



Note: Layout is subject to survey information

Client's Name
Earlswood Homes

Drawing Title
Feasibility Study

Drawn
JW

Checked
PJ

Date
30.10.24

Job No
7543

Drawing No
SK-001

Rev
B

Status
PRELIMINARY

Job Title
Watermede, Cowfold

Scale
1:500 @ A3

metres 5 10 15 20

B 11.02.25 Updated for BNG assessment PA
A 07.11.24 Amended to planning consultant comments JW PJ
Rev Date Revision Details Dr Ch

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APPENDIX B

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 C

Preliminary Conceptual Model

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Potential Source	Potential Receptor	Potential Contaminants	Potential Pathway	Complete Linkage Present?	Probability	Consequence	Risk
Historical light industrial use of the large buildings, including potentially for vehicle or plant maintenance.	End Users	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons and VOC Compounds	Dermal contact with soil and dust (indoor & outdoor)	Yes	P2: Low	C3: Moderate	Low/Moderate
			Ingestion of soil and indoor dust	Yes	P2: Low	C3: Moderate	Low/Moderate
			Consumption of home-grown produce and attached soil	Yes	P2: Low	C3: Moderate	Low/Moderate
			Inhalation of soil dust (indoor and outdoor)	Yes	P2: Low	C3: Moderate	Low/Moderate
			Inhalation of soil vapours	Yes	P1: Very Low	C3: Moderate	Low
			Inhalation of soil gases/ Risk of explosion	Identified contaminants do not pose a risk via this pathway			N/A
	End Users (via Water Supply Pipework)	Petroleum Hydrocarbons and VOC Compounds	Contamination of incoming services	Yes	P2: Low	C3: Moderate	Low/Moderate
	Groundwater	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons and VOC Compounds	Migration to groundwater	No significant pathway to groundwater exists			N/A
Made ground in the southern part of the site from historical demolition and construction of driveways and hard standing.	End Users	Asbestos, Heavy Metals and PAH Compounds	Dermal contact with soil and dust (indoor & outdoor)	Yes	P3: Moderate	C3: Moderate	Moderate
			Ingestion of soil and indoor dust	Yes	P3: Moderate	C3: Moderate	Moderate
			Consumption of home-grown produce and attached soil	Yes	P3: Moderate	C3: Moderate	Moderate
			Inhalation of soil dust (indoor and outdoor)	Yes	P3: Moderate	C3: Moderate	Moderate
			Inhalation of soil vapours	Identified contaminants do not pose a risk via this pathway			N/A
			Inhalation of soil gases/ Risk of explosion	Identified contaminants do not pose a risk via this pathway			N/A
	End Users (via Water Supply Pipework)		Contamination of incoming services	Identified contaminants do not pose a risk via this pathway			N/A
	Groundwater	Heavy Metals and PAH Compounds	Migration to groundwater	No significant pathway to groundwater exists			N/A

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Potential Source	Potential Receptor	Potential Contaminants	Potential Pathway	Complete Linkage Present?	Probability	Consequence	Risk
Existing car repair garage and historical filling station to the south-east of the site.	End Users	Petroleum Hydrocarbons and VOC Compounds	Dermal contact with soil and dust (indoor & outdoor)	Yes	P1: Very Low	C3: Moderate	Low
			Ingestion of soil and indoor dust	Yes	P1: Very Low	C3: Moderate	Low
			Consumption of home-grown produce and attached soil	Yes	P1: Very Low	C3: Moderate	Low
			Inhalation of soil dust (indoor and outdoor)	Yes	P1: Very Low	C3: Moderate	Low
			Inhalation of soil vapours	Yes	P1: Very Low	C3: Moderate	Low
			Inhalation of soil gases/ Risk of explosion	Identified contaminants do not pose a risk via this pathway			N/A
	End Users (via Water Supply Pipework)	Petroleum Hydrocarbons and VOC Compounds	Contamination of incoming services	Yes	P1: Very Low	C3: Moderate	Low
	Groundwater		Migration to groundwater	N/A - offsite source			N/A
Potentially elevated background concentrations of heavy metals	End Users	Heavy Metals	Dermal contact with soil and dust (indoor & outdoor)	Yes	P1: Very Low	C3: Moderate	Low
			Ingestion of soil and indoor dust	Yes	P1: Very Low	C3: Moderate	Low
			Consumption of home-grown produce and attached soil	Yes	P1: Very Low	C3: Moderate	Low
			Inhalation of soil dust (indoor and outdoor)	Yes	P1: Very Low	C3: Moderate	Low
			Inhalation of soil vapours	No potential contaminants identified			N/A
			Inhalation of soil gases/ Risk of explosion	Identified contaminant does not pose a risk via this pathway			N/A
	End Users (via Water Supply Pipework)		Contamination of incoming services	Identified contaminant does not pose a risk via this pathway			N/A
	Groundwater	Heavy Metals	Migration to groundwater	No significant pathway to groundwater exists			N/A

APPENDIX D

Explanatory Notes

Exploratory Hole Records

DPSH-B Dynamic Probe Records

TRL Dynamic Cone Penetrometer (CBR) 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.



Dynamic (Windowless) Sampler

WS01
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Watermead, Henfield Road, Cowfold, West Sussex	Project No. P17246	Start Date 2025-06-25	End Date 2025-06-25	

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			(0.10) 0.10		Topsoil.	
		0.30	PP	>225 (kPa)		(0.45)	—	Stiff brown, light brown and orange brown slightly gravelly CLAY with frequent iron staining. Gravel is subangular to subrounded fine to medium ironstone. [Weald Clay Formation]	
		0.30	ES				—		
		0.40	D				—		
		0.50	PP	225 (kPa)		0.55	—	becoming locally very stiff between 0.30m and 0.50m depth. (0.30 - 0.50m)	0.5
							—		
		0.80	PP	90 (kPa)			—	Stiff light brown and light grey mottled slightly gravelly CLAY with rare slightly sandy pockets. Gravel is subangular to subrounded fine to coarse mudstone. [Weald Clay Formation]	
		0.90	D				—		
		1.00	HV	95 (kPa)			—		1.0
							—		
		1.30	PP	150 (kPa)		(1.55)	—		
		1.30	D				—		
		1.50	PP	140 (kPa)			—		1.5
							—		
		1.70	D				—		
		1.80	PP	140 (kPa)			—		
							—		
		2.00	HV	>120 (kPa)		2.10	—	Very stiff red brown, brown, grey and orange brown slightly gravelly CLAY with occasional bands of mudstone and rare ironstone and iron staining. Gravel is subangular to subrounded fine to coarse mudstone and rare ironstone. [Weald Clay Formation]	2.0
		2.20	D				—		
		2.30	PP	>225 (kPa)			—		
							—		
		2.50	PP	>225 (kPa)		(0.90)	—		2.5
							—		
		2.80	PP	>225 (kPa)			—		
		2.80	D				—		
		3.00	HV	>120 (kPa)		3.00	—	End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Borehole stable on completion.	Logger GRD
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Dynamic (Windowless) Sampler

WS02
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Watermead, Henfield Road, Cowfold, West Sussex	Project No. P17246	Start Date 2025-06-25	End Date 2025-06-25	

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			(0.15) 0.15		Topsoil.	
		0.30	PP	>225 (kPa)				Very stiff brown, light brown and orange brown slightly gravelly CLAY with frequent iron staining. Gravel is subangular to subrounded fine to coarse ironstone and mudstone. [Weald Clay Formation]	
		0.50 0.50	PP D	>225 (kPa)		(0.65)		with a band of mudstone at 0.20m depth. (0.20m) becoming locally stiff at 0.60m depth. (0.60m)	0.5
		0.80	PP	185 (kPa)		0.80		Very stiff brown, light grey and orange brown slightly gravelly CLAY with occasional iron staining. Gravel is subangular to subrounded fine to coarse ironstone and mudstone. [Weald Clay Formation]	1.0
		1.00 1.10	HV D	>120 (kPa)				becoming locally stiff between 0.90m and 1.10m depth. (0.90 - 1.10m)	
		1.30	PP	175 (kPa)		(1.20)			1.5
		1.50 1.60	PP D	175 (kPa)					
		1.80	PP	185 (kPa)				becoming locally stiff at 1.80m depth. (1.80m)	2.0
		2.00 2.10	HV D	>120 (kPa)		2.00		Very stiff grey brown, brown and grey slightly gravelly CLAY with occasional bands of red brown mudstone and frequent iron staining. Gravel is subangular to subrounded fine to coarse mudstone. [Weald Clay Formation]	2.5
		2.30	PP	>225 (kPa)		(1.00)			
		2.50	PP	>225 (kPa)					
		2.70 2.80	D PP	>225 (kPa)					
		3.00	HV	>120 (kPa)		3.00		End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Borehole stable on completion.	Logger GRD
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Dynamic (Windowless) Sampler

WS03
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Watermead, Henfield Road, Cowfold, West Sussex	Project No. P17246	Start Date 2025-06-25	End Date 2025-06-25	

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	
						(0.03) 0.03		Topsoil.	
		0.20	ES			(0.37) 0.40		MADE GROUND: Brown, light brown and yellow brown silty clay with rare subangular to subrounded fine to medium gravel of brick, flint and crystalline rock.	
		0.50	PP	185 (kPa)				Very stiff brown, light brown and grey brown CLAY with rare subangular to subrounded fine to medium gravel of ironstone and frequent iron staining. [Weald Clay Formation]	0.5
		0.60	ES			(0.55)		with red staining between 0.60m and 0.80m depth. (0.60 - 0.80m)	
		0.80	PP	225 (kPa)					
		0.80	D						
		1.00	HV	>120 (kPa)		0.95		Very stiff light brown, orange brown and light grey slightly gravelly CLAY with frequent iron staining. Gravel is subangular to subrounded fine to coarse mudstone. [Weald Clay Formation]	1.0
		1.20	D						
		1.30	PP	185 (kPa)					
		1.50	PP	200 (kPa)					1.5
		1.80	PP	200 (kPa)					
		1.80	D			(1.85)			
		2.00	HV	>120 (kPa)					2.0
		2.30	PP	>225 (kPa)					
		2.30	D						
		2.50	PP	200 (kPa)					2.5
		2.80	PP	200 (kPa)		2.80		Very stiff dark brown and brown slightly gravelly CLAY with occasional bands of mudstone and ironstone. Gravel is subangular to subrounded fine to coarse mudstone and ironstone. [Weald Clay Formation]	3.0
		2.90	D			(0.20)			
		3.00	HV	>120 (kPa)		3.00		End of Borehole at 3.00m	

Remarks Borehole dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Borehole stable on completion. Borehole cased to 2.00m depth.	Logger GRD
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Dynamic (Windowless) Sampler

WS04
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Watermead, Henfield Road, Cowfold, West Sussex	Project No. P17246	Start Date 2025-06-25	End Date 2025-06-25	

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	
		0.15	ES			(0.20)		Topsoil.	
		0.30	PP	>225 (kPa)		0.20		Very stiff light brown with occasional brown and orange brown mottling CLAY with rare subangular to subrounded	
		0.30	D			(0.40)		fine to medium gravel of ironstone and mudstone and frequent iron staining. [Weald Clay Formation]	0.5
		0.45	ES						
		0.50	PP	>225 (kPa)		0.60		Very stiff light brown, light grey and orange brown slightly gravelly slightly sandy CLAY with frequent iron staining. Gravel is subangular to subrounded fine to coarse ironstone/mudstone. [Weald Clay Formation]	
		0.80	PP	>225 (kPa)					
		0.85	D						
		1.00	HV	>120 (kPa)					1.0
		1.30	PP	225 (kPa)					
		1.40	D						
		1.50	PP	>225 (kPa)		(1.90)			1.5
		1.80	PP	>225 (kPa)					
		1.90	D						
		2.00	HV	>120 (kPa)					2.0
		2.30	PP	>225 (kPa)					
		2.40	D						
		2.50	PP	>225 (kPa)		2.50		Very stiff grey, red brown and brown mottled slightly gravelly CLAY with occasional bands of red brown mudstone. Gravel is subangular to subrounded fine to coarse mudstone. [Weald Clay Formation]	2.5
		2.80	PP	>225 (kPa)		(0.50)			
		2.90	D						
		3.00	HV	>120 (kPa)		3.00		End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Borehole stable on completion.	Logger GRD
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Dynamic (Windowless) Sampler

WS05
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Watermead, Henfield Road, Cowfold, West Sussex	Project No. P17246	Start Date 2025-06-25	End Date 2025-06-25	

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	
		0.15	ES			(0.12) 0.12 (0.08) 0.20		Concrete.	
		0.40	ES					MADE GROUND: Brown slightly gravelly clay. Gravel is subangular to subrounded medium brick.	
		0.60 0.60	PP D	125 (kPa)				Stiff brown mottled light grey and orange brown CLAY. [Weald Clay Formation]	0.5
		1.00 1.00 1.00 1.00	SPT PP HV D	N=10 (2,2/2,2,3,3) 125 (kPa) 100 (kPa)		(2.00)			1.0
		1.30	ES						
		1.50 1.60	PP D	150 (kPa)					1.5
		2.00 2.00 2.00 2.00	SPT PP HV D	N=23 (2,3/5,5,6,7) 150 (kPa) 100 (kPa)		2.20		with rare iron staining below 1.80m depth. (1.80m)	2.0
		2.30	ES					Very stiff brown and red brown mottled CLAY. [Weald Clay Formation]	
		2.50	PP	225 (kPa)		(0.80)			2.5
		2.70 2.80	D PP	225 (kPa)		3.00		with occasional gravel of mudstone and ironstone below 2.80m depth. (2.80m)	
								End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Borehole stable on completion.	Logger ON
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Dynamic (Windowless) Sampler

WS06

Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Watermead, Henfield Road, Cowfold, West Sussex	Project No. P17246	Start Date 2025-06-25	End Date 2025-06-25	

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	
						(0.12)		Concrete.	
		0.20	PP	75 (kPa)		0.12		MADE GROUND: Brown slightly gravelly sandy clay. Gravel is subangular to subrounded fine to medium brick.	
		0.30	ES			(0.38)		with a cobble of brick at 0.15m depth. (0.15m)	
		0.50	PP	75 (kPa)		0.50		Stiff brown mottled orange brown and dark grey/black CLAY. [Weald Clay Formation]	0.5
		0.60	D						
		0.70	PP	100 (kPa)				becoming light grey mottled below 0.80m depth. (0.80m)	
		0.90	PP	100 (kPa)					
		1.00	SPT	N=13 (2,2/2,3,4,4)					1.0
		1.20	PP	225 (kPa)					
		1.20	D						
		1.50	ES						1.5
		1.70	PP	225 (kPa)		(2.20)		becoming brown mottled light grey below 1.60m depth. (1.60m)	
		1.80	D						
		2.00	SPT	N=16 (2,2/3,4,4,5)					2.0
		2.00	HV	100 (kPa)					
		2.20	PP	225 (kPa)					
		2.30	D						
		2.50	ES						2.5
		2.70	PP	225 (kPa)		2.70		Very stiff red brown mottled black slightly gravelly CLAY. Gravel is subangular to subrounded fine to medium mudstone. [Weald Clay Formation]	
		2.90	D			(0.30)			
		3.00	HV	100 (kPa)		3.00		End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Borehole stable on completion.	Logger ON
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Dynamic (Windowless) Sampler

WS07
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Watermead, Henfield Road, Cowfold, West Sussex	Project No. P17246	Start Date 2025-06-25	End Date 2025-06-25	

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	
		0.00-0.05	ES			(0.05) 0.05 (0.15)		Topsoil.	
		0.20-0.25	ES			0.20 (0.05) 0.25		MADE GROUND: Concrete.	
								MADE GROUND: Brown and orange brown slightly sandy clay with rare gravel of concrete.	
								Very stiff orange brown and light grey slightly gravelly CLAY with occasional iron staining. Gravel is subangular to subrounded fine to coarse mudstone. [Weald Clay Formation]	0.5
		0.80	PP	185 (kPa)					
		0.90	D						
		1.00	HV	>120 (kPa)				becoming locally stiff at 0.90m depth. (0.90m)	1.0
		1.30	PP	>225 (kPa)					
		1.30	D						
		1.50	PP	>225 (kPa)		(2.45)			1.5
		1.50	ES						
		1.80	PP	>225 (kPa)					
		1.80	D						
		2.00	HV	>120 (kPa)					2.0
		2.00	ES						
		2.30	PP	>225 (kPa)					
		2.30	D						
		2.50	PP	>225 (kPa)					2.5
		2.60	ES						
		2.80	PP	>225 (kPa)		2.70		Very stiff grey brown slightly gravelly CLAY with occasional bands of mudstone. Gravel is subangular to subrounded fine to coarse mudstone. [Weald Clay Formation]	
		2.80	D			(0.30)			
		3.00	HV	>120 (kPa)		3.00		End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Borehole stable on completion.	Logger GRD
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Dynamic (Windowless) Sampler

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Watermead, Henfield Road, Cowfold, West Sussex	Project No. P17246	Start Date 2025-06-25	End Date 2025-06-25	

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			(0.12) 0.12 (0.13) 0.25		Concrete.	
		0.40	D			(0.25) 0.50		MADE GROUND: Light brown slightly gravelly sand. Gravel is subangular to subrounded fine to medium flint, concrete and rare brick.	
		0.60 0.65	PP D	125 (kPa)				MADE GROUND: Brown and grey with black staining slightly gravelly clay. Gravel is subangular to subrounded fine to medium brick.	0.5
		0.80	PP	125 (kPa)				Stiff light brown, orange brown and light grey slightly gravelly CLAY with frequent iron staining. Gravel is subangular to subrounded fine to medium ironstone. [Weald Clay Formation]	
		1.00 1.00 1.10 1.20	SPT PP D PP	N=12 (1,1/3,3,3,3) 125 (kPa) 125 (kPa)		(1.20)			1.0
		1.60	ES						1.5
		1.80 1.80	PP D	200 (kPa)		1.70		Very stiff light brown, orange brown and light grey CLAY. [Weald Clay Formation]	
		2.00 2.00	SPT HV	N=12 (1,2/2,3,3,4) 110 (kPa)					2.0
		2.20	PP	225 (kPa)		(1.30)			
		2.50	D						2.5
		2.60	ES						
		2.80	PP	225 (kPa)					
		2.90	D						
		3.00	HV	>120 (kPa)		3.00		End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Borehole stable on completion.	Logger ON
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Dynamic (Windowless) Sampler

WS09

Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Watermead, Henfield Road, Cowfold, West Sussex	Project No. P17246	Start Date 2025-06-25	End Date 2025-06-25	

Client	Consultant	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.05	ES			(0.10)		MADE GROUND: Dark brown slightly gravelly sand. Gravel is subangular to subrounded fine to medium brick, concrete and clinker-like material.	
		0.25	ES			(0.20)			
		0.45	D			0.30		MADE GROUND: Brown mottled orange brown slightly gravelly clay. Gravel is subangular to subrounded fine to medium brick, concrete and ironstone.	0.5
		0.70	D			0.50		Stiff brown mottled orange brown and grey slightly gravelly CLAY. Gravel is subangular to subrounded fine to medium ironstone(?) [Weald Clay Formation]	
						(0.50)		Very stiff grey mottled orange brown slightly gravelly CLAY. Gravel is subangular to subrounded fine to medium siltstone. [Weald Clay Formation]	
		1.10	ES			1.00		becoming locally stiff between 0.70m and 0.80m depth. (0.70 - 0.80m)	1.0
		1.20	PP	175 (kPa)				Very stiff brown mottled orange brown and grey CLAY. [Weald Clay Formation]	
		1.20	D						
		1.60	D						1.5
		1.70	PP	200 (kPa)					
		2.00	HV	100 (kPa)		(2.00)		becoming orange brown and grey and with occasional gravel of mudstone below 2.00m depth. (2.00m)	2.0
		2.10	ES						
		2.20	PP	225 (kPa)					
		2.50	D						2.5
		2.70	PP	225 (kPa)					
		2.80	D						
		3.00	HV	100 (kPa)		3.00		End of Borehole at 3.00m	3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 3.00m WLS Borehole stable on completion.	Logger ON
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Dynamic (Windowless) Sampler

WS10

Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Watermead, Henfield Road, Cowfold, West Sussex	Project No. P17246	Start Date 2025-06-25	End Date 2025-06-25	

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			(0.25)		Topsoil over, MADE GROUND: Brown slightly gravelly clay. Gravel is subangular to subrounded fine brick and ash/clinker-like material.	
		0.40	PP	225 (kPa)		0.25		Very stiff light brown slightly gravelly CLAY with occasional rootlets. Gravel is subangular to subrounded fine to medium sandstone and ironstone. [Weald Clay Formation]	0.5
		0.60	PP	225 (kPa)		(0.75)			
		0.60	ES						
		0.80	PP	225 (kPa)					
		0.90	D			1.00		Very stiff brown mottled light grey and orange brown CLAY. [Weald Clay Formation]	1.0
		1.20	PP	225 (kPa)		(0.45)			
		1.20	D						
		1.40	PP	225 (kPa)		1.45		Brown clayey subangular to subrounded fine to coarse GRAVEL of sandstone, siltstone and ironstone. [Weald Clay Formation]	1.5
		1.40	ES			(0.55)			
		1.70	D			2.00			
								End of Borehole at 2.00m	2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

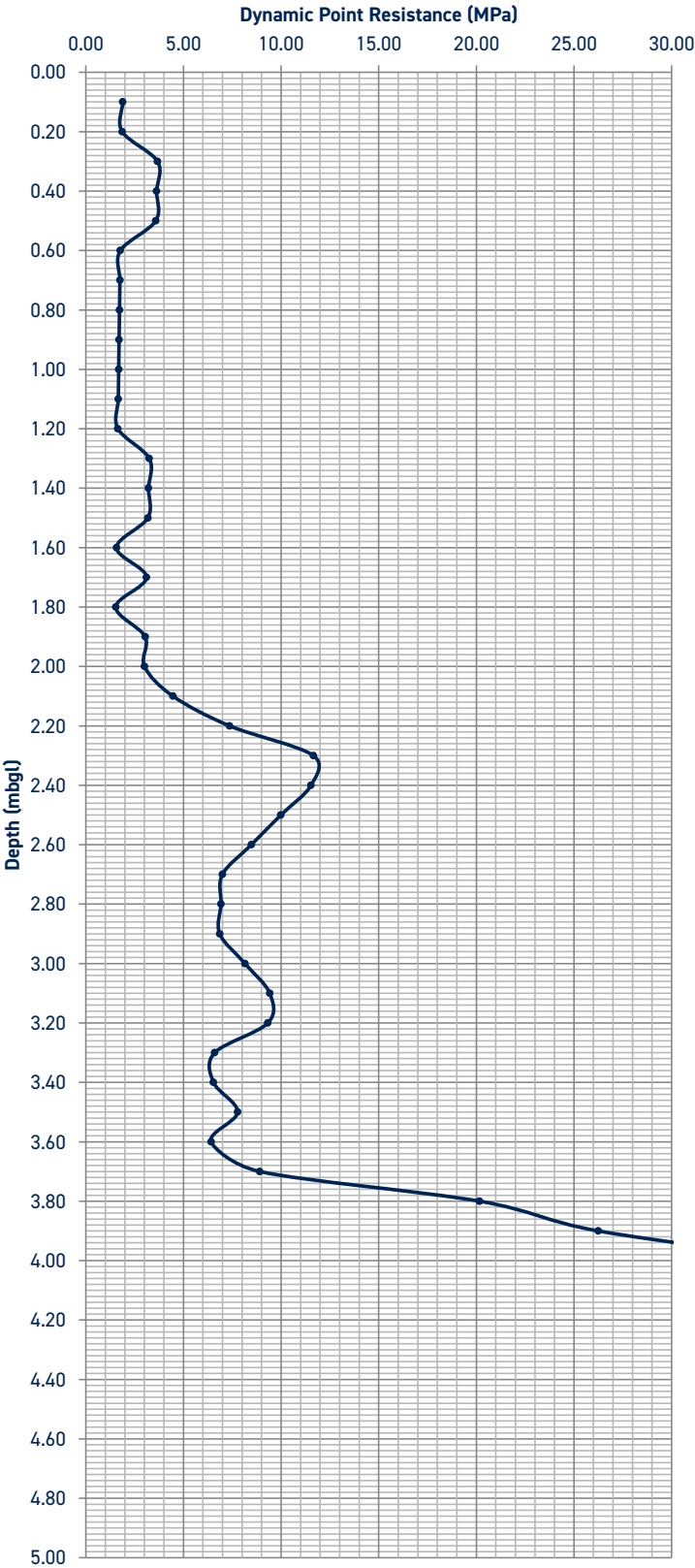
Remarks No further progress below 2.00m depth - too dense. Borehole dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 2.00m WLS Borehole collapsed to 1.79m depth on completion. Borehole cased to 1.00m depth.	Logger ON
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Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference WS01

