



**QUANTITATIVE GROUND
CONTAMINATION RISK
ASSESSMENT REPORT**

**LOT 8
STONEHOUSE FARM
PLUMMERS PLAIN
LOWER BEEDING
WEST SUSSEX**

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TABLE OF CONTENTS

1.	INTRODUCTION	1
1.1	Background to Development Works	1
1.2	Previous Assessments	1
1.3	Appointment	2
1.4	Report Revision	2
2.	SITE CONTEXT	3
2.1	Site Location	3
2.2	Geological and Hydrogeological Setting	3
3.	SITE WORKS	5
3.1	Introduction	5
3.2	Exploratory Holes	5
3.3	Sampling	6
3.4	Laboratory Testing	6
4.	GROUND CONDITIONS	7
4.1	Stratigraphy – North of the Site	7
4.2	Stratigraphy – Bund	9
4.3	Stability	13
4.4	Groundwater Conditions and Stability	13
5.	QUANTITATIVE CONTAMINATION ASSESSMENT	14
5.1	Investigation Strategy	14
5.2	Testing	14
5.3	Method of Assessment	15
5.4	Made Ground in the North of the Site	15
5.5	Bund in the South of the Site	19
5.6	Quantitative Contamination Risk Assessment	21
5.7	Risks to Other Potential Receptors	22
5.8	Regulatory/Stakeholder/Warrantor Approval	22
6.	DISCOVERY STRATEGY	22

FIGURES AND APPENDICES

FIGURES

- Figure 1 Site Location Plan
- Figure 2 Site Plan

APPENDIX A

- Proposed Development Layout

APPENDIX B

- Preliminary Conceptual Model

APPENDIX C

- Horsham District Council Environmental Health Comments

APPENDIX D

- Site Investigation Proposal

APPENDIX E

- Explanatory Notes
- Exploratory Hole Records

APPENDIX F

- Laboratory Test Results

APPENDIX G

- Classification of Probability, Consequence and Risk

APPENDIX H

- Quantitative Conceptual Model

1. INTRODUCTION

1.1 Background to Development Works

Development works are proposed within three areas of the wider Stonehouse Farm site, located at Plummers Plain, Lower Beeding, West Sussex.

The three areas are referred to as Lot 8, Jacksons Farm and Stonehouse Business Park. The proposed works in the three areas are to include:

- Stonehouse Business Park: Rationalisation and enhancement of existing commercial facilities (Use Classes E(g), B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed.
- Lot 8: Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath.
- Jacksons Farm: Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking and landscaping.

1.2 Previous Assessments

Ashdown Site Investigation Ltd. has been commissioned to undertake a number of phases of ground contamination risk assessments for the three areas and has produced a number of reports, which are summarised in an Executive Summary Report¹.

This report covers the area known as "Lot 8", for which a copy of the proposed development layout is presented in Appendix A.

With respect to Lot 8, Ashdown Site Investigation Ltd. has prepared the following reports:

- Preliminary ground contamination risk assessment²
- Site investigation proposal³

The preliminary ground contamination risk assessment included a review of four reports prepared by Southern Testing for the site and immediate surrounding area; one report⁴ prepared in January 2024 and three^{5,6,7} prepared in November 2024.

The only potential source of contamination identified by the preliminary risk assessment was the presence of made ground from recent development works. The previous assessments had found that the made ground did not contain concentrations of contaminants that would pose an unacceptable risk to end users of a commercial/light industrial development, or to controlled waters. As such the report concluded that no potential pollutant linkages were present. The preliminary conceptual model is included in Appendix B.

¹ Project Ref: C17195, Report Ref: R16690, dated 16th May 2025

² Project Ref: P17027, Report Ref: R16577, Issue 2, dated 28th February 2025

³ Ref: C17195/SIProp, dated 13th October 2025

⁴ Southern Testing, Report Ref. ER/SKT/AM/J15630 Dated 29th January 2024

⁵ Southern Testing, Report Ref. ER/SKT/AM/J15856, Dated 20th November 2024

⁶ Southern Testing, Report Ref. ER/SKT/AM/J15857, Dated 20th November 2024

⁷ Southern Testing, Report Ref. ER/SKT/AM/J15857/bund letter, Dated 20th November 2024

Following a review of the reports by Horsham District Council, the Environmental Health Officer stated that they require further investigation works in parts of the site. A copy of their comments (which includes comments on the other areas of development) are included as Appendix C.

Ashdown Site Investigation Ltd. produced a site investigation proposal, setting out a scope of works to address the comments received from the Environmental Health Officer. A copy of the proposal is included as Appendix D.

1.3 Appointment

Ashdown Site Investigation Ltd. was commissioned to undertake the works set out in the investigation proposal. The scope of the works covered by this report, and the terms and conditions under which they were undertaken, were set out within the offer letter Q16200Rev1, dated 5th January 2026. The instruction to proceed was received from the client.

1.4 Report Revision

This revision of the report ("Issue 3") follows a meeting held with the Environmental Health Officer on Thursday, 9th April 2026 and subsequent comments on the second revision of the report received via the Planning Officer on 16th April 2026.

The comments specific to this Lot are presented below:

"Lot 8

We have reviewed the Ashdown Quantitative Ground Contamination Risk Assessment Report, dated 08.04.26, and the additional investigation in this part of the site is welcomed, we do however have the following comments to make.

- 1. We note that locations TP101 to TP104 were advanced down the top of the bund and although no elevated levels of contamination were detected when compared to commercial generic assessment criteria, which is welcomed, these trial pits did not prove the depth of the made ground soils in the bund.*
- 2. We note that locations TP201 to TP205 were advanced around the edge of the bund and although they did prove the made ground this made ground was relatively [sic] shallow, we also note that no chemical sampling was undertaken from these locations.*
- 3. Looking at bund as a cross section there would appear to be a large area down the middle of the bund that has not been subject to adequate investigation, we also remain of the view that four samples does not provide the LPA with sufficient confidence that elevated levels of contamination are not present in the bund.*
- 4. Given the above we remain of the view that the material in the bund has not been adequately characterised, however taken into account the commercial end use of this lot we will not be requiring any further investigation of the bund, either in support of the application or through a condition.*
- 5. We understand that further site investigation has been undertaken on land in the northern part of this lot, once we have received a report on these works we will review and form a view as to whether this adequately addresses our concerns.*

Condition

View on need for condition for this lot to be taken once report on above mentioned works has been provided."

2. SITE CONTEXT

2.1 Site Location

The site is located some 400m north of Handcross Road, Plummers Plain, West Sussex and is centred on the approximate Ordnance Survey national grid reference 522705, 128272. A site location plan and a site plan are presented as Figure 1 and Figure 2, respectively.

2.2 Geological and Hydrogeological Setting

A summary of the pertinent geological and hydrogeological information for the site is presented below. Further information in this regard is presented within the preliminary ground contamination risk assessment for the site.

2.2.1 Expected Geology and Aquifer Designation

The stratigraphic unit that may be expected to underlie the site has been established by reference to British Geological Survey (BGS) mapping and the BGS Lexicon of Named Rock Units. The expected stratigraphy is presented in the following table.

Table 1. Expected Strata and Aquifer Designation

Type	Stratum	Aquifer Designation
Bedrock	Upper Tunbridge Wells Sand – Sandstone and Siltstone interbedded	Secondary A Aquifer

The Tunbridge Wells Sand Formation forms part of the Wealden Group. The formation is of Valanginian age (133.9 to 139.4 million years old; Early Cretaceous). The Tunbridge Wells Sand Formation predominantly comprises repeating sequences of fine to medium grained sandstone, siltstone and silty sand with finely-bedded mudstones and thin limestones. In the western High Weald (between Haywards Heath and Tunbridge Wells) the formation can be divided into three, the informally named Lower and Upper Tunbridge Wells Sand and the intervening Grinstead Clay Member.

The succession commences with rhythmically bedded sandstones, siltstones and mudstones of the lower part of the Lower Tunbridge Wells Sand which pass up into the massive sandstones of the Ardingly Sandstone Member. These are overlain by the finely bedded mudstones, mudstones and silty mudstones with subordinate clay ironstones and shelly limestones of the Grinstead Clay Member. This clay member is itself locally divided into upper and lower parts by the cross-bedded fine sandstone of the Cuckfield Stone Bed. Above the Grinstead Clay Member, the Upper Tunbridge Wells Sand comprises a generally more argillaceous rhythmic succession, including mudstones, siltstones and silty sandstones. Outside the western High Weald the Grinstead Clay Member is not recognisable and the succession is mapped as undivided Tunbridge Wells Sand Formation. The formation is recorded by the BGS to range in thickness up to 122m.

2.2.2 Radon

Table 2. Radon

Section	Groundsure Comment
Radon Affected Areas	The site is reported to be within an area where less than 1% of properties are at or above the action level requiring radon gas protection measures to be installed in new buildings.
Radon Protection Measures	No radon protection measures are reported by the British Geological Survey to be necessary in the construction of new dwellings or extensions.

2.2.3 Groundwater Abstractions

No groundwater abstraction licences are indicated within 2km of the site.

2.2.4 Surface Water Abstractions

The closest surface water abstraction licence is recorded to lie 1333m to the north-west of the site and is used by Mannings Heath Golf Club for spray irrigation.

2.2.5 Potable Abstractions

No potable abstraction licences are indicated within 2km of the site.

2.2.6 Groundwater Vulnerability

The level of groundwater vulnerability, as reported within the Groundsure data, is High.

2.2.7 Groundwater Source Protection Zones (SPZ)

The Environment Agency defines SPZs as those areas where groundwater supplies are at risk from potentially polluting activities and accidental releases of pollutants. SPZs are primarily a policy tool used to control activities close to water supplies intended for human consumption.

The site does not lie within a SPZ.

3. SITE WORKS

3.1 Introduction

The current phase of intrusive site works comprised a series of dynamic sampler boreholes and hand dug pits. Intrusive works were carried out on 13th February 2025, 26th March 2026 and 13th April 2026. The exploratory hole locations from all phases are shown on Figure 2.

Descriptions of the strata encountered and comments on groundwater conditions are shown in the exploratory hole records given in Appendix E, which also includes explanatory notes to assist in their interpretation.

3.2 Exploratory Holes

The following table summarises the intrusive works undertaken at the site.

Table 3. Summary of Intrusive Works Undertaken

Designation	Depth (m bgl)	Method	Purpose
WS101a	3.00	Dynamic Sampler Borehole	Sampling of made ground in the northern part of the site
WS102	3.50	Dynamic Sampler Borehole	
WS103	3.00	Dynamic Sampler Borehole	
WS104	3.00	Dynamic Sampler Borehole	
TP101	0.60	Hand pug pit	Sampling of bund materials in the south of the site
TP102	0.60	Hand pug pit	
TP103	0.60	Hand pug pit	
TP104	0.60	Hand pug pit	
TP201	0.70	Machine excavated pit	Pitting to determine the materials throughout the bund and the soils beneath the bund.
TP202	0.60	Machine excavated pit	
TP203	0.45	Machine excavated pit	
TP204	0.83	Machine excavated pit	
TP205	0.70	Machine excavated pit	
Trial Pi 1	4.70	Machine excavated pit	Trial pits to prove the depth of made ground in the land to the north of the site, and to confirm the absence of any putrescible materials within the made ground.
Trial Pit 2	4.7	Machine excavated pit	

The position originally denoted WS101 was abandoned due to poor recovery within the made ground soils and was re-drilled as WS101a.

3.3 Sampling

Samples of soil were taken from the exploratory holes at the depths shown in the exploratory hole records. The types of samples taken are indicated on the exploratory hole records. Details on the sample types are provided in the explanatory notes.

Where appropriate, samples were stored in cool boxes with cooling blocks to maintain temperatures below 4°C until transferred to refrigerators upon return to the office and subsequently forwarded to the external accredited chemical testing laboratory.

3.4 Laboratory Testing

Laboratory testing of selected samples of soil from the first phase of investigation was scheduled by Ashdown Site Investigation Ltd.

Chemical testing was undertaken by a laboratory with recognised (UKAS and MCERTS) accreditation for quality control.

Results from the laboratory tests are provided in Appendix F.

4. GROUND CONDITIONS

4.1 Stratigraphy – North of the Site

4.1.1 Surface Covering

Each of the exploratory holes was excavated through a shallow surface cover of topsoil less than 50mm in thickness.

4.1.2 Made Ground

Made ground, generally comprising gravelly sandy clay, was recorded to depths of between 1.90m and 2.90m below ground level in the boreholes and to depths of between 4.20m and 4.50m in the trial pits to the north of the site. The gravel fraction comprised variable quantities of ash-like material, brick, breezeblock, concrete, charcoal-like and clinker-like material, chalk, flint, glass, metal and slate.

No visually identifiable organic matter or other potentially putrescible material was observed within the made ground soils encountered in any of the boreholes or trial pits.

