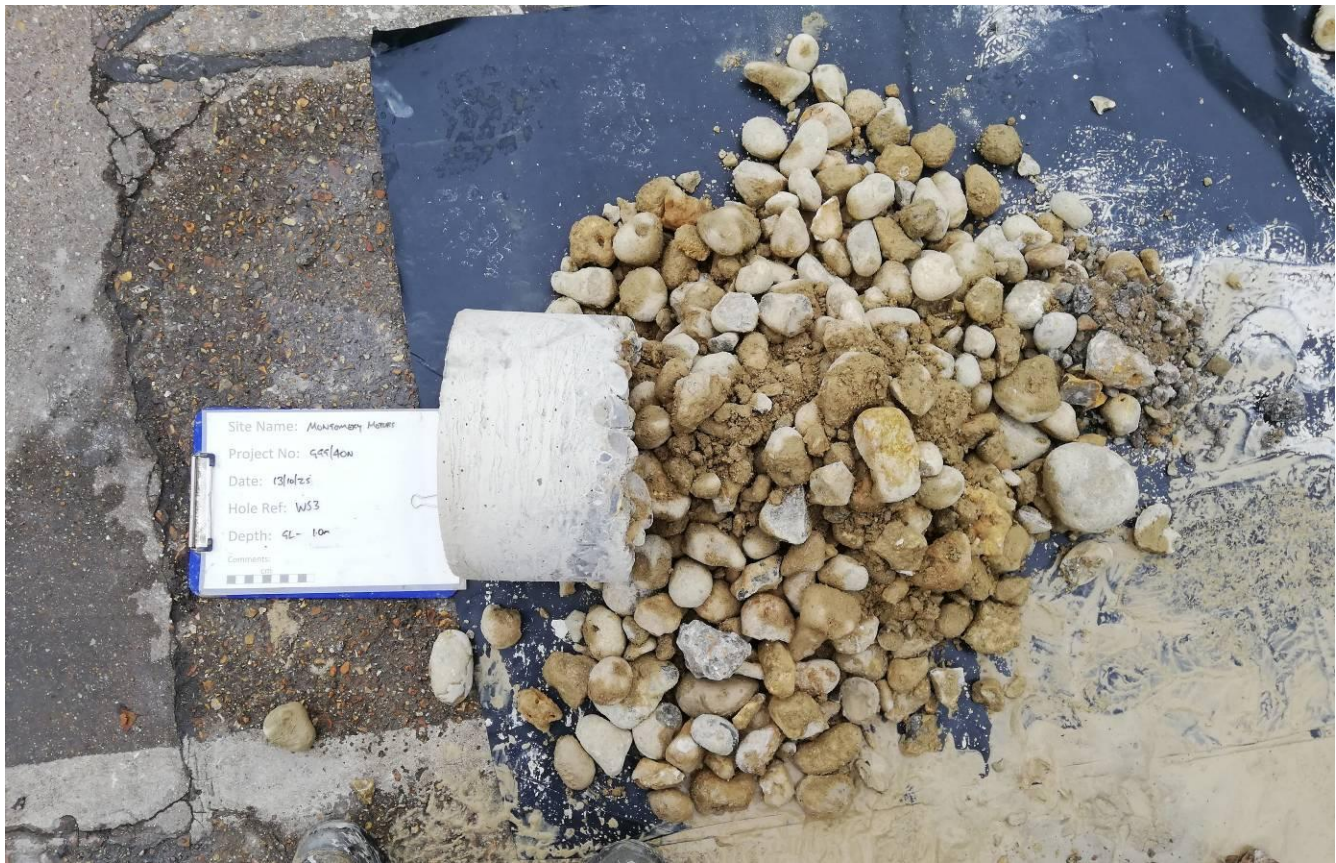
WS2 REINSTATED

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

JOB NO: GGG/40N

WS3



GL-1.0m



1.0-2.0m



2.0-3.0m

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

JOB NO: GGG/40N

WS3



3.0-4.0m



4.0-5.0m



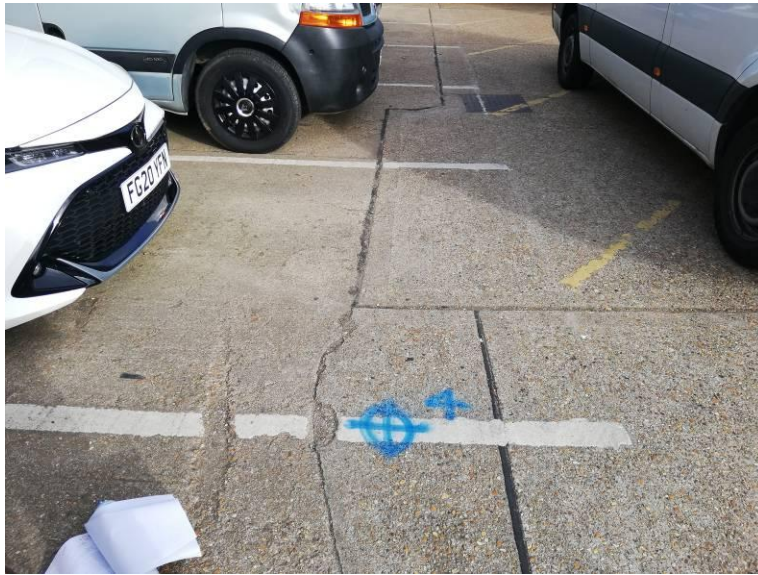
WS3 REINSTATED

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

JOB NO: GGG/40N

WS4



GL-1.0m



1.0-2.0m

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

JOB NO: GGG/40N

WS4



2.0-3.0m



3.0-4.0m



4.0-5.0m



WS4 MONITORING WELL PROTECTED BY FLUSH COVER

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

JOB NO: GGG/40N

WS5



GL-1.0m



1.0-2.0m



2.0-3.0m

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

JOB NO: GGG/40N

WS5



3.0-4.0m



4.0-5.2m



WS5 MONITORING WELL PROTECTED BY FLUSH COVER

3. LABORATORY TEST RESULTS

- *Chemical – soil*

Oakley Soils and Concrete Engineering Ltd
Rede Hall Farm
Rede
Bury St. Edmunds
Suffolk
IP29 4UG