Depth (mbgl)	Blows (per 100mm)	Average Penetration per Blow (m)	Unit Point Resistance (MPa)	Dynamic Point Resistance (MPa)
0.10	1	0.10	1.94	1.89
0.20	1	0.10	1.94	1.86
0.30	2	0.05	3.89	3.68
0.40	2	0.05	3.89	3.63
0.50	2	0.05	3.89	3.58
0.60	1	0.10	1.94	1.77
0.70	1	0.10	1.94	1.75
0.80	1	0.10	1.94	1.73
0.90	1	0.10	1.94	1.70
1.00	1	0.10	1.94	1.68
1.10	1	0.10	1.94	1.66
1.20	1	0.10	1.94	1.64
1.30	2	0.05	3.89	3.25
1.40	2	0.05	3.89	3.21
1.50	2	0.05	3.89	3.18
1.60	1	0.10	1.94	1.57
1.70	2	0.05	3.89	3.11
1.80	1	0.10	1.94	1.54
1.90	2	0.05	3.89	3.04
2.00	2	0.05	3.89	3.01
2.10	3	0.03	5.83	4.46
2.20	5	0.02	9.72	7.36
2.30	8	0.01	15.55	11.66
2.40	8	0.01	15.55	11.54
2.50	7	0.01	13.60	9.99
2.60	6	0.02	11.66	8.48
2.70	5	0.02	9.72	6.99
2.80	5	0.02	9.72	6.93
2.90	5	0.02	9.72	6.86
3.00	6	0.02	11.66	8.15
3.10	7	0.01	13.60	9.42
3.20	7	0.01	13.60	9.33
3.30	5	0.02	9.72	6.60
3.40	5	0.02	9.72	6.54
3.50	6	0.02	11.66	7.77
3.60	5	0.02	9.72	6.42
3.70	7	0.01	13.60	8.91
3.80	16	0.01	31.10	20.17
3.90	21	0.00	40.81	26.24
4.00	30	0.00	58.31	37.16
4.10				
4.20				
4.30				
4.40				
4.50				
4.60				
4.70				
4.80				
4.90				
5.00				



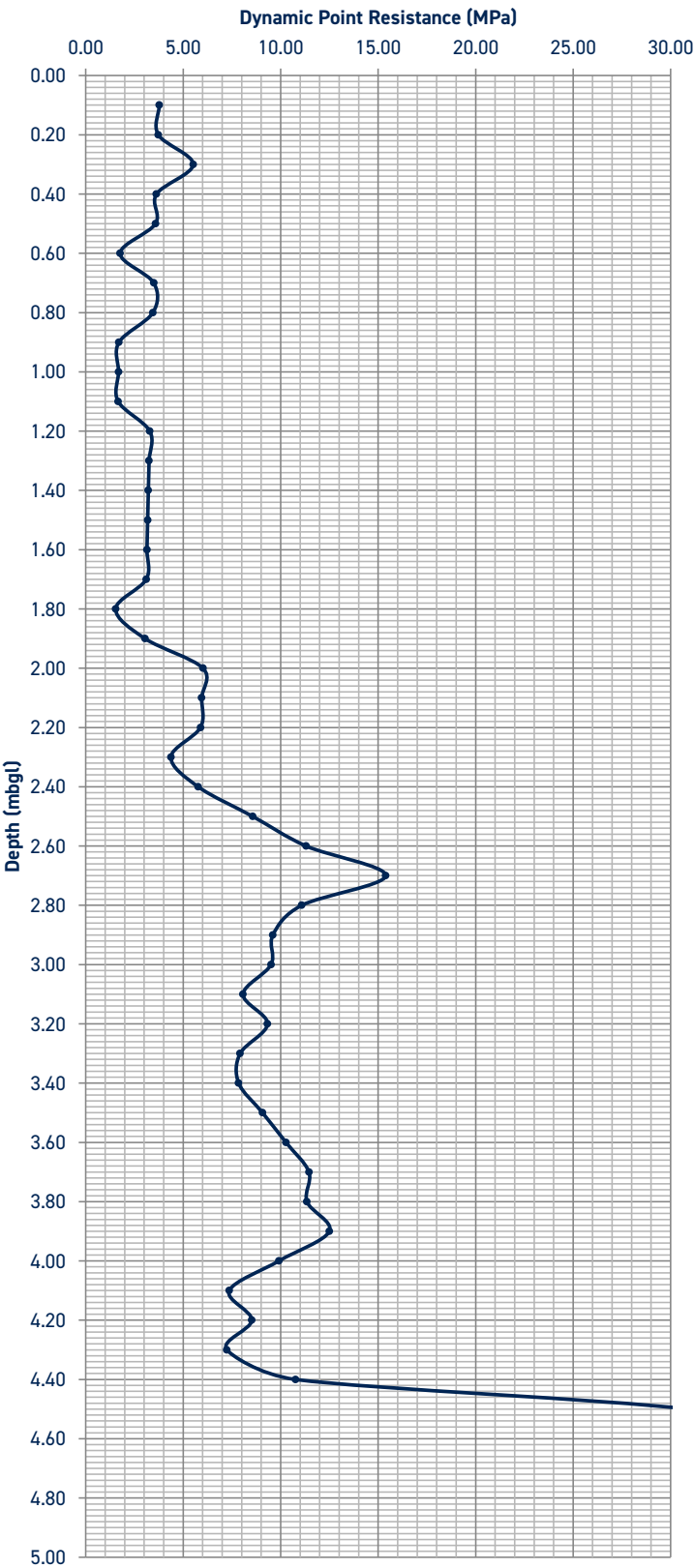
Notes:
No further progress below 4.00m depth - hammer bouncing.

Hammer Mass	63.5 kg
Fall Height	0.76 m
Cone Area	0.0019 m ²
E _{theor}	473 J
Energy Ratio	0.78
Anvil Mass	1 kg
Rod Mass	8.79 kg/m

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference			WS02	
Depth (mbgl)	Blows (per 100mm)	Average Penetration per Blow (m)	Unit Point Resistance (MPa)	Dynamic Point Resistance (MPa)
0.10	2	0.05	3.89	3.78
0.20	2	0.05	3.89	3.73
0.30	3	0.03	5.83	5.51
0.40	2	0.05	3.89	3.63
0.50	2	0.05	3.89	3.58
0.60	1	0.10	1.94	1.77
0.70	2	0.05	3.89	3.49
0.80	2	0.05	3.89	3.45
0.90	1	0.10	1.94	1.70
1.00	1	0.10	1.94	1.68
1.10	1	0.10	1.94	1.66
1.20	2	0.05	3.89	3.29
1.30	2	0.05	3.89	3.25
1.40	2	0.05	3.89	3.21
1.50	2	0.05	3.89	3.18
1.60	2	0.05	3.89	3.14
1.70	2	0.05	3.89	3.11
1.80	1	0.10	1.94	1.54
1.90	2	0.05	3.89	3.04
2.00	4	0.03	7.77	6.02
2.10	4	0.03	7.77	5.95
2.20	4	0.03	7.77	5.89
2.30	3	0.03	5.83	4.37
2.40	4	0.03	7.77	5.77
2.50	6	0.02	11.66	8.56
2.60	8	0.01	15.55	11.30
2.70	11	0.01	21.38	15.39
2.80	8	0.01	15.55	11.08
2.90	7	0.01	13.60	9.60
3.00	7	0.01	13.60	9.51
3.10	6	0.02	11.66	8.07
3.20	7	0.01	13.60	9.33
3.30	6	0.02	11.66	7.92
3.40	6	0.02	11.66	7.85
3.50	7	0.01	13.60	9.07
3.60	8	0.01	15.55	10.27
3.70	9	0.01	17.49	11.45
3.80	9	0.01	17.49	11.35
3.90	10	0.01	19.44	12.50
4.00	8	0.01	15.55	9.91
4.10	6	0.02	11.66	7.37
4.20	7	0.01	13.60	8.52
4.30	6	0.02	11.66	7.24
4.40	9	0.01	17.49	10.77
4.50	26	0.00	50.53	30.84
4.60	30	0.00	58.31	35.29
4.70				
4.80				
4.90				
5.00				



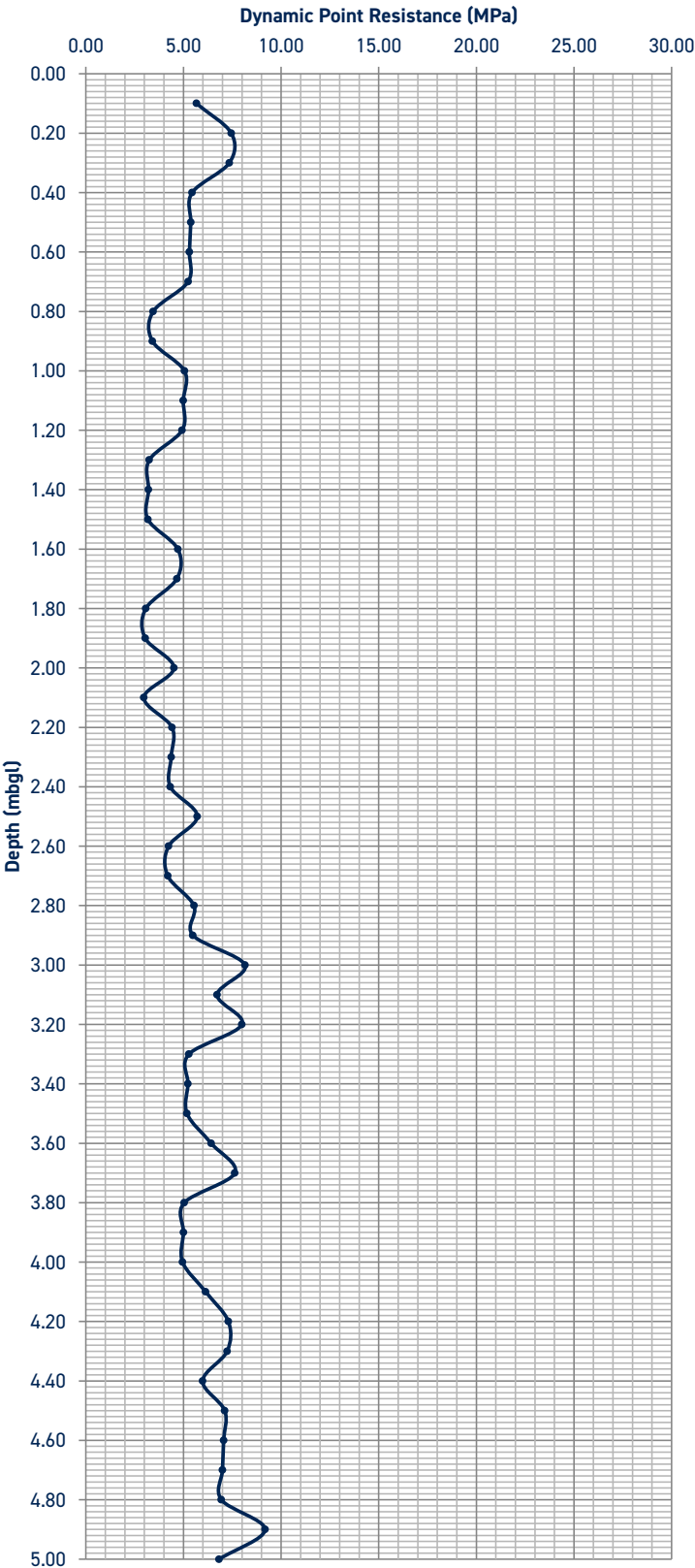
Notes: No further progress below 4.60m depth - hammer bouncing.	Hammer Mass	63.5 kg
	Fall Height	0.76 m
	Cone Area	0.0019 m ²
	E_{theor}	473 J
	Energy Ratio	0.78
	Anvil Mass	1 kg
	Rod Mass	8.79 kg/m

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference WS03

Depth (mbgl)	Blows (per 100mm)	Average Penetration per Blow (m)	Unit Point Resistance (MPa)	Dynamic Point Resistance (MPa)
0.10	3	0.03	5.83	5.66
0.20	4	0.03	7.77	7.45
0.30	4	0.03	7.77	7.35
0.40	3	0.03	5.83	5.44
0.50	3	0.03	5.83	5.37
0.60	3	0.03	5.83	5.31
0.70	3	0.03	5.83	5.24
0.80	2	0.05	3.89	3.45
0.90	2	0.05	3.89	3.41
1.00	3	0.03	5.83	5.05
1.10	3	0.03	5.83	4.99
1.20	3	0.03	5.83	4.93
1.30	2	0.05	3.89	3.25
1.40	2	0.05	3.89	3.21
1.50	2	0.05	3.89	3.18
1.60	3	0.03	5.83	4.71
1.70	3	0.03	5.83	4.66
1.80	2	0.05	3.89	3.07
1.90	2	0.05	3.89	3.04
2.00	3	0.03	5.83	4.51
2.10	2	0.05	3.89	2.98
2.20	3	0.03	5.83	4.42
2.30	3	0.03	5.83	4.37
2.40	3	0.03	5.83	4.33
2.50	4	0.03	7.77	5.71
2.60	3	0.03	5.83	4.24
2.70	3	0.03	5.83	4.20
2.80	4	0.03	7.77	5.54
2.90	4	0.03	7.77	5.49
3.00	6	0.02	11.66	8.15
3.10	5	0.02	9.72	6.73
3.20	6	0.02	11.66	8.00
3.30	4	0.03	7.77	5.28
3.40	4	0.03	7.77	5.23
3.50	4	0.03	7.77	5.18
3.60	5	0.02	9.72	6.42
3.70	6	0.02	11.66	7.63
3.80	4	0.03	7.77	5.04
3.90	4	0.03	7.77	5.00
4.00	4	0.03	7.77	4.95
4.10	5	0.02	9.72	6.14
4.20	6	0.02	11.66	7.30
4.30	6	0.02	11.66	7.24
4.40	5	0.02	9.72	5.98
4.50	6	0.02	11.66	7.12
4.60	6	0.02	11.66	7.06
4.70	6	0.02	11.66	7.00
4.80	6	0.02	11.66	6.94
4.90	8	0.01	15.55	9.18
5.00	6	0.02	11.66	6.83



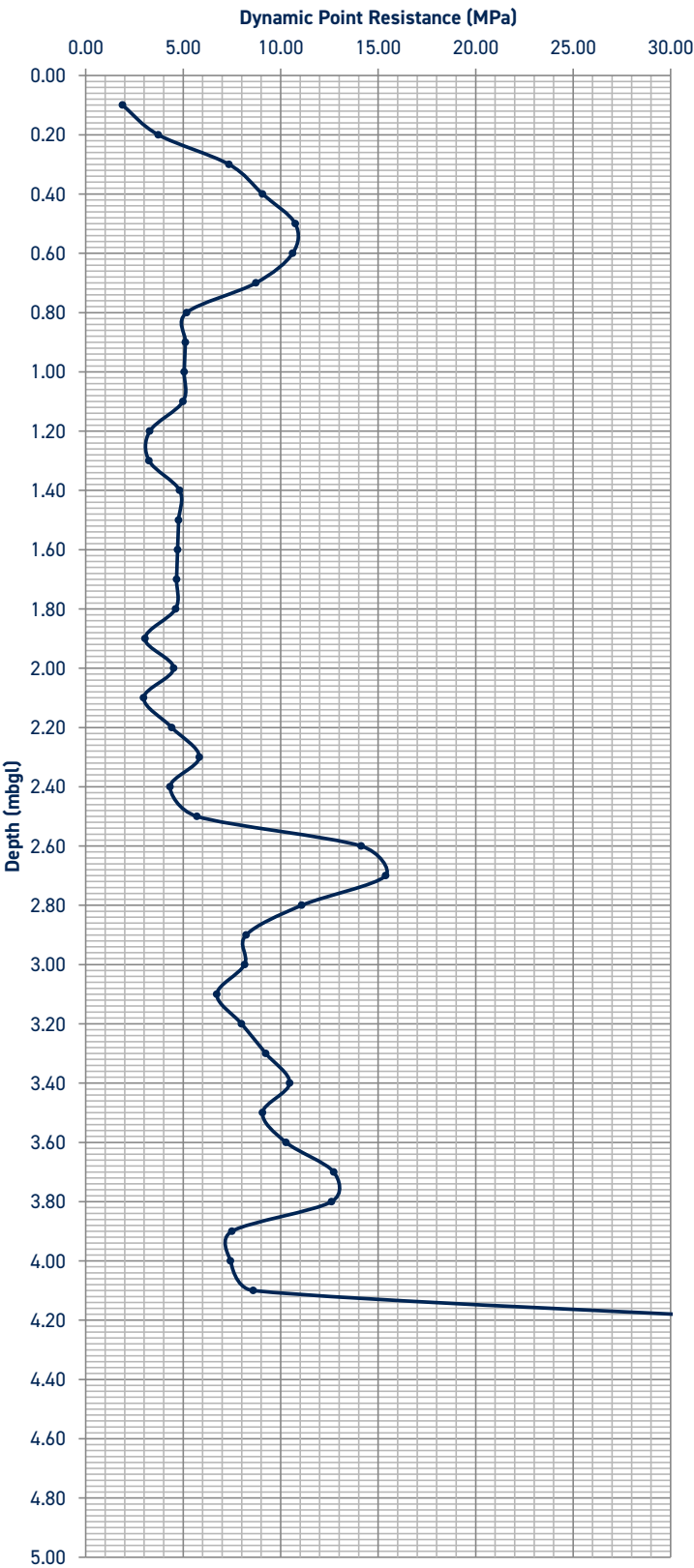
Notes:	Hammer Mass	63.5 kg
	Fall Height	0.76 m
	Cone Area	0.0019 m ²
	E _{theor}	473 J
	Energy Ratio	0.78
	Anvil Mass	1 kg
	Rod Mass	8.79 kg/m

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference **WS04**

Depth (mbgl)	Blows (per 100mm)	Average Penetration per Blow (m)	Unit Point Resistance (MPa)	Dynamic Point Resistance (MPa)
0.10	1	0.10	1.94	1.89
0.20	2	0.05	3.89	3.73
0.30	4	0.03	7.77	7.35
0.40	5	0.02	9.72	9.07
0.50	6	0.02	11.66	10.75
0.60	6	0.02	11.66	10.61
0.70	5	0.02	9.72	8.73
0.80	3	0.03	5.83	5.18
0.90	3	0.03	5.83	5.11
1.00	3	0.03	5.83	5.05
1.10	3	0.03	5.83	4.99
1.20	2	0.05	3.89	3.29
1.30	2	0.05	3.89	3.25
1.40	3	0.03	5.83	4.82
1.50	3	0.03	5.83	4.77
1.60	3	0.03	5.83	4.71
1.70	3	0.03	5.83	4.66
1.80	3	0.03	5.83	4.61
1.90	2	0.05	3.89	3.04
2.00	3	0.03	5.83	4.51
2.10	2	0.05	3.89	2.98
2.20	3	0.03	5.83	4.42
2.30	4	0.03	7.77	5.83
2.40	3	0.03	5.83	4.33
2.50	4	0.03	7.77	5.71
2.60	10	0.01	19.44	14.13
2.70	11	0.01	21.38	15.39
2.80	8	0.01	15.55	11.08
2.90	6	0.02	11.66	8.23
3.00	6	0.02	11.66	8.15
3.10	5	0.02	9.72	6.73
3.20	6	0.02	11.66	8.00
3.30	7	0.01	13.60	9.24
3.40	8	0.01	15.55	10.46
3.50	7	0.01	13.60	9.07
3.60	8	0.01	15.55	10.27
3.70	10	0.01	19.44	12.72
3.80	10	0.01	19.44	12.61
3.90	6	0.02	11.66	7.50
4.00	6	0.02	11.66	7.43
4.10	7	0.01	13.60	8.59
4.20	30	0.00	58.31	36.51
4.30				
4.40				
4.50				
4.60				
4.70				
4.80				
4.90				
5.00				



Notes:
No further progress below 4.20m depth - hammer bouncing.