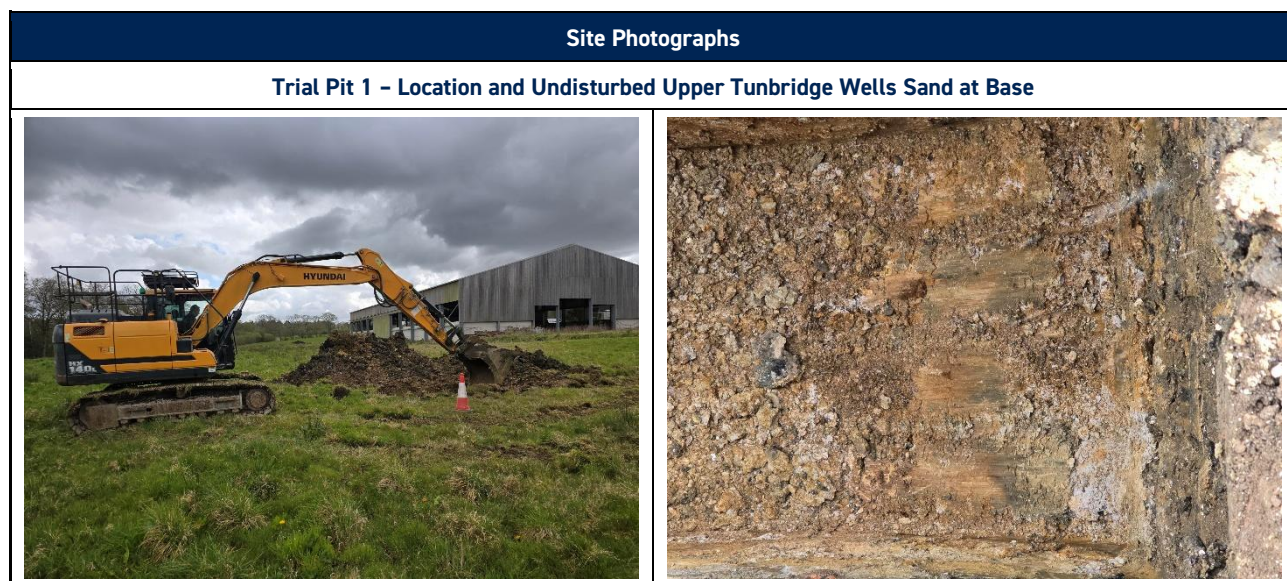
The full depth of the made ground was proven at each of the borehole and trial pit locations.

4.1.3 Upper Tunbridge Wells Sand

Underlying the made ground, the investigation progressed into undisturbed slightly sandy/sandy silty clay deposits.

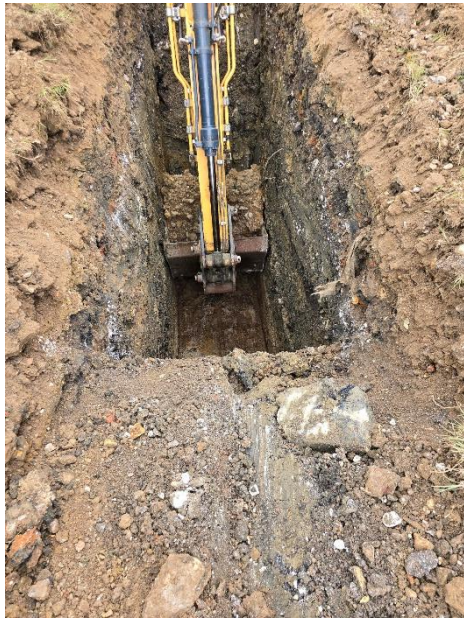
These soils, which continued to the full depth of the investigation, are considered to represent the Upper Tunbridge Wells Sand indicated to underlie the site on BGS geological maps.

Photographs of Trial Pit 1 and Trial Pit 2 are presented below:



Site Photographs

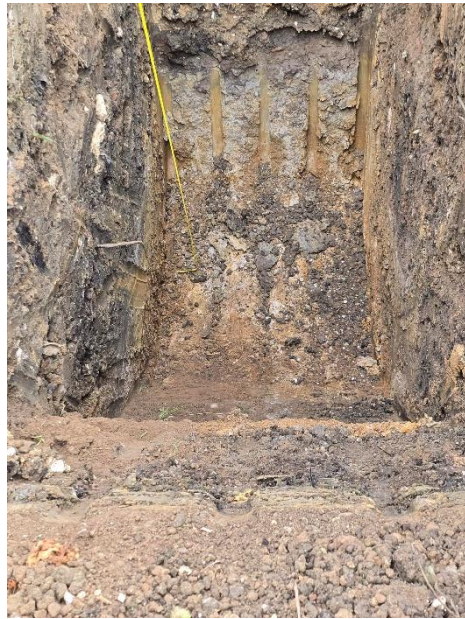
Trial Pit 1 – No visually identifiable organic or putrescible matter



Site Photographs

Trial Pit 2 – Location and Undisturbed Upper Tunbridge Wells Sand at base



Site Photographs**Trial Pit 2 – No visually identifiable organic or putrescible matter**

4.2 Stratigraphy – Bund

The trial pits excavated at the top of the bund recorded a shallow thickness of topsoil some 50mm to 200mm in thickness. Beneath the topsoil, made ground, generally comprising slightly gravelly silty clay was recorded to the full depth of the shallow trial pits. The gravel fraction comprised variable quantities of brick, chalk, flint and ironstone with rare plastic and clinker-like material.

A series of trial pits (TP201-TP205) were machine excavated towards the base of the bund to confirm that the made ground materials were similar to those encountered at the top of the bund, and to assess the depth of any made ground beneath the bund and/or to expose the undisturbed Upper Tunbridge Wells Sand beneath the bund.

The made ground materials towards the base of the bund were recorded to be similar to those encountered at the top, comprising a slightly gravelly silty clay, with similar gravel constituents encountered, comprising brick, chalk, flint, charcoal-like material, concrete, sandstone and ironstone.

The undisturbed Upper Tunbridge Wells Sand, comprising slightly gravelly slightly sandy silty clay was encountered at shallow depth beneath the surface of the bund towards its base, as shown in the photographs below:

Site Photographs

TP201



TP201



TP202



Site Photographs

TP202



TP203



TP203



Site Photographs

TP204



TP204



TP205



TP205



4.3 Stability

Each of the exploratory holes was recorded to remain stable during the course of drilling and excavation.

4.4 Groundwater Conditions and Stability

Perched groundwater was recorded in the machine excavated trial pits at the base of the bund, though all other exploratory holes remained dry during drilling/excavation. It should be noted that water levels within the exploratory holes may not have equilibrated with the groundwater table at the time the readings were recorded and that groundwater levels should be expected to fluctuate seasonally.

5. QUANTITATIVE CONTAMINATION ASSESSMENT

5.1 Investigation Strategy

The purpose of the boreholes was:

- To prove the depth of made ground present in the area to the north of the barn;
- To enable samples of the made ground and undisturbed soils below to be taken for laboratory testing; and
- To demonstrate that the made ground did not represent a potential source of ground gas generation.

The purpose of the first set of trial pits within the bund was to obtain representative samples of the bund material for testing, to confirm that it did not pose an unacceptable risk to end users of the proposed development.

The second site of trial pits in the bund were to confirm the depth to which the made ground that formed the bund extended beneath the ground level of the wider site.

The trial pits in the north of the site were also to:

- To prove the depth of made ground present in the area to the north of the barn;
- To demonstrate that the made ground did not represent a potential source of ground gas generation.

5.2 Testing

The following table summarises the testing undertaken on samples obtained from the ground investigation.

Table 4. Summary of Laboratory Testing undertaken on Samples

Exploratory Hole	Depth of Sample (m bgl)	Strata	Testing
WS101A	0.50	Made Ground	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons, BTEX Compounds, Asbestos Screen
WS101A	1.10	Made Ground	
WS101A	2.20	Made Ground	
WS101A	2.90	Upper Tunbridge Wells Sand	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons, BTEX Compounds
WS102	0.20	Made Ground	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons, BTEX Compounds, Asbestos Screen
WS102	1.10	Made Ground	
WS102	2.10	Made Ground	
WS102	3.50	Upper Tunbridge Wells Sand	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons, BTEX Compounds
WS103	0.10	Made Ground	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons, BTEX Compounds, Asbestos Screen
WS103	1.10	Made Ground	

Exploratory Hole	Depth of Sample (m bgl)	Strata	Testing
WS103	2.00	Made Ground	
WS103	2.70	Upper Tunbridge Wells Sand	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons, BTEX Compounds
WS104	0.05	Made Ground	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons, BTEX Compounds, Asbestos Screen
WS104	0.90	Made Ground	
WS104	1.50	Made Ground	
WS104	2.50	Upper Tunbridge Wells Sand	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons, BTEX Compounds
TP101	0.45-0.55	Bund Material	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons, BTEX Compounds, Asbestos Screen
TP102	0.50	Bund Material	
TP103	0.45	Bund Material	
TP104	0.45	Bund Material	

5.3 Method of Assessment

As per the site investigation proposal, the assessment of risk to end users has been carried out by undertaking comparison of the results of the laboratory testing against published soil screening values (SSV) comprising the 'Suitable For Use Levels' (S4UL)⁸ or, in lieu of an S4UL being developed for lead, the Category 4 Screening Level (C4SL)⁹.

In view of the development proposal, the SSV utilised in this assessment are those calculated for the generic "Commercial" land use.

5.4 Made Ground in the North of the Site

The following section discusses the results of the testing for the made ground and undisturbed Upper Tunbridge Wells Sand in the north of the site.

5.4.1 Heavy Metals & Polycyclic Aromatic Hydrocarbon (PAH) Compounds

The following table summarises the SSV for heavy metals and PAH compounds, along with the maximum and minimum concentrations recorded in samples of the made ground.

⁸ Nathanail, C.P, et al., The LQM/CIEH S4ULs for Human Health Risk Assessment, 2015, Land Quality Press, Nottingham. Copyright Land Quality Management Limited reproduced with permission; Publication Number S4UL3071.

⁹ SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination. Final Project Report, published by DEFRA, 2014.

Table 5. Summary of Test Results (Made Ground) – Heavy Metals and PAH Compounds

Contaminant	SSV (mg/kg)	No. of Samples	Minimum Concentration (mg/kg)	Maximum concentration (mg/kg)	Limit of Detection (mg/kg)	No of exceedances
Arsenic	640	12	7.8	16	0.2	0
Water Soluble Boron	240000	12	0.6	2	0.2	0
Cadmium	190	12	0.2	0.4	0.1	0
Chromium	8600	12	17	40	0.15	0
Hexavalent Chromium	33	12	<LOD	<LOD	1	0
Copper	68000	12	19	57	0.2	0
Lead	2330	12	33	250	0.3	0
Mercury	1100	12	0.06	0.18	0.05	0
Nickel	980	12	8.8	23	1	0
Selenium	12000	12	<LOD	<LOD	0.5	0
Zinc	730000	12	56	130	1	0
Naphthalene	190	12	<LOD	1.7	0.03	0
Acenaphthylene	83000	12	<LOD	0.15	0.03	0
Acenaphthene	84000	12	<LOD	1.5	0.03	0
Fluorene	63000	12	<LOD	2	0.03	0
Phenanthrene	22000	12	<LOD	9.7	0.03	0
Anthracene	520000	12	<LOD	2.6	0.03	0
Fluoranthene	23000	12	0.05	8.8	0.03	0
Pyrene	54000	12	0.05	7.9	0.03	0
Benz(a)anthracene	170	12	<LOD	3.8	0.03	0
Chrysene	350	12	<LOD	3	0.03	0
Benzo(b)fluoranthene	44	12	<LOD	3.3	0.03	0
Benzo(k)fluoranthene	1200	12	<LOD	1.2	0.03	0
Benzo(a)pyrene	35	12	<LOD	2.6	0.03	0
Indeno(123-cd)pyrene	500	12	<LOD	1.1	0.03	0
Dibenz(ah)anthracene	3.5	12	<LOD	0.3	0.03	0
Benzo(ghi)perylene	3900	12	<LOD	1.1	0.03	0

None of the samples of made ground tested recorded concentrations of heavy metals or PAH compounds above the respective SSV for a commercial land use. The concentrations of heavy metals and PAH compounds are so low that they also lie below the much more conservative SSV for a generic residential land use without plant uptake.

The following table summarises the SSV for heavy metals and PAH compounds, along with the maximum and minimum concentrations recorded in samples of the Upper Tunbridge Wells Sand.

Table 6. Summary of Test Results (Upper Tunbridge Wells Sand) – Heavy Metals and PAH Compounds

Contaminant	SSV (mg/kg)	No. of Samples	Minimum Concentration (mg/kg)	Maximum concentration (mg/kg)	Limit of Detection (mg/kg)	No of exceedances
Arsenic	640	4	6.3	24	0.2	0
Water Soluble Boron	240000	4	<LOD	<LOD	0.2	0
Cadmium	190	4	<LOD	0.1	0.1	0
Chromium	8600	4	13	30	0.15	0
Hexavalent Chromium	33	4	<LOD	<LOD	1	0
Copper	68000	4	9.8	22	0.2	0
Lead	2330	4	9.8	20	0.3	0
Mercury	1100	4	<LOD	<LOD	0.05	0
Nickel	980	4	6.6	12	1	0
Selenium	12000	4	<LOD	<LOD	0.5	0
Zinc	730000	4	27	62	1	0
Naphthalene	190	4	<LOD	<LOD	0.03	0
Acenaphthylene	83000	4	<LOD	<LOD	0.03	0
Acenaphthene	84000	4	<LOD	<LOD	0.03	0
Fluorene	63000	4	<LOD	<LOD	0.03	0
Phenanthrene	22000	4	<LOD	0.08	0.03	0
Anthracene	520000	4	<LOD	<LOD	0.03	0
Fluoranthene	23000	4	<LOD	0.06	0.03	0
Pyrene	54000	4	<LOD	0.05	0.03	0
Benz(a)anthracene	170	4	<LOD	<LOD	0.03	0
Chrysene	350	4	<LOD	<LOD	0.03	0
Benzo(b)fluoranthene	44	4	<LOD	<LOD	0.03	0
Benzo(k)fluoranthene	1200	4	<LOD	<LOD	0.03	0
Benzo(a)pyrene	35	4	<LOD	<LOD	0.03	0
Indeno(123-cd)pyrene	500	4	<LOD	<LOD	0.03	0
Dibenz(ah)anthracene	3.5	4	<LOD	<LOD	0.03	0
Benzo(ghi)perylene	3900	4	<LOD	<LOD	0.03	0

The samples of the Upper Tunbridge Wells Sand from beneath the made ground recorded significantly lower concentrations of heavy metals and PAH compounds than recorded in the made ground soils, all of which were well below their respective SSV.

