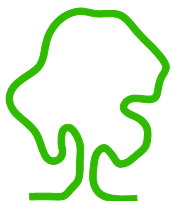


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Preliminary Contamination Risk Assessment

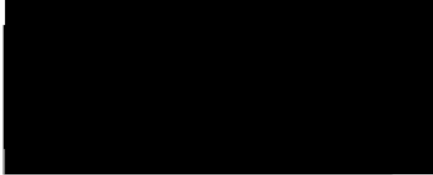

July 2025



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	825/ChidhurstLtd/Greenacres/PCRA
Date	July 2025
Client	Chidhurst Ltd
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning submission
Revisions	-
Prepared by	Lucy Monday BSc (Hons), ACIEEM  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MIEAust, MCIWEM, MIEnvSc Signed 

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HORSHAM, WEST SUSSEX RH13 8PU**

Preliminary Contamination Risk Assessment

July 2025

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Preliminary Contamination Risk Assessment

July 2025

1. CAUTION

- 1.1 This investigation relies largely on a superficial examination of the site plus a review of information from Horsham District Council Planning Department (and Environmental Management), plus the Environment Agency (EA). Even where no previous contaminating activity has been identified, it is possible that the site could be contaminated due to fly tipping or other unrecorded events. The age of a building may indicate probability but cannot be treated as proof of the absence or presence of asbestos. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE & PROPOSED DEVELOPMENT

- 2.1 The site comprises a developed plot of 0.87 ha located to the south of Saucelands Lane, in Shipley, West Sussex. The Ordnance Survey (OS) map reference for the site is TQ 12164 21279. The site elevation is approximately + 17 m OD.
- 2.2 It is proposed to demolish the existing buildings, clear the site, and redevelop the land for residential use with associated access, parking, private gardens and soft landscaping, and a shared amenity space surrounding an existing pond (which is to be retained).
- 2.3 See Appendix A for existing and proposed site plans.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

- 3.1 According to the British Geological Survey (available online), the site lies on River Terrace Deposits (sand and gravel) over Weald Clay Formation (Mudstone).
- 3.2 The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) shows the site to lie on a Secondary A Aquifer (associated with the River Terrace Deposits) over Unproductive Strata (the Weald Clay). The site does not lie within a groundwater Source Protection Zone (SPZ). The site is not deemed to be of low to moderate hydrogeological sensitivity.

- 3.3 According to the EA's online Flood map for planning, the site lies within Flood Zone 1 (low risk of flooding from rivers and/or the sea). The site lies between two (non-tidal) watercourses which combine approximately 450 m to the northeast of the site.

4. SITE DEVELOPMENT HISTORY

- 4.1 The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix B, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date (Scale)	Features on site	Features within surrounding area (<250 m)
1875 (1:2,500)	<ul style="list-style-type: none"> The site comprises part of an undeveloped field to the south of Saucelands Lane. A footpath extends from Saucelands Lane south along the full length of the western site boundary, south to Whiteman's Cottage and beyond. 	<p>The site lies within a rural area. Development within the area is limited to:</p> <ul style="list-style-type: none"> Sauceland Farm 250 m north-northwest, Whiteman's Cottages and pond 125 m south-southwest, Faulkner's Farm 200 m southeast.
1897 (1:2,500)	<ul style="list-style-type: none"> No change. 	<ul style="list-style-type: none"> No significant change.
1911 (1:2,500)	<ul style="list-style-type: none"> No change. 	<ul style="list-style-type: none"> No significant change.
1956 (1:10,560)	<ul style="list-style-type: none"> A single small building/barn developed on the western boundary within the site. 	<ul style="list-style-type: none"> Two buildings developed within the northeast section of the field in which the site lies but outside the development site boundary.
1977 (1:2,500)	<ul style="list-style-type: none"> The site has been developed with 13 structures. 	<ul style="list-style-type: none"> The northeast corner of the wider field is now identified as a separate residential plot known as Fayreholme. The plot includes a main dwelling and a number of outbuildings. Land between 100 and 250 m southeast has been developed with numerous buildings.
1993 (1:2,500)	<ul style="list-style-type: none"> No change shown. 	<ul style="list-style-type: none"> No significant change.

