

**LITTLE PADDOCK
HURSTON LANE
STORRINGTON
WEST SUSSEX**

**Phase I
Environmental Assessment**

**Client
Church Barn Homes LLP**

Report No. 6033-I

10th November 2025



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**LITTLE PADDOCK
HURSTON LANE
STORRINGTON
WEST SUSSEX**

**Phase I
Environmental Assessment**

Synopsis

A Phase I Environmental Assessment has been carried out into the past and present usage of land at Little Paddock, Hurston Lane, Storrington on the instructions of Church Barn Homes LLP.

The purpose of the study was to conduct a visual appraisal of the site and to research available data with reference to chemical constraints that may impinge upon the development proposals.

The study comprised a walkover survey followed by examination of historic map records. In addition, searches were made of various databases held by the Environment Agency and others. Horsham District Council were also contacted and provided limited information. The information obtained from these sources is summarised herein.

It is considered that previous activities on or in the immediate vicinity of the site constitute a low risk of significant or widespread contamination. Public Health England do not consider that Radon protection will be required.

1

Walk over survey

At the time of the investigation the site comprised a predominantly cleared area where all scrub and trees had been removed. The area is located to the rear of Maple Cottage which has April Cottage to its east which fronts onto Hurston Lane. Along the southern boundary at the western end of the site a detached property with garage is located. At the north side of the house is a small heating oil tanks located above ground within a bunded raised area. The concrete showed no sign of staining and there was no other visual or olfactory evidence of contamination.

The site is located within a residential environment with some newly constructed houses to the north and more mature properties to the east and south. The area to the west is free of development. Figure 1 of Appendix A shows the site as it presently stands.

2

Historic map records

Extracts from historic Ordnance Survey maps are presented at Figures 2 - 11 of Appendix A and illustrate usage of the site and its surroundings from 1876 to 2025. These also show the approximate boundary of the site and the radius of interest for this assessment.

1876 - 1878

The earliest available mapping is given at Figure 2 and shows the site to be undeveloped. Indeed, undeveloped land surrounds the subject site in all directions. What development there is limited to a few scattered structures; two buildings are noted in the far north east along with a well, two small buildings lie 200 m to the south west, a couple of structures are

located further to the south west adjacent to a spring and some buildings lie in the far south east of the mapped area along with another well. A road or trackway lies some 100 m south with (the yet unnamed) Hurston Lane 100 m due east. A number of footpaths are noted within the mapped area. No other significant development is noted within the mapped area.

1897

No significant changes to the site or surroundings are evident save for the depiction of two nearly parallel slopes 100 m due west.

1911

The site and surroundings appear essentially unchanged. Hurston Lane is now named.

1937

The subject site remains undeveloped. Detached and semi-detached housing has been constructed to the east and north east along Hurston Lane and also immediately to the south and south east of the site. No other significant development is noted within the mapped area.

1966 - 1971

Figure 6 at Appendix A is only partial and appears to show the site labelled as Little Paddock, although that name may apply to the house adjacent to Paddock House immediately to the south. An access road or driveway impinges onto the southern part of the site. Greenacres Cottage has been constructed just to the east of the site. A fairly large housing estate has been constructed to the east, on the other side of Hurston Lane.

1971 - 1973

The site remains undeveloped albeit partly wooded. A Nursery with greenhouses bounds the site to the north and may well include the site. Additional housing has been constructed to the north east along Hurston Lane. Rather bizarrely, the housing estate to the east, noted on Figure 6 is not depicted. A Poultry Processing Plant lies in the far south west of the mapped area.

1990 - 1995

The site remains undeveloped. The Nursery to the north is no longer depicted although a small greenhouse appears to remain. No other significant development is noted within the mapped area, although the housing estate on the 1966 - 1971 mapping is once more depicted.

2003

The site contains a house and garage. No other significant changes are evident within the mapped area.

2010

No large scale maps are available post 2003 and small scale maps have therefore been included. Although little detail can be made out on the site itself, Figure 9 at Appendix A shows the site to remain as depicted on Figure 9. The town of Storrington lies to the south east.

2025

Figure 11 at Appendix A shows the site and surrounds much as they are today.

3

Development proposals

It is intended to construct three detached houses on site with associated gardens, landscaping and parking.

The proposed general arrangement is given at Figure 12 of Appendix A.

4

Database searches

The following information has been gleaned from database searches which covers an area within a 250 - 500 m radius of the site unless otherwise stated. All distances are approximate and measured from the nearest part of the site.

4.1

Environmental permits, incidents and registers

4.1.1

Negative search results within 500 m of search centre

The Local Authority have not determined any sites as Contaminated Land under Part IIa of the EPA 1990.

Records of COMAH or NIHHS sites.

Regulated explosive sites.

Hazardous substance storage / usage.

Historical licensed industrial activities (IPC authorisations).

Licensed industrial activities (Part A(1)).

Licensed industrial activities (Part A(2)/B).

Radioactive substance authorisations.

Licensed discharge to controlled waters.

Pollutant release to surface waters (red list).

Pollutant release to the public sewer.

List 1 or List 2 dangerous substances inventory sites.

Pollution inventory (substances).

Pollution inventory (waste transfer).

Pollution inventory (radioactive wastes).

4.1.2

Pollution incidents

Five records have been identified by the database search within 500 m of the study site, as listed in Table I.

Table I: Recorded pollution incidents

Distance, m	Direction	Date	Pollutant	Impact
359	SW	18/07/2003	Sewage materials (crude sewage)	Water: Minor Land: None Air: None
382	E	15/12/2002	Oils and fuel (diesel)	Water: Minor Land: None Air: None
468	NE	20/12/2002	Oils and fuel (diesel)	Water: Minor Land: Minor Air: Minor
344	E	18/07/2001	Oils and fuel - diesel	Water: Minor Land: None Air: None

4.2

Landfill and other waste sites

4.2.1

Landfill sites

No active or recently closed landfill sites under Environment Agency (EA) regulation have been identified within 500 m.

No historical BGS/DoE landfill sites have been identified within 500 m of the search centre.

No landfill sites identified from Local Authority records have been found within 500 m.

No records of known historical (closed) landfill sites have been identified within 500 m. These records relate to sites that existed before the waste licensing regime and sites that have been licensed in the past but where a license has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

No historical waste sites have been identified within 500 m.

No active or recently closed waste sites under EA regulation have been identified within 500 m.

4.2.2

Waste exemptions

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to. Full details are presented in Table 2.

Table 2: Waste exemptions

Distance, m	Direction	Address	Category	Description
369	NE	Tacama, Hurston Lane, Storrington	Using waste exemption (not on a farm)	Use of waste in construction
395	N	Cootham, Hurston Lane, Storrington	Using waste exemption (not on a farm)	Use of waste in construction

4.3

Current land use

4.3.1

Current industrial data

One record of current industrial land use has been identified within 250 m and relates to an electricity substation 158 m to the north east. Electricity substations are not considered significant. Older substations have the potential to contain polychlorinated biphenyls although they are generally considered to be relatively immobile.

4.3.2

Petrol and fuel sites

No records relating to open, closed, under development or obsolete petrol stations have been identified within 500 m.

4.3.3

High voltage underground electricity cables

None recorded within 500 m.

4.3.4

High pressure underground gas transmission pipelines

None recorded within 500 m.

4.4

Past land use

4.4.1

Past industrial data

Three records of potentially contaminative past land use have been identified by the database search within 250 m. The records identify the site's former use as a commercial plant Nursery; the presence of a sewage works some 400 m north and unspecified tanks thereon.

5

Geology

Published records of the British Geological Survey (BGS) indicate the site to lie on material of the Hythe Formation. No superficial deposits are mapped at the subject site.

6

Hydrogeology and hydrology

The Hythe Formation is classed as a Principle Aquifer.

The Hythe Formation is considered to have a high vulnerability to a pollutant discharged at ground level.

No soluble rocks are present within 1 km that would enable rapid movement of a pollutant.

Six historical and six active groundwater abstraction licences have been identified within 2000 m. The closest active record is 21 m to the north east and the abstracted water is used for drinking, cooking, sanitary and washing at Greenacres, Hurston Lane.

No surface water abstractions take place within 2000 m.

One historical and four active potable water abstraction licences have been identified within 2000 m. The closest active record is 21 m to the north east and the abstracted water is used for drinking, cooking, sanitary and washing at Greenacres, Hurston Lane

The site is located in both a zone 1 inner catchment and zone 2 outer catchment of a source protection zone.

7

Flooding

The EA RoFRaS (risk of flooding from rivers and/or the sea in any given year, based on cells of 50 m) database indicates there to be a negligible risk of flooding on site in any given year.

There are no records of historical flooding within 250 m.

There are no flood defences located within 250 m and no areas benefit from flood defences within 250 m.

There are no flood storage areas within 250 m.