5.4.2 Asbestos

No suspected asbestos materials were observed within any of the exploratory holes. None of the samples of made ground that were screened have recorded the presence of any asbestos materials.

5.4.3 Petroleum Hydrocarbons and BTEX compounds

The following table lists the SSV for petroleum hydrocarbon equivalent carbon weight fractions and BTEX compounds calculated for 1% organic content.

Table 7. SSV for petroleum hydrocarbon equivalent carbon weight fractions

Petroleum Hydrocarbon Fraction	SSV (mg/kg)	Petroleum Hydrocarbon Fraction	SSV (mg/kg)
Aliphatic EC 5-6	3200	Aromatic EC 5-7	26000
Aliphatic EC >6-8	7800	Aromatic EC >7-8	56000
Aliphatic EC >8-10	2000	Aromatic EC >8-10	3500
Aliphatic EC >10-12	9700	Aromatic EC >10-12	16000
Aliphatic EC >12-16	59000	Aromatic EC >12-16	36000
Aliphatic EC >16-35	1600000	Aromatic EC >16-21	28000
Aliphatic EC >35-44	1600000	Aromatic EC >21-35	28000
		Aromatic EC >35-44	28000

Table 8. SSV for BTEX Compounds

Compound	SSV (mg/kg)	Compound	SSV (mg/kg)
Benzene	27	Ethylbenzene	5700
Toluene	56000	p-Xylene ¹	5900

¹ Xylene has three structural isomers, the SSV presented is for p-Xylene, which has the most conservative SSV.

The concentrations of petroleum hydrocarbons recorded in the samples of made ground were very low to negligible (below the limit of detection for the test). In each case the concentrations of individual fractions were significantly less than the respective SSV. No detectable concentrations of BTEX compounds were recorded in any of the samples of made ground.

Similarly, very low to negligible concentrations were recorded in the samples of Upper Tunbridge Wells Sand from beneath the made ground. No detectable concentrations of BTEX compounds were recorded in any of the samples of Upper Tunbridge Wells Sand.

5.4.4 Risk from Ground Gases

In regard to the risk from ground gas generation, NF94¹⁰ states:

¹⁰ NF94 Hazardous ground gas – an essential guidance for housebuilders, NHBC Foundation, April 2023

"Made Ground soils are not inherently a significant source of hazardous ground gas. Typically, substantial proportions of putrescible materials such as vegetation, food waste, paper, cardboard, wood are required to be a source of gas in the ground. The likely source of Made Ground on site needs to be considered when determining if it is a credible source of gas. Shallow Made Ground comprising predominantly construction and demolition waste is not a credible source. Made Ground comprising reworked natural soils is very unlikely to be a significant source of gas. The type of organic material is also relevant, ashy Made Ground may have a high TOC, but it is not readily degradable."

As discussed in section 4.1.2, the made ground within the boreholes and Trial Pit 1 and 2 was not observed to contain any organic or putrescible material.

The laboratory testing recorded the percentage of soil organic matter within the majority of the samples from the boreholes to lie between 1% and 2%, with the maximum recorded of just 2.4%.

The evidence obtained shows that the made ground soils present in the north of the site will be incapable of producing sufficient volumes of ground gases as to pose an unacceptable risk to the proposed development at the site.

5.4.5 Conclusions

The made ground in the north has been shown to contain very low or undetectable concentrations of heavy metals, PAH compounds, petroleum hydrocarbons and BTEX compounds, and are free from any evidence of asbestos material.

The undisturbed Upper Tunbridge Wells Sand below the made ground recorded even lower concentrations of contaminants.

The made ground does not represent a potential source of ground gas generation.

The made ground does not pose an unacceptable risk to end users of the proposed development or to controlled waters below or in the vicinity of the site.

No remedial measures are required and no further investigation or risk assessment of the made ground soils in the north of the site is considered to be necessary.

5.5 Bund in the South of the Site

The following section discusses the results of the testing of the bund material.

5.5.1 Heavy Metals & Polycyclic Aromatic Hydrocarbon (PAH) Compounds

The following table summarises the SSV for heavy metals and PAH compounds, along with the maximum and minimum concentrations recorded in samples of the bund material.

Table 9. Summary of Test Results (Bund Material) – Heavy Metals and PAH Compounds

Contaminant	SSV (mg/kg)	No. of Samples	Minimum Concentration (mg/kg)	Maximum concentration (mg/kg)	Limit of Detection (mg/kg)	No of exceedances
Arsenic	640	4	8.8	16	0.2	0
Water Soluble Boron	240000	4	<LOD	0.4	0.2	0
Cadmium	190	4	0.2	0.4	0.1	0
Chromium	8600	4	11	21	0.15	0
Hexavalent Chromium	33	4	<LOD	<LOD	1	0
Copper	68000	4	15	96	0.2	0
Lead	2330	4	13	80	0.3	0
Mercury	1100	4	<LOD	0.13	0.05	0
Nickel	980	4	8.6	15	1	0
Selenium	12000	4	<LOD	<LOD	0.5	0
Zinc	730000	4	42	120	1	0
Naphthalene	190	4	<LOD	<LOD	0.03	0
Acenaphthylene	83000	4	<LOD	0.03	0.03	0
Acenaphthene	84000	4	<LOD	0.05	0.03	0
Fluorene	63000	4	<LOD	0.05	0.03	0
Phenanthrene	22000	4	<LOD	0.64	0.03	0
Anthracene	520000	4	<LOD	0.16	0.03	0
Fluoranthene	23000	4	<LOD	1.9	0.03	0
Pyrene	54000	4	<LOD	1.7	0.03	0
Benz(a)anthracene	170	4	<LOD	0.74	0.03	0
Chrysene	350	4	<LOD	0.66	0.03	0
Benzo(b)fluoranthene	44	4	<LOD	0.85	0.03	0
Benzo(k)fluoranthene	1200	4	<LOD	0.32	0.03	0
Benzo(a)pyrene	35	4	<LOD	0.7	0.03	0
Indeno(123-cd)pyrene	500	4	<LOD	0.3	0.03	0
Dibenz(ah)anthracene	3.5	4	<LOD	0.07	0.03	0
Benzo(ghi)perylene	3900	4	<LOD	0.39	0.03	0

None of the samples of made ground from the bund that were tested recorded concentrations of heavy metals or PAH compounds above their respective SSV. The concentrations of heavy metals and PAH compounds are so low that they also lie below the much more conservative SSV for a generic residential land use without plant uptake.

5.5.2 *Asbestos*

No suspected asbestos materials were observed within any of the trial pits excavated within the bund. None of the samples of the made ground screened from the bund recorded the presence of any asbestos materials.

5.5.3 *Petroleum Hydrocarbons and BTEX compounds*

Each sample recorded the concentrations of petroleum hydrocarbons within each weight fraction to be significantly lower than the respective SSV provided in Table 7.

No detectable concentrations of BTEX compounds were recorded in any of the samples of the bund made ground.

5.5.4 *Conclusions*

The samples of the made ground in the bund that have been tested have recorded very low concentrations of contaminants, significantly lower than the respective SSV for each contaminant. No asbestos containing materials were recorded in the trial pits or recorded by laboratory screening. The machine dug trial pits have shown the bunds materials were consistent throughout, and that the undisturbed Upper Tunbridge Wells Sand is present at a shallow depth beneath the surface of the bund.

The findings of this testing correspond to those of the previous investigation works carried out by others and show conclusively that the soils present within the soil bund do not pose an unacceptable risk to end users of the site or to controlled waters beneath or in the vicinity of the site.

No remedial measures are required and no further investigation or risk assessment of the earth bund is considered to be necessary.

5.6 *Quantitative Contamination Risk Assessment*

5.6.1 *Contaminant Pathways Identified*

The development is to comprise the repurposing of the existing units for storage and distribution purposes.

Pathways associated with gas and vapour intrusion are considered to be valid alongside direct contact, and dust generation. However, pathways associated with the consumption of site grown produce are not considered to be valid.

Should the proposed development plans be altered, a revised risk assessment may be required.

The site is underlain by the Upper Tunbridge Wells Sand Formation which is classed as a Secondary A Aquifer. Although the site is not located within a SPZ, and is located within a rural area, pathways relating to controlled waters may be reasonably considered to be present.

5.6.2 *Contamination Sources Identified*

No sources of contamination have been identified by the quantitative contamination risk assessment:

5.6.3 Quantitative Conceptual Model

The quantitative conceptual model for the proposed development is presented in Appendix G. In the absence of any complete pollutant linkages being identified, no remedial measures or further contamination risk assessment works are considered to be necessary.

5.7 Risks to Other Potential Receptors

All construction workers must undertake their own risk assessment, based upon the works to be carried out and the proposed method by which this will be achieved, in accordance with current health and safety legislation. Their assessment should take into account all available information about the site, including that present within this report.

Appropriate working procedures and PPE should be adopted to ensure the health and safety of the site operatives. Instruction should be given in the recognition of potentially hazardous materials. All site personnel should be appropriately briefed on the discovery strategy, presented below, and what actions they must take in the event that evidence of contamination is identified or suspected.

5.8 Regulatory/Stakeholder/Warrantor Approval

It is recommended that this report is submitted to the Local Authority. The report should also be submitted to any other relevant regulator and/or warrantor.

The conclusions drawn in this report should be considered as provisional until such time as the report has been accepted and the relevant conditions have been discharged.

6. DISCOVERY STRATEGY

If, during the course of the site clearance and development works, any materials not previously identified by the investigation that are suspected of being 'contaminants' are encountered, then the following procedure will apply:

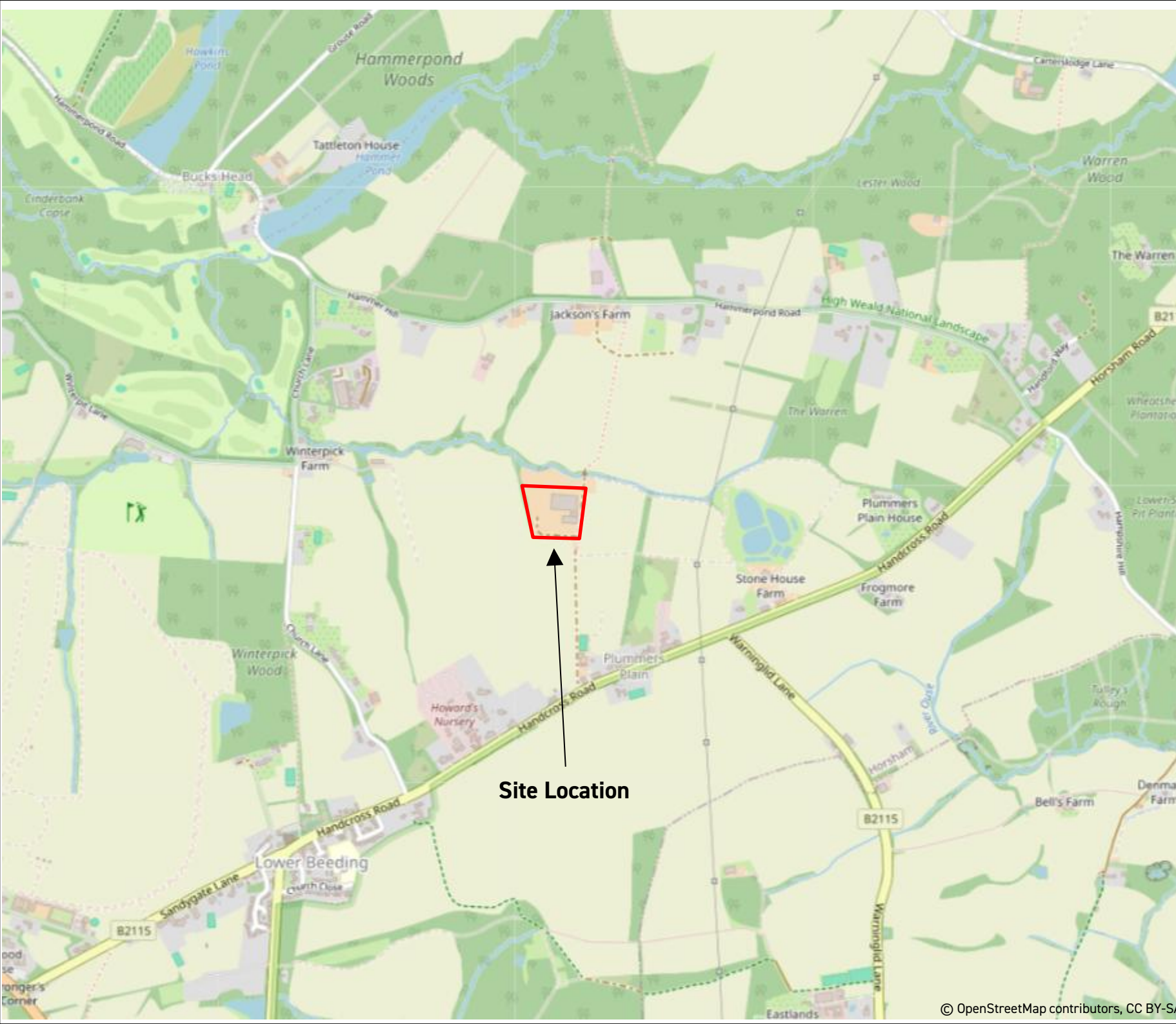
- All works in that area are to cease and the site manager informed.
- Advice sought from suitably qualified and experienced personnel as to whether any further site inspection, sampling, testing and/or assessment is deemed necessary.
- If required, the conclusions of any assessment and any proposed remedial works (if required) are to be agreed by the local authority.
- If necessary, full details of any remedial works are to be included in a verification report for the site.