2003 (1:1,250)	<ul style="list-style-type: none"> Site developed generally as existing with the exception of the open sided barn within the yard to the east which is not shown to be present (but is shown on aerial mapping see section 4.3 below). 	<ul style="list-style-type: none"> No significant change.
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4.2 The post war development history may also be traced from the planning history of the site. There are records of six planning applications for Greenacres, Saucelands Lane available to view on the planning portal. These relate to applications for the redevelopment of the site for residential use which were either withdrawn or refused, and an application for the change of use of the existing builders yard storage buildings to B1 use in 2001.

4.3 More recent development history and land use can also be observed from recent aerial photographs. Aerial photographs centred on the site are provided in Appendix D. Mapping from August 1999 appears to show the site developed generally as existing, including the open sided barn within the eastern yard, which is not shown to be present on the 2003 1:1,250 mapping of the area. There appears to be little significant change on site between 1999 and 2021. Vehicles can still be seen on the site in imagery of April 2021, suggesting the site remained in use as a builders yard.

5. THE EXISTING SITE

5.1 The site was visited on 17 July 2025. Photographs of the site are provided in Appendix C.

5.2 The site comprises 0.87 ha of developed land including six buildings (of mixed construction and former use) and three yard/storage areas. The site is presently vacant, but has been used as a builders storage yard in the past.

5.3 The site is accessed to the north from Saucelands Lane via a long, tarmac driveway extending south. To the east of the driveway is a vegetated earth bund (which may also include other materials), beyond which is an area of scrubland, and to the west is a tree lined ditch, beyond which is pasture.

5.4 The driveway opens into a storage yard, with aggregate bays along the northern and eastern side, and buildings to the west, south and southeast. The southeast corner of the yard provides access into a second yard area which extends east and south with a single open sided barn along the western boundary. There is also a third small yard area located within the southwest corner of the site, which is access between the two buildings along the southern boundary of the first yard area.

Yard 1

- 5.5 It appears that the first yard area has been used to store aggregate in bays. The surfacing is tarmac and appears to be in generally good condition with no significant signs of staining, damage or slumping.
- 5.6 To the north of the northern line of aggregate bays is a concrete surfaced area which lies outside of the redline boundary of the site and outside the earth bund line which divides the site from the adjacent scrubland. This area clearly formed part of the previous site use, and includes a pile of aggregate (sand) at the eastern end. (Felt for reptile surveying has been placed on the sand).

Yard 2

- 5.7 The second yard area, to the east, is covered with compressed road planings which fade out to earth towards the southern and eastern boundary of the site. There are earth bund (which may also include other materials) along the south, east and part of the northern boundary of the yard, which lie within the redline boundary of the site. An informal storage / waste area is present within the northeast corner. Items include corrugated roofing sheets (likely to contain asbestos), large vehicle tyres, tarmac planings for resurfacing, concrete, wooden sleepers and a single (empty) metal 200 litre drum.
- 5.8 To the northwest of Yard 2, east of building 6, is a portacabin. This lies outside the redline boundary of the site, but clearly formed part of the previous site use.

Yard 3

- 5.9 The third yard area, located to the rear of Building 3, has tarmac surfacing in good condition with no signs of staining. The structure, possibly an above ground diesel fuel tank, shown on site mapping has been removed.
- 5.10 To the east of the yard, to the rear of the open-sided barn in Yard 2, is a pond (dry at the time of our visit). This is a shallow pool, overshadowed by vegetation, likely to be fed from surface water runoff from the adjacent yard areas.

Buildings 1 - 6

- 5.11 Building 1 is a (green) profiled metal storage barn. Access into this building could not be obtained during the site visit and there are no windows. There is a concrete apron which leads up to the northern façade of this barn from the site access road. It is considered most likely that the flooring within this barn is also concrete.
- 5.12 Building 2, located to the south of building 1 on the western edge of the first yard area, is a single storey building of concrete block construction with a pitched roof clad in cement tiles, and windows in the southern half with plastic frames. Access into this building could not be obtained at the time of our visit, and the northern section has no window.