The Environment Agency's (EA) Natural Hazards Map indicates the site is not within 50 m of either a Zone 2 or Zone 3 floodplain.

The highest risk of surface water flooding as a result of extreme rainfall events on site is negligible. The highest risk within 50 m is also negligible

The highest risk of groundwater flooding as a result of water table rise on site is considered to be moderate. The highest risk within 50 m is also moderate.

8

Environmentally sensitive sites

There are five Sites of Special Scientific Interest (SSSI) within 2000 m. The closest is located 866 m west at Parham Park.

There are 18 designated areas of Ancient Woodland within 2000 m. The closest is some 110 m north west. The next closest is 636 m north.

9

Natural hazards

9.1

Ground instability

A search of the BGS GeoSure database reveals the following hazard ratings:-

Shrink swell clays: negligible

Running sand: low

Compressible ground:	negligible
Collapsible deposits:	very low
Landslide:	very low
Soluble rocks:	negligible

9.2

Mining, ground workings and natural cavities

British Pits (BritPits) is a database maintained by the BGS of currently active and closed surface and underground mineral workings. No records have been identified within 500 m.

No historical surface ground workings have been identified by the database within 250 m.

No records of historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings (e.g. mine shafts) have been identified within 1000 m.

No records relating to underground mining extents, including adits and seam workings have been found within 500 m.

No historical mineral planning areas are located within 500 m.

The site is located within an area where there is a potential for historical non-coal mining, in this case sand. However, underground mine workings are uncommon. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

The site is not in an area which could be affected by former coal and other mining.

No natural cavities or mining cavities are located within 500m.

9.3

Radon

The BGS/Public Health England estimate that less than 1 % of properties exceed the Radon Action Level and no further action is required.

10

Local Authority search results

An Environmental Search was requested from Horsham District Council in order to detail any information the council held in relation to contamination and related matters of the site. No land use of concern was highlighted by the council search results.

Correspondence with Horsham District Council is reproduced at Appendix B.

11

Discussion

11.1

Solid and liquid phase contaminants

The development history of the site and its immediate surroundings have been summarised in the foregoing, as far as could be ascertained within the present remit.

The site has not carried any significant development throughout the historical mapping, having only been used as a plant nursery and subsequent residential use.

The surrounding land was sparsely developed on the earliest historical mapping. Housing developments have slowly increased in density within the mapped area over the period of mapping.

The database searches have not revealed any activities within the surrounding area which could potentially give rise to significant contamination migrating to the subject site.

The underlying geology comprises material of the Hythe Formation which is classed as a Principle Aquifer. Migration of mobile contaminants is therefore possible.

Notwithstanding the foregoing, the following potentially contaminative sources have been considered:-

On site

Current uses/ very recent: none

Historic uses: none

Off site

Current uses: none

Historic uses: none

It is concluded that historical uses of the site have a low risk as no significant potentially contaminative source(s) have been identified. Similarly, current / recent uses are also considered to have a low risk for localised contamination for the same reason.

Historical land uses within the immediate environs of the site are considered to represent a low risk of significant contamination migrating to the subject site. Current land uses in the immediate vicinity are also considered to represent a low risk.

11.2

Gas phase

The BGS does not record the site as being either Worked Ground or Made Ground and no infilled land has been identified by the historical mapping on site.

No landfills, waste sites or refuse tips, either active or closed have been identified by the database searches. Therefore, the potential for ground gas, principally methane and carbon dioxide migrating to the subject site or emanating thereon is assessed as low to negligible.

The database searches record the site as being in an area where less than 1 % of homes exceed the Radon Action level. The Health Protection Agency do not consider further action to be necessary and no Radon protection is required.

11.3

Risk assessment

This risk classification is designed to consider environmental risk in the context of alternative use strategies where redevelopment or a change of use may be required. This must be set in the context of the following hierarchy of risks as follows:-

High: Significant risk of contamination without remediation. Precludes all but the least sensitive of development such as car parking. Significant potential for environmental pollution. Remediation measures expensive. Site investigation required.

Moderate: Risk of isolated areas of contamination but allowing non-sensitive development such as commercial for reasonable costs of remediation. More sensitive development such as housing may require significant

remedial measures. Potential for environmental pollution. Site investigation required.

Low: Little risk of contamination where all development options are likely to be possible with little or no remediation measures. Little potential for environmental pollution. Confirmatory site investigation required.

The potential risk of isolated areas of contamination from current and previous uses of the site is considered to be *low*.

The risk of contamination from off site sources is classified as *low*.

It is considered there is a *low* risk of ground gas emissions at the site.

11.4

Preliminary conceptual model

Part IIA of the Environmental Protection Act: 1990 stipulates that a source, pathway and receptor must all be present to form a potential pollution linkage. Based upon the findings of this Assessment, a preliminary conceptual model has been formulated for the source - pathway - receptor interaction in accordance with the risk classification matrix in CIRIA C552 and is presented at Appendix C.

Following is a summary of sources, pathways and receptors identified for the site.

11.5

Possible Sources of Contamination

Table 3: Possible sources of contamination

Source	Description	Comments
Made Ground	General background chemical quality of the near surface soils	Possible elevated metals, organic and inorganic contaminants including asbestos
Made Ground (off site)	General background chemical quality of the near surface soils	Possible elevated metals, organic and inorganic contaminants including asbestos

11.6

Summary of Plausible Pathways

In view of the lack of source(s), no pathways have been identified. However, the below is a list of potential pathways, if a source had been identified.

- Human health exposure through; dermal contact, ingestion, inhalation of soil dust (including tracked back dust) and inhalation of soil derived vapour,
- Dissemination and/or diffusion throughout the soil mass;
- Natural higher permeability zones such as sand lenses, bedding planes, granular soils and the like;
- Migration along service trenches;
- Vertical migration associated with in-ground structures, e.g., foundations and drainage.

11.7

Summary of Plausible Receptors

Potential receptors associated with the site and its development, identified or otherwise discounted, are summarised in Table 4:

Table 4: Possible Receptors of Contamination

Receptor	Description	Comments	Plausible
End Users	Users of the proposed development.	Private gardens are included within the proposed development	Yes
Soft landscaping	Areas of planting including lawns, shrubs, trees etc.,	Areas of soft landscaping are proposed	Yes
Adjacent area Users	No sensitive land uses have been identified within the immediate vicinity	Adjacent land use is predominately residential	No
Water Supply Pipes	Plastic for potable water supply pipes may be laid in contact with contaminated soils	Made Ground may be present (associated with previous buildings) which may not be chemically suitable for the laying of plastic water pipes	Yes
Buildings and Infrastructure	Buried concrete for foundations etc., may be in contact with contaminated/aggressive soils	The soil chemistry of any Made Ground or the natural soils may result in a requirement to produce specific bespoke design of concrete or other building materials	Yes
Groundwater	The site is located on a Principal Aquifer	Groundwater is anticipated beneath the far south of the site	Yes
Surface Water	Controlled waters within lakes, rivers and ponds, etc. or coastal waters	No surface water features are present within the site	No

Site workers involved in the preparation and construction of the development have not been considered in this assessment as the principal contractor is duty bound under the current CDM Regulations to undertake their own risk assessments with respect to their employees.

Whilst the above sources and receptors have been identified, Table 5 summarizes the identified plausible pollution linkages and rates the likelihood and risk of the contamination reaching the receptor.

Table 5: Plausible Pollution Linkages

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Made Ground and near surface soils	End Users	Direct contact	Unlikely	Minor	Negligible. No significant source has been identified.
	Adjacent Land Users	Direct contact	Unlikely	Minor	Negligible It is considered a negligible probability that adjacent site users come into contact with any affected soils on site.
	Water Supply Pipes	Direct contact	Unlikely	Minor	Low Water supply pipes may come into contact with impacted soil, depending upon depth of installation and extent of soil impact.
	Buildings and Infrastructure	Direct contact	Low Likelihood	Minor	Low Foundations and utilities will be placed within soils. However, the consequence is anticipated to be minor.
	Groundwater	Leachate migration	Low Likelihood	Minor	Low No significant source has been identified.

In summary the potential pollutant linkages on site have been identified as a low risk.

12

Discussion

Information obtained during the course of this assessment has indicated there to be a low risk of significant or widespread contamination from on site uses. Off site sources comprise a low risk whilst the gas risk is also considered to be low.

An intrusive investigation has been commissioned to determine the physical characteristics of the soil with respect to foundation design and related matters. In view of the lack of significant contaminative sources identified by this study, no particular targeting of environmental sampling is expected to be required. However, it is recommended that a watching brief is maintained during the investigation to identify any potentially contaminated soils or groundwater. A general suite of contamination testing is recommended to confirm the site is suitable for use and should include the following :-

- Metals & metalloids: Total arsenic, cadmium, chromium, copper, lead, mercury, nickel, selenium and zinc.
Water soluble boron.
- Organic: Speciated petroleum hydrocarbons with aliphatic/aromatic split, BTEX & MTBE, speciated polyaromatic hydrocarbons (PAH) and total phenols.
- Others: Asbestos screen and waste acceptance criteria (WAC).