Suspected 'contamination' may take the following form, though it is noted that this list is not exhaustive and site operatives should ask if they are at all unsure of any findings:

- Soil or water looks oily and/or has an oily odour
- Soil or water has a solvent type of odour
- Significant quantities of man-made materials within fill such as paint cans, car parts, glass fragments
- Suspected asbestos containing materials (insulating boards, cement, loose fibres etc.)
- Significant volumes of clinker like or ashy material
- Sand bags, and/or subsurface concrete structures
- Animal carcasses or evidence of animal burial pits

FIGURES

- Figure 1 Site Location Plan
- Figure 2 Site Plan



Head Office

Unit 3
The Old Grain Store
Ditchling Common Business Park
Ditchling
East Sussex
BN6 8SG
contact@ashdownsi.co.uk

Site

Lot 8
Stonehouse Farm
Plummers Plain
Lower Beeding
West Sussex

Project Ref

P17630

Figure No

1

Drawing Title

Site Location Plan

Scale

Not To Scale



Head Office

Unit 3
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Ditchling Common Business Park
Ditchling
East Sussex
BN6 8SG
contact@ashdownsi.co.uk

Site

Lot 8
Stonehouse Farm
Lower Beeding
West Sussex

Project Ref

P17630

Figure No

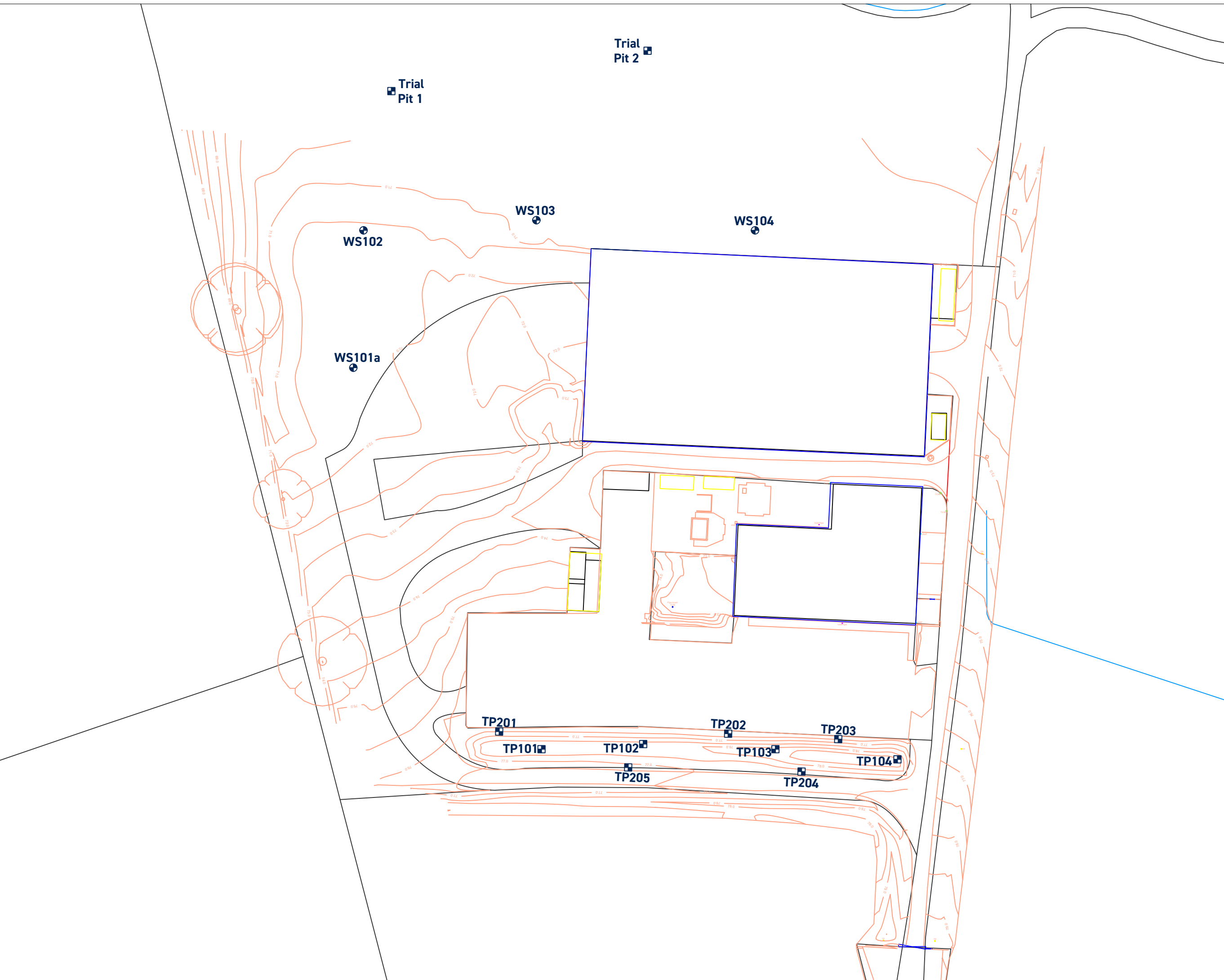
2

Drawing Title

Site Plan

Scale

Not To Scale



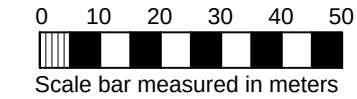
APPENDIX A

Proposed Development Layout



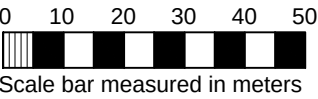
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Site Location Plan - As Existing (1:1250)

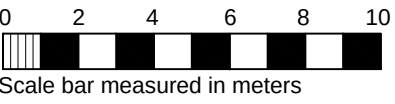


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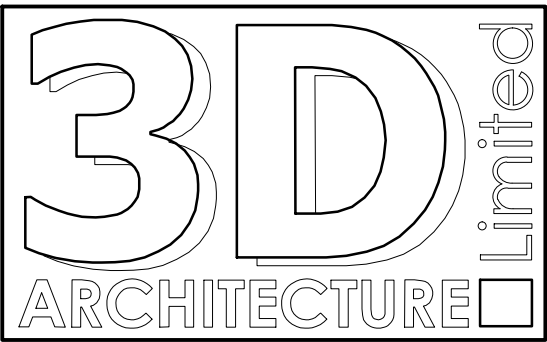
Site Location Plan - As Proposed (1:1250)



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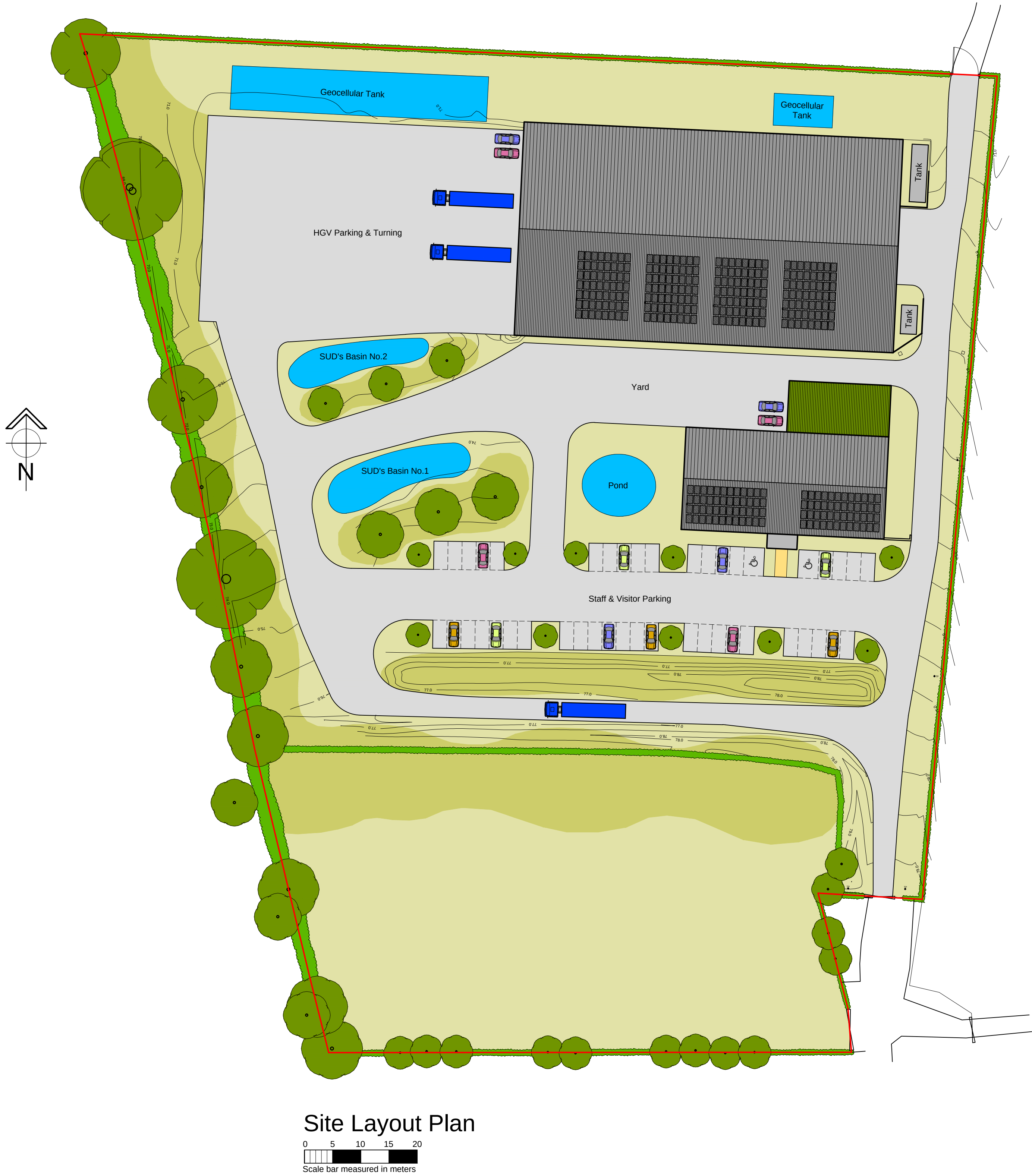
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CLIENT
Lee Goossens

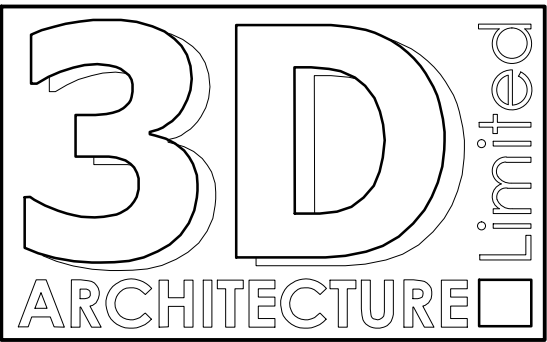
PROJECT
Stonehouse Farm
Handcross Road, Plummer Plain,
Horsham, West Sussex
RH13 6NZ

DRAWING TITLE
Site Location Plans
As Existing & As Proposed

SCALE	DATE	DRAWN BY
1:1250	October 2024	ANH
DRAWING NO.	REVISION	
2024/PL8	A	



PLANNING



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CLIENT
Lee Goossens

PROJECT
Stonehouse Farm
Handcross Road, Plummer Plain,
Horsham, West Sussex
RH13 6NZ

DRAWING TITLE
Site Layout Plan
As Proposed

SCALE 1:500	DATE October 2024	DRAWN BY ANH
DRAWING NO. 2024/PL7	REVISION C	

APPENDIX B

Preliminary Conceptual Model

Site: Lot 8, Stonehouse Farm, Plummers Plain, Lower Beeding, West Sussex

Project Ref: P17027

Potential Source	Potential Receptor	Potential Contaminants	Potential Pathway	Complete Linkage Present?	Probability	Consequence	Risk
No significant sources of contamination identified	End Users		Dermal contact with soil and dust (indoor & outdoor)	No potential contaminants identified			N/A
			Ingestion of soil and indoor dust	No potential contaminants identified			N/A
			Consumption of home-grown produce and attached soil	No private gardens proposed			N/A
			Inhalation of soil dust (indoor and outdoor)	No potential contaminants identified			N/A
			Inhalation of soil vapours	No potential contaminants identified			N/A
			Inhalation of soil gases/ Risk of explosion	No potential gas source identified			N/A
	End Users (via Water Supply Pipework)		Contamination of incoming services	No potential contaminants identified			N/A
	Groundwater		Migration to groundwater	No contaminants likely to impact groundwater identified			N/A

APPENDIX C

Horsham District Council Environmental Health Comments



Horsham
District
Council

HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DC/25/0403
LOCATION:	Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex, RH13 6NZ
DESCRIPTION:	Full Planning Application to form a comprehensive masterplan including: 1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed. 2. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath. 3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.
RECOMMENDATION:	Further information required

MAIN COMMENTS:

Proposed Water Supply

We have reviewed the Daedalus Environmental Ltd Water Neutrality Statement, dated August 2025, and we have the following comments to make.

