WILLIAM FARMER



STUMBLEHOLME FARM, RUSPER ROAD, CRAWLEY,
WEST SUSSEX RH11 0LQ

Remediation Strategy

June 2026

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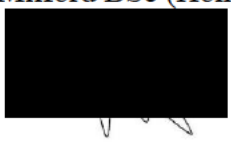
REPORT DATA SHEET

Requirement	Data
Report Ref:	852b/MME/WilliamFarmer/StumbleholmeFarm/RS
Date	June 2026
Client	William Farmer
Report type	Remediation Strategy
Purpose	Discharge of planning condition 1(c)
Revisions	-
Prepared by	Daniel Milford BSc (Hons)  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEnvSc  Signed

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Remediation Strategy

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Summary of Remediation Works and Evidence Requirements

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Remediation Strategy

June 2026

1. BACKGROUND

1.1. This Remediation Strategy follows the Contamination Risk Assessment (CRA) completed for the site known as Stumbleholme Farm on Rusper Road in Crawley, West Sussex in February 2026. The site was found to have some contamination in exceedance of the threshold values for residential use with homegrown produce as published in the LQM/CIEH Suitable for Use Levels (S4UL) for Human Health Risk Assessment (2015), likely relating to the former use of the site for agricultural purposes. See Figures 1, 2(i-iii) and 4 for the site location plan, existing site plans and the trial pit locations.

1.2. The site lies on a bedrock of unproductive Weald Clay Formation - Mudstone with superficial deposits, along the northern site boundary, of Alluvium – Clay, silt sand and gravel, a Secondary A aquifer. The site does not lie within a groundwater Source Protection Zone and is of low hydrogeological sensitivity.

1.3. The site is intended for residential redevelopment via conversion of 4No. existing barns into 10No. bungalows with soft landscaping and garden areas. See Figures 3(i-iii) for the proposed site plans. Some remediation of the site is required before the site would be considered suitable for residential use with soft landscaping and garden areas.

1.4. The areas of contamination exceedances discovered during the CRA were in trial pits B1, B2, C2, D1 and D2, located adjacent to existing barns B, C and D, in proposed garden areas. Exceedances for each trial pit are summarised in Table 1.1 below:

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TABLE 1.1
CONTAMINANTS EXCEEDING S4ULS

Trial Pit	Exceedances
B1	Benzo(a)anthracene Benzo(b)fluoranthene Benzo(a)pyrene Dibenz(a,h)anthracene
B2	Benzo(a)anthracene Benzo(b)fluoranthene Beryllium (aqua regia extractable) Chrysene
C2	Benzo(b)fluoranthene Benzo(a)pyrene Dibenz(a,h)anthracene
D1	Beryllium (aqua regia extractable)
D2	Benzo(b)fluoranthene Benzo(a)pyrene Beryllium (aqua regia extractable) Dibenz(a,h)anthracene Lead (aqua regia extractable)

1.5. A negligible quantity of asbestos fibres (chrysotile) was found in trial pit C2 <0.001% (below the threshold level of detection). This is not considered to be a significant risk of contamination and is likely to be from occasional fibres flaking from the asbestos cement roof of the barn.

1.6. This Remediation Strategy sets out the remedial actions to be taken and the records to be kept during the redevelopment of the site. The actions contained within this plan are required to bring the site up to a standard suitable for residential use with soft landscaping and garden areas. The plan provides guidance on how the recommended remediation is to be carried out, together with monitoring recommendations and arrangements for contingency action (where appropriate).

1.7. It is the responsibility of the developer to ensure that the Remediation Strategy is approved by Horsham District Council prior to the commencement of remediation works and that, where approved, implemented as part of the site's redevelopment.

1.8. A Verification Report is to be prepared in accordance with Condition 1(d) of the approved planning application. Evidence required for the preparation of the Verification Report is to be obtained during the redevelopment of the site as detailed within this report.

2. REMEDIATION OBJECTIVES

2.1. Contaminants found to be in excess of S4ULs in soil samples taken from site included heavy metals, polycyclic aromatic hydrocarbons (PAHs), and asbestos.

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2.2. The site is intended for residential use with gardens. It is intended to undertake remediation works at the site in order that:

- The site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990.
- The site will be considered fit for residential use with home grown produce as stated in the LQM/CIEH Suitable for Use Levels (S4UL) for Human Health Risk Assessment (2015).

2.3. This will be achieved by:

2.3.1. Removing contaminated soil and waste identified within the proposed gardens and soft landscaping areas.

2.3.2. Confirmation of the presence/absence of asbestos containing materials and, if confirmed present, removal from the site.

2.3.3. Ensuring there is no feasible pathway between any remaining contamination at the site and the proposed future site users or the wider environment.