Following the results of the intrusive ground investigation, the need for any remedial measures (e.g., barrier pipes, gas membranes, soft landscaping areas etc.) will be reviewed and recommendations will be made if required.

R G Chapman
AP GEOTECHNICS LTD.
10th November 2025

This report has been prepared for the sole and specific use of Church Barn Homes LLP for the purpose of the proposed development at Little Paddock, Hurston Lane, Storrington, West Sussex and should not be relied upon by any third party. Any other persons who use any information contained herein without the written permission of AP GEOTECHNICS LTD. do so at their own risk.

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PROCEDURAL NOTES for ENVIRONMENTAL ASSESSMENTS

This report has been prepared generally in accordance with CLR 11: Model Procedures for the Management of Land Contamination (Defra & Environment Agency 2004).

This report reviewed and evaluated information from the client, property owner, local authority, Environment Agency and others. The opinions, conclusions and recommendations are based on this information and observations made during the site reconnaissance.

The recommendations made in this report represent our professional opinions. These opinions were arrived at in accordance with current accepted industry practises and hydrological and engineering practises at this time. As such they are not a guarantee that the site is free of hazardous or potentially hazardous material or conditions.

APPENDICES

A Figures

Figure 1:	Site Plan
Figure 2:	Extract from Ordnance Survey County Series: 1876-1878
Figure 3:	Extract from Ordnance Survey County Series: 1897
Figure 4:	Extract from Ordnance Survey County Series: 1911
Figure 5:	Extract from Ordnance Survey County Series: 1937
Figure 6:	Extract from Ordnance Survey National Grid: 1966-1971
Figure 7:	Extract from Ordnance Survey National Grid: 1971-1973
Figure 8:	Extract from Ordnance Survey National Grid: 1990-1995
Figure 9:	Extract from Ordnance Survey LandLine: 2003
Figure 10:	Extract from Ordnance Survey National Grid: 2010
Figure 11:	Extract from Ordnance Survey National Grid: 2025
Figure 12:	Proposed Development

B Horsham District Council Response

C Preliminary Conceptual Model

APPENDIX A

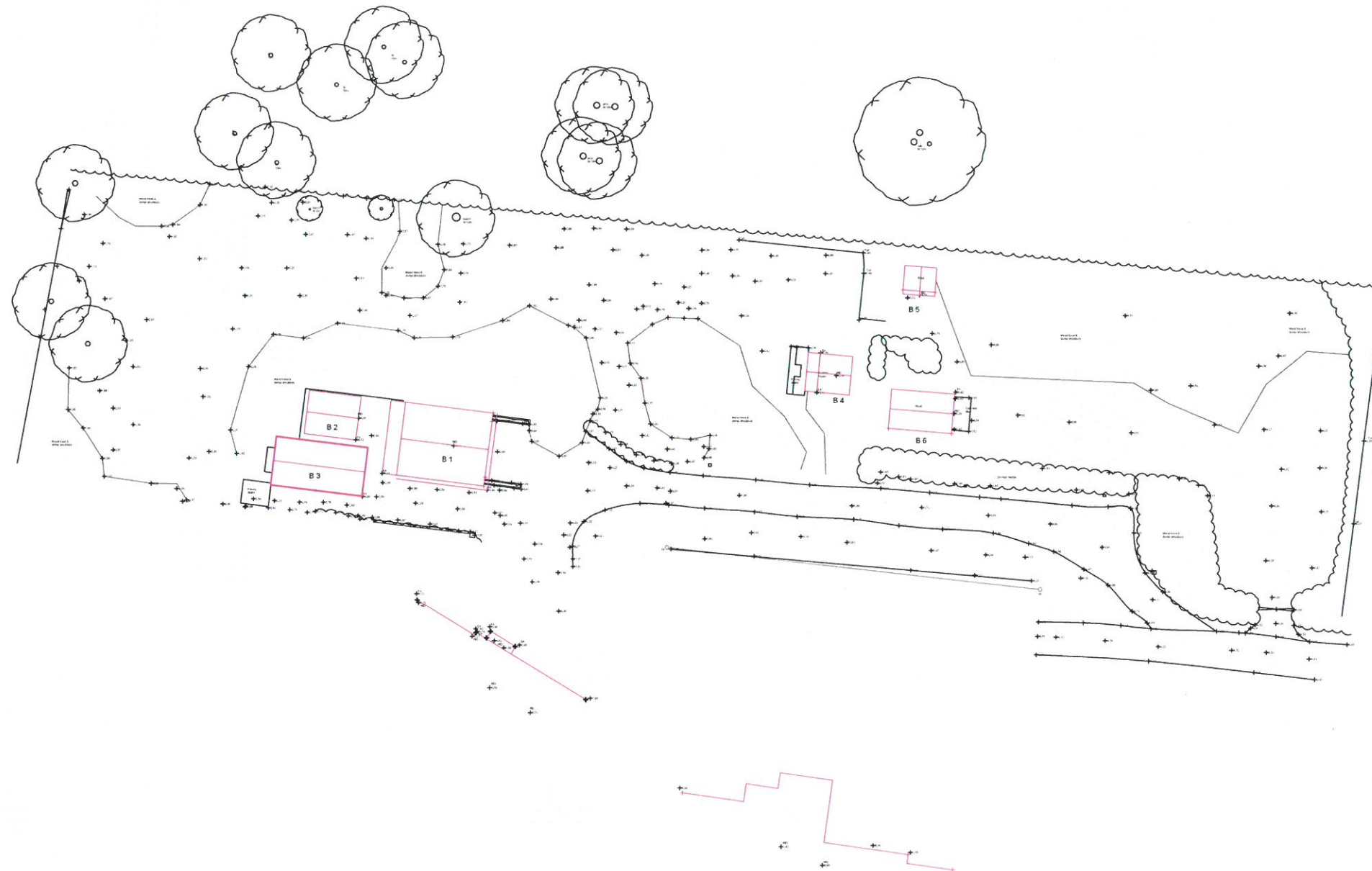
FIGURES



Proposed development on land
at Little Paddock, Hurston
Lane, Storrington, West
Sussex, RH20 4HH