1. We note that the following is stated in section 3.1.2 'The three new residential dwellings on site at Jacksons Farm will be fitted out with fixtures and fittings and rainwater harvesting systems that also deliver a Part G calculated demand level of 85l per person per day'.
2. Rainwater harvesting systems (RHS) can be highly contaminated. In order to provide the LPA with sufficient confidence that the above mentioned RHS will be maintained and managed for the lifetime of the development a detailed private water supply management and maintenance plan will need to be submitted in support of the application. This document should be provided by a suitably competent and qualified consultant who specialises in private water supplies and include, but not necessarily be limited to, the following information.
 - Detail on the likely contaminants associated with the rainwater harvesting system, including contaminants associated with the components of the proposed system.
 - Detail on what type of treatment that will be installed on the supply with information clearly indicating that it is appropriate for the amount of water being used and the likely contaminants.
 - Detail on the proposed sampling and testing regime, undertaken in accordance with Private Water Supplies (England) Regulations 2016 (or subsequent superseding equivalent), and taking into account the likely contaminants, as detailed above, along with detail on how any failure of any samples will be investigated and managed.
 - Detail on the maintenance, servicing and cleaning of the tanks, water treatment equipment, pumps, all pipework etc for the lifetime of the development along with regularity of servicing/maintenance and clarification what steps will be taken in the event of equipment failure. This should include any re-activation of the system after it has been out of use due to lack of rainfall/use.
 - Details, including a plan or schematic, showing the supply – storage tanks, treatment etc, and means to record the total water consumption of each unit.
 - Detail on the continuity of supply during dry periods extending beyond 35 days.
 - Arrangements for keeping written records of all sampling, results of analysis, inspection, cleaning, and maintenance.
3. From undertaking a recent site visit we also note that a rainwater harvesting is already in place at the area known as Lot 8. It is however not clear from the supporting information if the proposals for this part of the site will utilise this existing private water supply.

Land Contamination

Ashdown Site Investigation Ground Contamination Risk Assessment Report dated 08.05.25

1. The report provides detail on an investigation on the parcel of land known as Jacksons Farm.
2. Thirteen window which found made ground soils up to 1.70mbgl. We note however that made ground soils were not proven in WS12 or WS13 which is a concern.
3. From comparing the sample depths on the laboratory certificates with the borehole logs the sampling would appear to be quite limited – in some locations

just the made ground has been sampled and in other locations just the underlying natural soils has been sampled. Whilst information on both is welcomed we would like to see sampling of both made ground and underlying natural strata.

4. We also note that there was significant variation of made ground soils in WS09 yet samples were only collected from two depths – 0.10m and 1.30m.
5. We also note that the response zone for WS09 was between approximately 2.00m and 2.90m with material at this depth described as light grey, yellow brown, orange brown and light brown gravelly clay. The fact that a monitoring well has been advanced in close proximity to the slurry pit is welcomed and we note that elevated levels of ground gases have been detected. However, given that the response zone is located in material that is predominantly clay our concern is that more elevated levels of ground gases could be present in the made ground soils present above this clay material and the way that the borehole has been installed means that these aren't being detected.
6. To summarise the above – in our view the investigation undertaken is an exploratory investigation and a more detailed main investigation, as detailed in 'BS10175 Investigation of potentially contaminated sites – Code of practice' is required.

Ashdown Site Investigation Remediation Strategy dated 16.05.25

1. Whilst the fact that a report of this nature has been provided in support of this application until we are satisfied that sufficient site investigation works have been undertaken on land referred to as Jacksons Farm we are unable to review this report in detail.

Ashdown Site Investigation Executive Summary Report dated 16.05.25

1. We note that the following is stated in section 3 'several phases of investigation works were carried out in 2024 to assess the made ground and these have found that the made ground does not contain concentrations of contaminants that would pose an unacceptable risk to end users of a commercial/light industrial development, or to controlled waters' and 'As such, no potential sources of contamination are considered to be present at the site'.
2. We have provided further comment on the reports for this area of the site but we are not currently in a position where we can agree with this conclusion – the significant depths of made ground present potential on and off-site sources of ground gas and this requires further assessment.
3. From reviewing section 4.2 it would appear that the only further works recommended in the area known as Jacksons Farm is some further ground gas monitoring. Whilst we accept this is required this should be undertaken as part of a wider and more detailed main investigation – more detailed comments on this area are provided below.

Southern Testing letter report dated 29.01.24 – Geoenvironmental Investigation at Stonehouse Farm

1. The report provides detail on an investigation on land to the north/north east of the barn located at Stonehouse.
2. Six trial pits were excavated, and significant depths of made ground/fill were detected. Of particular concern are the ground conditions in vicinity of TP1 and TP2 which found made ground from ground level to 3.50mbgl. The made ground soils at these locations were not proven however, made ground soils between 3.50m and the natural soils below have therefore not been investigated.
3. We note the conclusion in the report 'The intrusive investigation works, and subsequent laboratory analysis of selected samples undertaken to date, have not identified any significant contamination within this material. However, it should be noted that given the significant volume of material, and its unknown origin, it is possible that more onerous contamination could be present in discreet

pockets'. The fact that no significant elevated levels of contamination have been found is welcomed, however, as detailed above, given the amount of waste material present and the fact that not all the trial pits have proven the depths of made ground soils there is the potential for undetected contamination to be present.

4. In our view, given the depths of made ground present, this material also presents a potential source of ground gas, there is however no assessment in the report on the risk from ground gases on proposed buildings or future site users.

Southern Testing letter report dated 20.11.24 – Land to the West and South West Side of Stonehouse Farm

1. The report provides detail on an investigation on land to the west/south west side of Stonehouse Farm barn.
2. Six trial pits were advanced and up to 2.20m of made ground, proven at all locations.
3. We note that when compared to generic assessment criteria (commercial) no significant elevated levels of contamination were found which is welcomed. However, given the depths of made ground present, this material also presents a potential source of ground gas, there is however no assessment in the report on the risks from ground gases on proposed buildings or future site users.
4. We note that when compared to generic assessment criteria (commercial) no significant elevated levels of contamination were found which is welcomed. However, given the depths of made ground present, this material also presents a potential source of ground gas, there is however no assessment in the report on the risks from ground gases on proposed buildings or future site users.

Southern Testing letter report dated 20.11.24 – Land to the East Side of Stonehouse Farm Barn

1. The report provides detail on an investigation on land to the east side Stonehouse Farm barn.
2. Four trial pits were advanced and up to 2.10m of made ground was detected, proven at all locations.
3. We note that when compared to generic assessment criteria (commercial) no significant elevated levels of contamination were found which is welcomed. However, given the depths of made ground present, this material also presents a potential source of ground gas, there is however no assessment in the report on the risks from ground gases on proposed buildings or future site users.

Southern Testing letter report dated 20.11.24 – Bund to the South Side of Stonehouse Farm Barn

1. The report provides detail on an investigation of the bund to the south side of Stonehouse Farm Barn.
2. Three trial pits were advanced and although ground conditions have been summarised in section 4.4 full trial pit logs in accordance with current industry guidance have not been provided which is a concern.
3. We note the investigation has not detected any significant within the bund which is welcomed. We appreciate the proposed commercial use of the site, however given the size of the bund and its likely variable composition we are not currently convinced that sampling in three locations provides the LPA with sufficient confidence that elevated levels of contamination are not present within the bund.

Summary

The fact the above reports have been provided in support of the application is welcomed. However, given our comments above we are of the view that further investigation is required in relevant parts of the site to fully address the risks from contamination to future site users.

If there is an opportunity to undertake some of these further assessments prior to determination then this would be welcomed, if not then we are happy to request these further investigations and assessments through suitably worded planning conditions, once we are happy that the above matter in relation to water neutrality has been addressed.

Construction Phase

During site clearance, preparation and construction there is the potential for local residents to experience adverse impacts from noise, dust and construction traffic movements. These should be minimised and controlled by the developer and a construction environmental management (CEMP) plan will be recommended as a condition, once we are satisfied that the above matters have been addressed.

Suggested Conditions

N/A

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	26/09/2025

APPENDIX D

Site Investigation Proposal

Lee Goosens

lg@thehuntergroup.co.uk

Dear Lee,

Stonehouse Farm, Plummers Plain, Lower Beeding, West Sussex

Further to our response to the comments raised by the local authority, we have put together an investigation proposal for the area around Lot 8, where a significant depth of made ground was found.

The boundary of the area covered by the planning application is limited to the area within the red line shown on Figure 1 below.

Figure 1. Assessment Site Boundary



The Southern Testing report ref: SKT/LDM/J15630, dated 29th January 2024 comprised six trial pits positioned to the north of the existing barn which is to be retained. An extract from the report, below, shows the location of the trial pits, and it can be seen that only trial pits TP5 and TP6 lie within the current development boundary.

Head Office:

Unit 3
The Old Grain Store
Ditchling Common Business Park
Ditchling
East Sussex
BN6 8SG

Telephone:

01273 483119

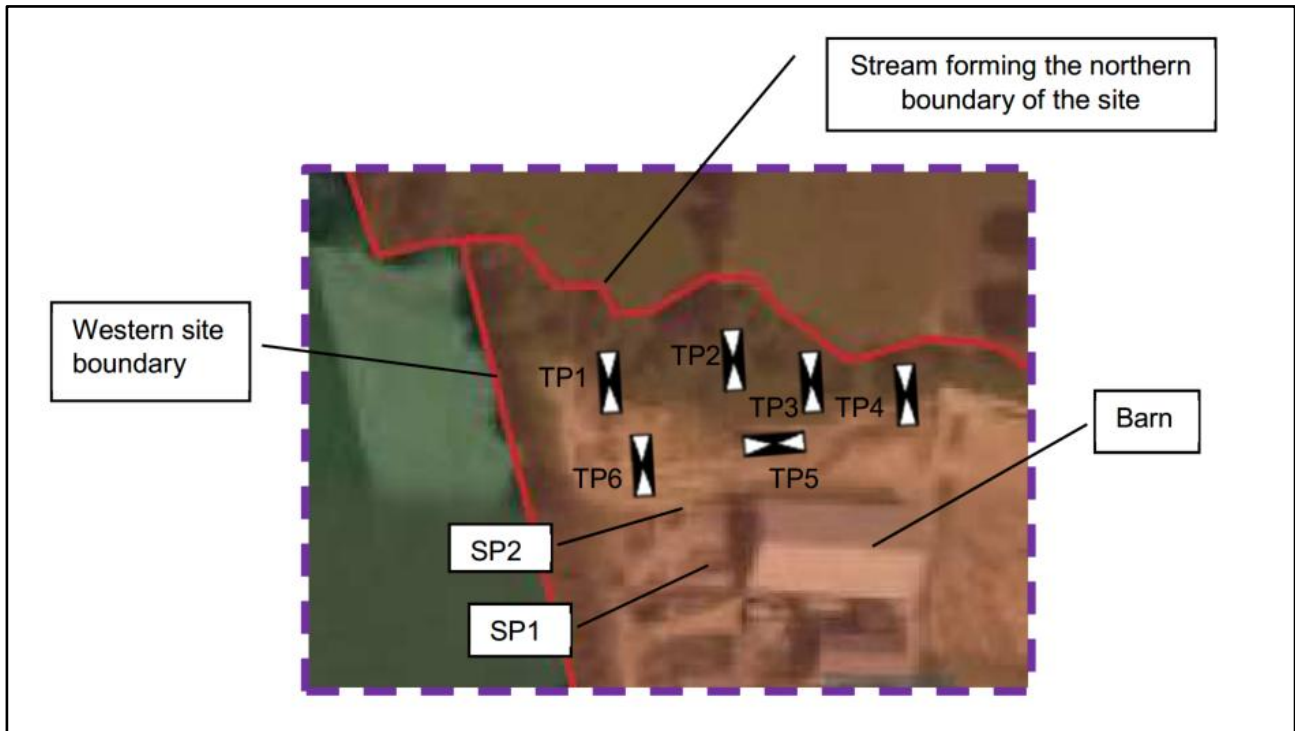
Email:

contact@ashdownsi.co.uk

Company Registration No.
242 6786



Figure 2. Extract from SKT/LDM/J15630



Trial pit TP5 proved the made ground to a depth of 2.2m, while TP6 was terminated at a depth of 1.6m within the made ground.

To provide further information on the levels of contaminants present within made ground in this part of the site it is proposed to undertake a series of boreholes along the area north of the barn, and to test samples of the made ground and the undisturbed soils below.

Proposed Works

Made ground in the north of the site

It is proposed to drill four dynamic sampler boreholes in the area to the north and west of the barn. The proposed locations of the boreholes, designated as WS101 to WS104, are shown on Figure 3 appended to this letter.

The boreholes should be drilled to depths of 3m below ground level, though in the event they do not prove the made ground by that depth, they should be extended if possible.

Samples from the made ground taken from throughout the boreholes should be tested for the presence of heavy metals, PAH compounds, petroleum hydrocarbons, BTEX compounds and asbestos. In the event that

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Ditchling
East Sussex
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Company Registration No.
242 6786



no visual or olfactory evidence of petroleum hydrocarbons is noted i.e. no staining or odours, then at least one sample per metre should be tested.

If evidence of staining or odours are noted, then samples of the stained stratum should be tested, along with samples from directly beneath that layer.

Samples from the undisturbed soils beneath the made ground should be tested for heavy metals, PAH compounds, petroleum hydrocarbon and BTEX compounds.

Earth Bund in the south of the site

Although previous investigation and testing of the soils from the bund recorded no evidence of contamination that would pose an unacceptable risk to end users of the proposed development, to address the concerns of the local authority it is recommended that a further four hand dug pits are excavated into the earth bund.

The locations of the pits (designated as TP101 to TP104) are shown on Figure 3. The pits should be dug between 0.4m and 0.6m into the bund to allow samples of the soils to be collected. Samples from each position should be tested for the presence of heavy metals, PAH compounds, petroleum hydrocarbons, BTEX compounds and asbestos.