- 5.13 Building 3, located within the southwest corner of the first yard area, is a single storey building of brick construction with a pitched roof clad in cement tiles. This building has windows and a personnel door only, likely to be used as an office and staff facilities.
- 5.14 Building 4, located to the east of building 3, is a single storey barn comprising wooden outer cladding, with corrugated cement roofing sheets (likely to contain asbestos), plastic gutters and a concrete floor.
- 5.15 Building 5, located at the southern end of the eastern boundary of the first yard, is of similar construction to building 4, with corrugated cement roofing sheets likely to contain asbestos.
- 5.16 Building 6 is located along the western boundary of the second yard (adjacent to a pond). This is an open sided barn comprising corrugated cladding (likely to contain asbestos) over a concrete frame.

6. RECORD DATA SEARCH RESULTS

- 6.1 An environmental records search (Enviro-Insight Report) has been prepared for the site. The GroundSure EnviroInsight Report is provided in Appendix D and any items of potential contamination significance highlighted below.

6.1.1 *Past Land Use*

There are three records of potentially contaminative land uses recorded from standard 1:10,000 and 1:10,560 scale historic mapping within 500 m of the site. These refer to two records for unspecified tanks located ~250 m south (1909-1946 and 1956) and an unspecified store 436 m southwest (1981).

Records of tanks from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site include unspecified tanks located 192 m and 238 m southeast, 443 m southwest and 448 m south. There are no records of historic tanks on or immediately adjacent to the site, however, it is suspected that there may have been an above ground tank located within the southwest corner of the site.

Tanks may be used to store fuels, liquid chemicals and waste products (amongst other things). There is a potential risk of contamination from the bulk storage of fluids, which may migrate either across the grounds surface or through the soil. The potential risk increases with proximity to the site, direction of flow and permeability of the soils (relating to the topography and geology of the area). In this case, the risk posed by identified offsite tanks is considered to be negligible, however, there may be a risk of contamination associated with fuel store on site in bulk.

Records for historical energy features from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site include an electricity substation located 182 m southeast. This installation does not pose a contamination risk to the site.

There are no records for historical petrol stations, historical garages or historical military land from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site.

6.1.2 *Waste and Landfill*

There are no records of landfill sites or waste sites within 500 m of the site. However, there are 130 records of waste exemptions within 500 m of the site. These relate to a site known as Falconers located 266 m southeast of the site, and one record is for the use of waste in construction at Barnfield Stables 289 m south. These activities are not considered likely to pose a significant risk to the study site.

6.1.3 *Current Industrial Land Use*

There is one record of current potentially contaminative industrial land use within 250 m. This is for an electricity substation located 189 m southeast of the site.

There are no records of current or recent tanks, petrol stations, high voltage underground electricity transmission cables or high pressure underground gas transmission pipelines within 500 m of the site.

The site has not been determined as Contaminated Land under Part 2a of the Environmental Protection Act 1990, and there are no such sites within 500 m of the site.

There are no records of Control of Major Hazards (COMAH) sites, regulated explosive sites, hazardous substances storage/usage sites, historic licensed industrial activities, licensed industrial activities, licensed pollutant release, radioactive substance authorisations, pollutant release to surface waters, pollutant release to public sewer, list 1 or 2 dangerous substances within 500 m.

There are four records of licenced discharges to controlled waters. These include sewage discharges, and five records of pollution incidents within 500 m of the site. These include a grey water discharge which caused significant water contamination 357 m east, and four records of a minor oil/fuel spill at a site 396 m northeast which caused minor land and water contamination. These are not though likely to have impacted the site.

There are no pollution inventory records within 500 m of the site.

6.1.4 *Hydrogeology, Hydrology and Flood Risk*

The site lies within a Secondary A superficial aquifer associated with River Terrace Deposits within the area which over lies the Weald Clay. The superficial geology at the site comprising permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers. The superficial aquifer is of medium vulnerability, with low leaching potential.

The underlying bedrock (Weald Clay) is an Unproductive Strata of low permeability of negligible significance for water supply or river base flow. The bedrock aquifer is of low permeability.

There are no groundwater or potable water abstraction licences within 2000 m of the site and the site does not lie within a groundwater Source Protection Zone. There is one historic surface water abstraction which expired in 2015.

The closest watercourse / lake is a non-tidal inland river located some 93 m northwest of the site. There is a small pond on site, considered likely to be vulnerable to onsite contamination sources.