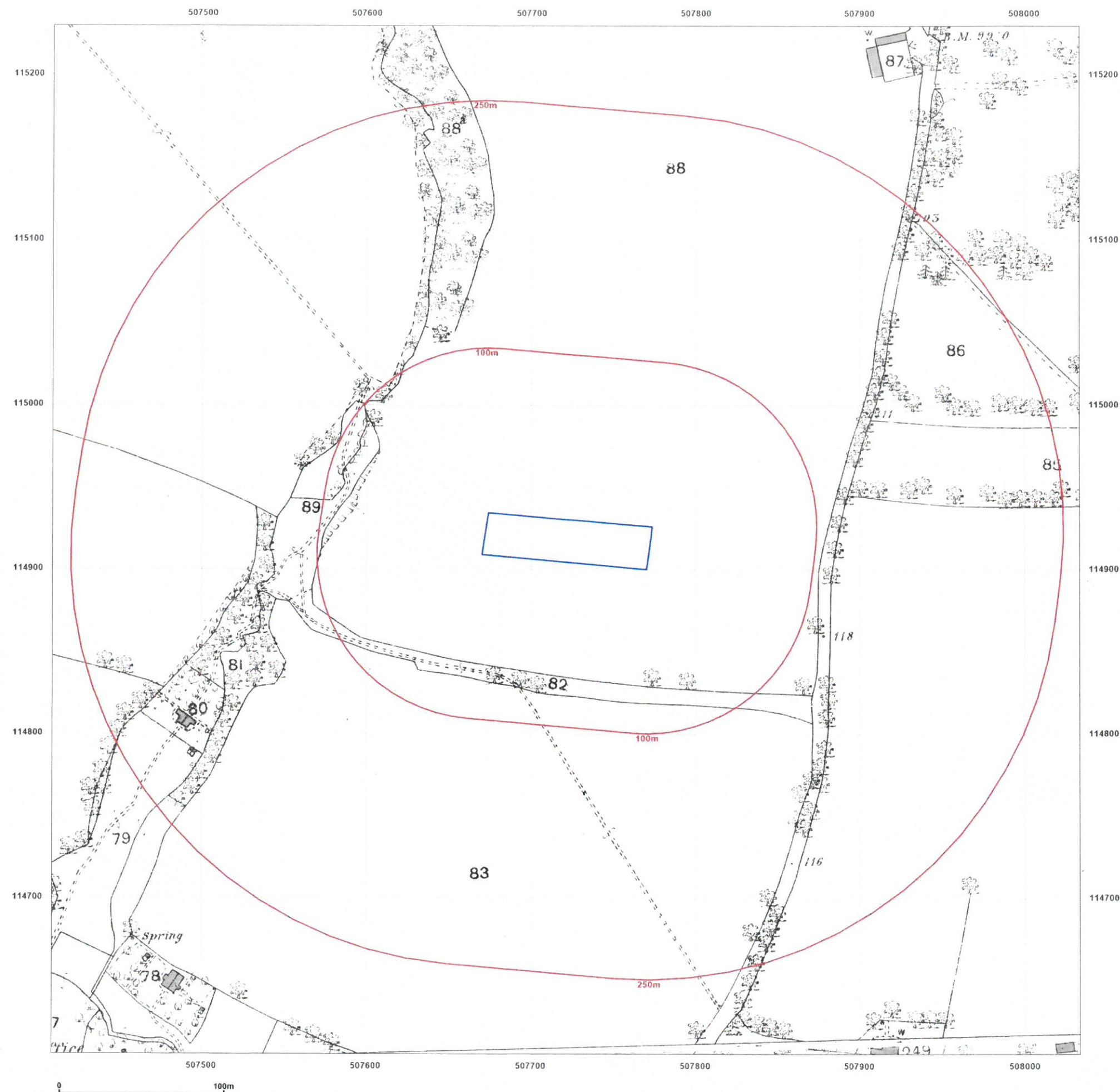
Site Plan

Scale: as shown



scale bar - 1:200 @ A1

Figure 1

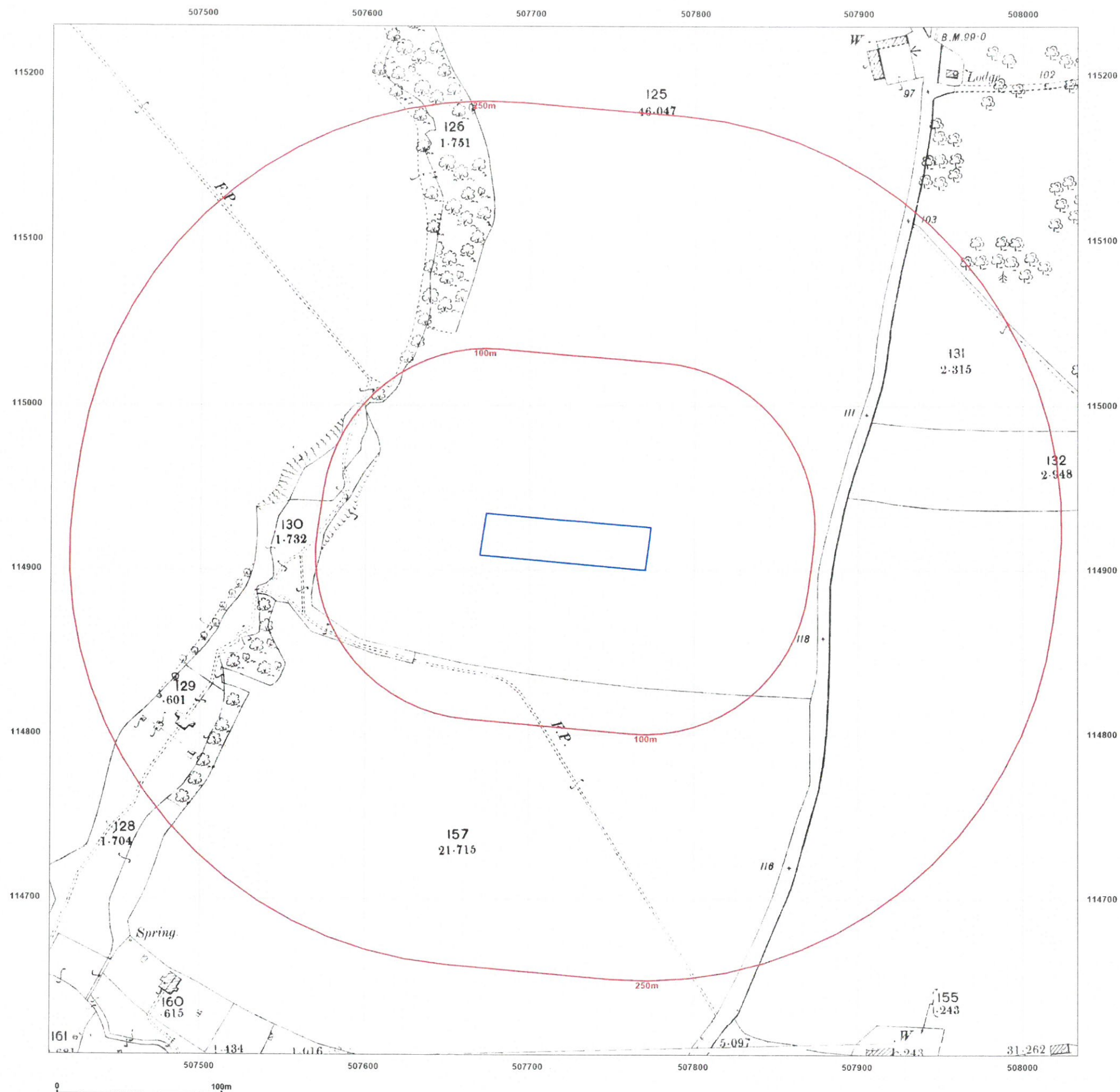


Proposed development on land at
Little Paddock, Hurston Lane,
Strrington, West Sussex, RH20 4HH

Extract from Ordnance Survey Map
County Series: 1876-1878

Scale: approx. 1/2,500 @ A3

Figure 2

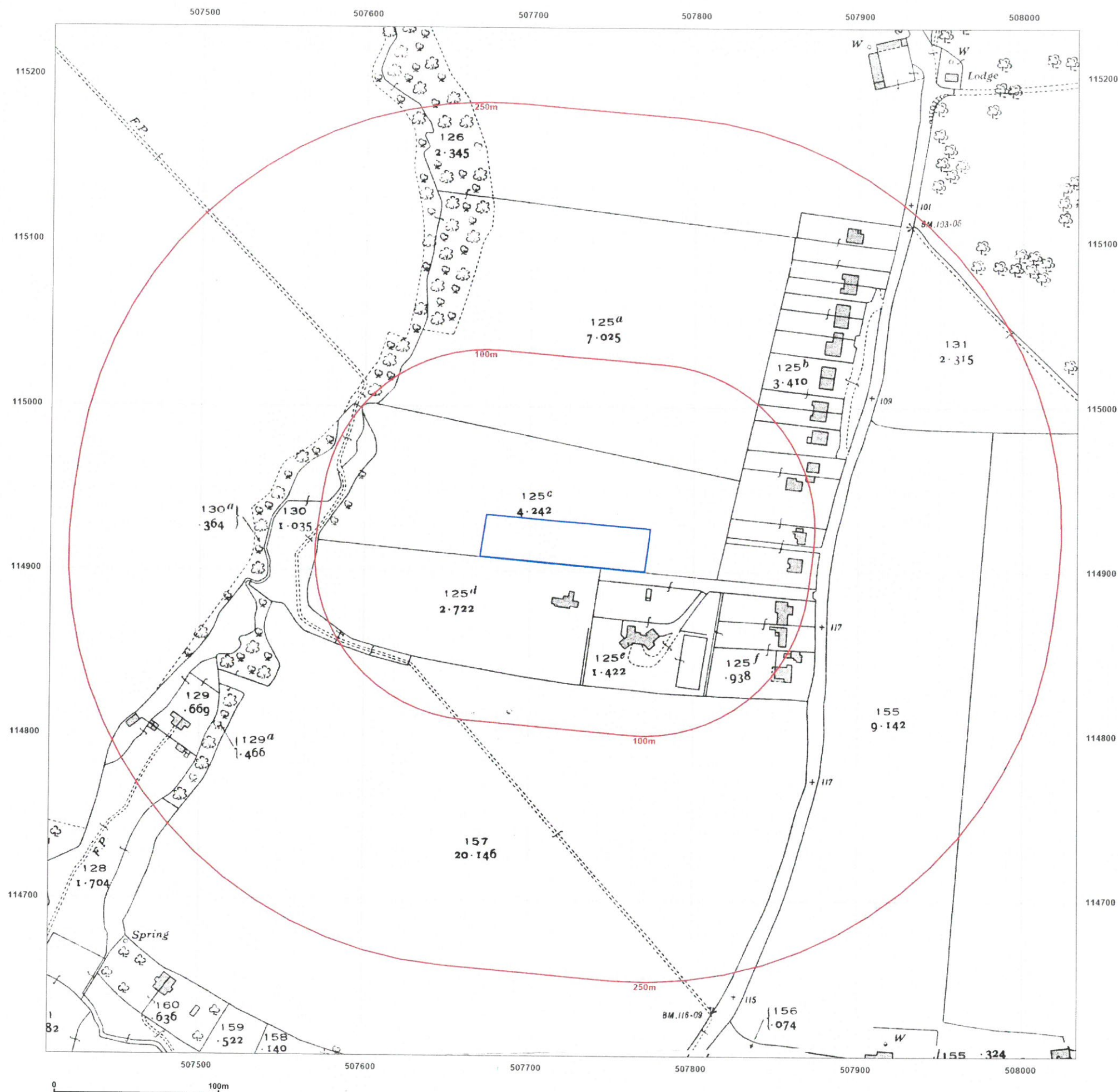


Proposed development on land at
Little Paddock, Hurston Lane,
Strington, West Sussex, RH20 4HH