Assessment of Results

The results of the testing should be compared with published soil screening values (SSV) comprising either the S4UIs or C4SL calculated for a generic "Commercial" end use. The assessment report should include an updated conceptual model.

In the event that the concentrations of contaminants are similar to those recorded previously, with no exceedances of the SSV, then no remedial works or further risk assessment would be deemed to be necessary.

Yours Sincerely

Alex Bewick

Ashdown Site Investigation Ltd.

Head Office:

Unit 3
The Old Grain Store
Ditchling Common Business Park
Ditchling
East Sussex
BN6 8SG

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242 6786



APPENDIX E

Explanatory Notes
Exploratory Hole Records

EXPLANATORY NOTES

Symbols and abbreviations on Exploratory Hole Records

Samples

U	'Undisturbed' Sample: - 100mm diameter by 450mm long. The number of blows to drive in the sampling tube is shown after the test index letter in the SPT column.
L	Liner sample cut to length indicated.
D	Disturbed Sample
B	Bulk Disturbed Sample
W	Water Sample
ES	Environmental Suite (on older records may be referenced J T)

In Situ Testing

SPT	Standard penetration test (SPT): Using the split spoon sampler.
SPT(C)	Standard Penetration Test (SPT): Using a solid cone instead of the sampler – conducted usually in coarse grained soils or weak rocks.
HV	Shear Vane Test: Undrained shear strength (cohesion).
PP	Hand penetrometer Test: Undrained shear strength (cohesion).
P	Perth Penetrometer Test: Number of blows for 300mm penetration shown under remarks section.

Excavation Method

CP	Cable Percussion Borehole
RC/RO	Rotary Cored Borehole/Rotary Open Hole Borehole
WLS	Dynamic Sampler Borehole using windowless sampler tubes
WS	Dynamic Sampler Borehole using window sampler tubes
TP	Trial Pit excavated using mechanic excavator
HP	Trial Pit excavated using hand tools
HA	Hand Auger borehole

Soil Description

Description and classification of soils has been carried out using as a general basis the British Standard Geotechnical investigation and testing – Identification and classification of soil, Part 1 Identification and description (BS EN ISO 14688-1) and Part 2 Principles of classification (BS EN 14688-2) as well as the BS5930 code of Practice for Ground Investigations.

Rock Description

Description and classification of rocks has been carried out using as a general basis the British Standard Geotechnical investigation and testing – Identification and classification of rock, Part 1 Identification and classification (BS EN ISO 14689-1) as well as the BS5930 code of Practice for Ground Investigations. TCR – Total Core Recovery, SCR – Solid Core Recovery, RQD – Rock Quality Designation, NI – Non Intact, If – indicative fracture spacing (min/ave/max), FI – Fracture Index.

Chalk Description

Chalk description is based on BS EN ISO 14688, BS EN ISO 14689 and BS5930. The classification of chalk generally follows the guidance offered by the Construction Industry Research and Information Association (CIRIA) C574, 'Engineering in Chalk'. This is based on assessment of chalk density, discontinuity and aperture spacing, and the proportion of intact chalk to silt of chalk.

In Situ Strength Testing (where undertaken)

Standard penetration testing (SPT) carried out in accordance with BS EN ISO 22476-3:2005.

Continuous dynamic probe testing conducted using a super heavy DPSH-B (As defined by BS EN ISO 22476-2:2005) probing geometry. The DPSH-B configuration is similar to that of the standard penetration test (SPT); the main differences being that the tip comprises a 90° cone, the driving rods are lighter than those used for SPT testing and the blow counts are recorded over 100mm increments rather than 300mm, as is the case for the SPT.

Perth penetrometer tests carried out in accordance with Australian Standard AS 1289:6.3.3-1997, Method of Testing Soils for Engineering Purposes; no equivalent European or British Standard having been published to date.

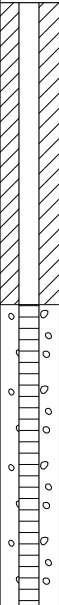
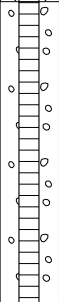
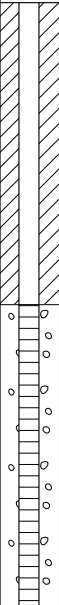
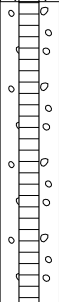
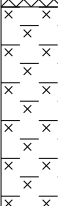
Undrained shear strength determinations made in-situ using a Geonor hand shear vane or a hand penetrometer.

Testing to determine the in-situ California Bearing Ratio (CBR) of soils conducted at shallow depths using a hand-held Transport Research Laboratory (TRL) cone penetrometer.



Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding		Project No. P17630	Start Date 2026-02-13	End Date 2026-02-13

Client	Consultant	Contractor
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Inst/ Backfill		Water Levels	Samples and Tests		Level (m)	Depth (thickness) (m)	Strata		
			Depth (m)	Type/ Ref			Results	Legend	
			0.50	ES		(2.30)		Topsoil over, MADE GROUND: Dark brown gravelly slightly sandy clay. Gravel is subangular to subrounded fine to coarse flint, chalk, brick, concrete, ash-like material, glass and rope.	0.5
			1.10	ES					1.0
			2.20	ES					1.5
			2.20	ES		2.30		Orange brown and light grey mottled slightly sandy silty CLAY. [Upper Tunbridge Wells Sand]	2.0
			2.90	ES		2.5			
			3.00			3.0			
End of Borehole at 3.00m									3.0
									3.5
									4.0
									4.5
									5.0

Remarks	
Borehole dry on completion.	
Standpipe installed to 2.00m depth; 2.00m to 1.00m slotted pipe with gravel surround; 1.00m to ground level	
plain pipe with bentonite seal; completed with gas tap and security cover concreted flush with ground surface.	

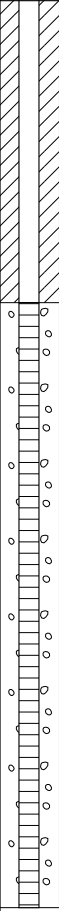
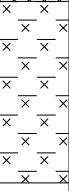
Method, Plant, Stability, Dimensions
0.00 - 3.00m WLS
 Borehole stable on completion.

Logger
AW

Dynamic (Windowless) Sampler

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-02-13	End Date 2026-02-13	

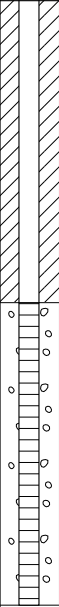
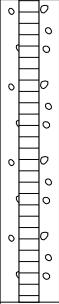
Client	Consultant	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata	
		Depth (m)	Type/ Ref	Results			Legend	Description
		0.20	ES					Topsoil over, MADE GROUND: Dark brown gravelly sandy clay. Gravel is subangular to subrounded fine to coarse brick, glass, ash-like material, concrete, chalk and flint.
		1.10	ES			(2.90)		
		2.10	ES					
		3.50	ES			2.90 (0.60) 3.50		Orange brown slightly sandy silty CLAY. [Upper Tunbridge Wells Sand]
								End of Borehole at 3.50m

Remarks Borehole dry on completion. Standpipe installed to 3.00m depth; 3.00m to 1.00m slotted pipe with gravel surround; 1.00m to ground level plain pipe with bentonite seal; completed with gas tap and security cover concreted flush with ground surface.	Method, Plant, Stability, Dimensions 0.00 - 3.50m WLS Borehole stable on completion.	Logger AW
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Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-02-13	End Date 2026-02-13	

Client	Consultant	Contractor
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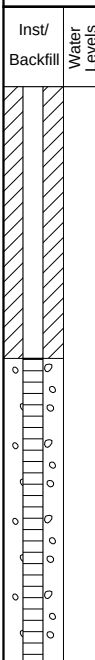
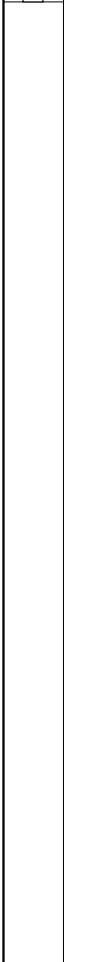
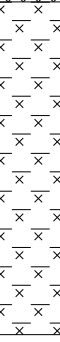
Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.10	ES					Topsoil over, MADE GROUND: Brown slightly gravelly slightly sandy clay. Gravel is subangular to subrounded fine to coarse flint, concrete, ash-like material, brick, metal pegs, slate, chalk and glass.	0.5
		1.10	ES			(2.10)			1.0
		2.00	ES			2.10		Orange brown sandy CLAY. [Upper Tunbridge Wells Sand]	2.0
		2.70	ES			(0.90)			2.5
						3.00		End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion. Standpipe installed to 2.00m depth; 2.00m to 1.00m slotted pipe with gravel surround; 1.00m to ground level plain pipe with bentonite seal; completed with gas tap and security cover concreted flush with ground surface.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Borehole stable on completion.	Logger AW
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Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding		Project No. P17630	Start Date 2026-02-13	End Date 2026-02-13

Client	Consultant	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.05	ES					Topsoil over, MADE GROUND: Brown and dark brown gravelly sandy clay. Gravel is subangular to subrounded fine to coarse brick, concrete, flint, breeze block, charcoal-like material and chalk.	0.5
		0.90	ES			(1.90)			1.0
		1.50	ES						1.5
		2.50	ES			1.90		Light grey and orange brown slightly sandy silty CLAY. [Upper Tunbridge Wells Sand] <i>with a a band of subangular to subrounded fine to coarse gravel of sandstone at 2.35m depth. (2.35m)</i>	2.0
					(1.10)	2.5			
					3.00	3.0			
								End of Borehole at 3.00m	3.5
									4.0
									4.5
									5.0

Remarks
Borehole dry on completion.
Standpipe installed to 1.90m depth; 1.90m to 0.90m slotted pipe with gravel surround; 0.90m to ground level
plain pipe with bentonite seal; completed with gas tap and security cover concreted flush with ground surface.

Method, Plant, Stability, Dimensions
0.00 - 3.00m WLS
Borehole stable on completion.

Logger
AW



Hand Pit

TP102
Sheet 1 of 1

Hole Type HP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-02-13	End Date 2026-02-13	

Client	Consultant	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.50	ES			(0.20)		Topsoil.	
						0.20			
						(0.20)		MADE GROUND: Light brown orange brown and grey mottled clayey silt.	
						0.40			
						(0.20)		MADE GROUND: Orange brown, brown and light brown mottled slightly gravelly silty clay. Gravel is subangular to subrounded fine to coarse flint, chalk and ironstone.	0.5
						0.60		with a band of subangular to subrounded fine to coarse gravel of ironstone at 0.55m depth. (0.55m)	
								End of Trial Pit at 0.60m	1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Trial pit dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 0.60m HP Trial pit stable on completion.	Logger FL
---	--	--------------

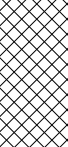


Hand Pit

TP103
Sheet 1 of 1

Hole Type HP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-02-13	End Date 2026-02-13	

Client	Consultant	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.45	ES			(0.10) 0.10		Topsoil.	
						(0.50)		MADE GROUND: Light brown, yellow brown and brown mottled slightly gravelly silty clay with occasional rootlets and roots. Gravel is subangular to subrounded fine to coarse flint, brick, ironstone and chalk.	0.5
						0.60		End of Trial Pit at 0.60m	
									1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Trial pit dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 0.60m HP Trial pit stable on completion.	Logger FL
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[illegible]

Remarks	Method, Plant, Stability, Dimensions	Logger
Trial pit dry on completion.	0.00 - 0.60m HP Trial pit stable on completion.	FL



Trial Pit

TP201
Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-03-26	End Date 2026-03-26	

Client	Consultant	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.25	ES			(0.46)		MADE GROUND: Orange brown, brown and dark brown slightly gravelly silty clay. Gravel is subangular to subrounded fine to coarse flint, chalk, charcoal-like material and brick.	
		0.55	ES			0.46 (0.24) 0.70	 	Light brown, orange brown and light grey slightly gravelly slightly sandy silty CLAY. Gravel is subangular to subrounded fine to coarse sandstone and ironstone. [Upper Tunbridge Wells Sand]	0.5
								End of Trial Pit at 0.70m	1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Trial pit dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 0.71m TP Trial pit stable on completion.	Logger GRD
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Trial Pit

TP202
Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-03-26	End Date 2026-03-26	

Client	Consultant	Contractor
--------	------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	ES			(0.45)		MADE GROUND: Brown, light brown, orange brown and dark brown slightly gravelly slightly sandy silty clay. Gravel is subangular to subrounded fine to coarse sandstone, flint, chalk, charocoal-like material and concrete.	
		0.50	ES			0.45 (0.15) 0.60		Light grey, light brown and orange brown slightly gravelly slightly sandy silty CLAY. Gravel is subangular to subrounded fine to coarse sandstone. [Upper Tunbridge Wells Sand]	0.5
								End of Trial Pit at 0.60m	
									1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Water entering trial pit during excavation.	Method, Plant, Stability, Dimensions 0.00 - 0.60m TP Trial pit stable on completion.	Logger GRD
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Trial Pit

TP203
Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-03-26	End Date 2026-03-26	

Client	Consultant	Contractor
--------	------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.10	ES			(0.27)		MADE GROUND: Brown and dark brown slightly gravelly silty clay. Gravel is subangular to subrounded fine to coarse flint, charocoal-like material, brick, chalk and sandstone.	
		0.30	ES			0.27 (0.18) 0.45		Light brown and orange brown slightly gravelly slightly sandy silty CLAY. Gravel is subangular to subrounded fine to coarse sandstone. [Upper Tunbridge Wells Sand]	
								End of Trial Pit at 0.45m	0.5
									1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Water pooling at base of trial pit.	Method, Plant, Stability, Dimensions 0.00 - 0.45m TP Trial pit stable on completion.	Logger GRD
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Trial Pit