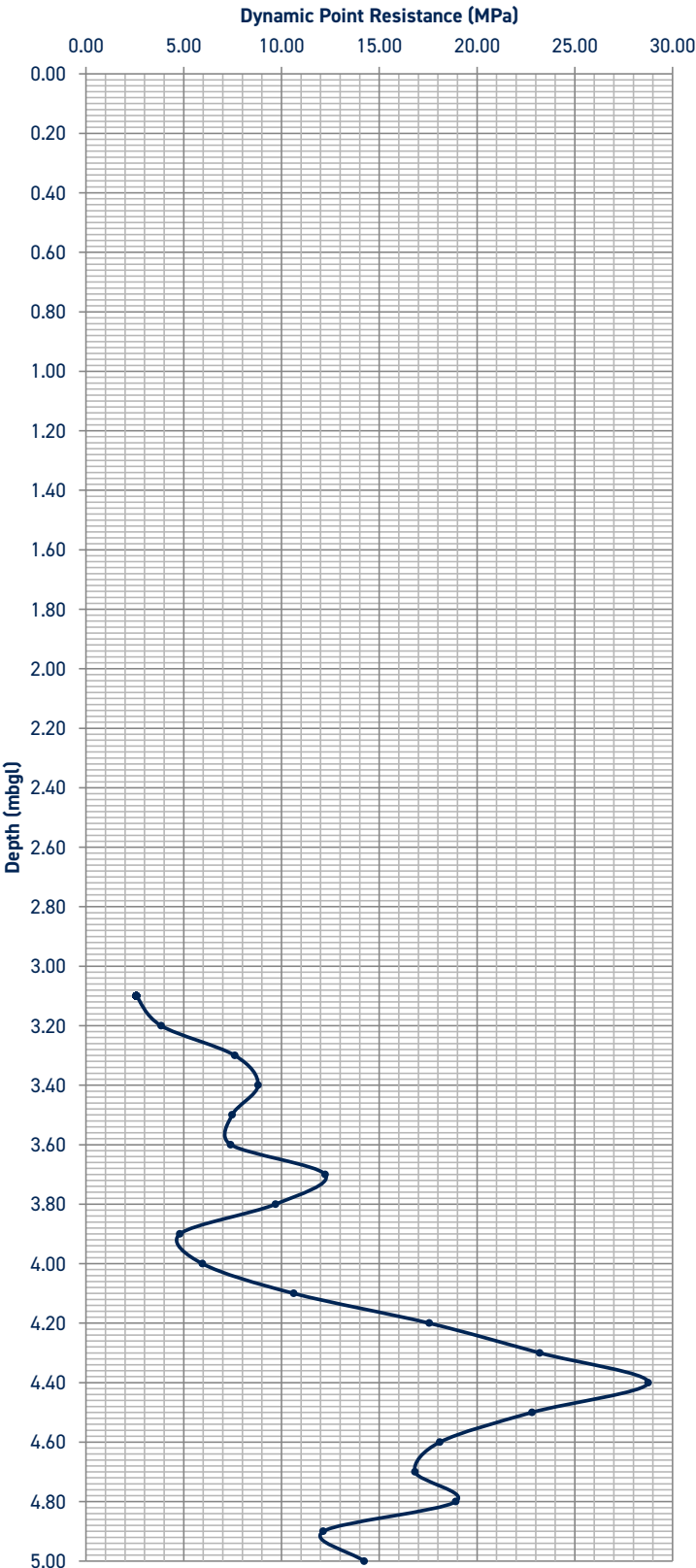
Hammer Mass	63.5 kg
Fall Height	0.76 m
Cone Area	0.0019 m ²
E _{theor}	473 J
Energy Ratio	0.78
Anvil Mass	1 kg
Rod Mass	8.79 kg/m

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS05
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Depth (mbgl)	Blows (per 100mm)	Average Penetration per Blow (m)	Unit Point Resistance (MPa)	Dynamic Point Resistance (MPa)
0.10				
0.20				
0.30				
0.40				
0.50				
0.60				
0.70				
0.80				
0.90				
1.00				
1.10				
1.20				
1.30				
1.40				
1.50				
1.60				
1.70				
1.80				
1.90				
2.00				
2.10				
2.20				
2.30				
2.40				
2.50				
2.60				
2.70				
2.80				
2.90				
3.00				
3.10	2	0.05	3.74	2.59
3.20	3	0.03	5.61	3.84
3.30	6	0.02	11.21	7.62
3.40	7	0.01	13.08	8.80
3.50	6	0.02	11.21	7.48
3.60	6	0.02	11.21	7.41
3.70	10	0.01	18.69	12.23
3.80	8	0.01	14.95	9.70
3.90	4	0.03	7.48	4.81
4.00	5	0.02	9.34	5.95
4.10	9	0.01	16.82	10.63
4.20	15	0.01	28.03	17.56
4.30	20	0.01	37.38	23.21
4.40	25	0.00	46.72	28.76
4.50	20	0.01	37.38	22.81
4.60	16	0.01	29.90	18.10
4.70	15	0.01	28.03	16.83
4.80	17	0.01	31.77	18.91
4.90	11	0.01	20.56	12.14
5.00	13	0.01	24.29	14.23



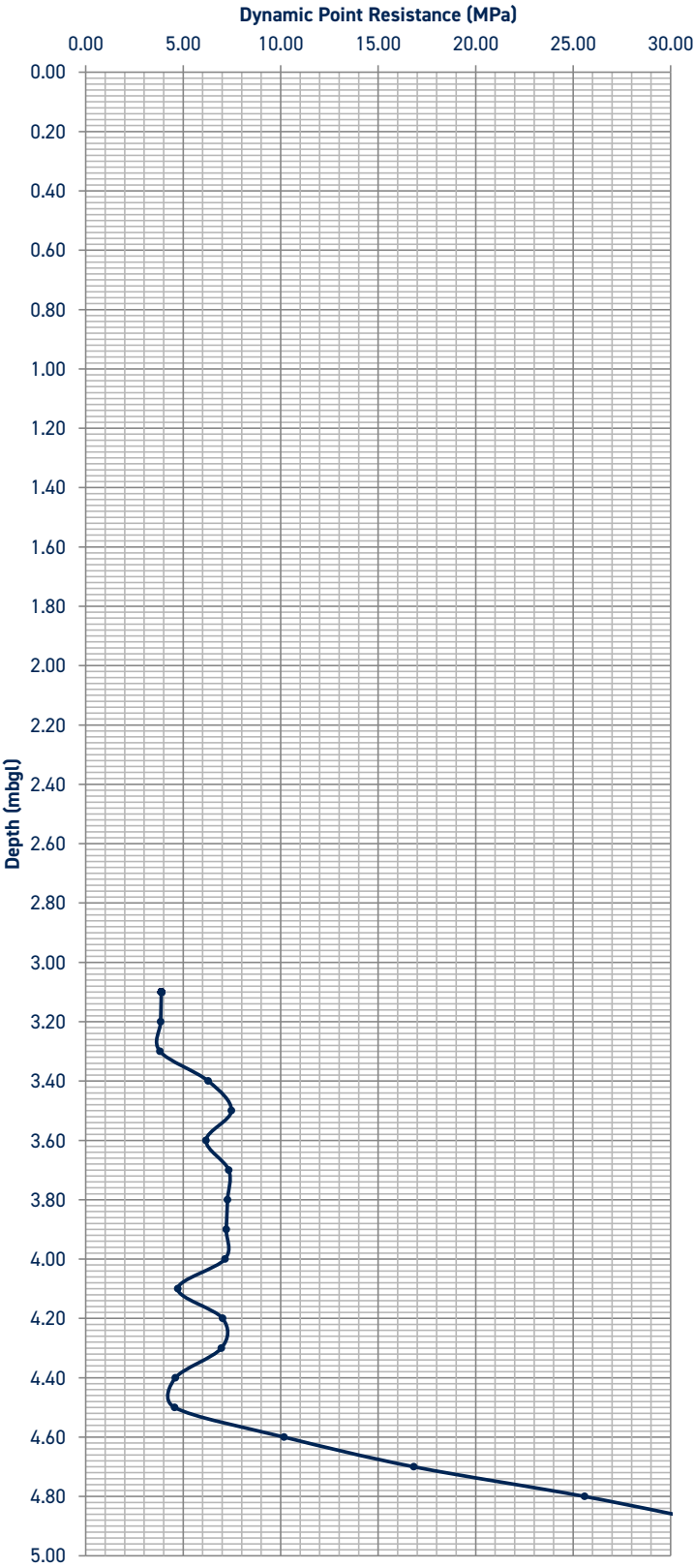
Notes:	Hammer Mass	63.5 kg
	Fall Height	0.76 m
	Cone Area	0.0019 m ²
	E _{theor}	473 J
	Energy Ratio	0.75
	Anvil Mass	1 kg
	Rod Mass	8.79 kg/m

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference WS06

Depth (mbgl)	Blows (per 100mm)	Average Penetration per Blow (m)	Unit Point Resistance (MPa)	Dynamic Point Resistance (MPa)
0.10				
0.20				
0.30				
0.40				
0.50				
0.60				
0.70				
0.80				
0.90				
1.00				
1.10				
1.20				
1.30				
1.40				
1.50				
1.60				
1.70				
1.80				
1.90				
2.00				
2.10				
2.20				
2.30				
2.40				
2.50				
2.60				
2.70				
2.80				
2.90				
3.00				
3.10	3	0.03	5.61	3.88
3.20	3	0.03	5.61	3.84
3.30	3	0.03	5.61	3.81
3.40	5	0.02	9.34	6.29
3.50	6	0.02	11.21	7.48
3.60	5	0.02	9.34	6.17
3.70	6	0.02	11.21	7.34
3.80	6	0.02	11.21	7.27
3.90	6	0.02	11.21	7.21
4.00	6	0.02	11.21	7.15
4.10	4	0.03	7.48	4.72
4.20	6	0.02	11.21	7.02
4.30	6	0.02	11.21	6.96
4.40	4	0.03	7.48	4.60
4.50	4	0.03	7.48	4.56
4.60	9	0.01	16.82	10.18
4.70	15	0.01	28.03	16.83
4.80	23	0.00	42.98	25.59
4.90	30	0.00	56.06	33.10
5.00				



Notes:
No further progress below 4.90 depth - hammer bouncing.

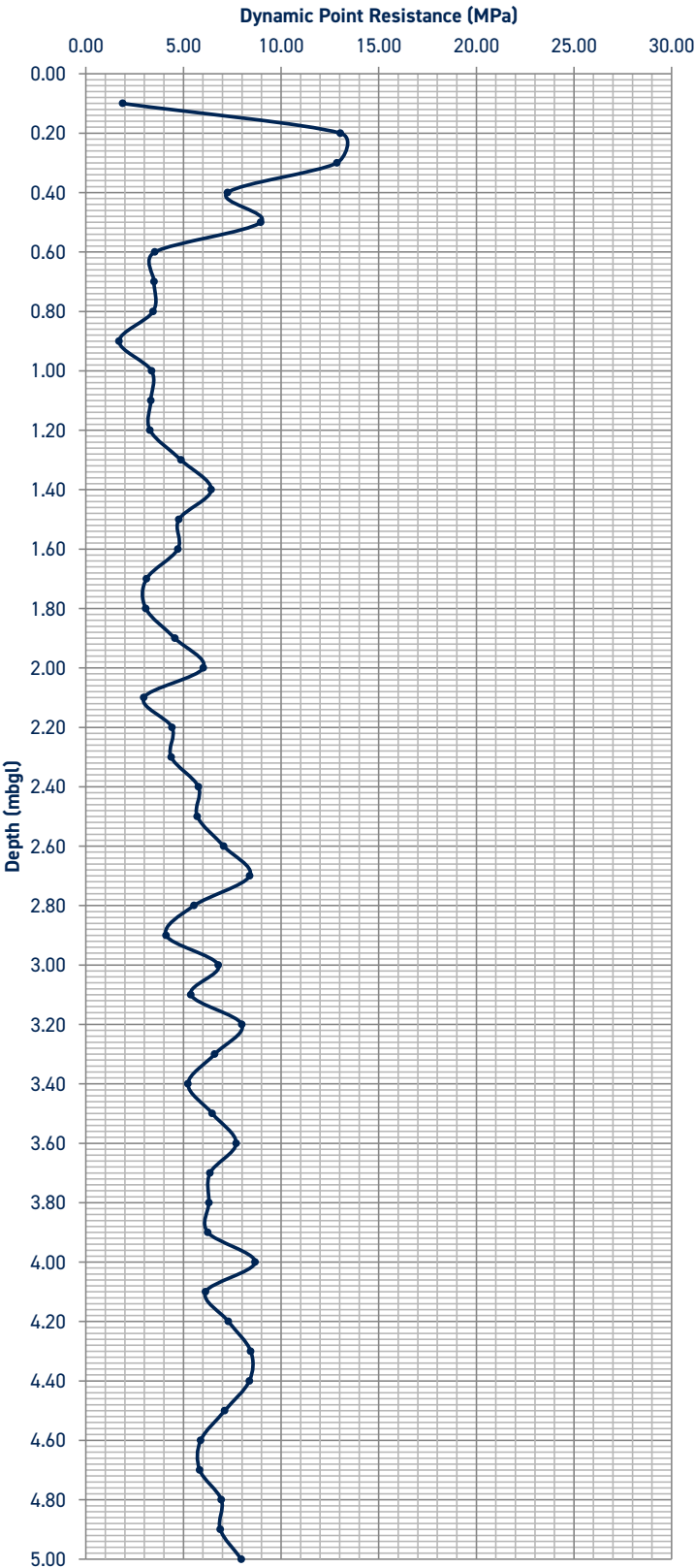
Hammer Mass	63.5 kg
Fall Height	0.76 m
Cone Area	0.0019 m ²
E _{theor}	473 J
Energy Ratio	0.75
Anvil Mass	1 kg
Rod Mass	8.79 kg/m

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference **WS07**

Depth (mbgl)	Blows (per 100mm)	Average Penetration per Blow (m)	Unit Point Resistance (MPa)	Dynamic Point Resistance (MPa)
0.10	1	0.10	1.94	1.89
0.20	7	0.01	13.60	13.04
0.30	7	0.01	13.60	12.87
0.40	4	0.03	7.77	7.26
0.50	5	0.02	9.72	8.96
0.60	2	0.05	3.89	3.54
0.70	2	0.05	3.89	3.49
0.80	2	0.05	3.89	3.45
0.90	1	0.10	1.94	1.70
1.00	2	0.05	3.89	3.37
1.10	2	0.05	3.89	3.33
1.20	2	0.05	3.89	3.29
1.30	3	0.03	5.83	4.88
1.40	4	0.03	7.77	6.43
1.50	3	0.03	5.83	4.77
1.60	3	0.03	5.83	4.71
1.70	2	0.05	3.89	3.11
1.80	2	0.05	3.89	3.07
1.90	3	0.03	5.83	4.56
2.00	4	0.03	7.77	6.02
2.10	2	0.05	3.89	2.98
2.20	3	0.03	5.83	4.42
2.30	3	0.03	5.83	4.37
2.40	4	0.03	7.77	5.77
2.50	4	0.03	7.77	5.71
2.60	5	0.02	9.72	7.07
2.70	6	0.02	11.66	8.39
2.80	4	0.03	7.77	5.54
2.90	3	0.03	5.83	4.11
3.00	5	0.02	9.72	6.79
3.10	4	0.03	7.77	5.38
3.20	6	0.02	11.66	8.00
3.30	5	0.02	9.72	6.60
3.40	4	0.03	7.77	5.23
3.50	5	0.02	9.72	6.48
3.60	6	0.02	11.66	7.70
3.70	5	0.02	9.72	6.36
3.80	5	0.02	9.72	6.30
3.90	5	0.02	9.72	6.25
4.00	7	0.01	13.60	8.67
4.10	5	0.02	9.72	6.14
4.20	6	0.02	11.66	7.30
4.30	7	0.01	13.60	8.45
4.40	7	0.01	13.60	8.37
4.50	6	0.02	11.66	7.12
4.60	5	0.02	9.72	5.88
4.70	5	0.02	9.72	5.83
4.80	6	0.02	11.66	6.94
4.90	6	0.02	11.66	6.89
5.00	7	0.01	13.60	7.97



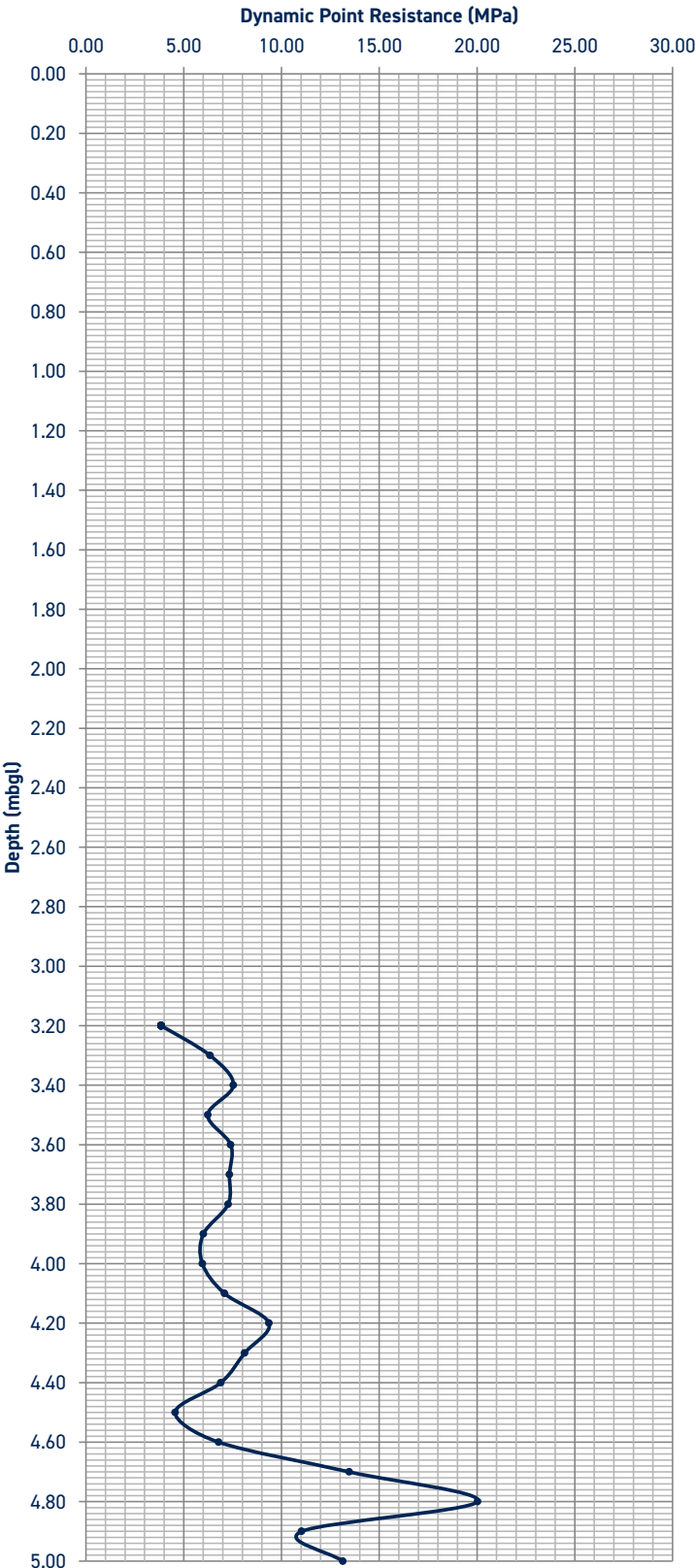
Notes:	Hammer Mass	63.5 kg
	Fall Height	0.76 m
	Cone Area	0.0019 m ²
	E _{theor}	473 J
	Energy Ratio	0.78
	Anvil Mass	1 kg
	Rod Mass	8.79 kg/m

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS08
-------------------------	------

Depth (mbgl)	Blows (per 100mm)	Average Penetration per Blow (m)	Unit Point Resistance (MPa)	Dynamic Point Resistance (MPa)
0.10				
0.20				
0.30				
0.40				
0.50				
0.60				
0.70				
0.80				
0.90				
1.00				
1.10				
1.20				
1.30				
1.40				
1.50				
1.60				
1.70				
1.80				
1.90				
2.00				
2.10				
2.20				
2.30				
2.40				
2.50				
2.60				
2.70				
2.80				
2.90				
3.00				
3.10				
3.20	3	0.03	5.61	3.84
3.30	5	0.02	9.34	6.35
3.40	6	0.02	11.21	7.55
3.50	5	0.02	9.34	6.23
3.60	6	0.02	11.21	7.41
3.70	6	0.02	11.21	7.34
3.80	6	0.02	11.21	7.27
3.90	5	0.02	9.34	6.01
4.00	5	0.02	9.34	5.95
4.10	6	0.02	11.21	7.08
4.20	8	0.01	14.95	9.36
4.30	7	0.01	13.08	8.12
4.40	6	0.02	11.21	6.90
4.50	4	0.03	7.48	4.56
4.60	6	0.02	11.21	6.79
4.70	12	0.01	22.43	13.46
4.80	18	0.01	33.64	20.03
4.90	10	0.01	18.69	11.03
5.00	12	0.01	22.43	13.13



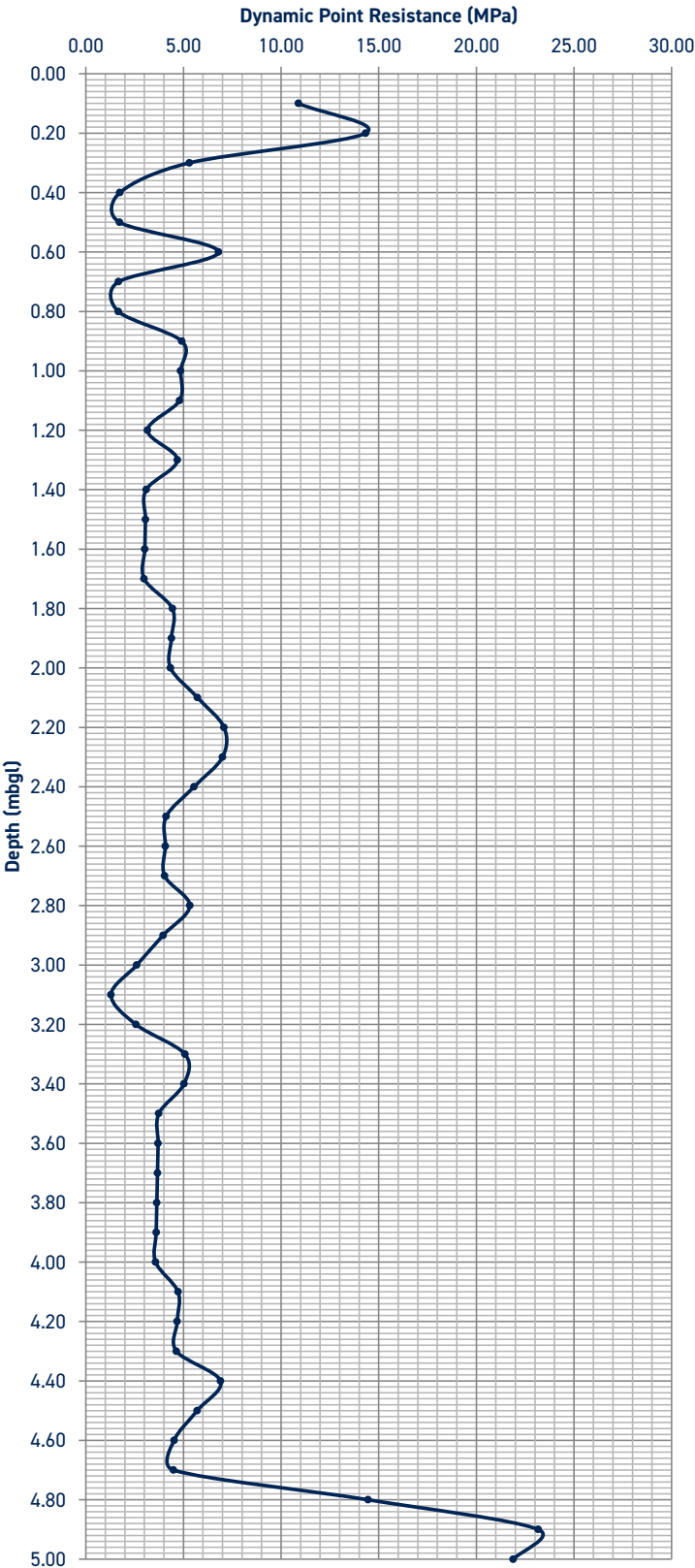
Notes:	Hammer Mass	63.5 kg
	Fall Height	0.76 m
	Cone Area	0.0019 m ²
	E _{theor}	473 J
	Energy Ratio	0.75
	Anvil Mass	1 kg
	Rod Mass	8.79 kg/m