**Extract from Ordnance Survey Map
County Series: 1897**

Scale: approx. 1/2,500 @ A3

Figure 3



Proposed development on land at
Little Paddock, Hurston Lane,
Strrington, West Sussex, RH20 4HH

Extract from Ordnance Survey Map
County Series: 1937

Scale: approx. 1/2,500 @ A3

Figure 5



Proposed development on land at
Little Paddock, Hurston Lane,
Strrington, West Sussex, RH20 4HH

**Extract from Ordnance Survey Map
National Grid: 1966-1971**

Scale: approx. 1/2,500 @ A3

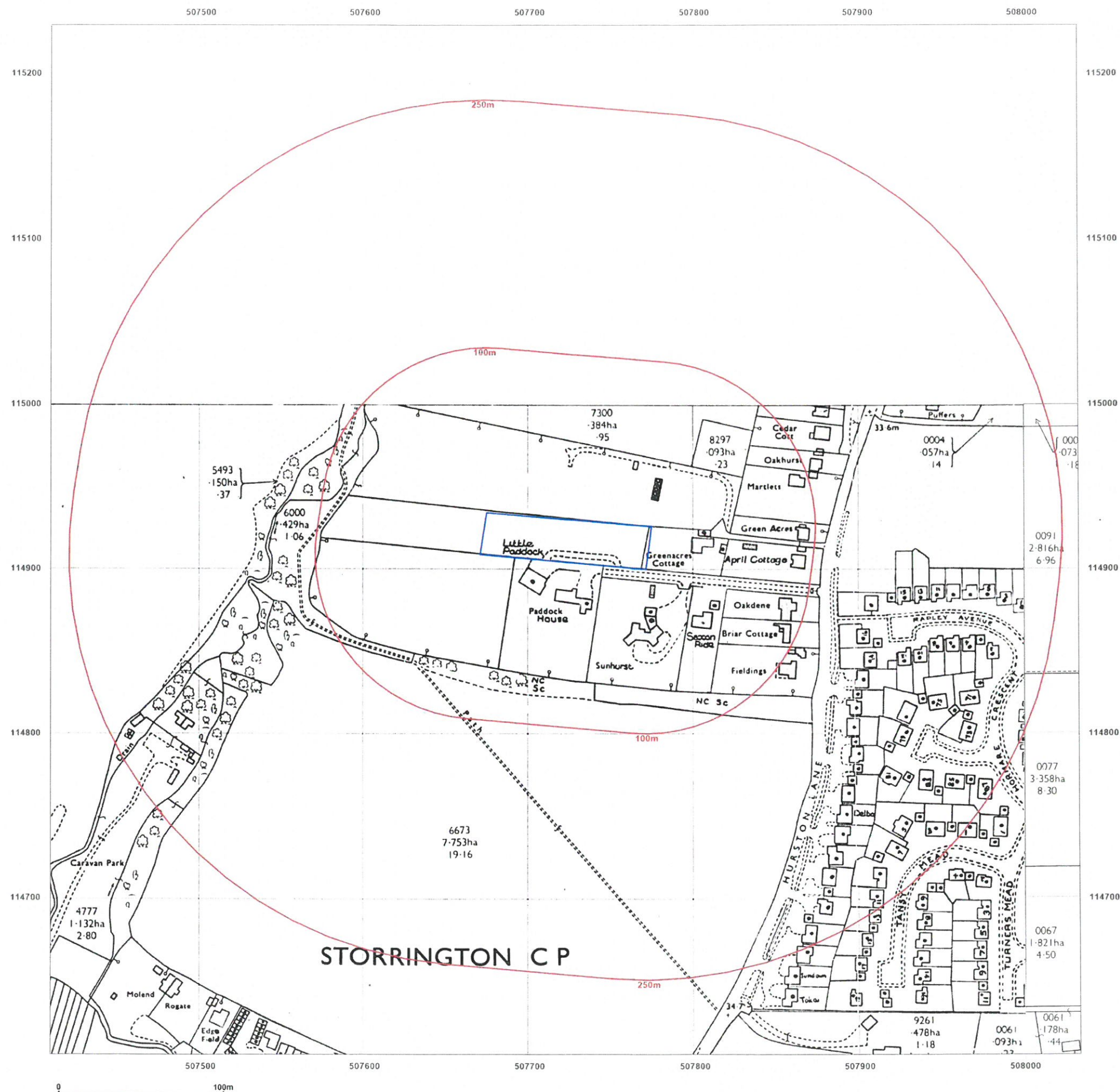
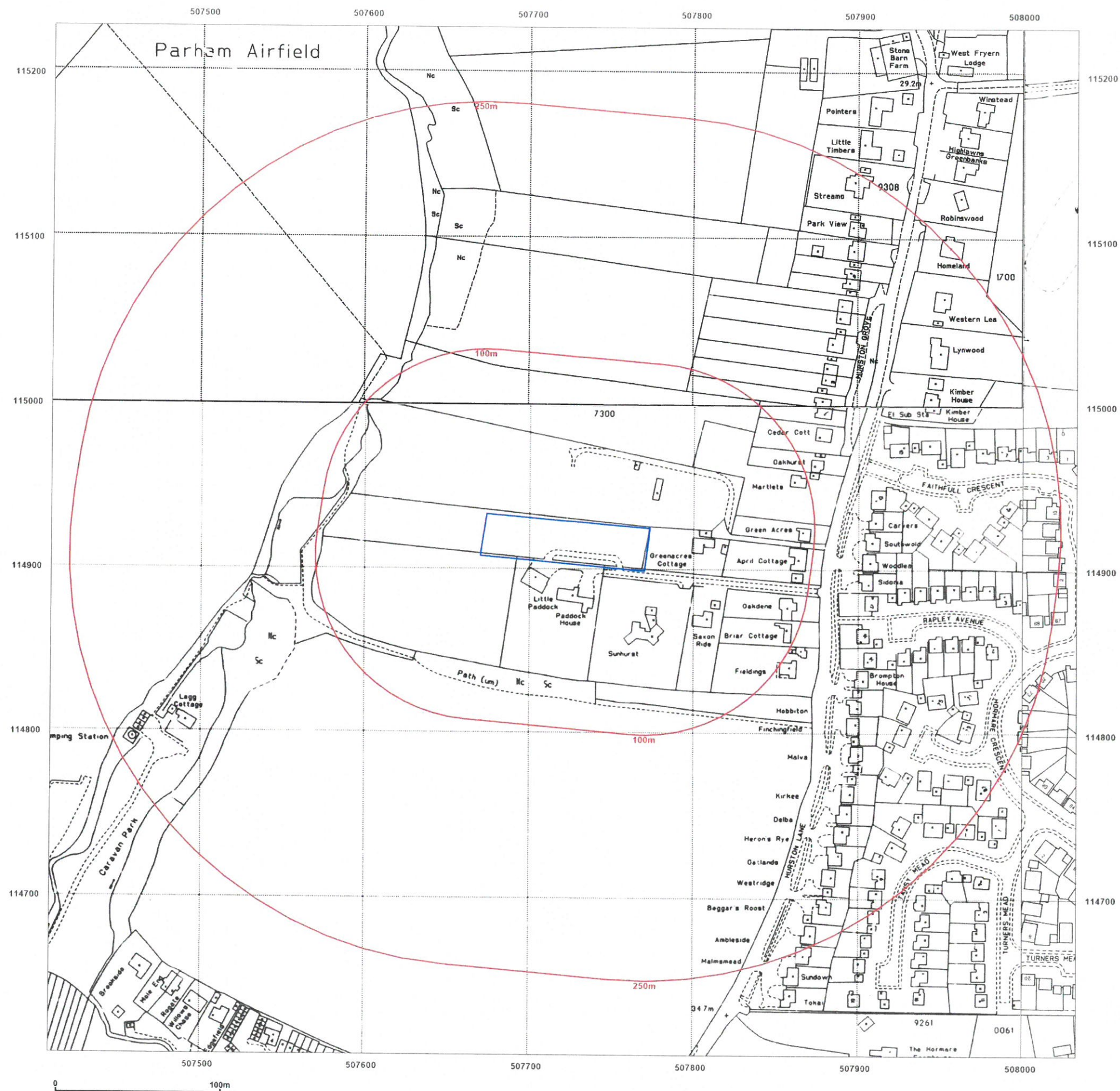