TP204
Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-03-26	End Date 2026-03-26	

Client	Consultant	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.05	ES			(0.17)		MADE GROUND: Dark brown slightly gravelly silty clay. Gravel is subangular to subrounded fine to coarse flint, chalk, charocoal-like material and roots.	
						0.17		Light brown, orange brown and light grey slightly gravelly slightly silty CLAY. Gravel is subangular to subrounded fine to coarse sandstone and ironstone.	
						(0.66)		[Upper Tunbridge Wells Sand]	0.5
						0.83		End of Trial Pit at 0.83m	1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Trial pit dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 0.83m TP Trial pit stable on completion.	Logger GRD
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Trial Pit

TP205
Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-03-26	End Date 2026-03-26	

Client	Consultant	Contractor
--------	------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.10	ES			(0.03) 0.03		MADE GROUND: Dark brown slightly gravelly silt clay. Gravel is subangular to subrounded fine to coarse flint, chalk, brick, concrete and slate.	
		0.40	ES			(0.32) 0.35		MADE GROUND: Orange brown and light brown slightly gravelly silty clay. Gravel is subangular to subrounded fine to coarse flint, chalk and sandstone.	
						(0.35) 0.70		Orange brown and light brown slightly gravelly slightly sandy silty CLAY. Gravel is subangular to subrounded fine to coarse sandstone. [Upper Tunbridge Wells Sand]	0.5
								End of Trial Pit at 0.70m	1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Trial pit dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 0.70m TP Trial pit stable on completion.	Logger GRD
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Trial Pit

Trial Pit 1

Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-04-13	End Date 2026-04-13	

Client	Consultant	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
								Topsoil over MADE GROUND: Dark brown and brown slightly gravelly slightly sandy silty clay. Gravel is subangular to subrounded fine to coarse flint, charcoal-like material, brick, chalk, concrete.	
									0.5
									1.0
									1.5
									2.0
						(4.20)			2.5
									3.0
									3.5
									4.0
						4.20		Orange brown and light brown slightly gravelly slightly sandy silty CLAY. Gravel is subangular to subrounded fine to coarse sandstone. [Upper Tubridge Wells Sand]	4.5
						(0.50)			
						4.70		End of Trial Pit at 4.70m	5.0

Remarks Trial pit dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 4.70m TP Trial pit stable on completion.	Logger LG
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Trial Pit

Trial Pit 2

Sheet 1 of 1

Hole Type TP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Lot 8, Stonehouse Farm, Lower Beeding	Project No. P17630	Start Date 2026-04-13	End Date 2026-04-13	

Client	Consultant	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.25)		Topsoil	
						0.25		MADE GROUND: Dark brown, brown and orange brown slightly gravelly slightly sandy silty clay. Gravel is subangular to subrounded fine to coarse chalk, flint, charcoal-like material and brick.	0.5
									1.0
									1.5
									2.0
						(4.25)			2.5
									3.0
									3.5
									4.0
						4.50		Light brown, orange brown and light grey slightly gravelly slightly sandy silty CLAY. Gravel is subangular to subrounded fine to coarse sandstone and ironstone.	4.5
						(0.20)		[Upper Tubridge Wells Sand]	
						4.70		End of Trial Pit at 4.70m	
									5.0

Remarks Trial pit dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 4.70m TP Trial pit stable on completion.	Logger LG
---	--	--------------

Figure 3

Proposed Investigation Layout



Head Office

Unit 3
The Old Grain Store
Ditchling Common Business Park
Ditchling
East Sussex
BN6 8SG
contact@ashdownsi.co.uk

Site

Lot 8
Stonehouse Farm
Lower Beeding
West Sussex

Project Ref

C17195/SIProp

Figure No

3

Drawing Title

Proposed Investigation Layout

Scale

Not To Scale

APPENDIX F

Laboratory Test Results

Certificate of Analysis

Certificate Number 26-03752

Issued: 03-Mar-26

Client Ashdown Site Investigations Ltd
Unit 3 The Grain Store
Ditchling Common Business Park
Ditchling Common
West Sussex
BN6 8SG

Our Reference 26-03752

Client Reference ~ P17630_3259

Order No ~ 12694

Contract Title ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, West Sussex

Description 20 Soil samples.

Date Received 17-Feb-26

Date Started 17-Feb-26

Date Completed 03-Mar-26

Test Procedures Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By



Reyhan Irfan
Operations Manager



Summary of Chemical Analysis

Soil Samples

Our Ref 26-03752

Client Ref ~ P17630_3259

Contract Title ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, West Sussex

Lab No	2643124	2643125	2643126	2643127	2643128	2643129
Sample ID ~	WS101A	WS101A	WS101A	WS101A	WS102	WS102
Depth ~	0.50	1.10	2.20	2.90	0.20	1.10
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg	11	7.8	16	11	16	11
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.8	0.9	0.7	< 0.2	2.0	1.6
Cadmium	DETSC 2301#	0.1	mg/kg	0.3	0.2	0.3	< 0.1	0.4	0.2
Chromium	DETSC 2301#	0.15	mg/kg	18	17	29	13	31	23
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	19	19	32	9.8	42	29
Lead	DETSC 2301#	0.3	mg/kg	41	33	73	9.8	71	100
Mercury	DETSC 2325#	0.05	mg/kg	0.07	0.08	0.10	< 0.05	0.09	0.18
Nickel	DETSC 2301#	1	mg/kg	14	10	16	6.6	23	14
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	79	56	82	32	130	100
Inorganics									
pH	DETSC 2008#		pH	9.1	10.7	8.6	7.6	8.0	9.2
Organic matter	DETSC 2002#	0.1	%	1.2	1.0	2.4	< 0.1	1.7	1.5
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >EC10-EC12: EH_2D_AL	DETSC 3521#	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC12-EC16: EH_2D_AL	DETSC 3521#	1.2	mg/kg	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20
Aliphatic >EC16-EC21: EH_2D_AL	DETSC 3521#	1.5	mg/kg	2.56	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC21-EC35: EH_2D_AL	DETSC 3521#	3.4	mg/kg	26.46	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic >EC35-EC40: EH_2D_AL	DETSC 3521*	3.4	mg/kg	36.45	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic >EC40-EC44: EH_2D_AL	DETSC 3521*	3.4	mg/kg	6.89	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic C5-C44: EH_2D+HS_1D_AL	DETSC 3521*	10	mg/kg	72.36	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >EC10-EC12: EH_2D_AR	DETSC 3521#	0.9	mg/kg	2.49	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90
Aromatic >EC12-EC16: EH_2D_AR	DETSC 3521#	0.5	mg/kg	16.24	< 0.50	1.04	< 0.50	< 0.50	< 0.50
Aromatic >EC16-EC21: EH_2D_AR	DETSC 3521#	0.6	mg/kg	69.26	1.19	4.30	< 0.60	< 0.60	1.21
Aromatic >EC21-EC35: EH_2D_AR	DETSC 3521#	1.4	mg/kg	78.18	< 1.40	< 1.40	2.87	< 1.40	< 1.40
Aromatic >EC35-EC40: EH_2D_AR	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic >EC40-EC44: EH_2D_AR	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic C5-C44: EH_2D+HS_1D_AR	DETSC 3521*	10	mg/kg	166.2	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
TPH Ali/Aro C5-C44: EH_2D+HS_1D_Total	DETSC 3521*	10	mg/kg	238.5	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01

Summary of Chemical Analysis Soil Samples

Our Ref 26-03752

Client Ref ~ P17630_3259

Contract Title ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, West Sussex

Lab No	2643124	2643125	2643126	2643127	2643128	2643129
Sample ID ~	WS101A	WS101A	WS101A	WS101A	WS102	WS102
Depth ~	0.50	1.10	2.20	2.90	0.20	1.10
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
PAHs									
Naphthalene	DETSC 3303#	0.03	mg/kg	1.7	< 0.03	0.03	< 0.03	< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg	0.15	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	1.5	< 0.03	0.05	< 0.03	< 0.03	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg	2.0	< 0.03	0.05	< 0.03	< 0.03	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg	9.7	0.12	0.29	0.08	0.05	0.10
Anthracene	DETSC 3303	0.03	mg/kg	2.6	< 0.03	0.05	< 0.03	< 0.03	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg	8.8	0.23	0.35	0.06	0.12	0.29
Pyrene	DETSC 3303#	0.03	mg/kg	7.9	0.20	0.30	0.05	0.11	0.28
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	3.8	0.10	0.11	< 0.03	0.04	0.12
Chrysene	DETSC 3303	0.03	mg/kg	3.0	0.07	0.13	< 0.03	0.05	0.11
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	3.3	0.12	0.14	< 0.03	0.05	0.16
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	1.2	0.04	0.06	< 0.03	< 0.03	0.07
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	2.6	0.09	0.10	< 0.03	0.03	0.12
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	1.1	0.05	0.09	< 0.03	< 0.03	0.05
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	0.30	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	1.1	0.05	0.10	< 0.03	< 0.03	0.08
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	51	1.1	1.8	0.19	0.42	1.4

Summary of Chemical Analysis

Soil Samples

Our Ref 26-03752

Client Ref ~ P17630_3259

Contract Title ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, W

Lab No	2643130	2643131	2643132	2643133	2643134	2643135
Sample ID ~	WS102	WS102	WS103	WS103	WS103	WS103
Depth ~	2.10	3.50	0.10	1.10	2.00	2.70
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg	14	24	14	15	14	8.0
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.9	< 0.2	1.2	0.8	1.4	< 0.2
Cadmium	DETSC 2301#	0.1	mg/kg	0.3	0.1	0.4	0.3	0.3	< 0.1
Chromium	DETSC 2301#	0.15	mg/kg	25	30	34	26	39	27
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	30	22	57	28	25	16
Lead	DETSC 2301#	0.3	mg/kg	250	20	71	47	41	14
Mercury	DETSC 2325#	0.05	mg/kg	0.08	< 0.05	0.12	0.10	0.06	< 0.05
Nickel	DETSC 2301#	1	mg/kg	14	12	17	14	13	8.9
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	82	62	120	110	84	39
Inorganics									
pH	DETSC 2008#		pH	8.8	7.7	8.5	10.1	9.1	6.9
Organic matter	DETSC 2002#	0.1	%	0.8	0.1	1.6	1.7	1.4	< 0.1
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >EC10-EC12: EH_2D_AL	DETSC 3521#	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC12-EC16: EH_2D_AL	DETSC 3521#	1.2	mg/kg	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20
Aliphatic >EC16-EC21: EH_2D_AL	DETSC 3521#	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC21-EC35: EH_2D_AL	DETSC 3521#	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic >EC35-EC40: EH_2D_AL	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	5.22	< 3.40	< 3.40	< 3.40
Aliphatic >EC40-EC44: EH_2D_AL	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic C5-C44: EH_2D+HS_1D_AL	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >EC10-EC12: EH_2D_AR	DETSC 3521#	0.9	mg/kg	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90
Aromatic >EC12-EC16: EH_2D_AR	DETSC 3521#	0.5	mg/kg	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Aromatic >EC16-EC21: EH_2D_AR	DETSC 3521#	0.6	mg/kg	< 0.60	< 0.60	0.89	1.38	0.79	< 0.60
Aromatic >EC21-EC35: EH_2D_AR	DETSC 3521#	1.4	mg/kg	2.54	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic >EC35-EC40: EH_2D_AR	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic >EC40-EC44: EH_2D_AR	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic C5-C44: EH_2D+HS_1D_AR	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
TPH Ali/Aro C5-C44: EH_2D+HS_1D_Total	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01

Summary of Chemical Analysis

Soil Samples

Our Ref 26-03752

Client Ref ~ P17630_3259

Contract Title ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, W

Lab No	2643130	2643131	2643132	2643133	2643134	2643135
Sample ID ~	WS102	WS102	WS103	WS103	WS103	WS103
Depth ~	2.10	3.50	0.10	1.10	2.00	2.70
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
PAHs									
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	0.03	< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	0.04	< 0.03	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03	< 0.03	0.04	< 0.03	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	0.12	0.23	0.07	< 0.03
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03	0.03	0.04	< 0.03	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg	0.05	< 0.03	0.25	0.36	0.15	< 0.03
Pyrene	DETSC 3303#	0.03	mg/kg	0.05	< 0.03	0.22	0.32	0.14	< 0.03
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	0.09	0.12	0.07	< 0.03
Chrysene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03	0.10	0.13	0.08	< 0.03
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	0.10	0.14	0.10	< 0.03
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	0.04	0.05	0.04	< 0.03
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	0.07	0.10	0.06	< 0.03
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	0.04	0.06	0.04	< 0.03
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	0.04	0.06	0.05	< 0.03
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	< 0.10	< 0.10	1.1	1.7	0.80	< 0.10