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference **WS09**

Depth (mbgl)	Blows (per 100mm)	Average Penetration per Blow (m)	Unit Point Resistance (MPa)	Dynamic Point Resistance (MPa)
0.10	6	0.02	11.21	10.89
0.20	8	0.01	14.95	14.33
0.30	3	0.03	5.61	5.30
0.40	1	0.10	1.87	1.74
0.50	1	0.10	1.87	1.72
0.60	4	0.03	7.48	6.80
0.70	1	0.10	1.87	1.68
0.80	1	0.10	1.87	1.66
0.90	3	0.03	5.61	4.92
1.00	3	0.03	5.61	4.86
1.10	3	0.03	5.61	4.80
1.20	2	0.05	3.74	3.16
1.30	3	0.03	5.61	4.69
1.40	2	0.05	3.74	3.09
1.50	2	0.05	3.74	3.06
1.60	2	0.05	3.74	3.02
1.70	2	0.05	3.74	2.99
1.80	3	0.03	5.61	4.43
1.90	3	0.03	5.61	4.38
2.00	3	0.03	5.61	4.34
2.10	4	0.03	7.48	5.72
2.20	5	0.02	9.34	7.08
2.30	5	0.02	9.34	7.00
2.40	4	0.03	7.48	5.55
2.50	3	0.03	5.61	4.12
2.60	3	0.03	5.61	4.08
2.70	3	0.03	5.61	4.04
2.80	4	0.03	7.48	5.33
2.90	3	0.03	5.61	3.96
3.00	2	0.05	3.74	2.61
3.10	1	0.10	1.87	1.29
3.20	2	0.05	3.74	2.56
3.30	4	0.03	7.48	5.08
3.40	4	0.03	7.48	5.03
3.50	3	0.03	5.61	3.74
3.60	3	0.03	5.61	3.70
3.70	3	0.03	5.61	3.67
3.80	3	0.03	5.61	3.64
3.90	3	0.03	5.61	3.60
4.00	3	0.03	5.61	3.57
4.10	4	0.03	7.48	4.72
4.20	4	0.03	7.48	4.68
4.30	4	0.03	7.48	4.64
4.40	6	0.02	11.21	6.90
4.50	5	0.02	9.34	5.70
4.60	4	0.03	7.48	4.52
4.70	4	0.03	7.48	4.49
4.80	13	0.01	24.29	14.46
4.90	21	0.00	39.24	23.17
5.00	20	0.01	37.38	21.89



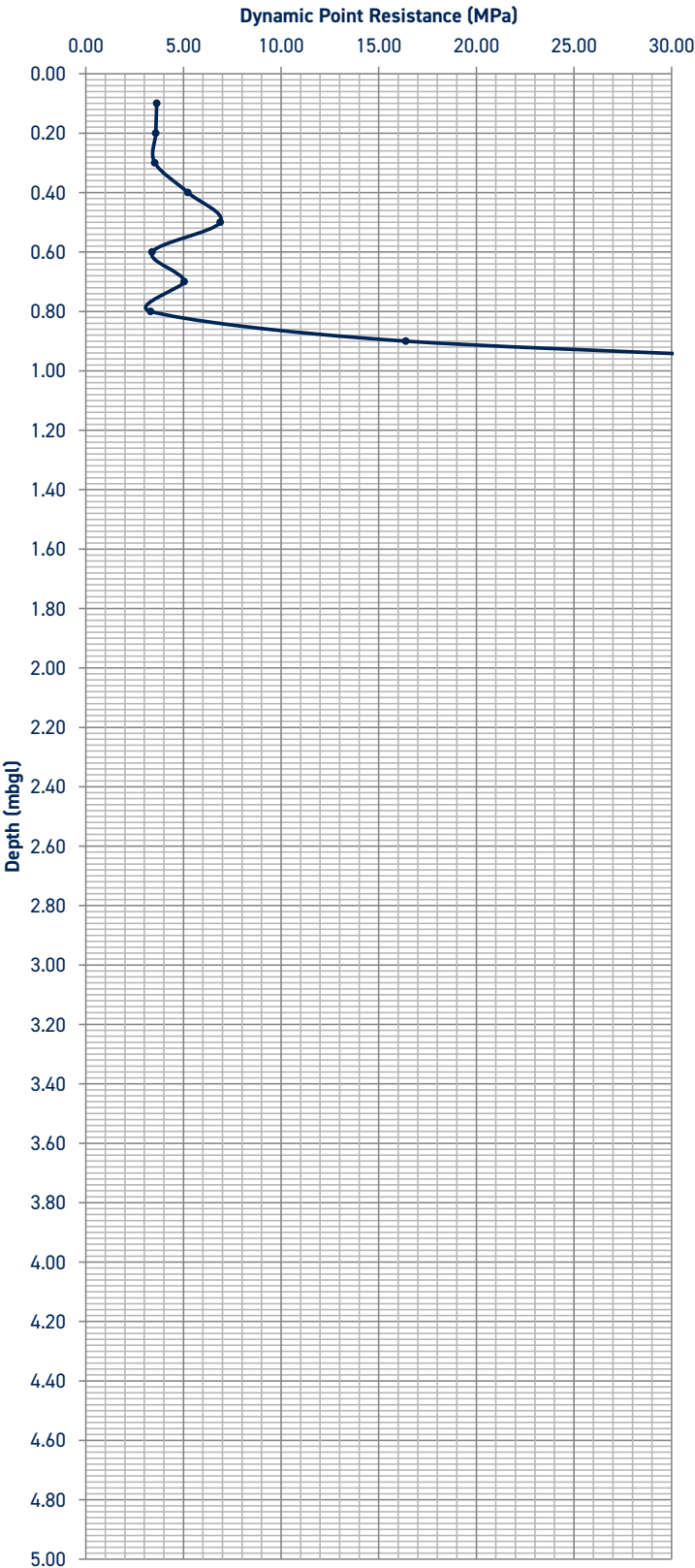
Notes:	Hammer Mass	63.5 kg
	Fall Height	0.76 m
	Cone Area	0.0019 m ²
	E _{theor}	473 J
	Energy Ratio	0.75
	Anvil Mass	1 kg
	Rod Mass	8.79 kg/m

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference **WS10**

Depth (mbgl)	Blows (per 100mm)	Average Penetration per Blow (m)	Unit Point Resistance (MPa)	Dynamic Point Resistance (MPa)
0.10	2	0.05	3.74	3.63
0.20	2	0.05	3.74	3.58
0.30	2	0.05	3.74	3.54
0.40	3	0.03	5.61	5.23
0.50	4	0.03	7.48	6.89
0.60	2	0.05	3.74	3.40
0.70	3	0.03	5.61	5.04
0.80	2	0.05	3.74	3.32
0.90	10	0.01	18.69	16.39
1.00	30	0.00	56.06	48.58
1.10	30	0.00	56.06	48.00
1.20				
1.30				
1.40				
1.50				
1.60				
1.70				
1.80				
1.90				
2.00				
2.10				
2.20				
2.30				
2.40				
2.50				
2.60				
2.70				
2.80				
2.90				
3.00				
3.10				
3.20				
3.30				
3.40				
3.50				
3.60				
3.70				
3.80				
3.90				
4.00				
4.10				
4.20				
4.30				
4.40				
4.50				
4.60				
4.70				
4.80				
4.90				
5.00				



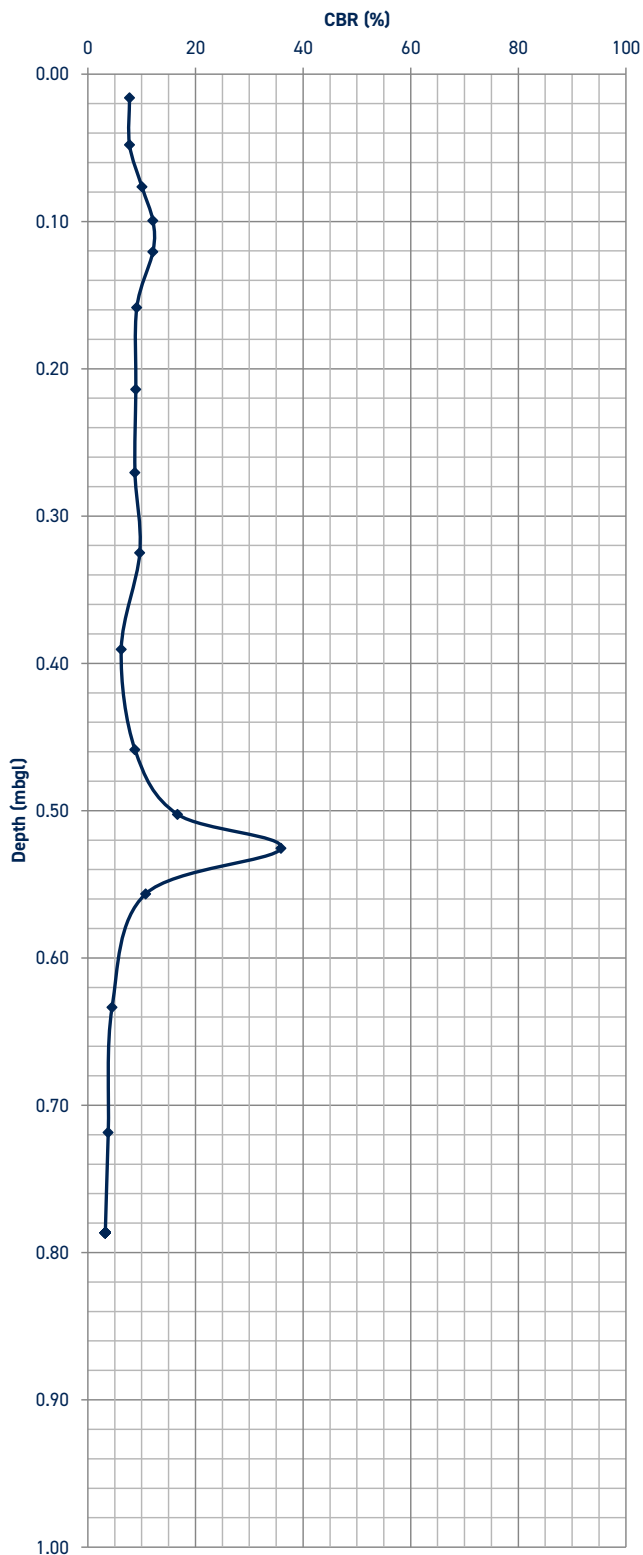
Notes:
No further progress below 1.10m depth - hammer bouncing.

Hammer Mass	63.5 kg
Fall Height	0.76 m
Cone Area	0.0019 m ²
E _{theor}	473 J
Energy Ratio	0.75
Anvil Mass	1 kg
Rod Mass	8.79 kg/m

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS01
Depth of Start of Test (mbgl)	0.00

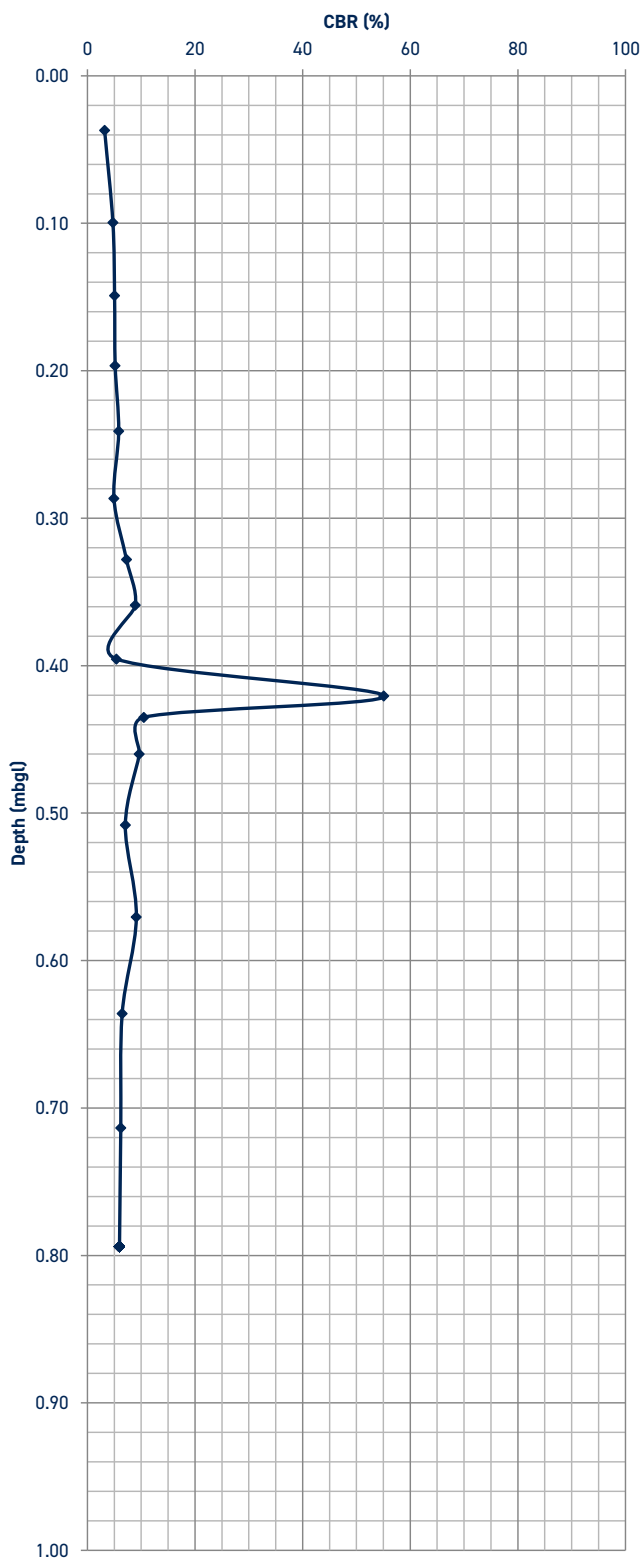
[illegible]

Notes: CBR Value calculated in accordance with the TRRL equation given in TRL Road Note 8.

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS02
Depth of Start of Test (mbgl)	0.00

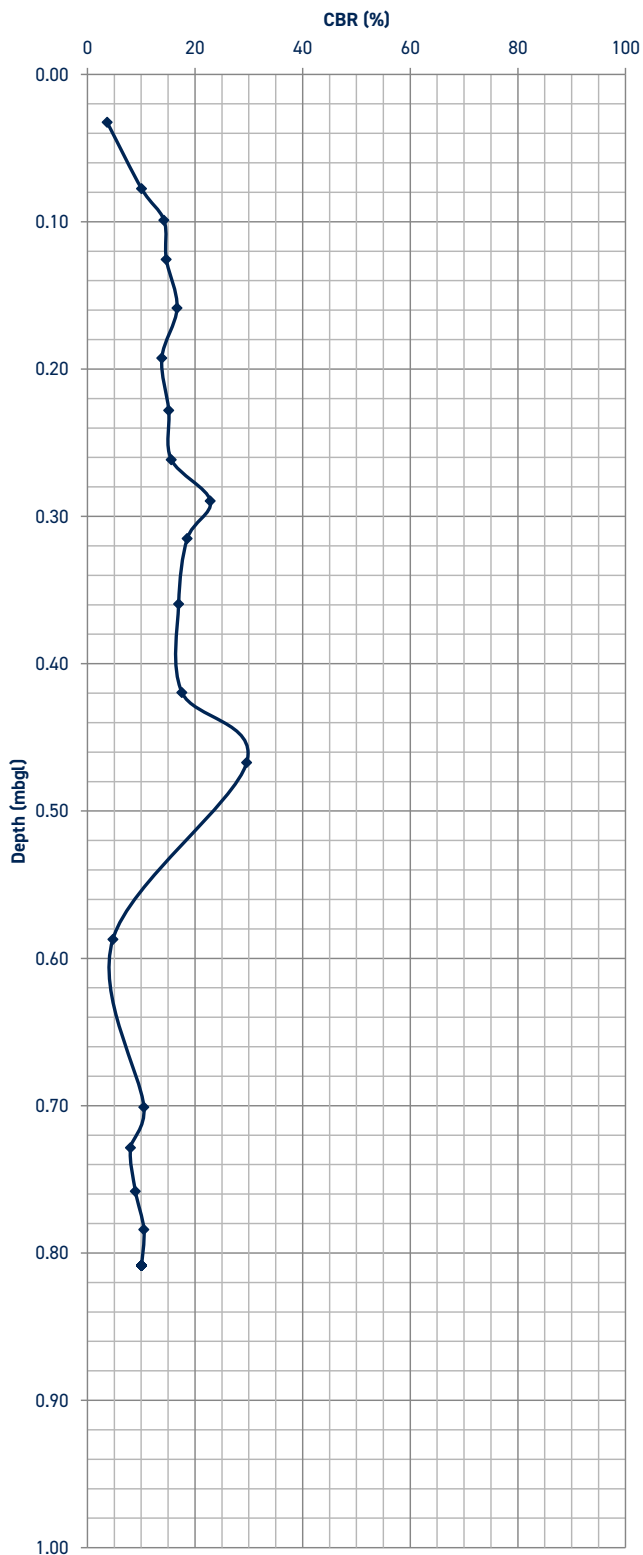
[illegible]

Notes: CBR Value calculated in accordance with the TRRL equation given in TRL Road Note 8.

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS03
Depth of Start of Test (mbgl)	0.00

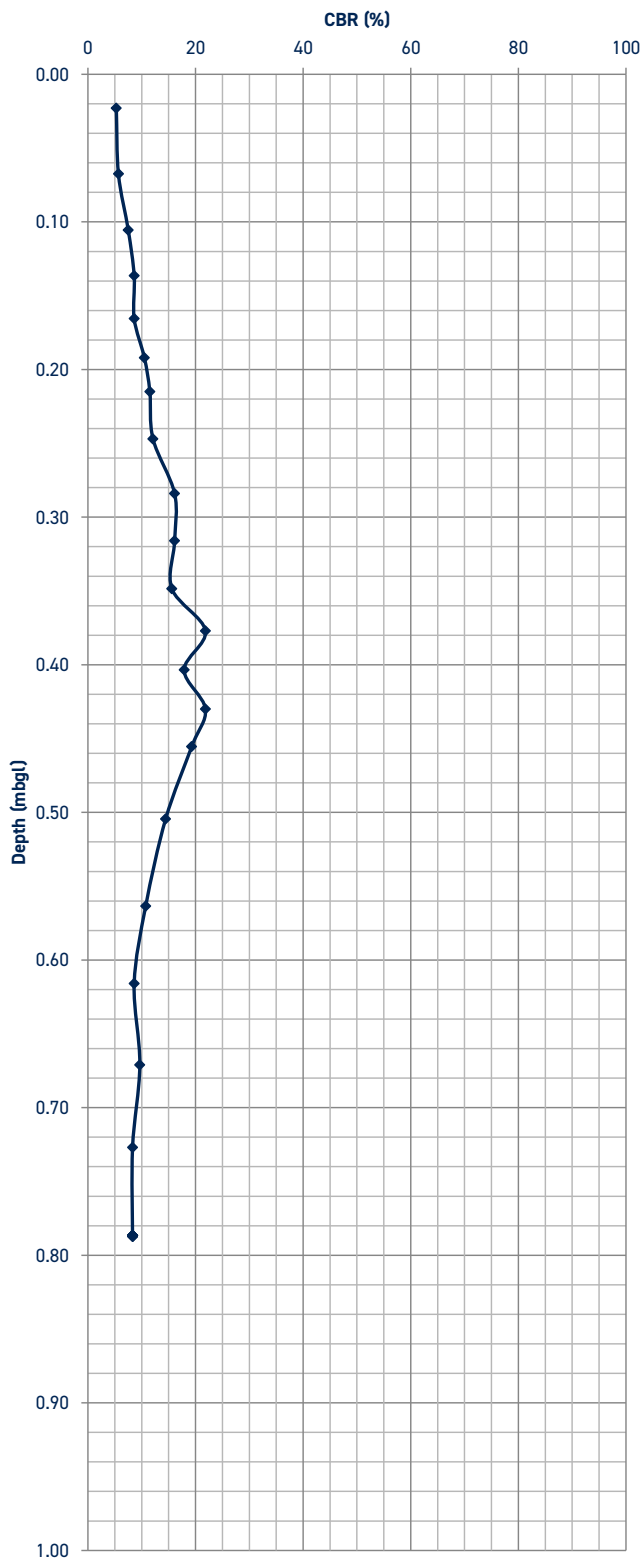
[illegible]

Notes: CBR Value calculated in accordance with the TRRL equation given in TRL Road Note 8.

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS04
Depth of Start of Test (mbgl)	0.00

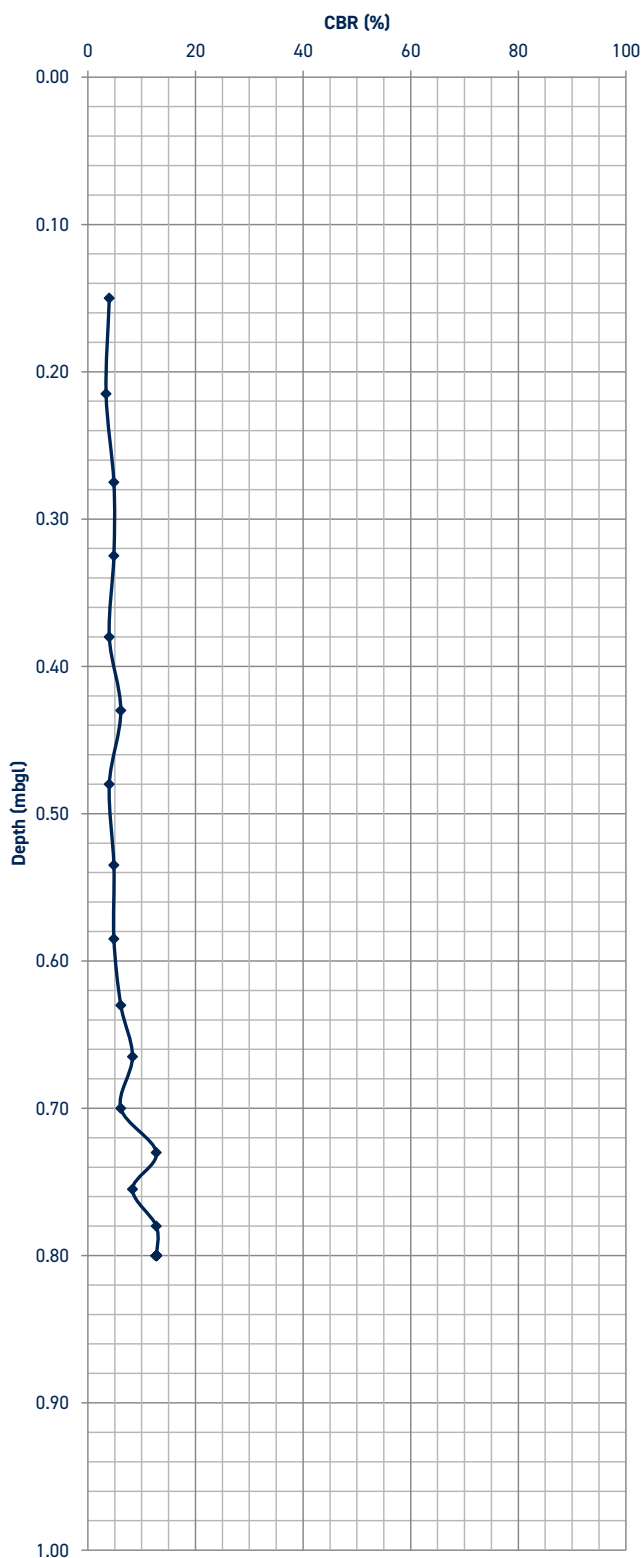
[illegible]

Notes: CBR Value calculated in accordance with the TRRL equation given in TRL Road Note 8.