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

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

Analytical Report Number : 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street,
Southwick, BN42 4DN

Samples received on: 15/10/2025

Your job number: GGG-40N

**Samples instructed on/
Analysis started on:** 17/10/2025

Your order number: 6875

Analysis completed by: 29/10/2025

Report Issue Number: 1

Report issued on: 29/10/2025

Samples Analysed: 29 soil samples - 1 bulk sample



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: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719054	719055	719056	719057	719058
Sample Reference	WS1	WS1	WS1	WS1	WS1
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)	0.35-0.60	0.80-1.00	1.35-1.65	2.50-2.90	3.70-3.90
Date Sampled	14/10/2025	14/10/2025	14/10/2025	14/10/2025	14/10/2025
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	22.1	< 0.1	20	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	10	14	12	9.6	12
Total mass of sample received	kg	0.1	NONE	0.8	0.8	0.9	0.8	1.1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	-
Asbestos Analyst ID	N/A	N/A	N/A	WIK	WIK	WIK	WIK	-
Analysis completed	N/A	N/A	N/A	24/10/2025	24/10/2025	24/10/2025	24/10/2025	-

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.9	8.4	8.3	11.5	-
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	-
Total Sulphate as SO ₄	mg/kg	50	MCERTS	1900	560	570	45000	-
Organic Matter (automated)	%	0.1	MCERTS	8	1.1	0.6	1.2	-

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	6.1	0.09	< 0.05	< 0.05	-
Acenaphthylene	mg/kg	0.05	MCERTS	35	0.96	0.29	< 0.05	-
Acenaphthene	mg/kg	0.05	MCERTS	6	0.08	< 0.05	< 0.05	-
Fluorene	mg/kg	0.05	MCERTS	31	0.25	0.09	< 0.05	-
Phenanthrene	mg/kg	0.05	MCERTS	300	2.5	0.54	< 0.05	-
Anthracene	mg/kg	0.05	MCERTS	96	1.4	0.23	< 0.05	-
Fluoranthene	mg/kg	0.05	MCERTS	480	8.3	0.97	< 0.05	-
Pyrene	mg/kg	0.05	MCERTS	370	7.1	0.78	< 0.05	-
Benzo(a)anthracene	mg/kg	0.05	MCERTS	290	5.5	0.61	< 0.05	-
Chrysene	mg/kg	0.05	MCERTS	240	4.6	0.5	< 0.05	-
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	290	5.9	0.7	< 0.05	-
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	110	2.1	0.23	< 0.05	-
Benzo(a)pyrene	mg/kg	0.05	MCERTS	210	4.4	0.51	< 0.05	-
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	93	1.8	0.2	< 0.05	-
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	25	0.6	< 0.05	< 0.05	-
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	86	1.8	0.21	< 0.05	-
Coronene	mg/kg	0.05	NONE	20	0.46	< 0.05	< 0.05	-

Total PAH

Total WAC-17 PAHs	mg/kg	0.85	NONE	2670	47.8	5.86	< 0.85	-
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Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719054	719055	719056	719057	719058
Sample Reference	WS1	WS1	WS1	WS1	WS1
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)	0.35-0.60	0.80-1.00	1.35-1.65	2.50-2.90	3.70-3.90
Date Sampled	14/10/2025	14/10/2025	14/10/2025	14/10/2025	14/10/2025
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	21	11	4.6	6.6	-
Barium (aqua regia extractable)	mg/kg	1	MCERTS	310	84	23	210	-
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.91	1.1	0.41	0.43	-
Boron (water soluble)	mg/kg	0.2	MCERTS	2.9	1.5	0.3	3.3	-
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.7	0.4	0.5	2.3	-
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	-
Chromium (III)	mg/kg	1	NONE	18	32	13	91	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	18	32	13	91	-
Copper (aqua regia extractable)	mg/kg	1	MCERTS	96	28	6.4	1500	-
Lead (aqua regia extractable)	mg/kg	1	MCERTS	520	53	5.7	160	-
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	1.9	1.8	< 0.3	< 0.3	-
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	25	31	13	170	-
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.2	< 1.0	< 1.0	2.3	-
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	35	44	16	130	-
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	240	73	31	2200	-

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	0.22
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	0.22
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	2.3	< 1.0	< 1.0	< 1.0	2.1
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	23	3.2	< 2.0	3.7	26
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	27	28	< 8.0	39	27
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	110	87	< 8.0	160	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	-	-	-	-	< 10
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	160	120	< 10	200	56
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	-	-	-	-	56

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	3.4	< 1.0	< 1.0	< 1.0	1.8
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	97	2.5	< 2.0	5.9	16
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	1900 ^{\$\$}	35	< 10	29	16
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	4200 ^{\$\$}	83	17	100	< 10
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	-	-	-	-	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	6200	120	17	140	34
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	-	-	-	-	34

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	-	-	-	-	90
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VOCs

Chloromethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Chloroethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Bromomethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Vinyl Chloride	µg/kg	5	NONE	-	-	-	< 5.0	-
Trichlorofluoromethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719054	719055	719056	719057	719058
Sample Reference				WS1	WS1	WS1	WS1	WS1
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)				0.35-0.60	0.80-1.00	1.35-1.65	2.50-2.90	3.70-3.90
Date Sampled				14/10/2025	14/10/2025	14/10/2025	14/10/2025	14/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
1,1-Dichloroethene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
2,2-Dichloropropane	µg/kg	5	NONE	-	-	-	< 5.0	-
Chloroform	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,2-Dichloroethane	µg/kg	7	MCERTS	-	-	-	< 7.0	-
1,1-Dichloropropene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Carbontetrachloride	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,2-Dichloropropane	µg/kg	6	MCERTS	-	-	-	< 6.0	-
Trichloroethene	µg/kg	10	MCERTS	-	-	-	< 10	-
Dibromomethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Bromodichloromethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	-	-	< 10	-
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	-	-	< 6.0	-
1,3-Dichloropropane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Dibromochloromethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Tetrachloroethene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,2-Dibromoethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Chlorobenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
Styrene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Bromoform	µg/kg	5	MCERTS	-	-	-	< 5.0	-
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	-	-	< 5.0	-
Bromobenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
n-Propylbenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
2-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
4-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
tert-Butylbenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
sec-Butylbenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
p-Isopropyltoluene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
Butylbenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	-	-	< 8.0	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719054	719055	719056	719057	719058
Sample Reference				WS1	WS1	WS1	WS1	WS1
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)				0.35-0.60	0.80-1.00	1.35-1.65	2.50-2.90	3.70-3.90
Date Sampled				14/10/2025	14/10/2025	14/10/2025	14/10/2025	14/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Hexachlorobutadiene	µg/kg	5	MCERTS	-	-	-	< 5.0	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	< 5.0	-