Figure 6



Proposed development on land at
Little Paddock, Hurston Lane,
Strrington, West Sussex, RH20 4HH

**Extract from Ordnance Survey Map
National Grid: 1990-1995**

Scale: approx. 1/2,500 @ A3

Figure 8



Proposed development on land at
Little Paddock, Hurston Lane,
Strington, West Sussex, RH20 4HH

**Extract from Ordnance Survey Map
LandLine: 2003**

Scale: approx. 1/1,250 @ A3

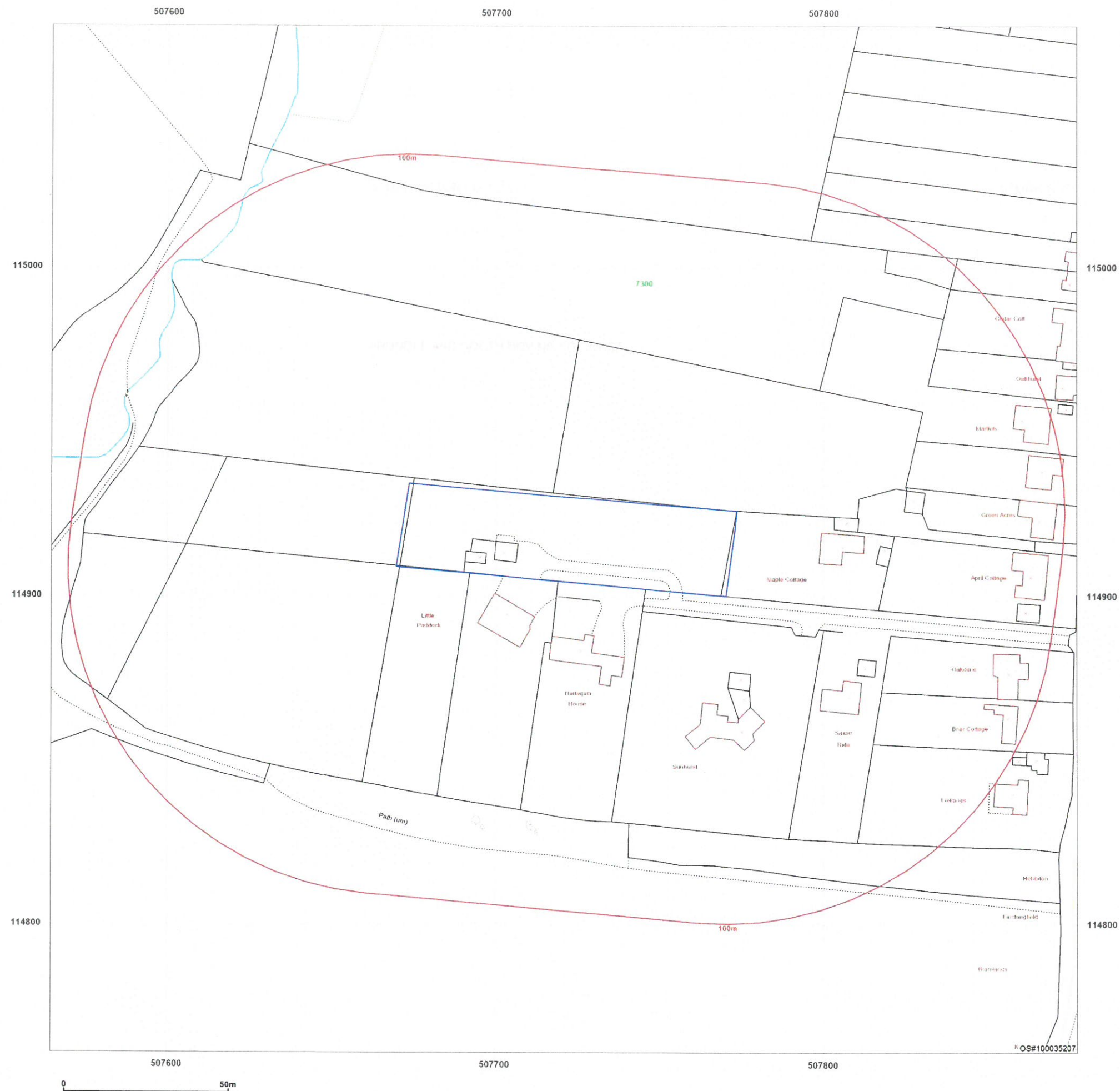


Figure 9



Proposed development on land at
Little Paddock, Hurston Lane,
Strrington, West Sussex, RH20 4HH

**Extract from Ordnance Survey Map
National Grid: 2010**

Scale: approx. 1/10,000 @ A3

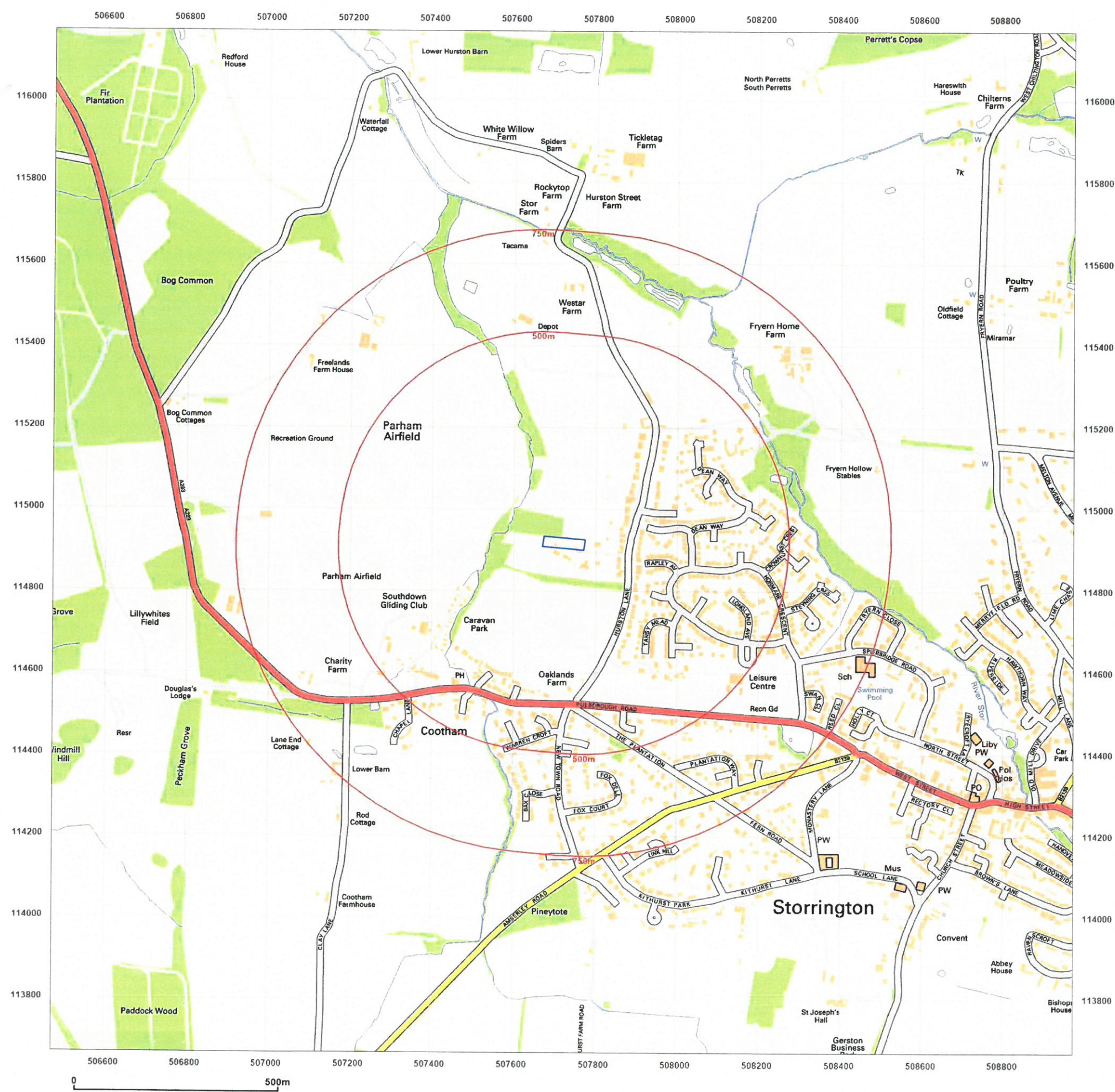
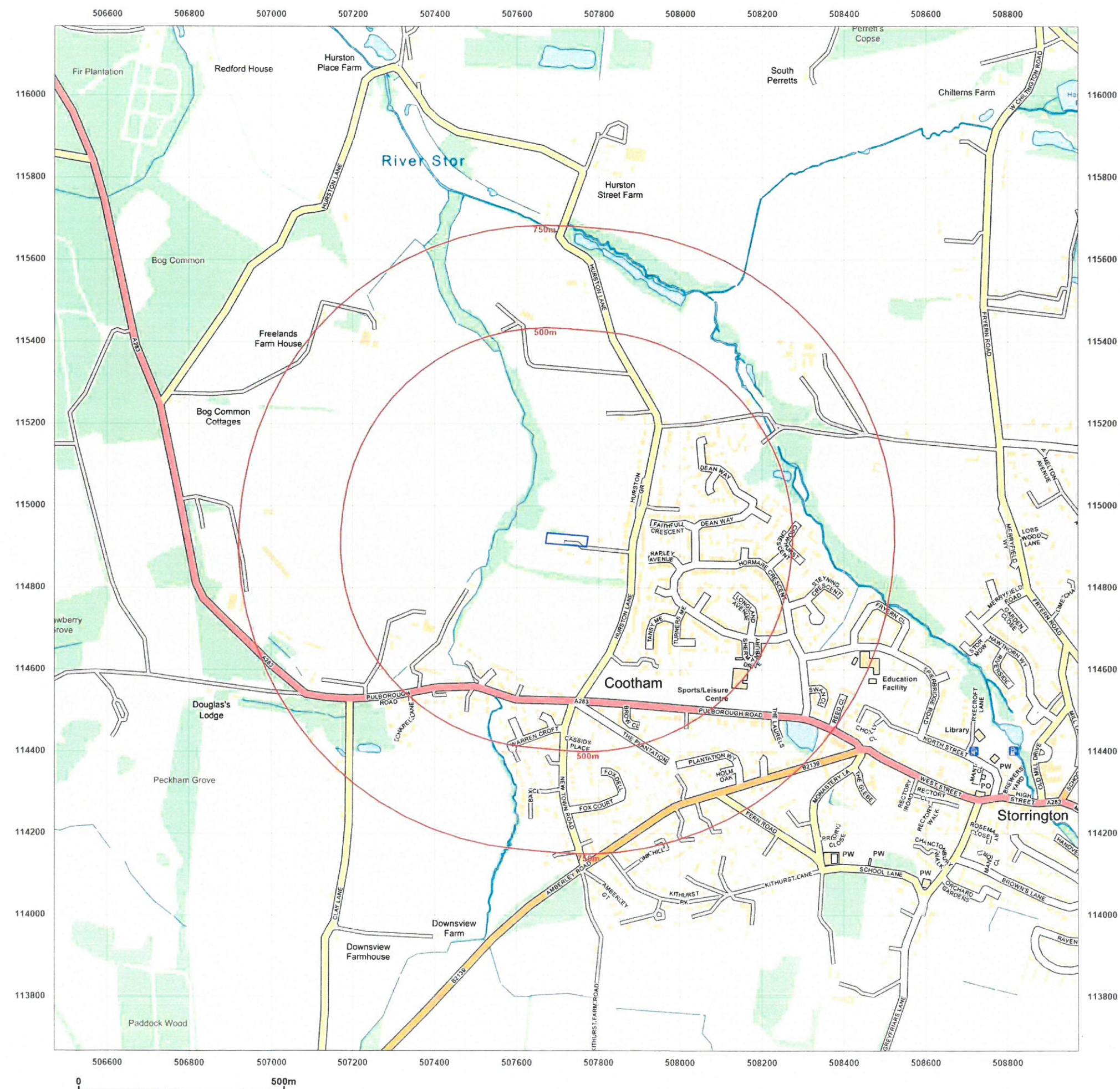