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS05
Depth of Start of Test (mbgl)	0.12

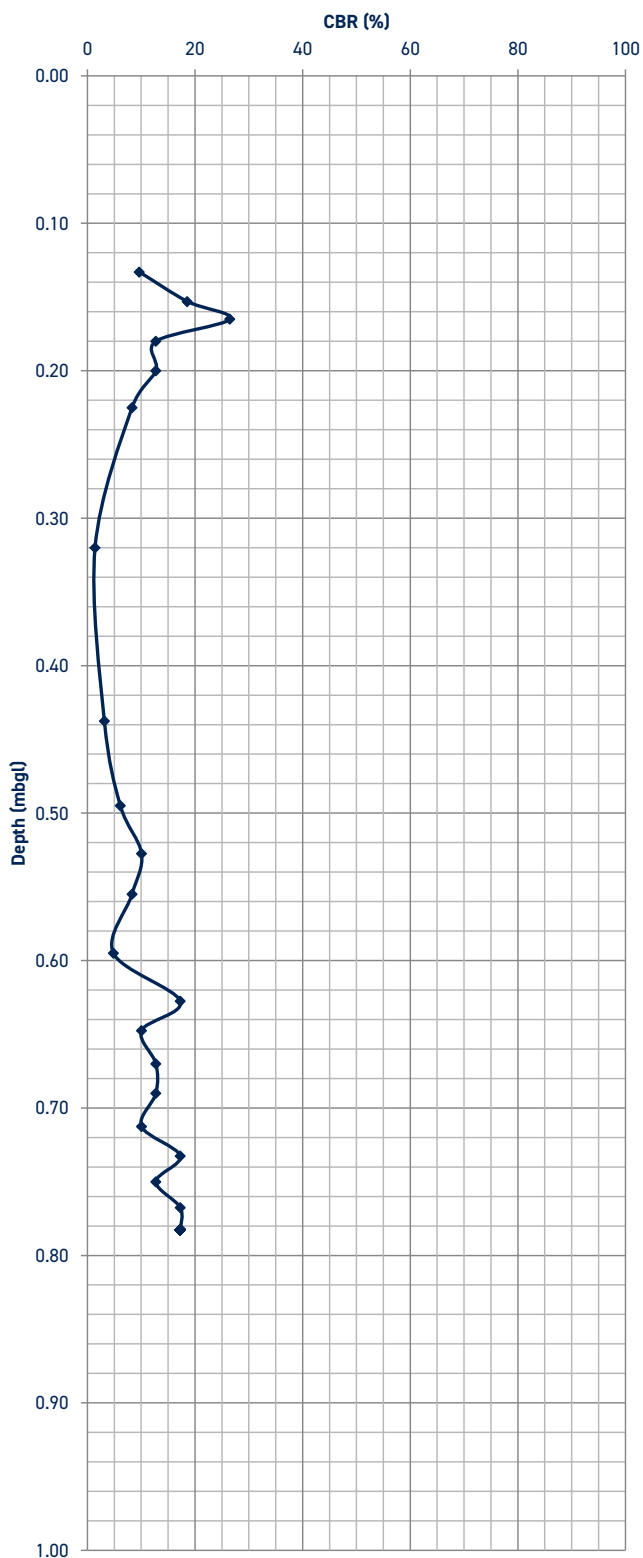
[illegible]

Notes: CBR Value calculated in accordance with the TRRL equation given in TRL Road Note 8.

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS06
Depth of Start of Test (mbgl)	0.12

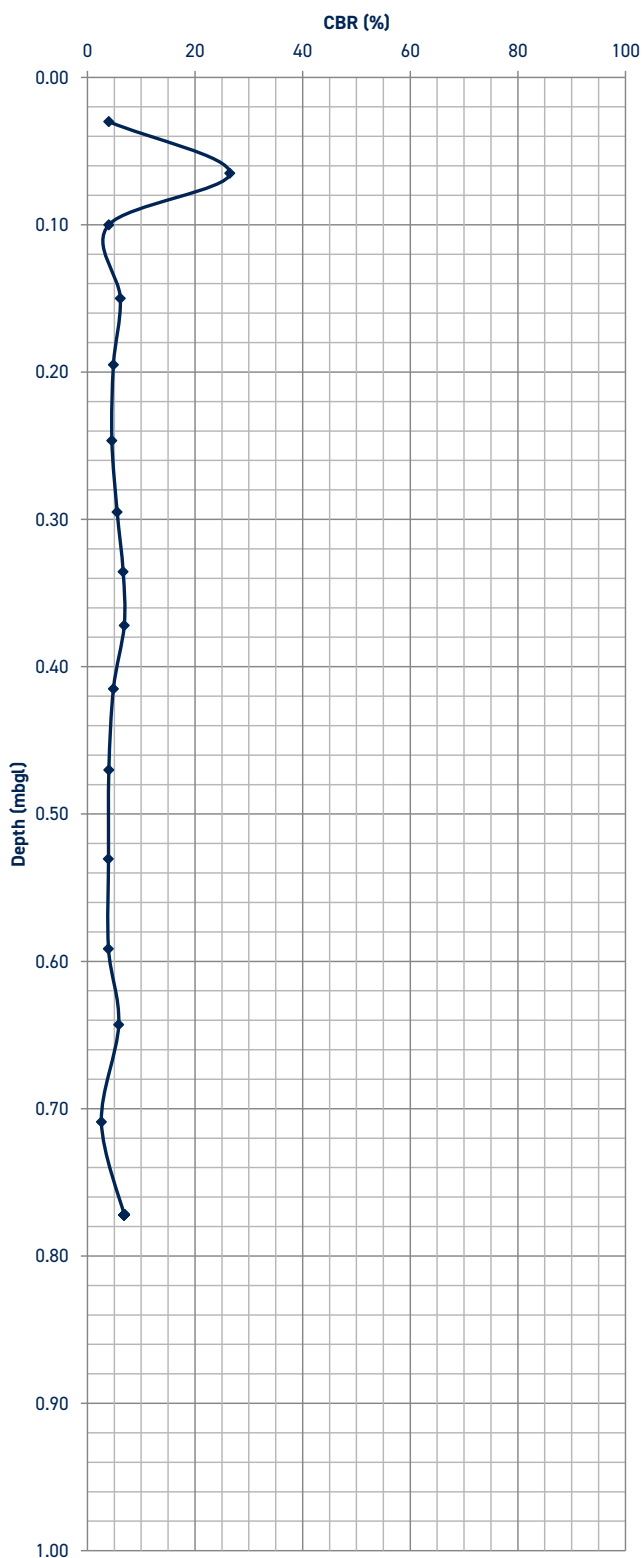
[illegible]

Notes: CBR Value calculated in accordance with the TRRL equation given in TRL Road Note 8.

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS07
Depth of Start of Test (mbgl)	0.00

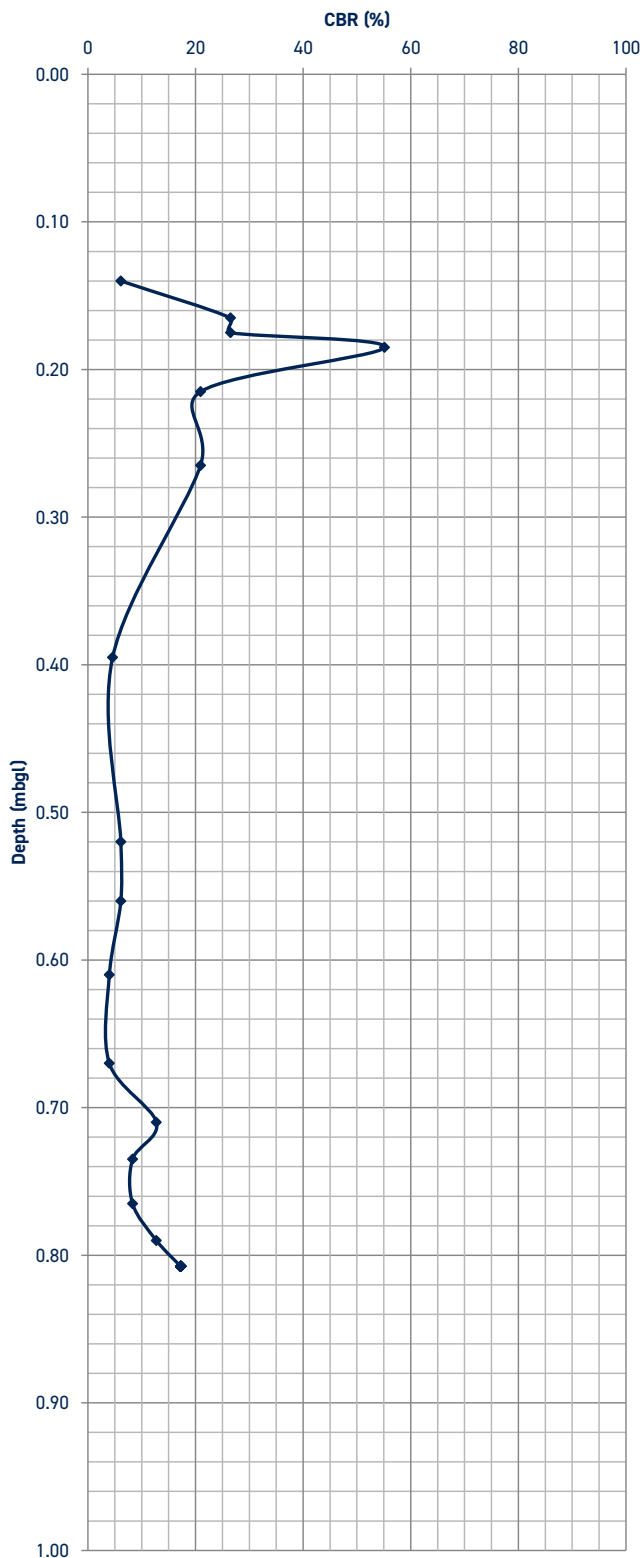
[illegible]

Notes: CBR Value calculated in accordance with the TRRL equation given in TRL Road Note 8.

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS08
Depth of Start of Test (mbgl)	0.12

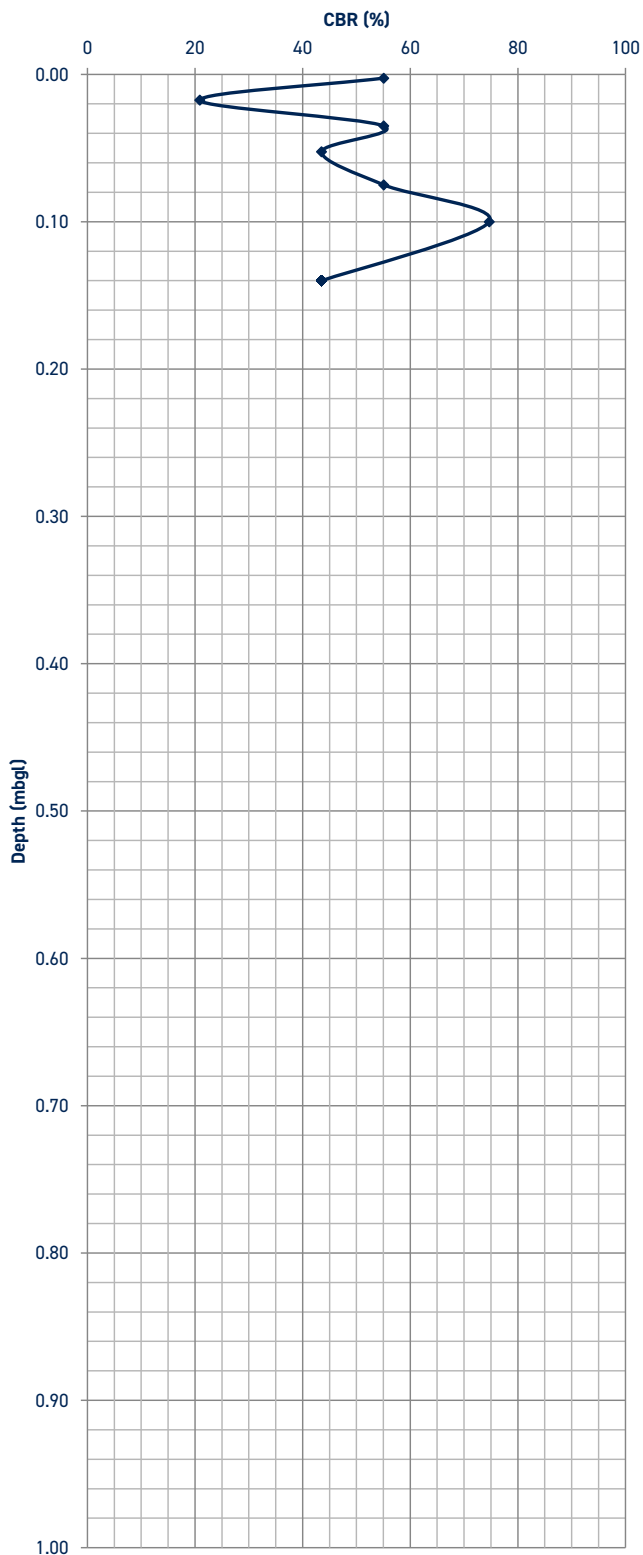
[illegible]

Notes: CBR Value calculated in accordance with the TRRL equation given in TRL Road Note 8.

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS09
Depth of Start of Test (mbgl)	0.00

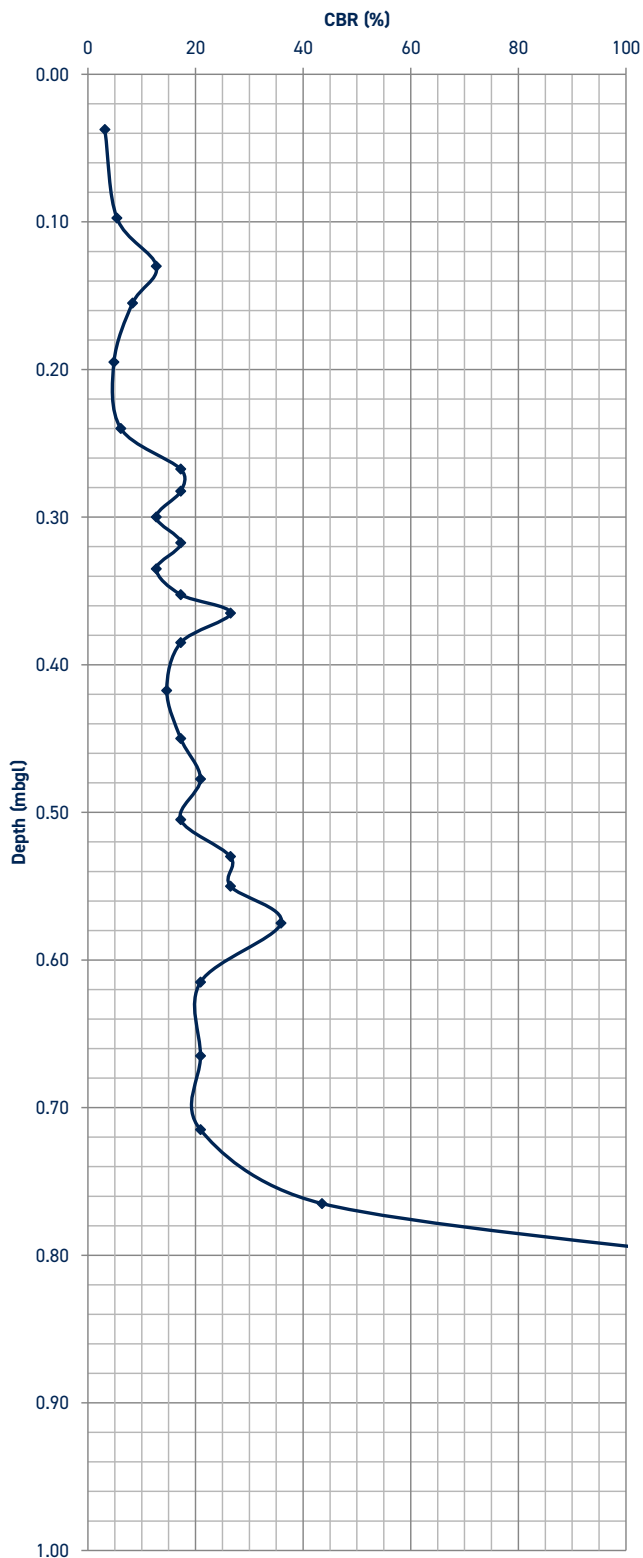
[illegible]

Notes:	CBR Value calculated in accordance with the TRRL equation given in TRL Road Note 8. No further progress - hammer bouncing.
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Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference	WS10
Depth of Start of Test (mbgl)	0.00

[illegible]

Notes: CBR Value calculated in accordance with the TRRL equation given in TRL Road Note 8.

APPENDIX E

Geotechnical Laboratory Test Results
Contamination Laboratory Test Results

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

BH/TP No.	Depth (m)	Nat. Moist. Cont. (w %)	Equiv. Moist. Cont. (w _a %)	Atterberg Limits			Class'n	Cons. Index (I _c)	% passing 425 µm sieve	Visual Description of Sample
				W _L %	W _p %	I _p %				
WS01	1.30	22		54	25	29	CIH	1.10*	100	Very stiff light brown mottled light grey CLAY.
WS02	2.70	21		55	23	32	CIH	1.06*	100	Very stiff grey brown, brown and grey CLAY.
WS03	1.80	21		59	23	36	CIH	1.06*	90	Very stiff light brown, orange brown and light grey slightly gravelly CLAY. Gravel is fine mudstone.
WS04	0.85	18		56	21	35	CIH	1.09*	90	Very stiff light brown, light grey and orange brown slightly gravelly slightly sandy CLAY. Gravel is fine ironstone.
WS05	1.00	24		63	22	41	CIH	0.95*	100	Stiff brown mottled light grey and orange brown CLAY.
WS06	2.90	23		51	24	27	CIH	1.04*	90	Very stiff red brown mottled black slightly gravelly CLAY. Gravel is fine mudstone.
WS07	2.30	25		60	26	34	CIH	1.03*	100	Very stiff orange brown mottled light grey CLAY.
WS08	0.65	24		52	20	32	CIH	0.88*	90	Stiff light brown mottled light grey and orange brown slightly gravelly CLAY. Gravel is fine ironstone.
WS09	1.60	21		47	19	28	CIM	0.93*	100	Stiff brown mottled orange brown and grey CLAY.
WS10	1.20	19		47	18	29	CIM	0.97*	100	Stiff brown mottled light grey and orange brown CLAY.

Test Method: Classification Tests BS1377: Part 2: 1990: Method 4.4, 5.3 and 5.4

Sheet No. 1

* Consistency index based on natural moisture content and not the equivalent moisture content.

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

Normec DETS Limited
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410

DETS Report No: 25-06081

Site Reference: Watermead, Henfield Road, Cowfold, West Sussex

Project / Job Ref: P17246_2881

Order No: 12254

Sample Receipt Date: 27/06/2025

Sample Scheduled Date: 27/06/2025

Report Issue Number: 1

Reporting Date: 07/07/2025

Authorised by:



Steve Knight
Customer Support Manager

Dates of laboratory activities for each tested analyte are available upon request.

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.

Soil Analysis Certificate						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS01	WS02	WS03	WS04	WS05
~Project / Job Ref: P17246_2881	~Additional Refs	J/T/V	J/T	J/T/V	J/T/V	J/T/V
~Order No: 12254	~Depth (m)	0.05	0.10	0.20	0.15	0.40
Reporting Date: 07/07/2025	DETS Sample No	781027	781028	781029	781030	781031

Determinand	Unit	RL	Accreditation					
Asbestos Screen ⁽⁵⁾	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected	Not Detected	
pH	pH Units	N/a	MCERTS	5.5	6.6	7.4	6.3	
Total Sulphate as SO ₄	mg/kg	< 200	MCERTS	419	485	226	944	
Total Sulphate as SO ₄	%	< 0.02	MCERTS	0.04	0.05	0.02	0.09	
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS					
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS					
Total Sulphur	%	< 0.02	NONE					
Organic Matter (SOM)	%	< 0.1	MCERTS	2.5	2.7	1.5	7.1	
Arsenic (As)	mg/kg	< 2	MCERTS	13	14	14	13	
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	< 1	< 1	
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	0.2	0.4	0.3	0.4	
Chromium (Cr)	mg/kg	< 2	MCERTS	20	39	25	26	
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	
Copper (Cu)	mg/kg	< 4	MCERTS	18	19	20	24	
Lead (Pb)	mg/kg	< 3	MCERTS	44	32	35	62	
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	
Nickel (Ni)	mg/kg	< 3	MCERTS	12	30	21	18	
Selenium (Se)	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	
Zinc (Zn)	mg/kg	< 3	MCERTS	65	59	65	91	

Soil Analysis Certificate						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS05	WS05	WS06	WS06	WS06
~Project / Job Ref: P17246_2881	~Additional Refs	J/V	J/V	J/T/V	J/V	J/V
~Order No: 12254	~Depth (m)	1.30	2.30	0.30	1.50	2.50
Reporting Date: 07/07/2025	DETS Sample No	781032	781033	781034	781035	781036

Determinand	Unit	RL	Accreditation	(n)		
Asbestos Screen ⁽⁵⁾	N/a	N/a	ISO17025		Not Detected	
pH	pH Units	N/a	MCERTS		7.4	
Total Sulphate as SO ₄	mg/kg	< 200	MCERTS			
Total Sulphate as SO ₄	%	< 0.02	MCERTS			
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS			
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS			
Total Sulphur	%	< 0.02	NONE			
Organic Matter (SOM)	%	< 0.1	MCERTS		0.8	
Arsenic (As)	mg/kg	< 2	MCERTS		10	
W/S Boron	mg/kg	< 1	NONE		< 1	
Cadmium (Cd)	mg/kg	< 0.2	MCERTS		0.3	
Chromium (Cr)	mg/kg	< 2	MCERTS		17	
Chromium (hexavalent)	mg/kg	< 2	NONE		< 2	
Copper (Cu)	mg/kg	< 4	MCERTS		11	
Lead (Pb)	mg/kg	< 3	MCERTS		18	
Mercury (Hg)	mg/kg	< 1	MCERTS		< 1	
Nickel (Ni)	mg/kg	< 3	MCERTS		13	
Selenium (Se)	mg/kg	< 2	MCERTS		< 2	
Zinc (Zn)	mg/kg	< 3	MCERTS		44	

Soil Analysis Certificate						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS07	WS07	WS07	WS08	WS08
~Project / Job Ref: P17246_2881	~Additional Refs	J/V	J/V	J/V	J/T/V	J/V
~Order No: 12254	~Depth (m)	0.20 - 0.25	1.50	2.00	0.20	1.60
Reporting Date: 07/07/2025	DETS Sample No	781037	781038	781039	781040	781041

Determinand	Unit	RL	Accreditation	(n)			
Asbestos Screen ⁽⁵⁾	N/a	N/a	ISO17025				
pH	pH Units	N/a	MCERTS	8.2		9.3	
Total Sulphate as SO ₄	mg/kg	< 200	MCERTS				
Total Sulphate as SO ₄	%	< 0.02	MCERTS				
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS				
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS				
Total Sulphur	%	< 0.02	NONE				
Organic Matter (SOM)	%	< 0.1	MCERTS	1		< 0.1	
Arsenic (As)	mg/kg	< 2	MCERTS	4		< 2	
W/S Boron	mg/kg	< 1	NONE	< 1		< 1	
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	0.3		< 0.2	
Chromium (Cr)	mg/kg	< 2	MCERTS	26		< 2	
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2		< 2	
Copper (Cu)	mg/kg	< 4	MCERTS	32		7	
Lead (Pb)	mg/kg	< 3	MCERTS	23		9	
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1		< 1	
Nickel (Ni)	mg/kg	< 3	MCERTS	32		< 3	
Selenium (Se)	mg/kg	< 2	MCERTS	< 2		< 2	
Zinc (Zn)	mg/kg	< 3	MCERTS	69		8	