SVOCs

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

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

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719059	719061	719062	719063	719064
Sample Reference	WS1	WS2	WS2	WS2	WS2
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)	4.60-4.80	0.30-0.50	0.90-1.00	1.50-1.90	2.80-2.90
Date Sampled	14/10/2025	14/10/2025	14/10/2025	14/10/2025	14/10/2025
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	12.6	< 0.1	32.5	< 0.1
Moisture Content	%	0.01	NONE	14	16	15	12	13
Total mass of sample received	kg	0.1	NONE	1.2	0.8	0.7	2	1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	-	WIK	PDO	PDO	PDO
Analysis completed	N/A	N/A	N/A	-	24/10/2025	24/10/2025	24/10/2025	24/10/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	-	9.3	7.8	8.3	8.4
Total Cyanide	mg/kg	1	MCERTS	-	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	-	5500	790	440	450
Organic Matter (automated)	%	0.1	MCERTS	-	1.3	1.6	0.7	0.7

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	-	0.1	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	-	0.17	0.23	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	-	0.19	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	-	0.2	0.06	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	-	1.6	0.86	< 0.05	< 0.05
Anthracene	mg/kg	0.05	MCERTS	-	0.36	0.21	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	-	2.7	2.6	< 0.05	< 0.05
Pyrene	mg/kg	0.05	MCERTS	-	2.3	2.3	< 0.05	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	-	1.8	1.5	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	-	1.8	1.8	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	-	2.8	2.4	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	-	0.9	0.79	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	-	1.9	1.7	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	-	0.97	0.83	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	-	0.26	0.21	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	-	1.1	0.88	< 0.05	< 0.05
Coronene	mg/kg	0.05	NONE	-	0.27	0.23	< 0.05	< 0.05

Total PAH

Total WAC-17 PAHs	mg/kg	0.85	NONE	-	19.2	16.7	< 0.85	< 0.85
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Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719059	719061	719062	719063	719064
Sample Reference	WS1	WS2	WS2	WS2	WS2
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)	4.60-4.80	0.30-0.50	0.90-1.00	1.50-1.90	2.80-2.90
Date Sampled	14/10/2025	14/10/2025	14/10/2025	14/10/2025	14/10/2025
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	-	10	13	5.7	3.5
Barium (aqua regia extractable)	mg/kg	1	MCERTS	-	190	71	28	24
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	-	0.8	1	0.48	0.43
Boron (water soluble)	mg/kg	0.2	MCERTS	-	1.6	2.5	0.4	0.4
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	-	< 0.2	0.4	0.5	0.6
Chromium (hexavalent)	mg/kg	1.8	MCERTS	-	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	-	14	27	14	11
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	-	14	27	14	11
Copper (aqua regia extractable)	mg/kg	1	MCERTS	-	92	24	7.7	5.5
Lead (aqua regia extractable)	mg/kg	1	MCERTS	-	140	57	5.3	6
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	-	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	-	18	26	14	12
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	-	< 1.0	1.1	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	-	30	39	20	15
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	-	180	80	32	30

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	1.4	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	10	< 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	9.3	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	< 10	-	-	-	-
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	12	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	12	-	-	-	-

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	11	15	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	< 10	-	-	-	-
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	11	15	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	-	-	-	-

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	12	-	-	-	-
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VOCs

Chloromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Chloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Bromomethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Vinyl Chloride	µg/kg	5	NONE	-	-	-	-	< 5.0
Trichlorofluoromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719059	719061	719062	719063	719064
Sample Reference				WS1	WS2	WS2	WS2	WS2
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)				4.60-4.80	0.30-0.50	0.90-1.00	1.50-1.90	2.80-2.90
Date Sampled				14/10/2025	14/10/2025	14/10/2025	14/10/2025	14/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
1,1-Dichloroethene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
2,2-Dichloropropane	µg/kg	5	NONE	-	-	-	-	< 5.0
Chloroform	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dichloroethane	µg/kg	7	MCERTS	-	-	-	-	< 7.0
1,1-Dichloropropene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Carbontetrachloride	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dichloropropane	µg/kg	6	MCERTS	-	-	-	-	< 6.0
Trichloroethene	µg/kg	10	MCERTS	-	-	-	-	< 10
Dibromomethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Bromodichloromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	-	-	-	< 10
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	-	-	-	< 6.0
1,3-Dichloropropane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Dibromochloromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Tetrachloroethene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dibromoethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Chlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
Styrene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Bromoform	µg/kg	5	MCERTS	-	-	-	-	< 5.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	-	-	-	< 5.0
Bromobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
n-Propylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
2-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
4-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
tert-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
sec-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
p-Isopropyltoluene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	-	-	-	< 8.0
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719059	719061	719062	719063	719064
Sample Reference				WS1	WS2	WS2	WS2	WS2
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)				4.60-4.80	0.30-0.50	0.90-1.00	1.50-1.90	2.80-2.90
Date Sampled				14/10/2025	14/10/2025	14/10/2025	14/10/2025	14/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Hexachlorobutadiene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0