The site lies within Flood Zone 1 (low risk of flooding) and does not lie within an area identified to be at significant risk of surface water flooding. The risk of groundwater flooding in this area is also low.

6.1.5 *Environmental and Habitat Designations*

There are records of six designated environmentally sensitive sites within 2000 m of the site. These are for ancient woodland, the closest located 880 m northwest and 1189 m northwest.

The site lies within a Site of Special Scientific Interest (SSSI) Impact Zone. All new development requires a HRA to assess the impact of groundwater abstraction on the Arun Valley SPA/SAC/Ramsar. Water / liquid waste discharges of more than 20m³/day to ground or to surface water may also require consultation.

The site does not lie within a Nitrate Vulnerable Zone.

There are four records of Priority Habitat within 250 m of the site. This includes land to the northeast of Saucelands Lane, opposite the site entrance, together with a site including traditional orchard 172 m northeast.

6.1.6 *Natural Hazards Findings and Mining*

There is low, very low or negligible risk rating for natural hazards (shrink-swell, landslide, soluble rocks, compressible ground, collapsible rocks and running sand) within 50 m of the site as identified from BGS GeoSure Data.

There is one record of BritPits within 500 m. This is for a surface mineral working at Sauceland Farm approximately 481 m west.

The site is not within a radon-affected area. No radon protective measures are necessary.

7. POTENTIAL SOURCES OF CONTAMINATION

- 7.1 The site remained undeveloped until between 1911 and 1956, when a single small building/barn was developed on the western boundary of the site in the approximate location of Building 1. (This is not thought to be the same structure). Two other buildings were also developed within the wider plot to the northeast of the study site at this time. The use of these buildings is not known. They could be field shelters and/or stables based on their size and locations. By 1981 Fayreholme (a residential plot) has been developed and divided from the wider plot, and the southwest corner of the plot has been developed with three buildings and named 'Greenacre Farm'. By 1999 it appears that the site has been developed generally as existing, and planning records refer to the site being used as a Builders Storage Yard in 2001.
- 7.2 The majority of the site lies under hard cover (tarmac). The underlying material, if any, is not known.
- 7.3 It appears that the main yard to the east was used for the storage of aggregate, and the small yard to the rear of building 3 may have included an above ground fuel tank within the southwest corner of the site and yard area. This feature has been removed. The eastern yard appears less formally managed and may have been used to store and possibly burn waste in the past (reference neighbours comments on planning portal).
- 7.4 Buildings 4, 5 and 6 include building materials considered likely to contain asbestos. Further corrugated sheets were also identified in a stack within the northeast corner of the second yard.
- 7.5 There are waste items including corrugated roofing sheets (likely to contain asbestos), large vehicle tyres, tarmac planings for resurfacing, concrete, wooden sleepers and a single (empty) metal 200 litre drum within the northeast corner of the second yard area to the east of the site. Such waste items on bare ground have the potential to cause contamination of the upper soil layers.
- 7.6 There is wash bay and oil drum located to the north of the open sided barn within the second yard. A hydrocarbon odour was noted within this area, together with staining of the ground. It is considered likely that there may be some significant hydrocarbon contamination of the ground within this area, a localised hotspot which could impact the adjacent pond to the rear of Buildings 4 and 6.
- 7.7 The shallow pool, located to the rear of Buildings 4 and 6, is likely to be fed from surface water runoff from the adjacent yard areas. This pool lies close to the wash bay and drum located to the north of Building 6. It is not known if the wash bay is a contained unit, or if it discharges into the pool. Water and soil within the pool may be contaminated by wash water and surface water runoff which could contain oils / fuels in this case.
- 7.8 There are earth bunds which may include other materials along the eastern boundary of the access road, along the north and east boundary of the first yard area, and along the north, east and south boundary of the second yard area. Only the bunds within the second yard area lie within the redline boundary of the site.

The others lie within the adjacent scrubland which lies to the northeast of the site, outside of the redline boundary.

- 7.9 Materials may have been burnt on site in the past. However, no ash residues were noted during the site walkover assessment.
- 7.10 There is also some potential for heavy metal contamination on site related to the use and storage of fuels on site, and waste materials. Lead has been widely used in the past in items from paint to pipework, which could have been deposited on site.