Soil Analysis Certificate						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS08	WS09	WS09	WS09	WS10
~Project / Job Ref: P17246_2881	~Additional Refs	J/V	J/V	J/V	J/V	J/T/V
~Order No: 12254	~Depth (m)	2.60	0.25	1.10	2.10	0.20
Reporting Date: 07/07/2025	DETS Sample No	781042	781043	781044	781045	781046

Determinand	Unit	RL	Accreditation				
Asbestos Screen ⁽⁵⁾	N/a	N/a	ISO17025		Not Detected		Not Detected
pH	pH Units	N/a	MCERTS		8.5		7.3
Total Sulphate as SO ₄	mg/kg	< 200	MCERTS				
Total Sulphate as SO ₄	%	< 0.02	MCERTS				
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS				
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS				
Total Sulphur	%	< 0.02	NONE				
Organic Matter (SOM)	%	< 0.1	MCERTS		0.7		4.6
Arsenic (As)	mg/kg	< 2	MCERTS		9		14
W/S Boron	mg/kg	< 1	NONE		< 1		< 1
Cadmium (Cd)	mg/kg	< 0.2	MCERTS		0.2		0.3
Chromium (Cr)	mg/kg	< 2	MCERTS		40		25
Chromium (hexavalent)	mg/kg	< 2	NONE		< 2		< 2
Copper (Cu)	mg/kg	< 4	MCERTS		19		27
Lead (Pb)	mg/kg	< 3	MCERTS		19		55
Mercury (Hg)	mg/kg	< 1	MCERTS		< 1		< 1
Nickel (Ni)	mg/kg	< 3	MCERTS		25		14
Selenium (Se)	mg/kg	< 2	MCERTS		< 2		< 2
Zinc (Zn)	mg/kg	< 3	MCERTS		66		75

Soil Analysis Certificate						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS10	WS10	WS01	WS02	WS03
~Project / Job Ref: P17246_2881	~Additional Refs	J/V	J/V	D	D	D
~Order No: 12254	~Depth (m)	0.60	1.40	2.20	1.60	0.80
Reporting Date: 07/07/2025	DETS Sample No	781047	781048	781049	781050	781051

Determinand	Unit	RL	Accreditation					
Asbestos Screen ⁽⁵⁾	N/a	N/a	ISO17025					
pH	pH Units	N/a	MCERTS			8.2	8.0	7.1
Total Sulphate as SO ₄	mg/kg	< 200	MCERTS			306	< 200	361
Total Sulphate as SO ₄	%	< 0.02	MCERTS			0.03	< 0.02	0.04
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS			38	34	17
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS			0.04	0.03	0.02
Total Sulphur	%	< 0.02	NONE			< 0.02	< 0.02	0.03
Organic Matter (SOM)	%	< 0.1	MCERTS					
Arsenic (As)	mg/kg	< 2	MCERTS					
W/S Boron	mg/kg	< 1	NONE					
Cadmium (Cd)	mg/kg	< 0.2	MCERTS					
Chromium (Cr)	mg/kg	< 2	MCERTS					
Chromium (hexavalent)	mg/kg	< 2	NONE					
Copper (Cu)	mg/kg	< 4	MCERTS					
Lead (Pb)	mg/kg	< 3	MCERTS					
Mercury (Hg)	mg/kg	< 1	MCERTS					
Nickel (Ni)	mg/kg	< 3	MCERTS					
Selenium (Se)	mg/kg	< 2	MCERTS					
Zinc (Zn)	mg/kg	< 3	MCERTS					

Soil Analysis Certificate						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS04	WS05	WS06	WS07	WS08
~Project / Job Ref: P17246_2881	~Additional Refs	D	D	D	D	D
~Order No: 12254	~Depth (m)	2.40	2.00	1.20	0.90	2.50
Reporting Date: 07/07/2025	DETS Sample No	781052	781053	781054	781055	781056

Determinand	Unit	RL	Accreditation	(n)				
Asbestos Screen ⁽⁵⁾	N/a	N/a	ISO17025					
pH	pH Units	N/a	MCERTS	8.2	8.3	8.3	8.3	8.0
Total Sulphate as SO ₄	mg/kg	< 200	MCERTS	383	327	243	337	1189
Total Sulphate as SO ₄	%	< 0.02	MCERTS	0.04	0.03	0.02	0.03	0.12
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	29	27	34	19	286
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	0.03	0.03	0.03	0.02	0.29
Total Sulphur	%	< 0.02	NONE	< 0.02	< 0.02	< 0.02	< 0.02	0.04
Organic Matter (SOM)	%	< 0.1	MCERTS					
Arsenic (As)	mg/kg	< 2	MCERTS					
W/S Boron	mg/kg	< 1	NONE					
Cadmium (Cd)	mg/kg	< 0.2	MCERTS					
Chromium (Cr)	mg/kg	< 2	MCERTS					
Chromium (hexavalent)	mg/kg	< 2	NONE					
Copper (Cu)	mg/kg	< 4	MCERTS					
Lead (Pb)	mg/kg	< 3	MCERTS					
Mercury (Hg)	mg/kg	< 1	MCERTS					
Nickel (Ni)	mg/kg	< 3	MCERTS					
Selenium (Se)	mg/kg	< 2	MCERTS					
Zinc (Zn)	mg/kg	< 3	MCERTS					

Soil Analysis Certificate						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25			
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied			
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS09	WS10			
~Project / Job Ref: P17246_2881	~Additional Refs	D	D			
~Order No: 12254	~Depth (m)	1.20	1.70			
Reporting Date: 07/07/2025	DETS Sample No	781057	781058			

Determinand	Unit	RL	Accreditation	(n)		
Asbestos Screen ⁽⁵⁾	N/a	N/a	ISO17025			
pH	pH Units	N/a	MCERTS	8.3	8.3	
Total Sulphate as SO ₄	mg/kg	< 200	MCERTS	340	< 200	
Total Sulphate as SO ₄	%	< 0.02	MCERTS	0.03	< 0.02	
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	11	< 10	
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	0.01	< 0.01	
Total Sulphur	%	< 0.02	NONE	< 0.02	< 0.02	
Organic Matter (SOM)	%	< 0.1	MCERTS			
Arsenic (As)	mg/kg	< 2	MCERTS			
W/S Boron	mg/kg	< 1	NONE			
Cadmium (Cd)	mg/kg	< 0.2	MCERTS			
Chromium (Cr)	mg/kg	< 2	MCERTS			
Chromium (hexavalent)	mg/kg	< 2	NONE			
Copper (Cu)	mg/kg	< 4	MCERTS			
Lead (Pb)	mg/kg	< 3	MCERTS			
Mercury (Hg)	mg/kg	< 1	MCERTS			
Nickel (Ni)	mg/kg	< 3	MCERTS			
Selenium (Se)	mg/kg	< 2	MCERTS			
Zinc (Zn)	mg/kg	< 3	MCERTS			

Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS01	WS02	WS03	WS04	WS06
~Project / Job Ref: P17246_2881	~Additional Refs	J/T/V	J/T	J/T/V	J/T/V	J/T/V
~Order No: 12254	~Depth (m)	0.05	0.10	0.20	0.15	0.30
Reporting Date: 07/07/2025	DETS Sample No	781027	781028	781029	781030	781034

Determinand	Unit	RL	Accreditation	(n)				
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	0.39	< 0.1	< 0.1	< 0.1
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	mg/kg	< 0.1	MCERTS	0.22	1.38	< 0.1	0.19	< 0.1
Pyrene	mg/kg	< 0.1	MCERTS	0.21	1.26	< 0.1	0.17	< 0.1
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	0.64	< 0.1	< 0.1	< 0.1
Chrysene	mg/kg	< 0.1	MCERTS	0.15	0.98	< 0.1	0.13	< 0.1
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	0.15	0.87	< 0.1	0.13	< 0.1
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	0.41	< 0.1	< 0.1	< 0.1
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	0.15	0.84	< 0.1	0.13	< 0.1
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	0.59	< 0.1	< 0.1	< 0.1
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	0.13	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	0.47	< 0.1	< 0.1	< 0.1
**Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	7.9	< 1.6	< 1.6	< 1.6

Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS07	WS08	WS09	WS10	
~Project / Job Ref: P17246_2881	~Additional Refs	J/V	J/T/V	J/V	J/T/V	
~Order No: 12254	~Depth (m)	0.20 - 0.25	0.20	0.25	0.20	
Reporting Date: 07/07/2025	DETS Sample No	781037	781040	781043	781046	

Determinand	Unit	RL	Accreditation	(n)				
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Fluorene	mg/kg	< 0.1	MCERTS	0.33	< 0.1	< 0.1	< 0.1	
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.23	
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.22	
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.16	
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.14	
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.16	
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.11	
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	
**Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	< 1.6	< 1.6	< 1.6	

Soil Analysis Certificate - EPH Texas Banded						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS01	WS02	WS03	WS04	WS05
~Project / Job Ref: P17246_2881	~Additional Refs	J/T/V	J/T	J/T/V	J/T/V	J/T/V
~Order No: 12254	~Depth (m)	0.05	0.10	0.20	0.15	0.40
Reporting Date: 07/07/2025	DETS Sample No	781027	781028	781029	781030	781031

Determinand	Unit	RL	Accreditation				
EPH Texas (C6 - C8) : HS 1D MS Total	mg/kg	< 0.05	NONE				< 0.05
EPH Texas (>C8 - C10) : EH 1D Total	mg/kg	< 1	MCERTS				< 1
EPH Texas (>C10 - C12) : EH 1D Total	mg/kg	< 1	MCERTS				< 1
EPH Texas (>C12 - C16) : EH 1D Total	mg/kg	< 1	MCERTS				< 1
EPH Texas (>C16 - C21) : EH 1D Total	mg/kg	< 1	MCERTS				< 1
EPH Texas (>C21 - C40) : EH 1D Total	mg/kg	< 6	MCERTS				< 6
EPH Texas (C6 - C40) : HS 1D MS+EH 1D Total	mg/kg	< 6	NONE				< 6

Soil Analysis Certificate - EPH Texas Banded						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS05	WS05	WS06	WS06	WS06
~Project / Job Ref: P17246_2881	~Additional Refs	J/V	J/V	J/T/V	J/V	J/V
~Order No: 12254	~Depth (m)	1.30	2.30	0.30	1.50	2.50
Reporting Date: 07/07/2025	DETS Sample No	781032	781033	781034	781035	781036

Determinand	Unit	RL	Accreditation	(n)				
EPH Texas (C6 - C8) : HS 1D MS Total	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
EPH Texas (>C8 - C10) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
EPH Texas (>C10 - C12) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
EPH Texas (>C12 - C16) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
EPH Texas (>C16 - C21) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
EPH Texas (>C21 - C40) : EH 1D Total	mg/kg	< 6	MCERTS	< 6	< 6	< 6	< 6	< 6
EPH Texas (C6 - C40) : HS 1D MS+EH 1D Total	mg/kg	< 6	NONE	< 6	< 6	< 6	< 6	< 6

Soil Analysis Certificate - EPH Texas Banded						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS07	WS07	WS07	WS08	WS08
~Project / Job Ref: P17246_2881	~Additional Refs	J/V	J/V	J/V	J/T/V	J/V
~Order No: 12254	~Depth (m)	0.20 - 0.25	1.50	2.00	0.20	1.60
Reporting Date: 07/07/2025	DETS Sample No	781037	781038	781039	781040	781041

Determinand	Unit	RL	Accreditation	(n)				
EPH Texas (C6 - C8) : HS 1D MS Total	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
EPH Texas (>C8 - C10) : EH 1D Total	mg/kg	< 1	MCERTS	4	< 1	< 1	< 1	< 1
EPH Texas (>C10 - C12) : EH 1D Total	mg/kg	< 1	MCERTS	19	< 1	< 1	< 1	< 1
EPH Texas (>C12 - C16) : EH 1D Total	mg/kg	< 1	MCERTS	164	< 1	< 1	< 1	< 1
EPH Texas (>C16 - C21) : EH 1D Total	mg/kg	< 1	MCERTS	199	< 1	< 1	< 1	< 1
EPH Texas (>C21 - C40) : EH 1D Total	mg/kg	< 6	MCERTS	50	< 6	< 6	< 6	< 6
EPH Texas (C6 - C40) : HS 1D MS+EH 1D Total	mg/kg	< 6	NONE	437	< 6	< 6	< 6	< 6

Soil Analysis Certificate - EPH Texas Banded						
DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS08	WS09	WS09	WS09	WS10
~Project / Job Ref: P17246_2881	~Additional Refs	J/V	J/V	J/V	J/V	J/T/V
~Order No: 12254	~Depth (m)	2.60	0.25	1.10	2.10	0.20
Reporting Date: 07/07/2025	DETS Sample No	781042	781043	781044	781045	781046

Determinand	Unit	RL	Accreditation					
EPH Texas (C6 - C8) : HS 1D MS Total	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
EPH Texas (>C8 - C10) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
EPH Texas (>C10 - C12) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
EPH Texas (>C12 - C16) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	1
EPH Texas (>C16 - C21) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	2
EPH Texas (>C21 - C40) : EH 1D Total	mg/kg	< 6	MCERTS	< 6	< 6	< 6	< 6	29
EPH Texas (C6 - C40) : HS 1D MS+EH 1D Total	mg/kg	< 6	NONE	< 6	< 6	< 6	< 6	33

Soil Analysis Certificate - EPH Texas Banded

DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25			
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied			
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS10	WS10			
~Project / Job Ref: P17246_2881	~Additional Refs	J/V	J/V			
~Order No: 12254	~Depth (m)	0.60	1.40			
Reporting Date: 07/07/2025	DETS Sample No	781047	781048			

Determinand	Unit	RL	Accreditation				
EPH Texas (C6 - C8) : HS 1D MS Total	mg/kg	< 0.05	NONE	< 0.05	< 0.05		
EPH Texas (>C8 - C10) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1		
EPH Texas (>C10 - C12) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1		
EPH Texas (>C12 - C16) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1		
EPH Texas (>C16 - C21) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1		
EPH Texas (>C21 - C40) : EH 1D Total	mg/kg	< 6	MCERTS	< 6	< 6		
EPH Texas (C6 - C40) : HS 1D MS+EH 1D Total	mg/kg	< 6	NONE	< 6	< 6		

Soil Analysis Certificate - EPH Banded (Type F)

DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS01	WS02	WS03	WS04	
~Project / Job Ref: P17246_2881	~Additional Refs	J/T/V	J/T	J/T/V	J/T/V	
~Order No: 12254	~Depth (m)	0.05	0.10	0.20	0.15	
Reporting Date: 07/07/2025	DETS Sample No	781027	781028	781029	781030	

Determinand	Unit	RL	Accreditation					
EPH (>C8 - C10) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	
EPH (>C10 - C12) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	
EPH (>C12 - C16) : EH 1D Total	mg/kg	< 1	MCERTS	3	< 1	2	< 1	
EPH (>C16 - C21) : EH 1D Total	mg/kg	< 1	MCERTS	2	4	< 1	< 1	
EPH (>C21 - C40) : EH 1D Total	mg/kg	< 6	MCERTS	23	18	< 6	22	
EPH (C8 - C40) : EH 1D Total	mg/kg	< 6	MCERTS	28	22	< 6	22	

Soil Analysis Certificate - Volatile Organic Compounds (VOC)

DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS05	WS06	WS06	WS07	WS08
~Project / Job Ref: P17246_2881	~Additional Refs	J/T/V	J/T/V	J/V	J/V	J/V
~Order No: 12254	~Depth (m)	0.40	0.30	1.50	1.50	1.60
Reporting Date: 07/07/2025	DETS Sample No	781031	781034	781035	781038	781041

Determinand	Unit	RL	Accreditation	(n)					
Dichlorodifluoromethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Vinyl Chloride	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Chloromethane	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10	< 10
Chloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Bromomethane	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10	< 10
Trichlorofluoromethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,1-Dichloroethene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
MTBE	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
trans-1,2-Dichloroethene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,1-Dichloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
cis-1,2-Dichloroethene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
2,2-Dichloropropane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Chloroform	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Bromochloromethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,1,1-Trichloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,1-Dichloropropene	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10	< 10
Carbon Tetrachloride	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dichloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Benzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2	< 2
1,2-Dichloropropane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Trichloroethene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Bromodichloromethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Dibromomethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
TAME	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
cis-1,3-Dichloropropene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Toluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
trans-1,3-Dichloropropene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,1,2-Trichloroethane	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10	< 10
1,3-Dichloropropane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Tetrachloroethene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Dibromochloromethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dibromoethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Chlorobenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,1,1,2-Tetrachloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Ethyl Benzene	µg/kg	< 2	MCERTS	5	< 2	4	< 2	< 2	< 2
m,p-Xylene	µg/kg	< 2	MCERTS	5	< 2	5	3	< 2	< 2
o-Xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2	< 2
Styrene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Bromoform	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10	< 10
Isopropylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,1,2,2-Tetrachloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,2,3-Trichloropropane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
n-Propylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
Bromobenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
2-Chlorotoluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,3,5-Trimethylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
4-Chlorotoluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
tert-Butylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,2,4-Trimethylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
sec-Butylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
p-Isopropyltoluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,3-Dichlorobenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,4-Dichlorobenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
n-Butylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dichlorobenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5
1,2-Dibromo-3-chloropropane	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10	< 10	< 10
Hexachlorobutadiene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5	< 5	< 5

Soil Analysis Certificate - Volatile Organic Compounds (VOC)

DETS Report No: 25-06081	~Date Sampled	25/06/25	25/06/25	25/06/25	25/06/25
Ashdown Site Investigations Ltd	~Time Sampled	None Supplied	None Supplied	None Supplied	None Supplied
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	~TP / BH No	WS09	WS09	WS10	WS10
~Project / Job Ref: P17246_2881	~Additional Refs	J/V	J/V	J/V	J/V
~Order No: 12254	~Depth (m)	1.10	2.10	0.60	1.40
Reporting Date: 07/07/2025	DETS Sample No	781044	781045	781047	781048

Determinand	Unit	RL	Accreditation				
Dichlorodifluoromethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Vinyl Chloride	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Chloromethane	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10
Chloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Bromomethane	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10
Trichlorofluoromethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,1-Dichloroethene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
MTBE	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
trans-1,2-Dichloroethene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,1-Dichloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
cis-1,2-Dichloroethene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
2,2-Dichloropropane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Chloroform	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Bromochloromethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,1,1-Trichloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,1-Dichloropropene	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10
Carbon Tetrachloride	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,2-Dichloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Benzene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2
1,2-Dichloropropane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Trichloroethene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Bromodichloromethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Dibromomethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
TAME	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
cis-1,3-Dichloropropene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Toluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
trans-1,3-Dichloropropene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,1,2-Trichloroethane	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10
1,3-Dichloropropane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Tetrachloroethene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Dibromochloromethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,2-Dibromoethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Chlorobenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,1,1,2-Tetrachloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Ethyl Benzene	µg/kg	< 2	MCERTS	< 2	3	3	< 2
m,p-Xylene	µg/kg	< 2	MCERTS	< 2	4	2	< 2
o-Xylene	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2
Styrene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Bromoform	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10
Isopropylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,1,2,2-Tetrachloroethane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,2,3-Trichloropropane	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
n-Propylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
Bromobenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
2-Chlorotoluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,3,5-Trimethylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
4-Chlorotoluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
tert-Butylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,2,4-Trimethylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
sec-Butylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
p-Isopropyltoluene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,3-Dichlorobenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,4-Dichlorobenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
n-Butylbenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,2-Dichlorobenzene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5
1,2-Dibromo-3-chloropropane	µg/kg	< 10	MCERTS	< 10	< 10	< 10	< 10
Hexachlorobutadiene	µg/kg	< 5	MCERTS	< 5	< 5	< 5	< 5

Soil Analysis Certificate - Sample Descriptions
DETS Report No: 25-06081
Ashdown Site Investigations Ltd
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex
~Project / Job Ref: P17246_2881
~Order No: 12254
Reporting Date: 07/07/2025

DETS Sample No	~TP / BH No	~Additional Refs	~Depth (m)	Moisture Content (%)	Sample Matrix Description
781027	WS01	J/T/V	0.05	15.4	Brown sandy clay with vegetation
781028	WS02	J/T	0.10	15	Brown sandy clay
781029	WS03	J/T/V	0.20	12.8	Brown sandy clay
781030	WS04	J/T/V	0.15	15.5	Brown sandy clay with vegetation
781031	WS05	J/T/V	0.40	16.5	Grey clay
781032	WS05	J/V	1.30	17.8	Grey clay
781033	WS05	J/V	2.30	16.3	Light brown sandy clay
781034	WS06	J/T/V	0.30	16.9	Light brown clay with brick
781035	WS06	J/V	1.50	14.9	Brown clay
781036	WS06	J/V	2.50	18.6	Grey clay
781037	WS07	J/V	0.20 - 0.25	12.3	Grey clay
781038	WS07	J/V	1.50	12.1	Grey clay
781039	WS07	J/V	2.00	16.3	Grey clay
781040	WS08	J/T/V	0.20	5.4	Brown concrete with brick
781041	WS08	J/V	1.60	12	Brown sandy clay with brick
781042	WS08	J/V	2.60	17	Grey clay
781043	WS09	J/V	0.25	14.4	Brown sandy clay with stones
781044	WS09	J/V	1.10	12.2	Grey clay
781045	WS09	J/V	2.10	11.2	Brown sandy clay
781046	WS10	J/T/V	0.20	11.9	Brown sandy clay with vegetation
781047	WS10	J/V	0.60	9.3	Light brown sandy clay
781048	WS10	J/V	1.40	11.2	Brown sandy clay
781049	WS01	D	2.20	14.2	Brown sandy clay
781050	WS02	D	1.60	15.9	Grey clay
781051	WS03	D	0.80	14.6	Brown sandy clay
781052	WS04	D	2.40	15.6	Brown clay
781053	WS05	D	2.00	18.4	Grey clay
781054	WS06	D	1.20	12.3	Brown clay
781055	WS07	D	0.90	12.8	Grey clay
781056	WS08	D	2.50	15.1	Grey clay with brick
781057	WS09	D	1.20	12.6	Brown clay
781058	WS10	D	1.70	3.5	Brown sandy gravel with stones

Moisture content is part of procedure E003 & is not an accredited test

Soil Analysis Certificate - Methodology & Miscellaneous Information
DETS Report No: 25-06081
Ashdown Site Investigations Ltd
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex
~Project / Job Ref: P17246_2881
~Order No: 12254
Reporting Date: 07/07/2025

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 - C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	Fraction Organic Carbon (FOC)	Determination of TOC by combustion analyser.	E027
Soil	D	Organic Matter (SOM)	Determination of TOC by combustion analyser.	E027
Soil	D	TOC (Total Organic Carbon)	Determination of TOC by combustion analyser.	E027
Soil	AR	Exchangeable Ammonium	Determination of ammonium by discrete analyser.	E029
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

List of HWOL Acronyms and Operators	
DETS Report No: 25-06081	
Ashdown Site Investigations Ltd	
~Site Reference: Watermead, Henfield Road, Cowfold, West Sussex	
~Project / Job Ref: P17246_2881	
~Order No: 12254	
Reporting Date: 07/07/2025	

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

EPH Banded (C10 - C12) - EH_1D_Total
EPH Banded (C12 - C16) - EH_1D_Total
EPH Banded (C16 - C21) - EH_1D_Total
EPH Banded (C21 - C40) - EH_1D_Total
EPH Banded (C8 - C10) - EH_1D_Total
EPH Banded (C8 - C40) - EH_1D_Total
EPH Texas (C10 - C12) - EH_1D_Total
EPH Texas (C12 - C16) - EH_1D_Total
EPH Texas (C16 - C21) - EH_1D_Total
EPH Texas (C21 - C40) - EH_1D_Total
EPH Texas (C6 - C40) - HS_1D_MS+EH_1D_Total
EPH Texas (C6 - C8) - HS_1D_MS_Total
EPH Texas (C8 - C10) - EH_1D_Total

Normec DETS Limited
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Certificate Key

Symbol	Description
F	Filtered sample
UF	Unfiltered sample
D	Dried sample
AR	As received sample
RL	Reporting limit
~	Sample details provided by customer and can affect the validity of results
M/S	Missing Sample
*	The Dutch 10 PAH compounds consist of Naphthalene, Anthracene, Phenanthrene, Fluoranthene, Benz(a)anthracene, Chrysene, Benzo(k)fluoranthene, Benzo(a)pyrene, Benzo(g,h,i)perylene, and Indeno(1,2,3-cd)pyrene
**	Total EPA-16 PAHs consist of the following polycyclic aromatic hydrocarbons: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenzo(a,h)anthracene, and Benzo(ghi)perylene.
***	Total WAC-17 PAHs consist of the following polycyclic aromatic hydrocarbons: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenzo(a,h)anthracene, Benzo(ghi)perylene and Coronene.
n	Please note that we are MCERTS soil accredited (UK soils only) for sand, loam, and clay, and UKAS accredited for groundwater, tap water, surface water, and generated leachates. Other matrices are outside our scope of accreditation.
S	Subcontracted analysis
M	MCERTS accredited test
U	UKAS accredited test

APPENDIX F

Aggressivity To Concrete Assessment
Summary of In Situ CBR Test Results
Graph of CBR vs Depth
Graph of Subgrade Surface Modulus vs Depth
Borehole Infiltration Test Results

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Chemical Laboratory Test Results

[illegible]

Notes: Chemical testing was undertaken by an external laboratory with recognised (UKAS and MCERTS) accreditation for quality control. Testing scheduled in line with the BRE Special Digest 1:2005 Concrete in Aggressive Ground Suites A-D and as such some determinands were not required to be tested.