SVOCs

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

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

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719065	719066	719067	719068	719069
Sample Reference	WS2	WS2	WS3	WS3	WS3
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)	3.80-4.00	4.70-4.90	0.80-1.00	1.50-1.95	2.40-2.65
Date Sampled	14/10/2025	14/10/2025	13/10/2025	13/10/2025	13/10/2025
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	42.3	34.2	22.4
Moisture Content	%	0.01	NONE	12	12	4.2	11	10
Total mass of sample received	kg	0.1	NONE	1.1	1.2	0.2	0.9	2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	-	-	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	-	-	-	SCA	SCA
Analysis completed	N/A	N/A	N/A	-	-	-	24/10/2025	24/10/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	-	-	11.5	9.3	8.6
Total Cyanide	mg/kg	1	MCERTS	-	-	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	-	-	3400	2300	1100
Organic Matter (automated)	%	0.1	MCERTS	-	-	0.9	2.3	1.8

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	-	-	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	-	-	< 0.05	0.76	0.06
Acenaphthene	mg/kg	0.05	MCERTS	-	-	< 0.05	0.46	< 0.05
Fluorene	mg/kg	0.05	MCERTS	-	-	< 0.05	0.35	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	-	-	0.11	6.5	< 0.05
Anthracene	mg/kg	0.05	MCERTS	-	-	< 0.05	2.5	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	-	-	0.32	14	0.18
Pyrene	mg/kg	0.05	MCERTS	-	-	0.36	14	0.23
Benzo(a)anthracene	mg/kg	0.05	MCERTS	-	-	0.32	8.5	0.17
Chrysene	mg/kg	0.05	MCERTS	-	-	0.33	8.1	0.2
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	-	-	0.79	16	0.42
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	-	-	0.25	7.4	0.22
Benzo(a)pyrene	mg/kg	0.05	MCERTS	-	-	0.61	15	0.37
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	-	-	0.44	9.7	0.31
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	-	-	0.12	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	-	-	0.6	13	0.5
Coronene	mg/kg	0.05	NONE	-	-	< 0.05	2.8	0.11

Total PAH

Total WAC-17 PAHs	mg/kg	0.85	NONE	-	-	4.26	119	2.77
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Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719065	719066	719067	719068	719069
Sample Reference	WS2	WS2	WS3	WS3	WS3
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)	3.80-4.00	4.70-4.90	0.80-1.00	1.50-1.95	2.40-2.65
Date Sampled	14/10/2025	14/10/2025	13/10/2025	13/10/2025	13/10/2025
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	-	-	16	11	10
Barium (aqua regia extractable)	mg/kg	1	MCERTS	-	-	120	180	120
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	-	-	0.37	1.3	0.37
Boron (water soluble)	mg/kg	0.2	MCERTS	-	-	2.2	1.7	1.1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	-	-	0.2	0.4	1.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	-	-	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	-	-	16	23	15
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	-	-	16	23	15
Copper (aqua regia extractable)	mg/kg	1	MCERTS	-	-	35	24	69
Lead (aqua regia extractable)	mg/kg	1	MCERTS	-	-	44	120	41
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	-	-	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	-	-	11	13	9.5
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	-	-	< 1.0	< 1.0	1.6
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	-	-	25	43	23
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	-	-	380	180	230

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	0.055	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	0.041	0.82	< 0.010	0.034	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	0.027	0.82	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	1.2	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	6	34	< 2.0	11	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	10	75	< 8.0	39	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	9.7	78	76	77
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	< 10	< 10	-	-	-
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	18	120	78	130	77
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	18	120	-	-	-

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	0.76	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	1.6	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	4.4	25	< 2.0	4.8	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	46	< 10	58	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	17	15	230	25
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	< 10	< 10	-	-	-
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	90	15	290	25
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	90	-	-	-

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	22	210	-	-	-
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VOCs

Chloromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Chloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Bromomethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Vinyl Chloride	µg/kg	5	NONE	-	-	-	-	< 5.0
Trichlorofluoromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719065	719066	719067	719068	719069
Sample Reference				WS2	WS2	WS3	WS3	WS3
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)				3.80-4.00	4.70-4.90	0.80-1.00	1.50-1.95	2.40-2.65
Date Sampled				14/10/2025	14/10/2025	13/10/2025	13/10/2025	13/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
1,1-Dichloroethene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
2,2-Dichloropropane	µg/kg	5	NONE	-	-	-	-	< 5.0
Chloroform	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dichloroethane	µg/kg	7	MCERTS	-	-	-	-	< 7.0
1,1-Dichloropropene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Carbontetrachloride	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dichloropropane	µg/kg	6	MCERTS	-	-	-	-	< 6.0
Trichloroethene	µg/kg	10	MCERTS	-	-	-	-	< 10
Dibromomethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Bromodichloromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	-	-	-	< 10
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	-	-	-	< 6.0
1,3-Dichloropropane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Dibromochloromethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Tetrachloroethene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dibromoethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Chlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
Styrene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Bromoform	µg/kg	5	MCERTS	-	-	-	-	< 5.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	-	-	-	< 5.0
Bromobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
n-Propylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
2-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
4-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
tert-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
sec-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
p-Isopropyltoluene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	-	-	-	< 8.0
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719065	719066	719067	719068	719069
Sample Reference				WS2	WS2	WS3	WS3	WS3
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)				3.80-4.00	4.70-4.90	0.80-1.00	1.50-1.95	2.40-2.65
Date Sampled				14/10/2025	14/10/2025	13/10/2025	13/10/2025	13/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Hexachlorobutadiene	µg/kg	5	MCERTS	-	-	-	-	< 5.0
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	< 5.0

SVOCs

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

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

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719070	719071	719072	719073	719074
Sample Reference	WS3	WS3	WS4	WS4	WS4
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)	3.40-4.00	4.70-5.00	0.20-0.50	0.80-1.00	1.50-1.70
Date Sampled	13/10/2025	13/10/2025	13/10/2025	13/10/2025	14/10/2025
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	19.7	< 0.1	11.4
Moisture Content	%	0.01	NONE	20	22	9.5	14	15
Total mass of sample received	kg	0.1	NONE	2	0.7	1	2	1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	-	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	-	-	SCA	SCA	SCA
Analysis completed	N/A	N/A	N/A	-	-	24/10/2025	24/10/2025	24/10/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	-	-	9.2	8.6	8.3
Total Cyanide	mg/kg	1	MCERTS	-	-	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	-	-	1100	630	310
Organic Matter (automated)	%	0.1	MCERTS	-	-	0.9	1.1	0.3