Figure 10



Proposed development on land at
Little Paddock, Hurston Lane,
Strrington, West Sussex, RH20 4HH

**Extract from Ordnance Survey Map
National Grid: 2025**

Scale: approx. 1/10,000 @ A3

Figure 11



Proposed development on land
at Little Paddock, Hurston
Lane, Storrington, West
Sussex, RH20 4HH

Proposed Development

Scale: as shown



- Managed amenity space
- Private garden
- Existing tree
- New tree
- New fence
- Concrete floor to Bin Store (bcp = Bin Collection Point)
- Permeable paving
- New foul drainage
- New surface Water drainage
- Treatment plant
- New surface Water drainage

Site Plan 1:200

Refuse Plan 1:200

scale bar - 1:200 @ A1

Figure 12

APPENDIX B

HORSHAM DISTRICT COUNCIL RESPONSE

RE: Request for historic land search for contamination, Little Paddock, Pulborough, RH20 4HH

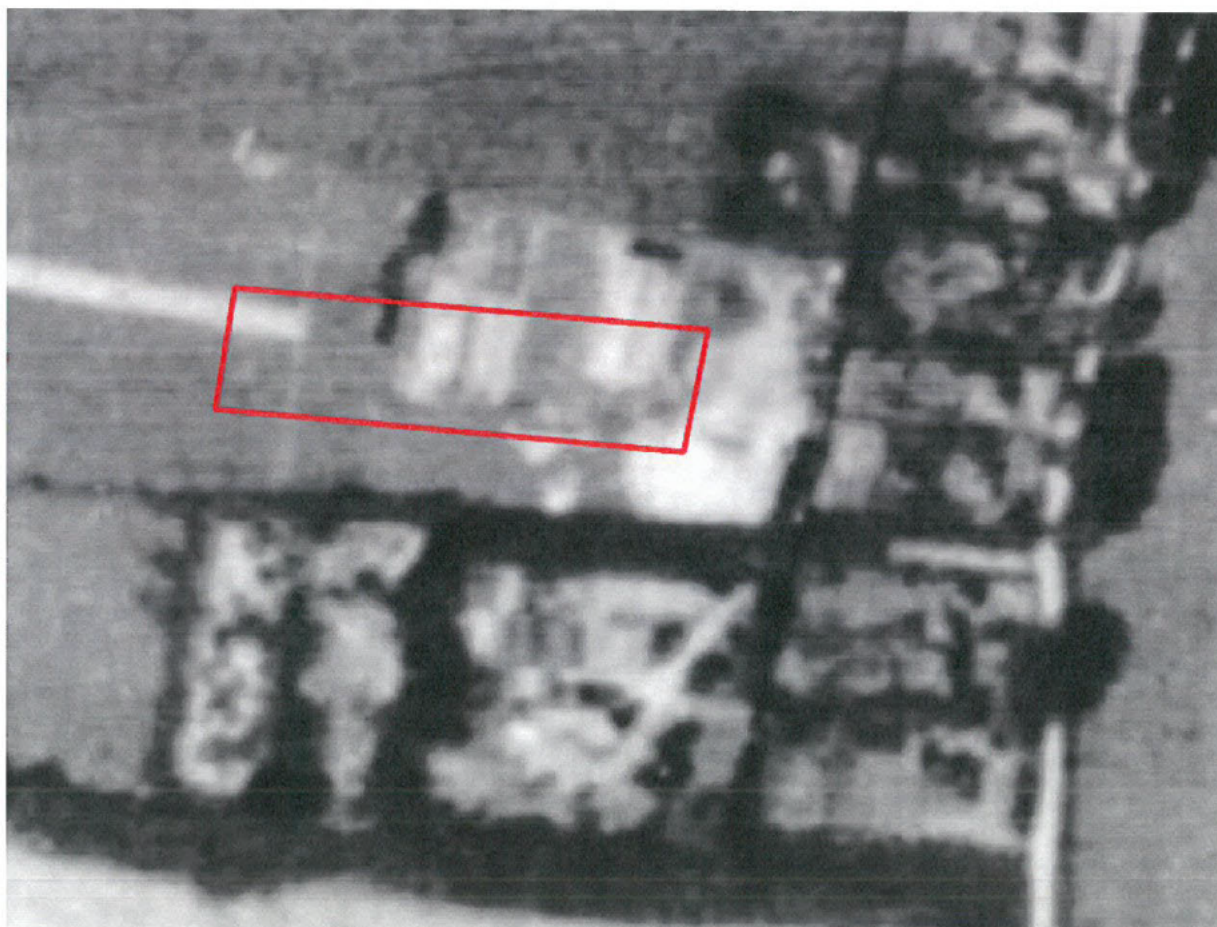
From Lee.Money [REDACTED]
Date Fri 17/10/2025 11:22
To Laetitia Saunders <mail@apgeotechnics.co.uk>