2.4. The most suitable remediation option for the site was determined to be excavation of contaminated soil and offsite disposal. Alternative measures were considered and disregarded for the following reasons:

- Soil washing has a limited effectiveness on fine grained soils including clay, which the site lies on.
- Bioremediation and phytoremediation methods would not be suitable due to the slower process time and increase in risk for the use of the site as residential.
- Solidification/stabilisation and immobilisation would not remove PAH contaminants, require long term monitoring and ongoing maintenance costs, and limit soil use for future residents.
- Chemical oxidation-reduction is unsuitable as it would not remove heavy metals for the site's future residential use due to the risk of toxic intermediate products being formed.
- Soil vapour extraction is ineffective on non-volatile contaminants and requires permeable soil which the underlying clay is unlikely to be.

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3. PROPOSED REMEDIATION WORKS

3.1. Asbestos fibres were identified in trial pit C2 (south of barn C). Any potentially asbestos containing materials are to be removed from the site in accordance with approved code of practice.

3.2. Following removal of all asbestos containing materials, all other waste/redundant items from the buildings and the external areas of the site are to be removed.

3.3. Following the removal of all waste items, vegetation is to be cleared in order that the site can be clearly marked out to identify all hard cover (including buildings, main access road and parking area) and soft landscaping areas (including gardens).

3.4. The inner slab within the buildings is to be excavated as part of the redevelopment. Given the age of the building, we have no reason to suspect that asbestos will be found beneath the existing flooring. However, those appointed to undertake the groundwork are to report any suspected asbestos containing material(s) and advice is to be sought from an asbestos specialist, as required.

3.5. Made ground in all the proposed garden and soft landscaping areas is to be removed down to the clean, undisturbed natural ground or to a depth of 0.6 m, whichever is encountered first, and replaced with clean topsoil from an uncontaminated source to proposed finished levels. Where made ground remains after 0.6 m of soil / fill has been removed and/or where clean, imported soil is to lie immediately adjacent to soils retained under hard cover, a geotextile membrane is to be laid, to prevent the imported topsoil mixing with the underlying, and any surrounding, made ground.

3.6. The waste material is to be removed from site by an appropriately licenced waste contractor, and waste removal documentation is to be obtained and retained as evidence for inclusion within the Verification Report.

Waste Removal Note:

- Waste Acceptance Criteria (WAC) testing may be required prior to the removal of waste material / soils from site. A responsible person, site contractor, is to take samples of the excavated material which is to be sent to an appropriately accredited laboratory for WAC testing. The certificate of results is to be provided to the waste removal contractors in order that the waste material may be appropriately assigned and disposed of. The WAC certificate is also to be retained and provided as evidence within the Verification Report.

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- All groundworkers engaged in the removal of, or working within, the existing upper soil (made ground) are to practice appropriate industrial hygiene. Measures are to include the wearing of boots, gloves and coveralls, and dust masks on dry days if dust is generated, within excavations and otherwise in contact with the made ground. Eating and smoking in excavations is to be avoided.

3.7. Once the contaminated soil and fill has been removed from the site, a suitably experienced contaminated land specialist is to revisit the site in order to:

- Confirm and collect evidence to show that either the made ground in all the proposed garden and soft landscaping areas has been removed down to the clean, undisturbed natural ground or to a depth of 0.6 m, whichever has been encountered first.

- To make an assessment of the underlying ground conditions and to confirm where any geotextile membranes will be required to prevent any remaining made ground (where present deeper than 0.6 m) mixing with the new topsoil, to be imported to the site.

- Where there is any uncertainty, further soil analysis for those contaminants found on site may be completed, and/or further soil may be excavated for offsite disposal.

3.8. Clean, imported topsoil from a traceable, uncontaminated source is to be placed within all the proposed garden and soft landscaping areas, either directly onto the clean underlying natural ground or above a suitable geotextile membrane (where the made ground exceeds 0.6 m in depth and/or where the imported topsoil is to be laid immediately adjacent to soils retained under hard cover). The geotextile membrane is to be of a specification to prevent the transfer of contaminants from the underlying ground to the new overlying topsoil and to act as a warning barrier for those undertaking ground works on the site in the future.

3.9. The existing made ground may be retained beneath the proposed dwellings and the proposed access, parking and turning areas, however, new underground water mains will need to be installed as part of the site's redevelopment. Polyethylene (PE) water mains may be affected by some soil and/or groundwater contaminants. Water mains should either be laid within clean material (unlikely to be affected by any adjacent contamination) or should be laid as barrier pipes. Those laying the new water mains should be provided with a copy of the Contamination Risk Assessment (February 2026) and should satisfy themselves that the pipe material is suitable for the proposed route of the water main within the site (refer to the current UKWIR guidance).

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3.10. Should any unexpected contamination be identified during the redevelopment of the site, including the recovery of any previously undetected underground structures (such as tanks), advice should be sought from an appropriately experienced contaminated land specialist and, where confirmed, should be reported to Horsham District Council immediately. An investigation will be carried out and, where remediation is necessary, a revision to the remediation strategy will be prepared for approval by the Local Planning Authority.