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	-	-	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	-	-	0.17	0.09	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	-	-	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	-	-	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	-	-	0.21	0.13	< 0.05
Anthracene	mg/kg	0.05	MCERTS	-	-	0.14	0.06	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	-	-	1.1	0.51	< 0.05
Pyrene	mg/kg	0.05	MCERTS	-	-	1.1	0.49	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	-	-	0.81	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	-	-	0.81	0.38	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	-	-	1.6	0.51	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	-	-	0.47	0.22	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	-	-	1.2	0.43	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	-	-	0.67	0.26	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	-	-	0.16	0.06	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	-	-	0.79	0.29	< 0.05
Coronene	mg/kg	0.05	NONE	-	-	0.21	0.08	< 0.05

Total PAH

Total WAC-17 PAHs	mg/kg	0.85	NONE	-	-	9.37	3.53	< 0.85
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Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719070	719071	719072	719073	719074
Sample Reference	WS3	WS3	WS4	WS4	WS4
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)	3.40-4.00	4.70-5.00	0.20-0.50	0.80-1.00	1.50-1.70
Date Sampled	13/10/2025	13/10/2025	13/10/2025	13/10/2025	14/10/2025
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	-	-	8.4	13	5.1
Barium (aqua regia extractable)	mg/kg	1	MCERTS	-	-	23	56	42
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	-	-	0.36	0.8	0.65
Boron (water soluble)	mg/kg	0.2	MCERTS	-	-	0.6	0.9	0.4
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	-	-	< 0.2	0.4	0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	-	-	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	-	-	10	21	20
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	-	-	10	21	20
Copper (aqua regia extractable)	mg/kg	1	MCERTS	-	-	13	21	21
Lead (aqua regia extractable)	mg/kg	1	MCERTS	-	-	13	25	7.9
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	-	-	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	-	-	17	23	19
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	-	-	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	-	-	17	32	26
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	-	-	25	57	41

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	10 [%]	0.66	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	12 [%]	4.6	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	2.8	4.2	< 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	29	31	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	81	140	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	23	28	15	11	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	< 10	< 10	-	-	-
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	160	210	15	11	< 10
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	160	210	-	-	-

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	0.26	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	37 [%]	24	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	1.2	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	24	32	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	51	94	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	23	22	25	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	< 10	< 10	-	-	-
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	140	170	25	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	140	170	-	-	-

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	290	380	-	-	-
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VOCs

Chloromethane	µg/kg	5	MCERTS	-	-	-	-	-
Chloroethane	µg/kg	5	MCERTS	-	-	-	-	-
Bromomethane	µg/kg	5	MCERTS	-	-	-	-	-
Vinyl Chloride	µg/kg	5	NONE	-	-	-	-	-
Trichlorofluoromethane	µg/kg	5	MCERTS	-	-	-	-	-

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719070	719071	719072	719073	719074
Sample Reference				WS3	WS3	WS4	WS4	WS4
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)				3.40-4.00	4.70-5.00	0.20-0.50	0.80-1.00	1.50-1.70
Date Sampled				13/10/2025	13/10/2025	13/10/2025	13/10/2025	14/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
1,1-Dichloroethene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	-	-	-	-	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	-	-	-	-	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	-	-	-	-	-
2,2-Dichloropropane	µg/kg	5	NONE	-	-	-	-	-
Chloroform	µg/kg	5	MCERTS	-	-	-	-	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dichloroethane	µg/kg	7	MCERTS	-	-	-	-	-
1,1-Dichloropropene	µg/kg	5	MCERTS	-	-	-	-	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	-	-	-	-	-
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Carbontetrachloride	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dichloropropane	µg/kg	6	MCERTS	-	-	-	-	-
Trichloroethene	µg/kg	10	MCERTS	-	-	-	-	-
Dibromomethane	µg/kg	5	MCERTS	-	-	-	-	-
Bromodichloromethane	µg/kg	5	MCERTS	-	-	-	-	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	-	-	-	-	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	-	-	-	-	-
Toluene	µg/kg	5	MCERTS	70	< 5.0	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	-	-	-	-	-
1,3-Dichloropropane	µg/kg	5	MCERTS	-	-	-	-	-
Dibromochloromethane	µg/kg	5	MCERTS	-	-	-	-	-
Tetrachloroethene	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dibromoethane	µg/kg	5	MCERTS	-	-	-	-	-
Chlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	-	-	-	-	-
Ethylbenzene	µg/kg	5	MCERTS	6200 ^{5%}	5400 ^{5%}	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	11000 ^{5%}	4800	< 8.0	< 8.0	< 8.0
Styrene	µg/kg	5	MCERTS	-	-	-	-	-
Bromoform	µg/kg	5	MCERTS	-	-	-	-	-
o-Xylene	µg/kg	5	MCERTS	3500	780	< 5.0	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	-	-	-	-	-
Bromobenzene	µg/kg	5	MCERTS	-	-	-	-	-
n-Propylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
2-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	-
4-Chlorotoluene	µg/kg	5	MCERTS	-	-	-	-	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
tert-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
sec-Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
p-Isopropyltoluene	µg/kg	5	MCERTS	-	-	-	-	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-
Butylbenzene	µg/kg	5	MCERTS	-	-	-	-	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	-	-	-	-	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719070	719071	719072	719073	719074
Sample Reference				WS3	WS3	WS4	WS4	WS4
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)				3.40-4.00	4.70-5.00	0.20-0.50	0.80-1.00	1.50-1.70
Date Sampled				13/10/2025	13/10/2025	13/10/2025	13/10/2025	14/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Hexachlorobutadiene	µg/kg	5	MCERTS	-	-	-	-	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	-	-	-	-	-