Hi Laetitia

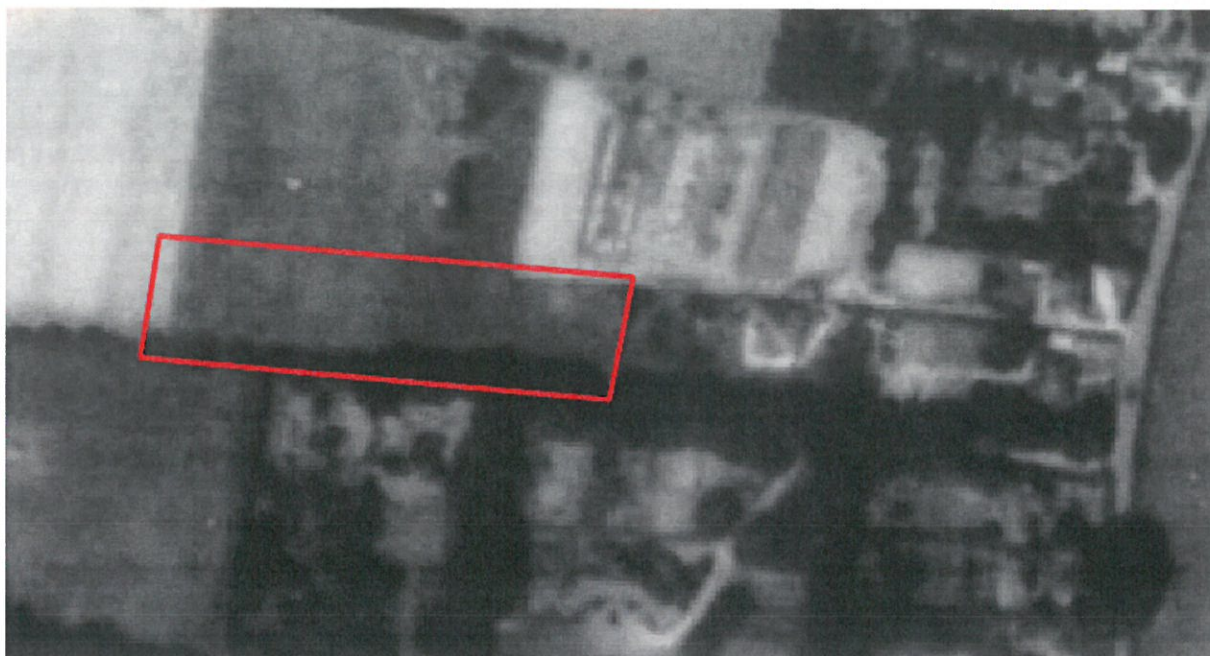
The site has not been identified as a historically contaminated site and does not appear on the EA list of historic landfills.

A review of Historic OS mapping and aerial photography has shown the site may have come with the footprint of a commercial nursery. See aerial photography and map extracts below. Southern Water mapping provided to the council identifies a public sewer running along the southern boundary of the site. You should also be aware that a recently commissioned private water supply abstraction borehole commissioned at the adjacent Greenacres development site. The site may fall within the source protection zone 1 for the borehole. Note this abstraction does have a current licence issued by the EA.

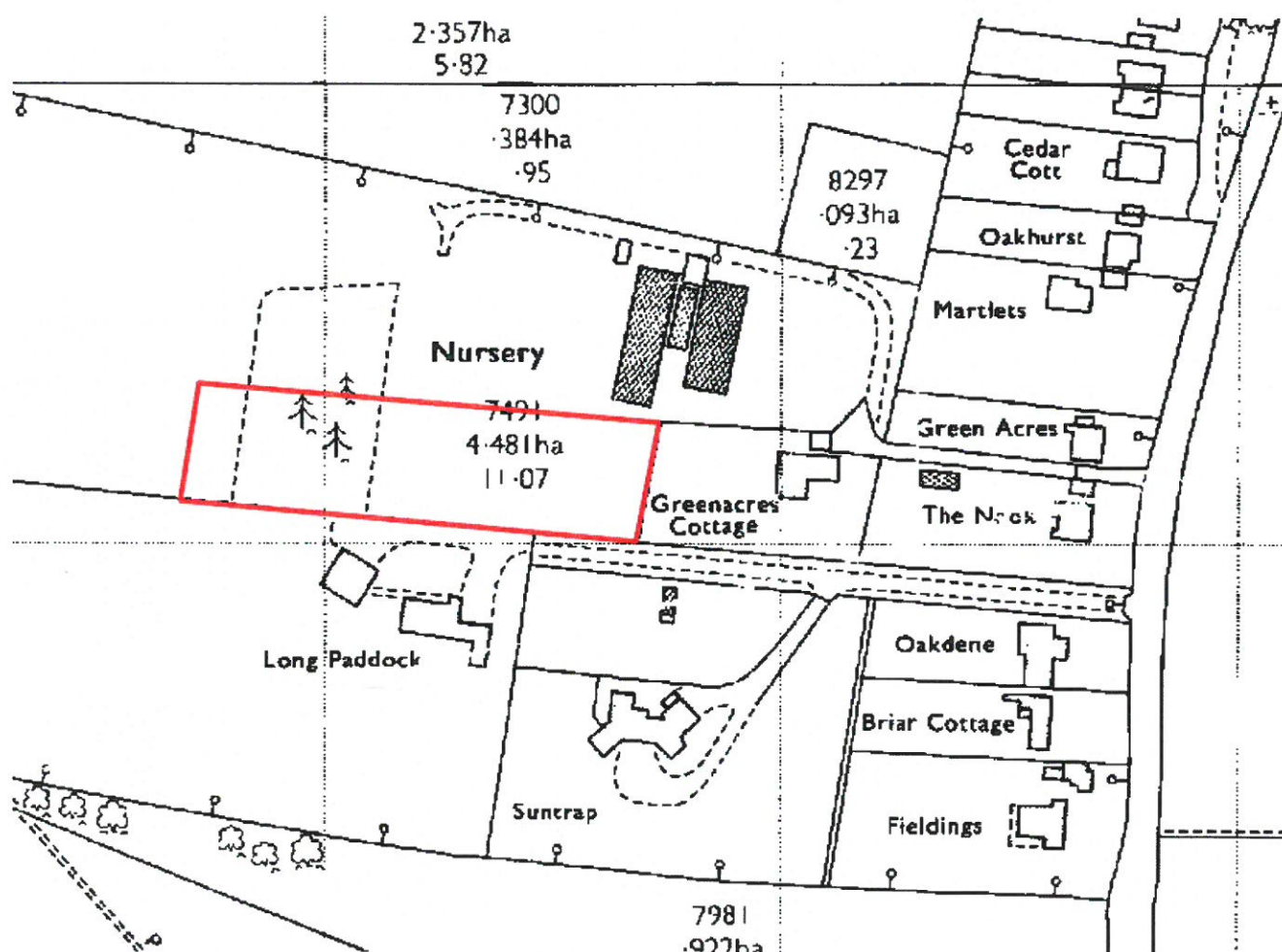
1947 Aerial Photography (note this may not be fully adjusted for positional accuracy improvement undertaken by the OS).



1959 Aerial photography



1974 1:2500 OS mapping



Please note that the reply given is specific to your request and all the data is based upon information available to the officers of the local authority at the time of preparation. This authority gives no absolute guarantee as to the accuracy or validity of the data and accepts no responsibility in respect of loss or claim which may arise from its use.

Please contact me if you require any further information or advice.

Regards

Lee Money

Team Leader Pollution



**Horsham
District
Council**

APPENDIX C

PRELIMINARY CONCEPTUAL MODEL

Potentially Contaminating Uses	Potentially Contaminating Sources	Potential Contaminants	Pathway	Receptor(s)	Severity	Probability	Potential risk
On site							
Made Ground	Ash & clinker	Metals / metalloids (arsenic, cadmium, chromium, lead, mercury, nickel, copper, zinc, selenium and water soluble boron)	Inhalation*, dermal contact, soil ingestion, root contact & groundwater	Human, controlled water, flora & fauna	medium	unlikely	low
		USEPA 16 PAHs & petroleum hydrocarbons	Inhalation*, dermal contact, soil ingestion, root contact, permeation of plastic water pipes & groundwater	Human, controlled water, flora & fauna	medium	unlikely	low
	Asbestos cement sheeting	Asbestos fibres	Inhalation*	Human	medium	unlikely	low
Off site							
Made Ground	Ash & clinker	Metals / metalloids (arsenic, cadmium, chromium, lead, mercury, nickel, copper, zinc, selenium and water soluble boron)	Inhalation*, dermal contact, soil ingestion, root contact & groundwater	Human, controlled water, flora & fauna	medium	unlikely	low
		USEPA 16 PAHs & petroleum hydrocarbons	Inhalation*, dermal contact, soil ingestion, root contact, permeation of plastic water pipes & groundwater	Human, controlled water, flora & fauna	medium	unlikely	low
	Asbestos cement sheeting	Asbestos fibres	Inhalation*	Human	medium	unlikely	low

* inhalation indicates possible gas risk