8. RISK ASSESSMENT

- 8.1 The risk to future site users can be assessed using the Conceptual Model. This comprises three elements, all of which must be present for there to be a risk. The three elements of the model are; a *source* of a potentially hazardous contaminant, a *pathway* by which the contaminant can be transmitted and a *receptor* on which the contaminant may have a harmful effect. See Appendix E for the site Conceptual Model.

8.2 Source

- 8.2.1 From a review of available information it is considered that there is some potential for contamination possibly including hydrocarbon contamination from fuels and oils stored and use on site, polycyclic aromatic hydrocarbons (PAHs) from the burning of waste on site and asbestos building materials both on/in existing buildings and stored as waste on site.

8.3 Receptor

- 8.3.1 It is proposed to redevelop the site for residential use including private gardens, soft landscaping and a communal amenity space surrounding the existing pond which is to be retained.
- 8.3.2 In this case, potential *receptors* may include site workers (during the development and future maintenance of the site), future site users (considered to include children), buildings and services (including underground water mains), the existing pond and the wider environment.

8.4 Source – Receptor Pathway

- 8.4.1 Site workers (notably demolition and ground workers) may come into contact with building materials containing asbestos, contaminated soil and possibly groundwater. Appropriate industrial hygiene measures will be required to reduce the risk of exposure to workers during the development phase.
- 8.4.2 In the absence of remediation, future site users / maintenance workers (e.g. gardeners) may come into contact with contamination within the gardens and other soft landscaping areas.

- 8.4.3 The most significant link for future site users may be through exposure to contaminated soils in garden areas, where direct contact with the soil is most likely and where produce for consumption may be grown. Exposure to contamination in this case may be via dermal contact, inhalation and/or ingestion.
- 8.4.4 Future site users may be exposed to tainted water supplied via underground mains to the site where any contamination with potential to degrade the pipes (such as hydrocarbon contamination) is present along the line of the water mains (see current UKWIR guidelines). Those involved in the laying of underground water supply pipes should satisfy themselves that either the route of the water main is free from contamination or appropriate pipework is used.
- 8.4.5 Underground structure and service mains may be damaged by contamination and contamination may leach from the site affecting the wider environment.
- 8.4.6 Old fill materials can contain levels of sulphate which pose a risk to concrete, which may include new building foundations.
- 8.4.7 Petrol, diesel and some fuel additives (such as MTBE) are highly mobile and may cause contamination of the wider area including the pond on site.
- 8.5 Potential contaminant linkages between source, pathway and receptor for the site are summarised in Table 8.1 below.

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	Contaminated groundwater			
Fuels and oils stored and used on site, possibly heavy metals including lead, PAHs from burning waste, and asbestos building materials	Some contamination risk, related to site history	Contact with contaminated soil, groundwater or soil gas	Existing and future site users	?
		Ingestion of or skin contact with contaminated soil, dust or groundwater	Maintenance or construction workers engaged in groundworks on the site	?
		Contact with contaminated soil or ground water	Building & services	?
		Leeching of site contaminants into groundwater	Wider environment	?

Key: ✓ Significant risk ✗ No significant risk ? Uncertain risk

- 8.6 Further quantitative data is required from onsite soil (and, where encountered, ground water) sampling and analysis to confirm the presence / likely absence of contamination and make an assessment of the likely impact on receptors.

9. CONCLUSIONS

- 9.1 The site lies on River Terrace Deposits (sand and gravel) over Weald Clay Formation (Mudstone). The site does not lie within a groundwater Source Protection Zone and is not considered to be particularly hydrogeologically sensitive.
- 9.2 The site is not considered to be at significant risk of ground gas at this time. The site does not lie within 250 m of waste disposal landfill. The site does not lie within an area affected by Radon. No further gas surveying or gas protection measures are indicated in this case.
- 9.3 The site comprises a plot of developed land to the south of Saucelands Lane in Shipley, West Sussex. The site is presently disused, but has been used in the past as a builders yard. Potential for contamination associated with historic land use has been identified in this case.
- 9.4 Potential contaminants in this case may include hydrocarbons and heavy metals for fuels and oils which may have been stored and used on site, polycyclic aromatic hydrocarbons from the potential burning of waste on site and asbestos suspected to be present within building materials both on the existing buildings and stored as waste on site.
- 9.5 It is proposed to redevelop the site for residential use including private gardens, soft landscaping and communal amenity space surrounding a pond which is to be retained.
- 9.6 In this case, there is potential for exposure to those appointed to undertake further investigation at the site and those engaged in the redevelopment of the site (notably demolition and ground workers), future site users and maintenance workers (including gardeners / landscapers), underground services and the pond on site. The wider area is considered less likely to be impacted in this case.
- 9.7 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
RISK ASSESSMENT MATRIX