SVOCs

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

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

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719075	719076	719077	719078	719079
Sample Reference				WS4	WS4	WS4	WS5	WS5
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)				2.50-2.70	3.80-4.00	4.50-4.80	0.40-0.60	0.70-0.90
Date Sampled				14/10/2025	14/10/2025	14/10/2025	13/10/2025	13/10/2025
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	30.9	41.8	27.4	< 0.1
Moisture Content	%	0.01	NONE	16	11	12	14	18
Total mass of sample received	kg	0.1	NONE	0.9	1.1	1.1	0.8	2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	-	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	SCA	-	-	SCA	SCA
Analysis completed	N/A	N/A	N/A	24/10/2025	-	-	24/10/2025	24/10/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.2	-	-	9.5	8.2
Total Cyanide	mg/kg	1	MCERTS	< 1.0	-	-	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	430	-	-	3000	530
Organic Matter (automated)	%	0.1	MCERTS	0.3	-	-	1.4	2.1

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	-	-	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	-	-	0.4	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	-	-	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	-	-	0.11	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	-	-	1.8	0.49
Anthracene	mg/kg	0.05	MCERTS	< 0.05	-	-	0.43	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	-	-	6.5	0.65
Pyrene	mg/kg	0.05	MCERTS	< 0.05	-	-	5.7	0.53
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	-	-	3.7	0.28
Chrysene	mg/kg	0.05	MCERTS	< 0.05	-	-	4.3	0.34
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	-	-	5.6	0.4
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	-	-	2	0.2
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	-	-	4.1	0.29
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	-	-	2.1	0.18
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	-	-	0.54	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	-	-	2.4	0.19
Coronene	mg/kg	0.05	NONE	< 0.05	-	-	0.56	< 0.05

Total PAH

Total WAC-17 PAHs	mg/kg	0.85	NONE	< 0.85	-	-	40.4	3.56
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Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719075	719076	719077	719078	719079
Sample Reference	WS4	WS4	WS4	WS5	WS5
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)	2.50-2.70	3.80-4.00	4.50-4.80	0.40-0.60	0.70-0.90
Date Sampled	14/10/2025	14/10/2025	14/10/2025	13/10/2025	13/10/2025
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	4.5	-	-	11	20
Barium (aqua regia extractable)	mg/kg	1	MCERTS	21	-	-	82	76
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.37	-	-	0.52	1.1
Boron (water soluble)	mg/kg	0.2	MCERTS	0.4	-	-	1.3	1.3
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.5	-	-	< 0.2	0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	-	-	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	10	-	-	14	16
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	10	-	-	14	16
Copper (aqua regia extractable)	mg/kg	1	MCERTS	19	-	-	25	51
Lead (aqua regia extractable)	mg/kg	1	MCERTS	3.4	-	-	190	160
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	-	-	< 0.3	0.4
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	13	-	-	11	18
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	-	-	1.1	1.1
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	15	-	-	24	38
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	30	-	-	61	60

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	0.14	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	0.024	3.4	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	0.029	2.5	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	2.5	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	43	64	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	72	120	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	12	19	8.1	10
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	-	< 10	< 10	-	-
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	130	210	< 10	10
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	-	130	210	-	-

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	0.041
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	1.6	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	19	38	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	47	66	20	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	65	< 10
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	-	< 10	< 10	-	-
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	66	110	85	< 10
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	-	66	110	-	-

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	-	200	320	-	-
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VOCs

Chloromethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Chloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Bromomethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Vinyl Chloride	µg/kg	5	NONE	< 5.0	-	-	-	-
Trichlorofluoromethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719075	719076	719077	719078	719079
Sample Reference				WS4	WS4	WS4	WS5	WS5
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)				2.50-2.70	3.80-4.00	4.50-4.80	0.40-0.60	0.70-0.90
Date Sampled				14/10/2025	14/10/2025	14/10/2025	13/10/2025	13/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
1,1-Dichloroethene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
2,2-Dichloropropane	µg/kg	5	NONE	< 5.0	-	-	-	-
Chloroform	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2-Dichloroethane	µg/kg	7	MCERTS	< 7.0	-	-	-	-
1,1-Dichloropropene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Carbontetrachloride	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2-Dichloropropane	µg/kg	6	MCERTS	< 6.0	-	-	-	-
Trichloroethene	µg/kg	10	MCERTS	< 10	-	-	-	-
Dibromomethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Bromodichloromethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	< 10	-	-	-	-
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	< 6.0	-	-	-	-
1,3-Dichloropropane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Dibromochloromethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Tetrachloroethene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2-Dibromoethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Chlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	12
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
Styrene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Bromoform	µg/kg	5	MCERTS	< 5.0	-	-	-	-
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	< 5.0	-	-	-	-
Bromobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
n-Propylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
2-Chlorotoluene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
4-Chlorotoluene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
tert-Butylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
sec-Butylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
p-Isopropyltoluene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
Butylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	< 8.0	-	-	-	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719075	719076	719077	719078	719079
Sample Reference				WS4	WS4	WS4	WS5	WS5
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)				2.50-2.70	3.80-4.00	4.50-4.80	0.40-0.60	0.70-0.90
Date Sampled				14/10/2025	14/10/2025	14/10/2025	13/10/2025	13/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Hexachlorobutadiene	µg/kg	5	MCERTS	< 5.0	-	-	-	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-	-

SVOCs

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

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

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719080	719081	719082	719083
Sample Reference	WS5	WS5	WS5	WS5
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	1.30-1.50	3.40-3.60	4.60-4.80	5.10-5.20
Date Sampled	13/10/2025	13/10/2025	13/10/2025	13/10/2025
Time Taken	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	25.7	< 0.1
Moisture Content	%	0.01	NONE	17	12	11	19
Total mass of sample received	kg	0.1	NONE	1.1	1.1	1.1	0.1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	-	-
Asbestos Analyst ID	N/A	N/A	N/A	SCA	-	-	-
Analysis completed	N/A	N/A	N/A	24/10/2025	-	-	-

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.3	-	-	-
Total Cyanide	mg/kg	1	MCERTS	< 1.0	-	-	-
Total Sulphate as SO ₄	mg/kg	50	MCERTS	330	-	-	-
Organic Matter (automated)	%	0.1	MCERTS	0.7	-	-	-