Assessment of the Chemical Analysis of the Soil

Ground Condition	Natural Ground Conditions
Groundwater Condition	Mobile Groundwater Conditions
Pyrite Soil Condition	Pyrite containing soils present beneath the site which may be expected to contain sulphides

	Characteristic Value	Design Sulfate Class	ACEC Classification
pH	7.55	-	-
Water Soluble Sulphate (mg/l as SO ₄) *	200	DS-1	AC-1
Total Potential Sulphate (TPS % SO ₄)	No Oxidisable Sulphides	N/A	N/A
Magnesium (mg/l) *	N/A - Natural Ground Conditions	-	-
Water Soluble Sulphate including mineral acids (mg/l as SO ₄) *	N/A - Natural Ground Conditions	-	-

Notes: * Characteristic value rounded to nearest 100.

The aggressivity of the soils to concrete has been assessed in accordance with guidance published by the BRE Special Digest 1:2005 Concrete in Aggressive Ground.

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location	Depth (m)	CBR (%)	Ks (MPa)
WS01	0.03	8	65
WS01	0.06	8	65
WS01	0.09	10	77
WS01	0.11	12	87
WS01	0.13	12	87
WS01	0.19	9	72
WS01	0.24	9	71
WS01	0.30	9	71
WS01	0.35	10	75
WS01	0.43	6	57
WS01	0.49	9	71
WS01	0.52	17	107
WS01	0.53	36	174
WS01	0.58	11	80
WS01	0.69	4	46
WS01	0.75	4	41
WS01	0.82	3	37
WS02	0.07	3	37
WS02	0.13	5	48
WS02	0.17	5	50
WS02	0.22	5	50
WS02	0.26	6	54
WS02	0.31	5	49
WS02	0.35	7	63
WS02	0.37	9	71
WS02	0.42	5	52
WS02	0.42	55	229
WS02	0.45	10	79
WS02	0.47	10	75
WS02	0.54	7	61
WS02	0.60	9	72
WS02	0.67	6	58
WS02	0.75	6	57
WS02	0.84	6	55
WS03	0.07	4	40
WS03	0.09	10	77
WS03	0.11	14	96
WS03	0.14	15	98
WS03	0.19	17	107
WS03	0.21	14	95
WS03	0.25	15	100
WS03	0.28	16	102
WS03	0.30	23	130
WS03	0.33	19	114
WS03	0.39	17	108
WS03	0.45	18	110
WS03	0.49	30	154
WS03	0.69	5	48

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location	Depth (m)	CBR (%)	Ks (MPa)
WS03	0.71	10	79
WS03	0.74	8	67
WS03	0.77	9	71
WS03	0.80	10	79
WS03	0.82	10	77
WS04	0.05	5	51
WS04	0.09	6	53
WS04	0.12	7	64
WS04	0.15	9	70
WS04	0.18	9	70
WS04	0.20	10	79
WS04	0.23	12	84
WS04	0.27	12	87
WS04	0.30	16	104
WS04	0.33	16	104
WS04	0.37	16	102
WS04	0.39	22	127
WS04	0.42	18	111
WS04	0.44	22	127
WS04	0.47	19	117
WS04	0.54	14	97
WS04	0.59	11	80
WS04	0.65	9	70
WS04	0.70	10	75
WS04	0.76	8	68
WS04	0.82	8	68
WS05	0.18	4	43
WS05	0.25	3	38
WS05	0.30	5	48
WS05	0.35	5	48
WS05	0.41	4	43
WS05	0.45	6	56
WS05	0.51	4	43
WS05	0.56	5	48
WS05	0.61	5	48
WS05	0.65	6	56
WS05	0.68	8	68
WS05	0.72	6	56
WS05	0.74	13	90
WS05	0.77	8	68
WS05	0.79	13	90
WS05	0.81	13	90
WS06	0.15	10	75
WS06	0.16	19	114
WS06	0.17	26	143
WS06	0.19	13	90
WS06	0.21	13	90
WS06	0.24	8	68

Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location	Depth (m)	CBR (%)	Ks (MPa)
WS06	0.40	1	22
WS06	0.48	3	37
WS06	0.52	6	56
WS06	0.54	10	77
WS06	0.57	8	68
WS06	0.62	5	48
WS06	0.64	17	109
WS06	0.66	10	77
WS06	0.68	13	90
WS06	0.70	13	90
WS06	0.73	10	77
WS06	0.74	17	109
WS06	0.76	13	90
WS06	0.78	17	109
WS06	0.79	17	109
WS07	0.06	4	43
WS07	0.07	26	143
WS07	0.13	4	43
WS07	0.17	6	56
WS07	0.22	5	48
WS07	0.27	5	46
WS07	0.32	6	53
WS07	0.35	7	59
WS07	0.39	7	60
WS07	0.44	5	48
WS07	0.50	4	43
WS07	0.56	4	42
WS07	0.62	4	42
WS07	0.66	6	54
WS07	0.75	3	32
WS07	0.79	7	60
WS08	0.16	6	56
WS08	0.17	26	143
WS08	0.18	26	143
WS08	0.19	55	229
WS08	0.24	21	123
WS08	0.29	21	123
WS08	0.50	5	47
WS08	0.54	6	56
WS08	0.58	6	56
WS08	0.64	4	43
WS08	0.70	4	43
WS08	0.72	13	90
WS08	0.75	8	68
WS08	0.78	8	68
WS08	0.80	13	90
WS08	0.82	17	109
WS09	0.01	55	229

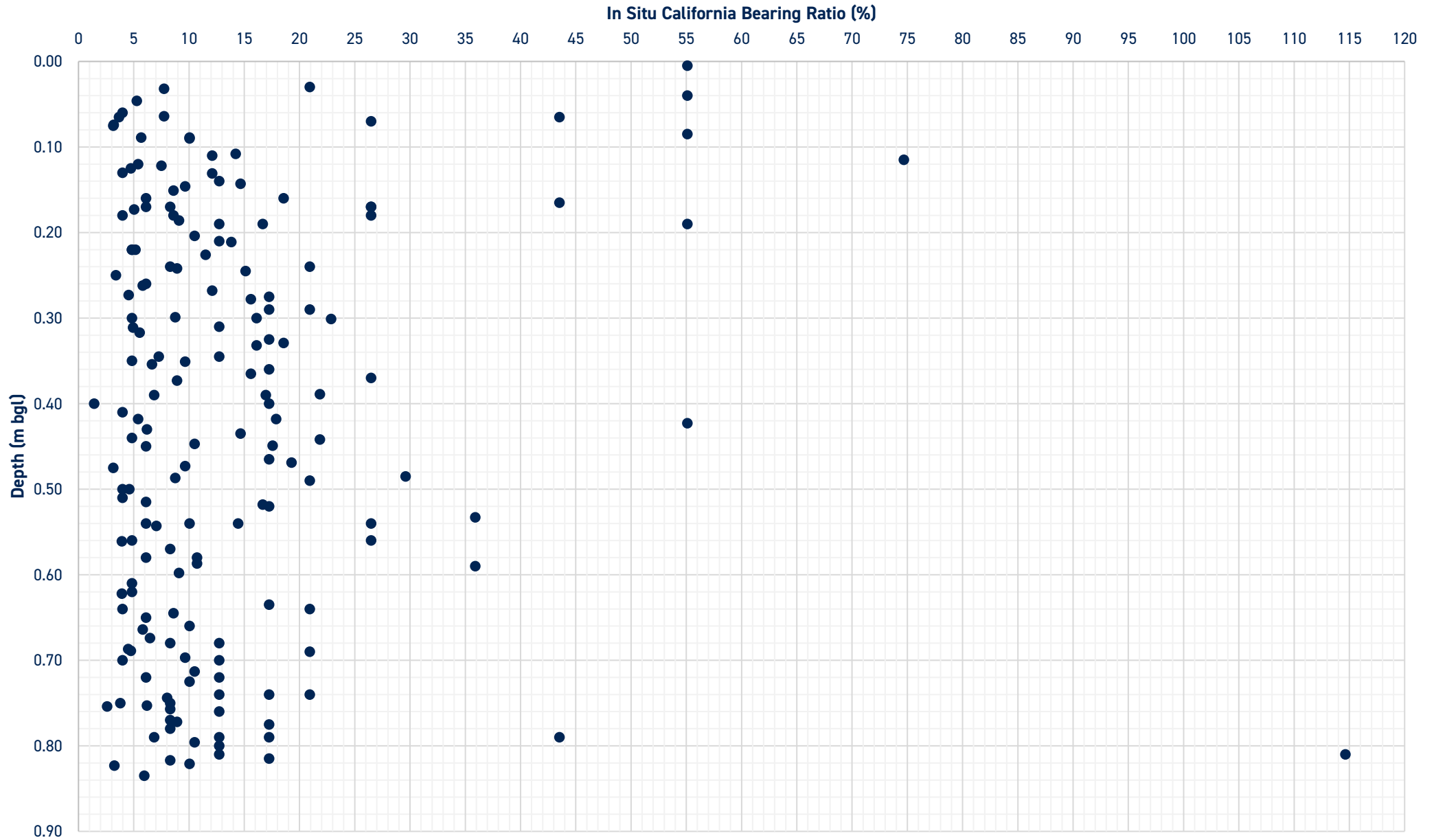
Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location	Depth (m)	CBR (%)	Ks (MPa)
WS09	0.03	21	123
WS09	0.04	55	229
WS09	0.07	44	197
WS09	0.09	55	229
WS09	0.12	75	278
WS09	0.17	44	197
WS10	0.08	3	37
WS10	0.12	5	52
WS10	0.14	13	90
WS10	0.17	8	68
WS10	0.22	5	48
WS10	0.26	6	56
WS10	0.28	17	109
WS10	0.29	17	109
WS10	0.31	13	90
WS10	0.33	17	109
WS10	0.35	13	90
WS10	0.36	17	109
WS10	0.37	26	143
WS10	0.40	17	109
WS10	0.44	15	98
WS10	0.47	17	109
WS10	0.49	21	123
WS10	0.52	17	109
WS10	0.54	26	143
WS10	0.56	26	143
WS10	0.59	36	174
WS10	0.64	21	123
WS10	0.69	21	123
WS10	0.74	21	123
WS10	0.79	44	197
WS10	0.81	115	366

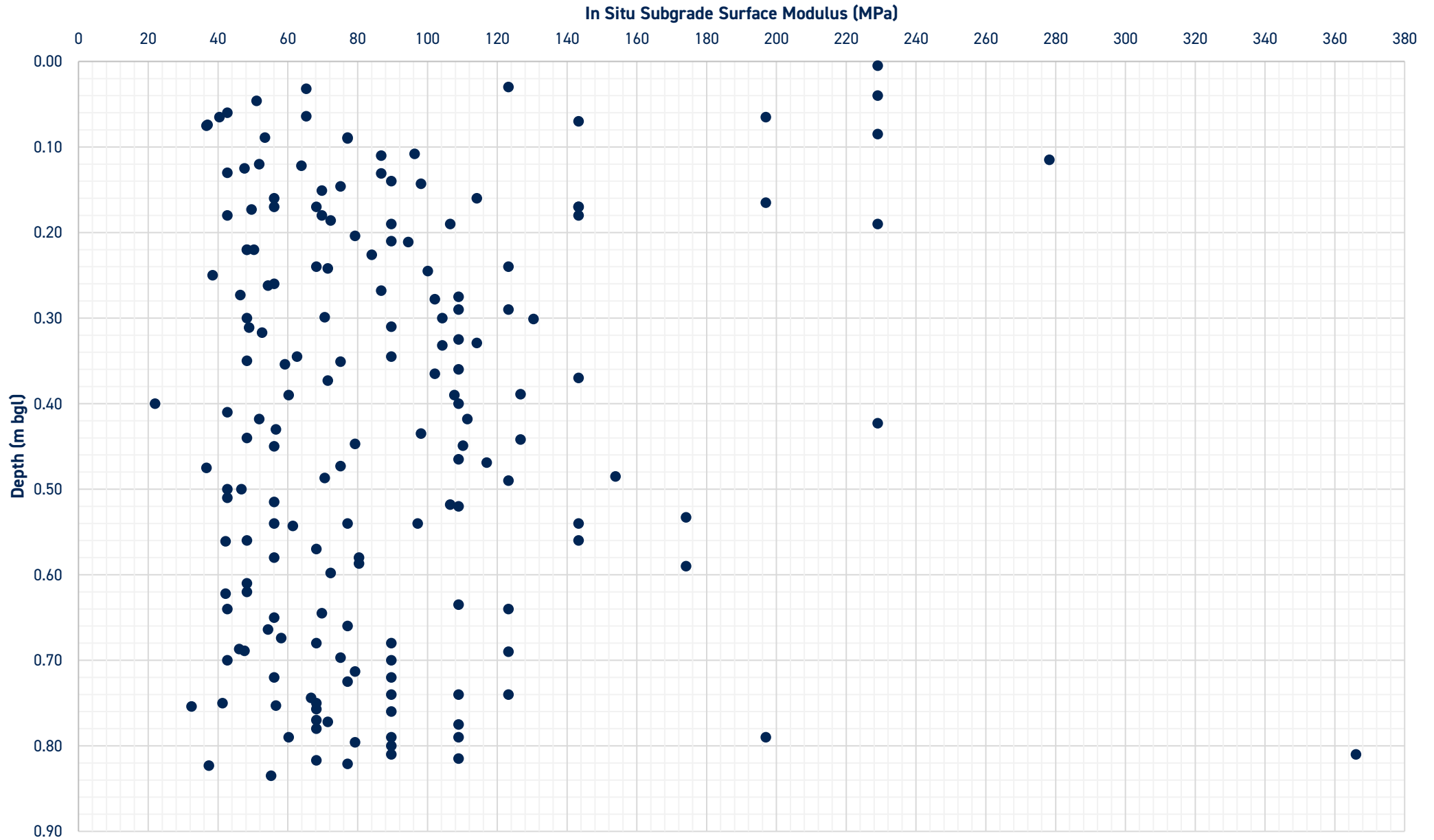
Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246



Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

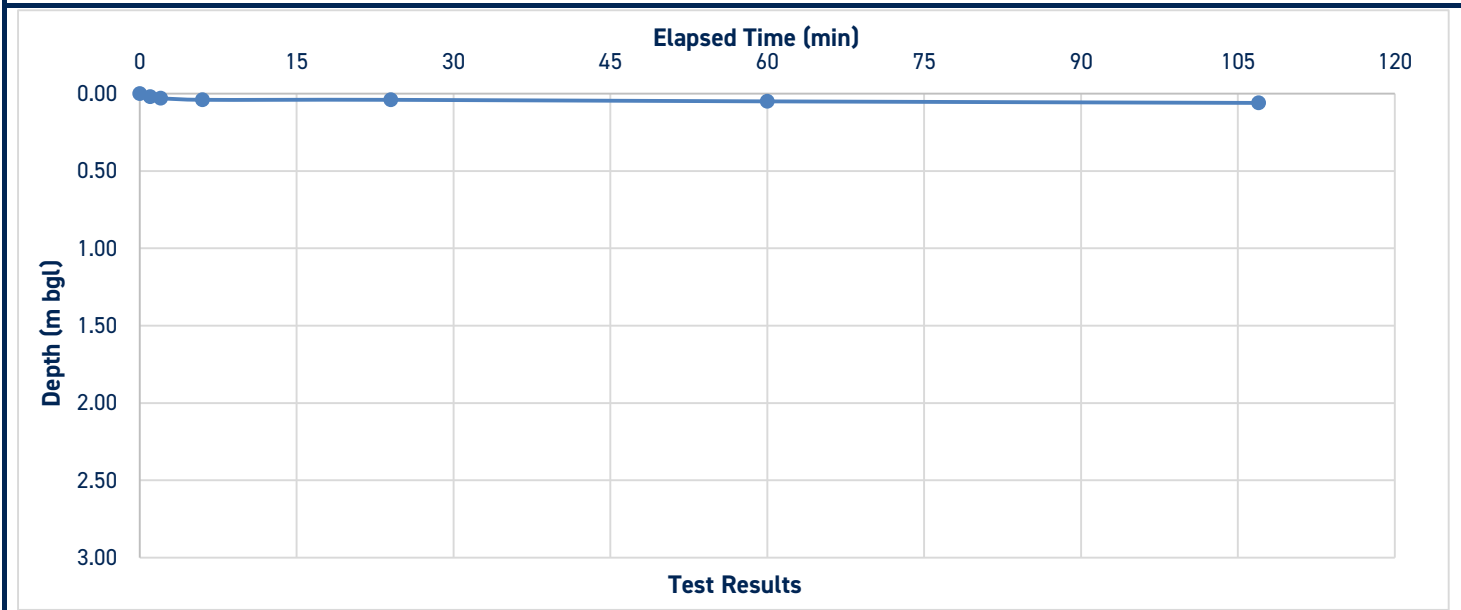


Site: Watermead, Henfield Road, Cowfold, West Sussex

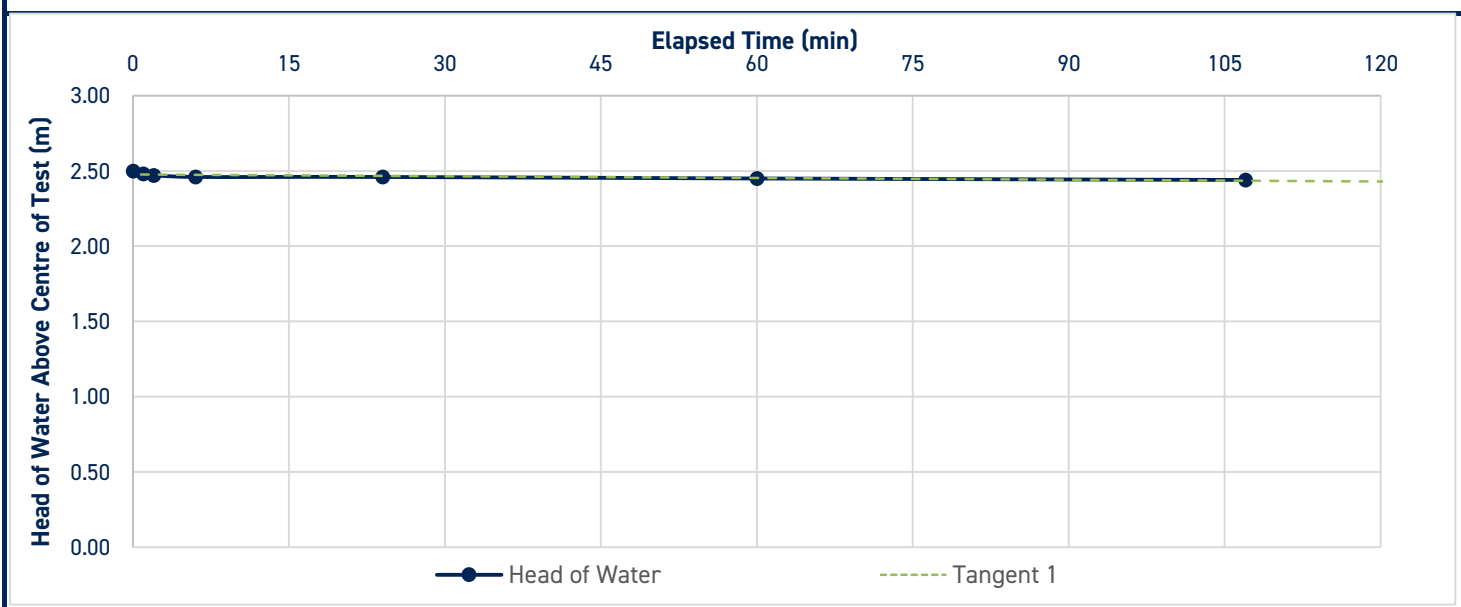
Project Ref: P17246

Test Location Reference	WS03
Test Number	1

Casing Depth	2.00 m bgl
Borehole Depth	3.00 m bgl
Casing Diameter	0.105 m
Average Borehole Diameter	0.079 m



Length of Test Zone	1.00 m	L
Depth to Center of Test Zone	2.50 m	X
Water level at start of test	0.00 m	
Water level at end of test	0.06 m	
Duration of test	107 min	
Average Depth Of Water	2.97 m	
Average Drained Area	0.74 m ²	
Volume of Water Lost	0.00 m ³	
Driving Head	2.5 m	
Infiltration rate	2.25E-07 m/sec	
Calculation method:	Calculated in accordance with The Soakaway Design Guide, published by Kent County Council, July 2000.	



Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference **WS10**

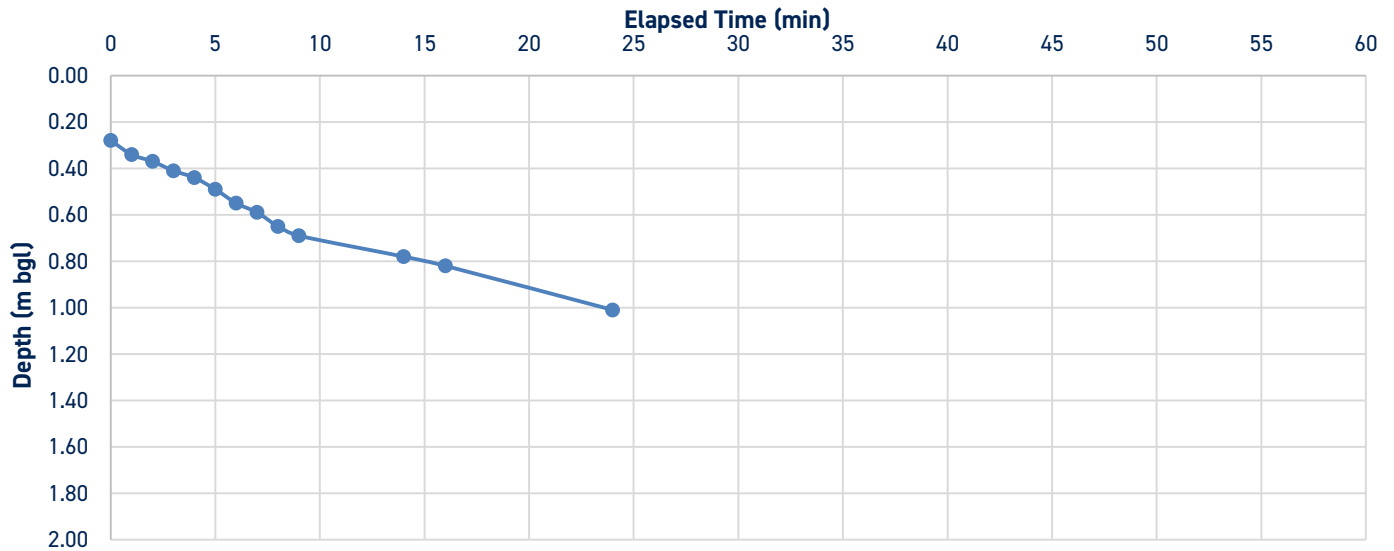
Test Number **1**

Casing Depth 1.00 m bgl

Borehole Depth 2.00 m bgl

Casing Diameter 0.105 m

Average Borehole Diameter 0.070 m



Test Results

Length of Test Zone	1.00 m	L
Depth to Center of Test Zone	1.50 m	X
Water level at start of test	0.28 m	
Water level at end of test	1.01 m	
Duration of test	24 min	
Average Depth Of Water	1.36 m	
Average Drained Area	0.30 m ²	
Volume of Water Lost	0.00 m ³	

Driving Head

1.0

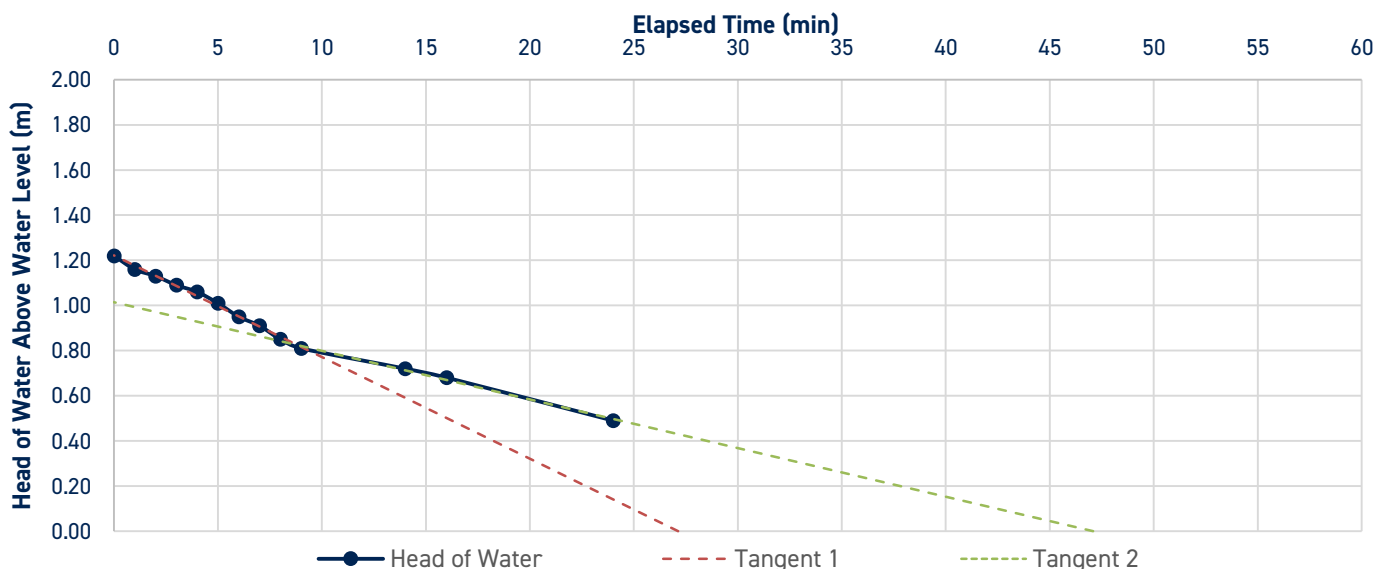
0.7 m

Infiltration rate

2.96E-05

1.41E-05 m/sec

Calculation method: Calculated in accordance with The Soakaway Design Guide, published by Kent County Council, July 2000.



Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference **WS10**

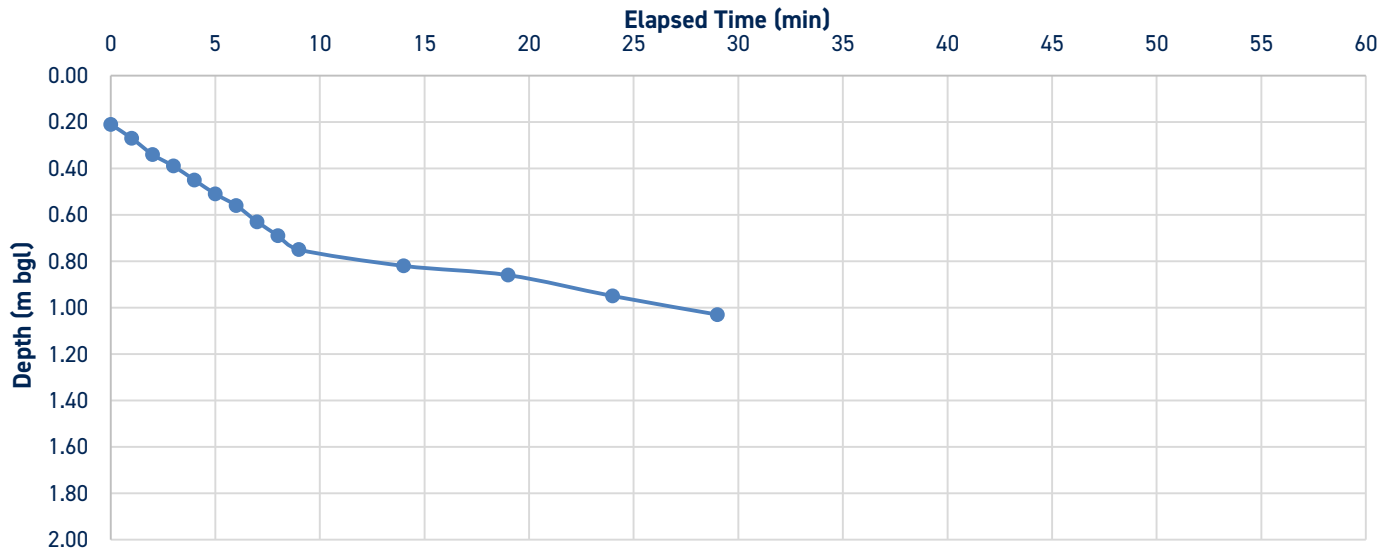
Test Number **2**

Casing Depth 1.00 m bgl

Borehole Depth 2.00 m bgl

Casing Diameter 0.105 m

Average Borehole Diameter 0.070 m



Test Results

Length of Test Zone	1.00 m	L
Depth to Center of Test Zone	1.50 m	X
Water level at start of test	0.21 m	
Water level at end of test	1.03 m	
Duration of test	29 min	
Average Depth Of Water	1.38 m	
Average Drained Area	0.31 m ²	
Volume of Water Lost	0.00 m ³	

Driving Head

1.0

0.6 m

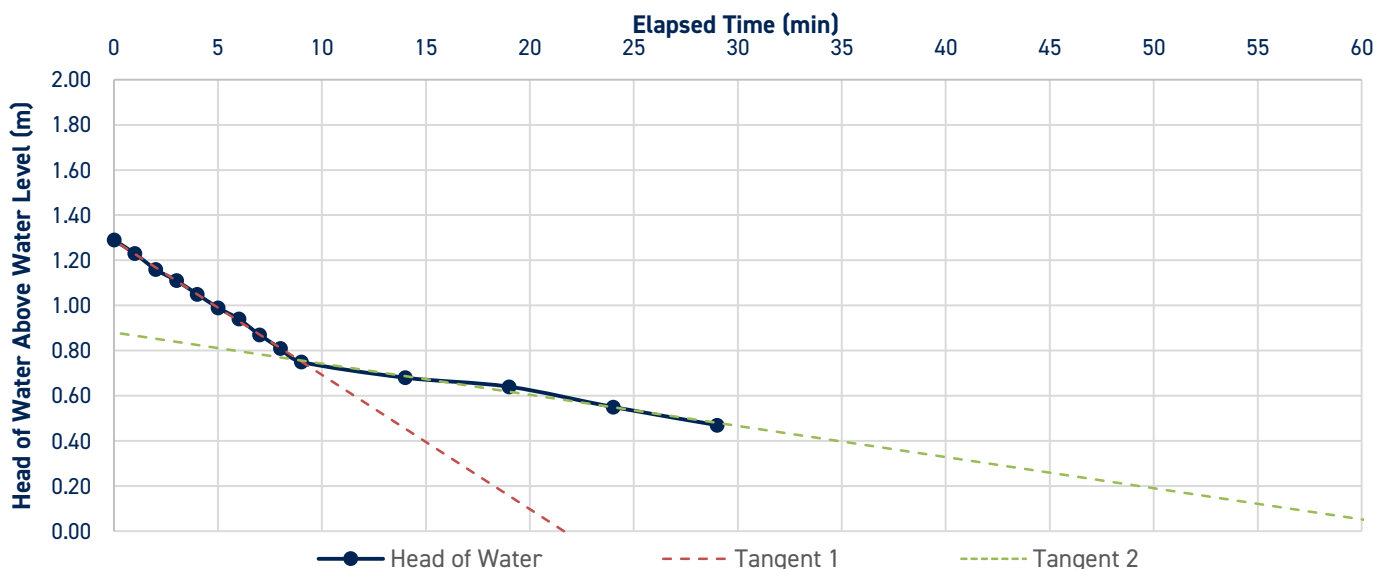
Infiltration rate

3.91E-05

9.06E-06 m/sec

Calculation method:

Calculated in accordance with The Soakaway Design Guide, published by Kent County Council, July 2000.



Site: Watermead, Henfield Road, Cowfold, West Sussex

Project Ref: P17246

Test Location Reference **WS10**

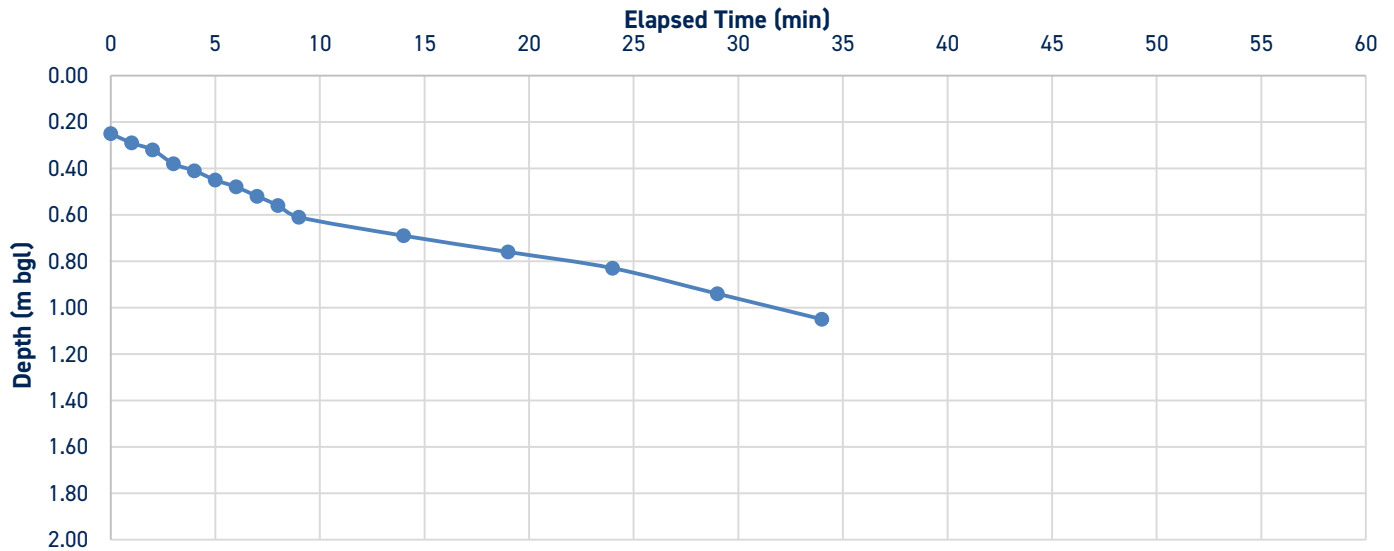
Test Number **3**

Casing Depth 1.00 m bgl

Borehole Depth 2.00 m bgl

Casing Diameter 0.105 m

Average Borehole Diameter 0.070 m



Test Results

Length of Test Zone	1.00 m	L
Depth to Center of Test Zone	1.50 m	X
Water level at start of test	0.25 m	
Water level at end of test	1.05 m	
Duration of test	34 min	
Average Depth Of Water	1.35 m	
Average Drained Area	0.30 m ²	
Volume of Water Lost	0.00 m ³	

Driving Head

1.1

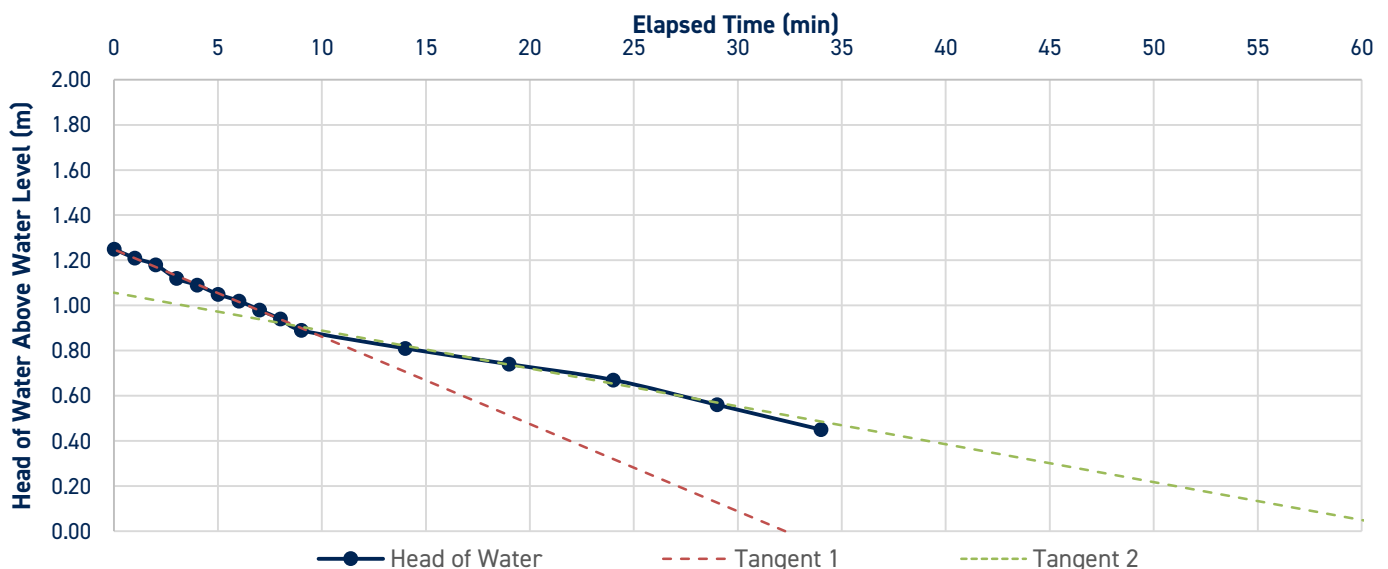
0.8 m

Infiltration rate

2.54E-05

1.10E-05 m/sec

Calculation method: Calculated in accordance with The Soakaway Design Guide, published by Kent County Council, July 2000.



APPENDIX G

Quantitative Conceptual Model

				QUANTITATIVE CONCEPTUAL MODEL			
Site:		Watermead, Henfield Road, Cowfold, West Sussex			Project Ref: P17246		
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 contaminants present above SSVs			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 potential gas source identified			N/A
	End Users (via Water Supply Pipework)		Contamination of incoming services	No contaminants present above screening criteria			N/A
	Groundwater		Migration to groundwater	No significant pathway to groundwater exists			N/A

APPENDIX H

Groundsure Enviro+Geo Insight Report
Historical Maps

WATERMEAD, HENFIELD ROAD, COWFOLD, WEST SUSSEX, RH13 8DT

Order Details

Date: 19/06/2025
Your ref: P17246
Our Ref: GS-7OY-8HY-NS8-LP5

Site Details

Location: 521240 122212
Area: 0.55 ha
Authority: [Horsham District Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	2	4	10	-
16 >	1.2 >	Historical tanks >	0	0	0	9	-
17 >	1.3 >	Historical energy features >	0	0	4	5	-
18 >	1.4 >	Historical petrol stations >	0	1	0	0	-
18 >	1.5 >	Historical garages >	0	2	3	3	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	2	5	12	-
21 >	2.2 >	Historical tanks >	0	0	0	21	-
22 >	2.3 >	Historical energy features >	0	0	12	8	-
23 >	2.4 >	Historical petrol stations >	0	1	0	0	-
24 >	2.5 >	Historical garages >	0	6	8	5	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
26 >	3.7 >	Waste exemptions >	0	1	8	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	1	5	-	-
29 >	4.2 >	Current or recent petrol stations >	0	1	0	1	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-



30	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
31	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	1	28	-
36	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
36	4.15	Pollutant release to public sewer	0	0	0	0	-
37	4.16	List 1 Dangerous Substances	0	0	0	0	-
37	4.17	List 2 Dangerous Substances	0	0	0	0	-
37 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	1	1	0	-
37	4.19	Pollution inventory substances	0	0	0	0	-
38	4.20	Pollution inventory waste transfers	0	0	0	0	-
38	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
39 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
40 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
42 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
43	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
43	5.5	Groundwater vulnerability- local information	None (within 0m)				
44 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	3
45	5.7	Surface water abstractions	0	0	0	0	0
46	5.8	Potable abstractions	0	0	0	0	0
46	5.9	Source Protection Zones	0	0	0	0	-
46	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
47 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	6	-	-



48 >	6.2 >	Surface water features >	0	0	4	-	-
48 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
49	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
50	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
50	7.2	Historical Flood Events	0	0	0	-	-
50	7.3	Flood Defences	0	0	0	-	-
51	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
51	7.5	Flood Storage Areas	0	0	0	-	-
52	7.6	Flood Zone 2	None (within 50m)				
52	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
53	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
54 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
57 >	10.7 >	Designated Ancient Woodland >	0	0	0	1	19
58	10.8	Biosphere Reserves	0	0	0	0	0
58	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	Green Belt	0	0	0	0	0
59	10.12	Proposed Ramsar sites	0	0	0	0	0



59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
59	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
60 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
61 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
62	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
64	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
64	11.3	National Parks	0	0	0	-	-
64 >	11.4 >	Listed Buildings >	0	0	2	-	-
65 >	11.5 >	Conservation Areas >	0	0	1	-	-
65	11.6	Scheduled Ancient Monuments	0	0	0	-	-
65	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
66 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
67	12.2	Open Access Land	0	0	0	-	-
67	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68 >	12.5 >	Countryside Stewardship Schemes >	0	0	1	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
69 >	13.1 >	Priority Habitat Inventory >	0	0	1	-	-
70	13.2	Habitat Networks	0	0	0	-	-
70	13.3	Open Mosaic Habitat	0	0	0	-	-
70	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	14.1 >	10k Availability >	Identified (within 500m)				
72	14.2	Artificial and made ground (10k)	0	0	0	0	-
73 >	14.3 >	Superficial geology (10k) >	0	0	1	0	-

74	14.4	Landslip (10k)	0	0	0	0	-
75 >	14.5 >	Bedrock geology (10k) >	1	0	2	4	-
76 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	15.1 >	50k Availability >	Identified (within 500m)				
78	15.2	Artificial and made ground (50k)	0	0	0	0	-
78	15.3	Artificial ground permeability (50k)	0	0	-	-	-
79 >	15.4 >	Superficial geology (50k) >	0	0	1	0	-
80	15.5	Superficial permeability (50k)	None (within 50m)				
80	15.6	Landslip (50k)	0	0	0	0	-
80	15.7	Landslip permeability (50k)	None (within 50m)				
81 >	15.8 >	Bedrock geology (50k) >	1	0	3	5	-
82 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
82 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	2	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
83	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
84 >	17.1 >	Shrink swell clays >	Low (within 50m)				
85 >	17.2 >	Running sands >	Negligible (within 50m)				
86 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
87 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
88 >	17.5 >	Landslides >	Very low (within 50m)				
89 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
91 >	18.1 >	BritPits >	0	0	0	1	-
92 >	18.2 >	Surface ground workings >	0	0	2	-	-
92	18.3	Underground workings	0	0	0	0	0
92	18.4	Underground mining extents	0	0	0	0	-
93	18.5	Historical Mineral Planning Areas	0	0	0	0	-



93 >	18.6 >	Non-coal mining >	1	0	0	0	0
93	18.7	JPB mining areas	None (within 0m)				
93	18.8	The Coal Authority non-coal mining	0	0	0	0	-
94	18.9	Researched mining	0	0	0	0	-
94	18.10	Mining record office plans	0	0	0	0	-
94	18.11	BGS mine plans	0	0	0	0	-
94	18.12	Coal mining	None (within 0m)				
95	18.13	Brine areas	None (within 0m)				
95	18.14	Gypsum areas	None (within 0m)				
95	18.15	Tin mining	None (within 0m)				
95	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
96	19.1	Natural cavities	0	0	0	0	-
96	19.2	Mining cavities	0	0	0	0	0
96	19.3	Reported recent incidents	0	0	0	0	-
96	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
98 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
100	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
101	22.3	Railway tunnels	0	0	0	-	-
101	22.4	Historical railway and tunnel features	0	0	0	-	-
101	22.5	Royal Mail tunnels	0	0	0	-	-
102	22.6	Historical railways	0	0	0	-	-



102	22.7	Railways	0	0	0	-	-
102	22.8	Crossrail 2	0	0	0	0	-
102	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 24/04/2021

Site Area: 0.55ha