PROBABILITY OF IMPACT	CONTAMINATION POTENTIAL		
	SEVERE	MODERATE OR UNCERTAIN	MINIMAL
High	4	3	2
Medium	3	2	1
Low	2	1	1

1 = low risk, 2 = low to moderate risk, 3 = moderate to high risk, 4 = high risk.

- 9.8 In this case, there is some potential for contamination for which further intrusive investigation is recommended. Should significant levels of contamination be present the probability of impact for a residential use with gardens and soft landscaping is high. The overall contamination risk rating in this case is moderate to high risk. See recommendations in section 10 below.

10. RECOMMENDATIONS

- 10.1 It is recommended that a pre-demolition asbestos survey is completed in accordance with HSG264 prior to the commencement of works and, where asbestos containing materials are confirmed to be present, a remedial mitigation scheme is prepared and implemented to control risk to site workers and future site users. No asbestos containing materials, including the loose stack of corrugated cement sheets within the northeast corner of Yard 2, should be retained on site.
- 10.2 Further assessment of site conditions is recommended in this case. An intrusive site investigation targeting potential hotspots within the site should be completed as part of the site's redevelopment. Potential hotspots include:
- The maintenance area to the north of Building 6 (including wash bay and drum).
 - The pond to the rear of Buildings 4 and 6.
 - The waste storage area within the northeast corner of Yard 2.
 - The (potential but unconfirmed) former tank location within the southwest corner of the site (southwest corner of Yard 3).
- 10.3 The assessment should also include further investigation of the bund materials.
- 10.4 The results of the intrusive site investigation should be used to update the risk impact assessment and make recommendations for remediation if / where required in order that the site may be made fit for use.

☆☆☆☆☆☆

APPENDIX A: **Site Plans**



Note:
Drawings are based on Site Survey information issued by the client.
All dimensions shown are indicative and should be checked on site.

PLANNING

STARC Architects
LONDON
starc-architects.com



REV.	NOTES:	DATE
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TITLE: LOCATION PLAN
PROJECT: GREENACRES
SCALE: 1:1250 @ A3

DWG NO: 000_01
PROJ REF: 101
DATE: APRIL 2024

REV: .

APPENDIX B: **Historic Maps**

See separate file

APPENDIX C: **Photographs**



Photographs 1 and 2: Site Access

The site access has been secured and there are no signs of misuse or fly tipping. A bund lies along the eastern boundary of the access road and a tree lined ditch lies along the western side.



Photographs 3 - 6: Southern end of the access road into Yard 1 and Building 1, with concrete surfaced areas to the east and west. Aggregate (sand) lies at the eastern end of the concrete surfacing to the east.





Photographs 7 and 8: Buildings 1 (pictured right) and 2 (pictured left), as they stand adjacent to one another along the western boundary of Yard 1.



Photographs 9 and 10: View looking southeast (towards Building 5) and south (towards Buildings 3 and 4) across Yard 1. The darker patches on the concrete surfacing are accumulations of soil and leaf litter, not staining.



Photographs 11 and 12: Buildings 3 (pictured left) and Building 4 (pictured right).



Photographs 13 and 14: Small yard area (Yard 3) located to the rear of building 3, and a pond to the rear of buildings 4 and 6.



Photographs 15 and 16: Building 5 and the tarmac access between Yards 1 and 2.



Photographs 17 and 18: Yard 2 and Building 6, an open sided barn.



Photographs 19 and 20: Wash bay and drum located to the north of Building 6.



Photographs 21 – 24: Waste located within the northeast corner of Yard 2 including corrugated cement sheets (possible asbestos), large vehicle tyres, concrete and a metal 200 litre drum (empty) and wooden sleepers.