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	< 0.05	-	-	-
Anthracene	mg/kg	0.05	MCERTS	< 0.05	-	-	-
Fluoranthene	mg/kg	0.05	MCERTS	0.09	-	-	-
Pyrene	mg/kg	0.05	MCERTS	0.12	-	-	-
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.1	-	-	-
Chrysene	mg/kg	0.05	MCERTS	0.12	-	-	-
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.17	-	-	-
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.11	-	-	-
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.16	-	-	-
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.11	-	-	-
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	-	-	-
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.17	-	-	-
Coronene	mg/kg	0.05	NONE	< 0.05	-	-	-

Total PAH

Total WAC-17 PAHs	mg/kg	0.85	NONE	1.15	-	-	-
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Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719080	719081	719082	719083
Sample Reference	WS5	WS5	WS5	WS5
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	1.30-1.50	3.40-3.60	4.60-4.80	5.10-5.20
Date Sampled	13/10/2025	13/10/2025	13/10/2025	13/10/2025
Time Taken	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	5.8	-	-	-
Barium (aqua regia extractable)	mg/kg	1	MCERTS	50	-	-	-
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.8	-	-	-
Boron (water soluble)	mg/kg	0.2	MCERTS	0.9	-	-	-
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	-	-	-
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	-	-	-
Chromium (III)	mg/kg	1	NONE	24	-	-	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	24	-	-	-
Copper (aqua regia extractable)	mg/kg	1	MCERTS	14	-	-	-
Lead (aqua regia extractable)	mg/kg	1	MCERTS	13	-	-	-
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	-	-	-
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	22	-	-	-
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	-	-	-
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	31	-	-	-
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	50	-	-	-

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	20 ^{5%}	0.072
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	98 ^{5%}	0.28
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	0.077
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	4.4	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	110	2.6
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	250	9.7
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	32	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	-	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	520	13
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	-	< 10	520	13

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	0.45	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	21	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	84	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	150	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	26	< 10
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	-	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	280	< 10
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	-	< 10	280	< 10

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	-	< 10	800	13
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VOCs

Chloromethane	µg/kg	5	MCERTS	< 5.0	-	-	-
Chloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-
Bromomethane	µg/kg	5	MCERTS	< 5.0	-	-	-
Vinyl Chloride	µg/kg	5	NONE	< 5.0	-	-	-
Trichlorofluoromethane	µg/kg	5	MCERTS	< 5.0	-	-	-

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719080	719081	719082	719083
Sample Reference				WS5	WS5	WS5	WS5
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				1.30-1.50	3.40-3.60	4.60-4.80	5.10-5.20
Date Sampled				13/10/2025	13/10/2025	13/10/2025	13/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				
1,1-Dichloroethene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	5	MCERTS	< 5.0	-	-	-
Trans 1,2-dichloroethylene	µg/kg	5	MCERTS	< 5.0	-	-	-
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
1,1-Dichloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-
2,2-Dichloropropane	µg/kg	5	NONE	< 5.0	-	-	-
Chloroform	µg/kg	5	MCERTS	< 5.0	-	-	-
1,1,1-Trichloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-
1,2-Dichloroethane	µg/kg	7	MCERTS	< 7.0	-	-	-
1,1-Dichloropropene	µg/kg	5	MCERTS	< 5.0	-	-	-
Cis-1,2-dichloroethene	µg/kg	5	MCERTS	< 5.0	-	-	-
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Carbontetrachloride	µg/kg	5	MCERTS	< 5.0	-	-	-
1,2-Dichloropropane	µg/kg	6	MCERTS	< 6.0	-	-	-
Trichloroethene	µg/kg	10	MCERTS	< 10	-	-	-
Dibromomethane	µg/kg	5	MCERTS	< 5.0	-	-	-
Bromodichloromethane	µg/kg	5	MCERTS	< 5.0	-	-	-
Cis-1,3-dichloropropene	µg/kg	5	MCERTS	< 5.0	-	-	-
Trans-1,3-dichloropropene	µg/kg	10	MCERTS	< 10	-	-	-
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
1,1,2-Trichloroethane	µg/kg	6	MCERTS	< 6.0	-	-	-
1,3-Dichloropropane	µg/kg	5	MCERTS	< 5.0	-	-	-
Dibromochloromethane	µg/kg	5	MCERTS	< 5.0	-	-	-
Tetrachloroethene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,2-Dibromoethane	µg/kg	5	MCERTS	< 5.0	-	-	-
Chlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,1,1,2-Tetrachloroethane	µg/kg	5	MCERTS	< 5.0	-	-	-
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	490	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	2700	< 8.0
Styrene	µg/kg	5	MCERTS	< 5.0	-	-	-
Bromoform	µg/kg	5	MCERTS	< 5.0	-	-	-
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	470	< 5.0
Isopropylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,1,2,2-Tetrachloroethane	µg/kg	5	NONE	< 5.0	-	-	-
Bromobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
n-Propylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
2-Chlorotoluene	µg/kg	5	MCERTS	< 5.0	-	-	-
4-Chlorotoluene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,3,5-Trimethylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
tert-Butylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,2,4-Trimethylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
sec-Butylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,3-Dichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
p-Isopropyltoluene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,4-Dichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,2-Dichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
Butylbenzene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,2-Dibromo-3-chloropropane	µg/kg	8	MCERTS	< 8.0	-	-	-
1,2,4-Trichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number				719080	719081	719082	719083
Sample Reference				WS5	WS5	WS5	WS5
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				1.30-1.50	3.40-3.60	4.60-4.80	5.10-5.20
Date Sampled				13/10/2025	13/10/2025	13/10/2025	13/10/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				
Hexachlorobutadiene	µg/kg	5	MCERTS	< 5.0	-	-	-
1,2,3-Trichlorobenzene	µg/kg	5	MCERTS	< 5.0	-	-	-

SVOCs

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

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

Analytical Report Number: 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

Your Order No: 6875

Lab Sample Number	719060			
Sample Reference	WS2			
Sample Number	None Supplied			
Water Matrix	N/A			
Depth (m)	0.30			
Date Sampled	14/10/2025			
Time Taken	None Supplied			
Analytical Parameter (Bulk Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Asbestos