Summary of Chemical Analysis

Soil Samples

Our Ref 26-03752

Client Ref ~ P17630_3259

Contract Title ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, W

Lab No	2643136	2643137	2643138	2643139	2643140	2643141
Sample ID ~	WS104	WS104	WS104	WS104	TP101	TP102
Depth ~	0.05	0.90	1.50	2.50	0.45-0.55	0.50
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg	8.7	9.3	13	6.3	8.8	16
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.6	1.0	1.0	< 0.2	0.3	< 0.2
Cadmium	DETSC 2301#	0.1	mg/kg	0.2	0.3	0.3	< 0.1	0.2	0.2
Chromium	DETSC 2301#	0.15	mg/kg	40	21	21	13	11	18
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	21	29	37	12	64	15
Lead	DETSC 2301#	0.3	mg/kg	41	51	52	14	14	19
Mercury	DETSC 2325#	0.05	mg/kg	0.06	0.11	0.11	< 0.05	< 0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg	8.8	13	18	8.0	8.6	9.9
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	63	87	98	27	42	56
Inorganics									
pH	DETSC 2008#		pH	10.6	8.7	8.5	7.4	9.5	7.7
Organic matter	DETSC 2002#	0.1	%	1.5	1.8	2.2	0.1	1.6	1.0
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >EC10-EC12: EH_2D_AL	DETSC 3521#	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC12-EC16: EH_2D_AL	DETSC 3521#	1.2	mg/kg	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20
Aliphatic >EC16-EC21: EH_2D_AL	DETSC 3521#	1.5	mg/kg	< 1.50	2.00	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC21-EC35: EH_2D_AL	DETSC 3521#	3.4	mg/kg	< 3.40	7.28	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic >EC35-EC40: EH_2D_AL	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic >EC40-EC44: EH_2D_AL	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic C5-C44: EH_2D+HS_1D_AL	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >EC10-EC12: EH_2D_AR	DETSC 3521#	0.9	mg/kg	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90
Aromatic >EC12-EC16: EH_2D_AR	DETSC 3521#	0.5	mg/kg	< 0.50	< 0.50	1.17	< 0.50	< 0.50	< 0.50
Aromatic >EC16-EC21: EH_2D_AR	DETSC 3521#	0.6	mg/kg	< 0.60	2.74	9.98	< 0.60	1.35	< 0.60
Aromatic >EC21-EC35: EH_2D_AR	DETSC 3521#	1.4	mg/kg	< 1.40	7.61	4.57	< 1.40	< 1.40	< 1.40
Aromatic >EC35-EC40: EH_2D_AR	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic >EC40-EC44: EH_2D_AR	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic C5-C44: EH_2D+HS_1D_AR	DETSC 3521*	10	mg/kg	< 10.00	10.35	15.72	< 10.00	< 10.00	< 10.00
TPH Ali/Aro C5-C44: EH_2D+HS_1D_Total	DETSC 3521*	10	mg/kg	< 10.00	10.35	15.72	< 10.00	< 10.00	< 10.00
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01

Summary of Chemical Analysis Soil Samples

Our Ref 26-03752

Client Ref ~ P17630_3259

Contract Title ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, W

Lab No	2643136	2643137	2643138	2643139	2643140	2643141
Sample ID ~	WS104	WS104	WS104	WS104	TP101	TP102
Depth ~	0.05	0.90	1.50	2.50	0.45-0.55	0.50
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026	13/02/2026
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
PAHs									
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	0.13	< 0.03	< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.09	0.22	< 0.03	< 0.03	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	0.08	0.21	< 0.03	< 0.03	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg	0.04	0.42	1.3	< 0.03	0.14	< 0.03
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	0.08	0.29	< 0.03	0.03	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg	0.12	0.56	2.4	< 0.03	0.43	< 0.03
Pyrene	DETSC 3303#	0.03	mg/kg	0.11	0.49	2.0	< 0.03	0.40	< 0.03
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	0.05	0.18	0.71	< 0.03	0.19	< 0.03
Chrysene	DETSC 3303	0.03	mg/kg	0.06	0.14	0.65	< 0.03	0.19	< 0.03
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	0.07	0.20	0.61	< 0.03	0.22	< 0.03
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.07	0.24	< 0.03	0.09	< 0.03
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	0.05	0.15	0.49	< 0.03	0.18	< 0.03
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.07	0.18	< 0.03	0.09	< 0.03
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	0.04	< 0.03	< 0.03	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	< 0.03	0.08	0.20	< 0.03	0.10	< 0.03
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	0.49	2.6	9.6	< 0.10	2.0	< 0.10

Summary of Chemical Analysis

Soil Samples

Our Ref 26-03752

Client Ref ~ P17630_3259

Contract Title ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, W

Lab No	2643142	2643143
Sample ID ~	TP103	TP104
Depth ~	0.45	0.45
Other ID ~		
Sample Type ~	SOIL	SOIL
Sampling Date ~	13/02/2026	13/02/2026
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
Metals					
Arsenic	DETSC 2301#	0.2	mg/kg	11	12
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	< 0.2	0.4
Cadmium	DETSC 2301#	0.1	mg/kg	0.2	0.4
Chromium	DETSC 2301#	0.15	mg/kg	16	21
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	15	96
Lead	DETSC 2301#	0.3	mg/kg	13	80
Mercury	DETSC 2325#	0.05	mg/kg	< 0.05	0.13
Nickel	DETSC 2301#	1	mg/kg	11	15
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	44	120
Inorganics					
pH	DETSC 2008#		pH	8.3	10.2
Organic matter	DETSC 2002#	0.1	%	0.5	2.8
Petroleum Hydrocarbons					
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aliphatic >EC10-EC12: EH_2D_AL	DETSC 3521#	1.5	mg/kg	< 1.50	< 1.50
Aliphatic >EC12-EC16: EH_2D_AL	DETSC 3521#	1.2	mg/kg	< 1.20	< 1.20
Aliphatic >EC16-EC21: EH_2D_AL	DETSC 3521#	1.5	mg/kg	< 1.50	< 1.50
Aliphatic >EC21-EC35: EH_2D_AL	DETSC 3521#	3.4	mg/kg	< 3.40	< 3.40
Aliphatic >EC35-EC40: EH_2D_AL	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40
Aliphatic >EC40-EC44: EH_2D_AL	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40
Aliphatic C5-C44: EH_2D+HS_1D_AL	DETSC 3521*	10	mg/kg	< 10.00	< 10.00
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01
Aromatic >EC10-EC12: EH_2D_AR	DETSC 3521#	0.9	mg/kg	< 0.90	< 0.90
Aromatic >EC12-EC16: EH_2D_AR	DETSC 3521#	0.5	mg/kg	< 0.50	< 0.50
Aromatic >EC16-EC21: EH_2D_AR	DETSC 3521#	0.6	mg/kg	< 0.60	7.07
Aromatic >EC21-EC35: EH_2D_AR	DETSC 3521#	1.4	mg/kg	< 1.40	9.98
Aromatic >EC35-EC40: EH_2D_AR	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40
Aromatic >EC40-EC44: EH_2D_AR	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40
Aromatic C5-C44: EH_2D+HS_1D_AR	DETSC 3521*	10	mg/kg	< 10.00	17.05
TPH Ali/Aro C5-C44: EH_2D+HS_1D_Total	DETSC 3521*	10	mg/kg	< 10.00	17.05
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01
Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01

Summary of Chemical Analysis

Soil Samples

Our Ref 26-03752

Client Ref ~ P17630_3259

Contract Title ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, W

Lab No	2643142	2643143
Sample ID ~	TP103	TP104
Depth ~	0.45	0.45
Other ID ~		
Sample Type ~	SOIL	SOIL
Sampling Date ~	13/02/2026	13/02/2026
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
PAHs					
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.05
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	0.05
Phenanthrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.64
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	0.16
Fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	1.9
Pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	1.7
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	0.74
Chrysene	DETSC 3303	0.03	mg/kg	< 0.03	0.66
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.85
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.32
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.70
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.30
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	0.07
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	< 0.03	0.39
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	< 0.10	8.5

Summary of Asbestos Analysis

Soil Samples

Our Ref 26-03752

Client Ref ~ P17630_3259

Contract Title ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, West Sussex

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2643124	WS101A 0.50	SOIL	NAD	none	Lucy Lindsley
2643125	WS101A 1.10	SOIL	NAD	none	Lucy Lindsley
2643126	WS101A 2.20	SOIL	NAD	none	Lucy Lindsley
2643128	WS102 0.20	SOIL	NAD	none	Lucy Lindsley
2643129	WS102 1.10	SOIL	NAD	none	Lucy Lindsley
2643130	WS102 2.10	SOIL	NAD	none	Lucy Lindsley
2643132	WS103 0.10	SOIL	NAD	none	Lucy Lindsley
2643133	WS103 1.10	SOIL	NAD	none	Lucy Lindsley
2643134	WS103 2.00	SOIL	NAD	none	Lucy Lindsley
2643136	WS104 0.05	SOIL	NAD	none	Lucy Lindsley
2643137	WS104 0.90	SOIL	NAD	none	Lucy Lindsley
2643138	WS104 1.50	SOIL	NAD	none	Lucy Lindsley
2643140	TP101 0.45-0.55	SOIL	NAD	none	Lucy Lindsley
2643141	TP102 0.50	SOIL	NAD	none	Lucy Lindsley
2643142	TP103 0.45	SOIL	NAD	none	Lucy Lindsley
2643143	TP104 0.45	SOIL	NAD	none	Lucy Lindsley

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 26-03752
 Client Ref ~ P17630_3259
 Contract ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, West Sussex

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2643124	WS101A 0.50 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643125	WS101A 1.10 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643126	WS101A 2.20 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643127	WS101A 2.90 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643128	WS102 0.20 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643129	WS102 1.10 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643130	WS102 2.10 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643131	WS102 3.50 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643132	WS103 0.10 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643133	WS103 1.10 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643134	WS103 2.00 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643135	WS103 2.70 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643136	WS104 0.05 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643137	WS104 0.90 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643138	WS104 1.50 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643139	WS104 2.50 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643140	TP101 0.45-0.55 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643141	TP102 0.50 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643142	TP103 0.45 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		
2643143	TP104 0.45 SOIL	13/02/26	GJ 250ml, GJ 60ml, PT 1L		

Key: G-Glass P-Plastic J-Jar T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Information in Support of the Analytical Results

Our Ref 26-03752

Client Ref ~ P17630_3259

Contract ~ Artemis (Lot 8), Stonehouse Farm, Lower Beeding, West Sussex

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve

Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.

The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-

Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Information in Support of the Analytical Results

List of HWOL Acronyms and Operators

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total

Det	Acronym
Aliphatic C5-C6	HS_1D_AL
Aliphatic C6-C8	HS_1D_AL
Aliphatic C8-C10	HS_1D_AL
Aliphatic >EC10-EC12	EH_2D_AL
Aliphatic >EC12-EC16	EH_2D_AL
Aliphatic >EC16-EC21	EH_2D_AL
Aliphatic >EC21-EC35	EH_2D_AL
Aliphatic >EC35-EC40	EH_2D_AL
Aliphatic >EC40-EC44	EH_2D_AL
Aliphatic C5-C44	EH_2D+HS_1D_AL
Aromatic C5-C7	HS_1D_AR
Aromatic C7-C8	HS_1D_AR
Aromatic C8-C10	HS_1D_AR
Aromatic >EC10-EC12	EH_2D_AR
Aromatic >EC12-EC16	EH_2D_AR
Aromatic >EC16-EC21	EH_2D_AR
Aromatic >EC21-EC35	EH_2D_AR
Aromatic >EC35-EC40	EH_2D_AR
Aromatic >EC40-EC44	EH_2D_AR
Aromatic C5-C44	EH_2D+HS_1D_AR
TPH Ali/Aro C5-C44	EH_2D+HS_1D_Total

Key:

~ Sample details are provided by the client and can affect the validity of the results

* -not accredited.

-MCERTS (accreditation only applies if report carries the MCERTS logo).

\$ -subcontracted.

n/s -not supplied.

I/S -insufficient sample.

U/S -unsuitable sample.

t/f -to follow.

nd -not detected.

End of Report Ver 25.10.03

APPENDIX G

Classification of Probability, Consequence and Risk

Probability Of Risk Being Realised	
Classification	Definition
High	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Moderate	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Very Low	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Consequence Of Risk Being Realised		
Classification	Category	Definition
Severe	Human Health	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA.
	Controlled Waters	Short term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource.
	Property	Catastrophic damage to buildings/property.
	Ecological Systems	A short term risk to a particular ecosystem or organisation forming part of such ecosystem.
Moderate	Human Health	Chronic damage to Human Health.
	Controlled Waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution).
	Ecological System	A significant change in a particular ecosystem or organism forming part of such ecosystem.
Minor	Controlled Waters	Pollution of non-sensitive water resources.
	Property	Significant damage to crops, buildings, structures and services.
	Ecological Systems	Damage to sensitive buildings/structures/services or the environment.
Very Minor	Human Health	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc).
	Property	Easily repairable effects of damage to buildings, structures and services.
	Project	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve.

Risk Classification Definitions	
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the long term.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low	It is possible that harm could arise to a designated receptor from an identified hazard, but there is a low likelihood of this hazard occurring and if realised, harm would at worst normally be mild.
Very Low	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

APPENDIX H

Quantitative Conceptual Model

Site: Lot 8, Stonehouse Farm, Plummers Plain, Lower Beeding, West Sussex

Project Ref: P17630

Source	Receptor	Contaminants	Pathway	Complete Linkage Present?	Probability	Consequence	Risk
None Identified	End Users		Dermal contact with soil and dust (indoor & outdoor)	No contaminants present above SSVs			N/A
			Ingestion of soil and indoor dust	No contaminants present above SSVs			N/A
			Consumption of home-grown produce and attached soil	No private gardens proposed			N/A
			Inhalation of soil dust (indoor and outdoor)	No contaminants present above SSVs			N/A
			Inhalation of soil vapours	No contaminants present above SSVs			N/A
			Inhalation of soil gases/ Risk of explosion	No viable source of ground gases identified			N/A
	End Users (via Water Supply Pipework)		Contamination of incoming services	No potential risk to services identified by the desk study			N/A
	Groundwater		Migration to groundwater	No contaminants present at concentrations posing risk to groundwater			N/A