APPENDIX D: **GroundSure EnviroInsight Report**

See separate file

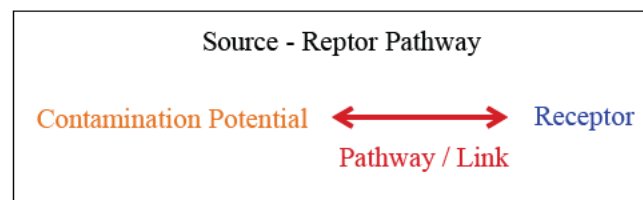
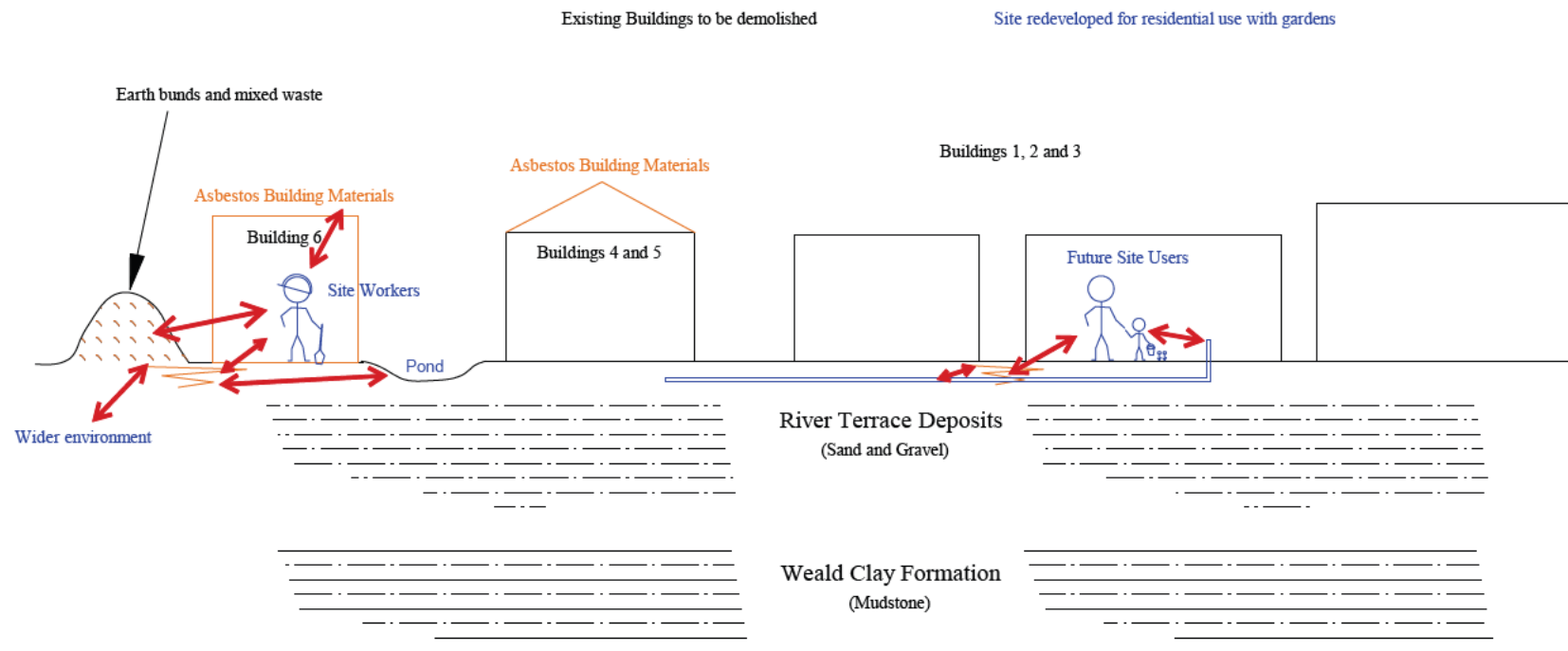
APPENDIX E: **Conceptual Model**

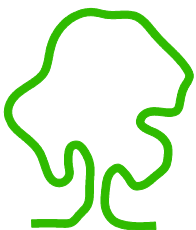
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Preliminary Contamination Risk Assessment

Conceptual Model July 2025





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