Asbestos in bulks	Type	N/A	ISO 17025	Detected
Asbestos Analyst ID	N/A	N/A	N/A	WIK
Analysis completed	N/A	N/A	N/A	24/10/2025
Actinolite detected	Type	N/A	ISO 17025	Not-detected
Amosite detected	Type	N/A	ISO 17025	Not-detected
Anthophyllite detected	Type	N/A	ISO 17025	Not-detected
Chrysotile detected	Type	N/A	ISO 17025	Detected
Crocidolite detected	Type	N/A	ISO 17025	Not-detected
Tremolite detected	Type	N/A	ISO 17025	Not-detected

Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	Asbestos Cement
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U/S = Unsuitable Sample I/S = Insufficient Sample

Analytical Report Number : 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

* 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 *
719054	WS1	None Supplied	0.35-0.60	Brown loam and sand with gravel and stones
719055	WS1	None Supplied	0.80-1.00	Brown clay with gravel
719056	WS1	None Supplied	1.35-1.65	Brown clay with gravel and stones
719057	WS1	None Supplied	2.50-2.90	Grey gravelly sand with glass
719058	WS1	None Supplied	3.70-3.90	Brown clay with gravel and chalk
719059	WS1	None Supplied	4.60-4.80	Brown clay with gravel and chalk
719061	WS2	None Supplied	0.30-0.50	Brown loam and sand with gravel and stones
719062	WS2	None Supplied	0.90-1.00	Brown clay and loam with gravel
719063	WS2	None Supplied	1.50-1.90	Brown clay with gravel and stones
719064	WS2	None Supplied	2.80-2.90	Brown clay with gravel and chalk
719065	WS2	None Supplied	3.80-4.00	Brown clay with gravel and chalk
719066	WS2	None Supplied	4.70-4.90	Brown clay with gravel and chalk
719067	WS3	None Supplied	0.80-1.00	Brown sand with gravel and stones
719068	WS3	None Supplied	1.50-1.95	Brown clay and sand with gravel and stones
719069	WS3	None Supplied	2.40-2.65	Brown clay and sand with gravel and stones
719070	WS3	None Supplied	3.40-4.00	White clay with chalk
719071	WS3	None Supplied	4.70-5.00	White clay with chalk
719072	WS4	None Supplied	0.20-0.50	Brown sand with gravel and stones
719073	WS4	None Supplied	0.80-1.00	Brown clay with gravel
719074	WS4	None Supplied	1.50-1.70	Brown clay and sand with gravel and stones
719075	WS4	None Supplied	2.50-2.70	Brown clay
719076	WS4	None Supplied	3.80-4.00	Brown clay and sand with stones and chalk
719077	WS4	None Supplied	4.50-4.80	Brown clay and sand with stones and chalk
719078	WS5	None Supplied	0.40-0.60	Brown clay and sand with gravel and stones
719079	WS5	None Supplied	0.70-0.90	Brown clay with gravel and brick
719080	WS5	None Supplied	1.30-1.50	Brown clay with gravel and chalk
719081	WS5	None Supplied	3.40-3.60	Brown clay with gravel and chalk
719082	WS5	None Supplied	4.60-4.80	Brown clay with gravel and stones
719083	WS5	None Supplied	5.10-5.20	Brown clay with chalk

Analytical Report Number : 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

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 SO ₄ in soil)	Determination of total sulphate in soil by extraction with 10% HCl 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 in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Chromium III in soil	In-house method by calculation from total Cr and Cr VI	In-house method by calculation	L080-PL/L130B	W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
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
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS

Analytical Report Number : 25-056258

Project / Site name: Montgomery Motors, 37 Albion Street, Southwick, BN42 4DN

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
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE
Asbestos identification in Bulks	Asbestos Identification in bulk material 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

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 30oC.

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

\$%- Concentration has been determined by extrapolated calibration as analyte concentration is above the concentration range for the procedure. The result should be considered as deviating and should be interpreted with caution. The result is not accredited.

\$\$- Result was reported from high dilution. The result should be interpreted with caution.

4. EXPLORATORY HOLE LOCATION PLAN

OAKLEY SOILS AND CONCRETE ENGINEERING LTD

SITE: MONTGOMERY MOTORS, 37 ALBION STREET, SOUTHWICK, BRIGHTON, BN42 4DN

EXPLORATORY HOLE LOCATION PLAN



Appendix 5

Generic Assessment Criteria

TPH S4ULs – Residential Without Homegrown Produce (mg/kg DW)

TPH Fraction	1% SOM	2.5% SOM	6% SOM
Aliphatic EC5–6	42	78	160
Aliphatic >EC6–8	100	230	530
Aliphatic >EC8–10	27	65	150
Aliphatic >EC10–12	130	330	770
Aliphatic >EC12–16	1100	2400	4400
Aliphatic >EC16–35	65000	92000	110000
Aliphatic >EC35–44	65000	92000	110000
Aromatic EC5–7 (benzene)	370	690	1400
Aromatic >EC7–8 (toluene)	860	1800	3900
Aromatic >EC8–10	47	110	270
Aromatic >EC10–12	250	590	1200
Aromatic >EC12–16	1800	2300	2500
Aromatic >EC16–21	1900	1900	1900
Aromatic >EC21–35	1900	1900	1900
Aromatic >EC35–44	1900	1900	1900
Aliphatic + Aromatic >EC44–70	1900	1900	1900

PAH S4ULs – Residential Without Homegrown Produce (mg/kg DW)

PAH Compound	1% SOM	2.5% SOM	6% SOM
Acenaphthene	3000	4700	6000
Acenaphthylene	2900	4600	6000
Anthracene	31000	35000	37000
Benz[a]anthracene	11	14	15
Benzo[a]pyrene (only)	3.2	3.2	3.2
Benzo[b]fluoranthene	3.9	4.0	4.0
Benzo[ghi]perylene	360	360	360
Benzo[k]fluoranthene	110	110	110
Chrysene	30	31	32
Dibenz[a,h]anthracene	0.31	0.32	0.32
Fluoranthene	1500	1600	1600
Fluorene	2800	3800	4500
Indeno[1,2,3-cd]pyrene	45	46	46
Naphthalene	2.3	5.6	13
Phenanthrene	1300	1500	1500
Pyrene	3700	3800	3800
Coal Tar (BaP surrogate marker)	1.2	1.2	1.2