4. SITE MANAGEMENT

4.1. Prior to the start of groundwork at the site, a responsible person is to be appointed to oversee and ensure that all remediation works (as detailed in Section 3 above and summarised in the Appendix) are completed and documented.

4.2. Evidence (as detailed in column 2 of the Appendix below) is to be collected and provided to those appointed to prepare the Verification Report.

4.3. On completion of the remediation works, a Verification Report is to be provided for the benefit of the Local Planning Authority (Horsham District Council) and the house insurers/guarantee providers. The Verification Report is to be submitted to the Council on completion of the remediation works. This report is to include evidence of the remediation works completed, together with confirmation that the site is considered 'fit' for residential use, as appropriate, and to confirm any ongoing monitoring, if required.

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FIGURES

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FIGURE 3iii:	**Proposed Site Layout**	Barn D and Barn E
FIGURE 4:	**Trial Pit Locations**	

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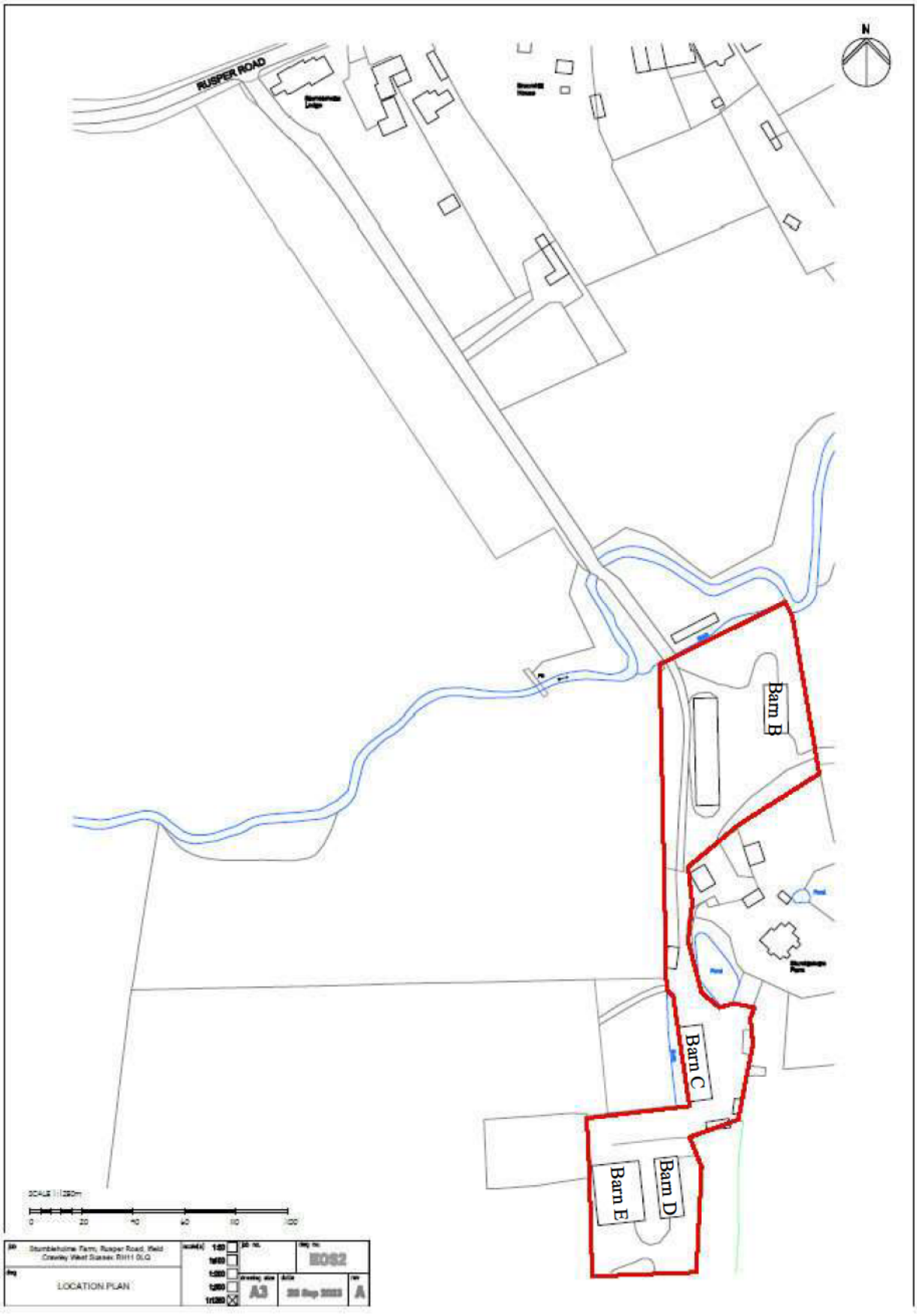

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Figure 1: Site Location Plan

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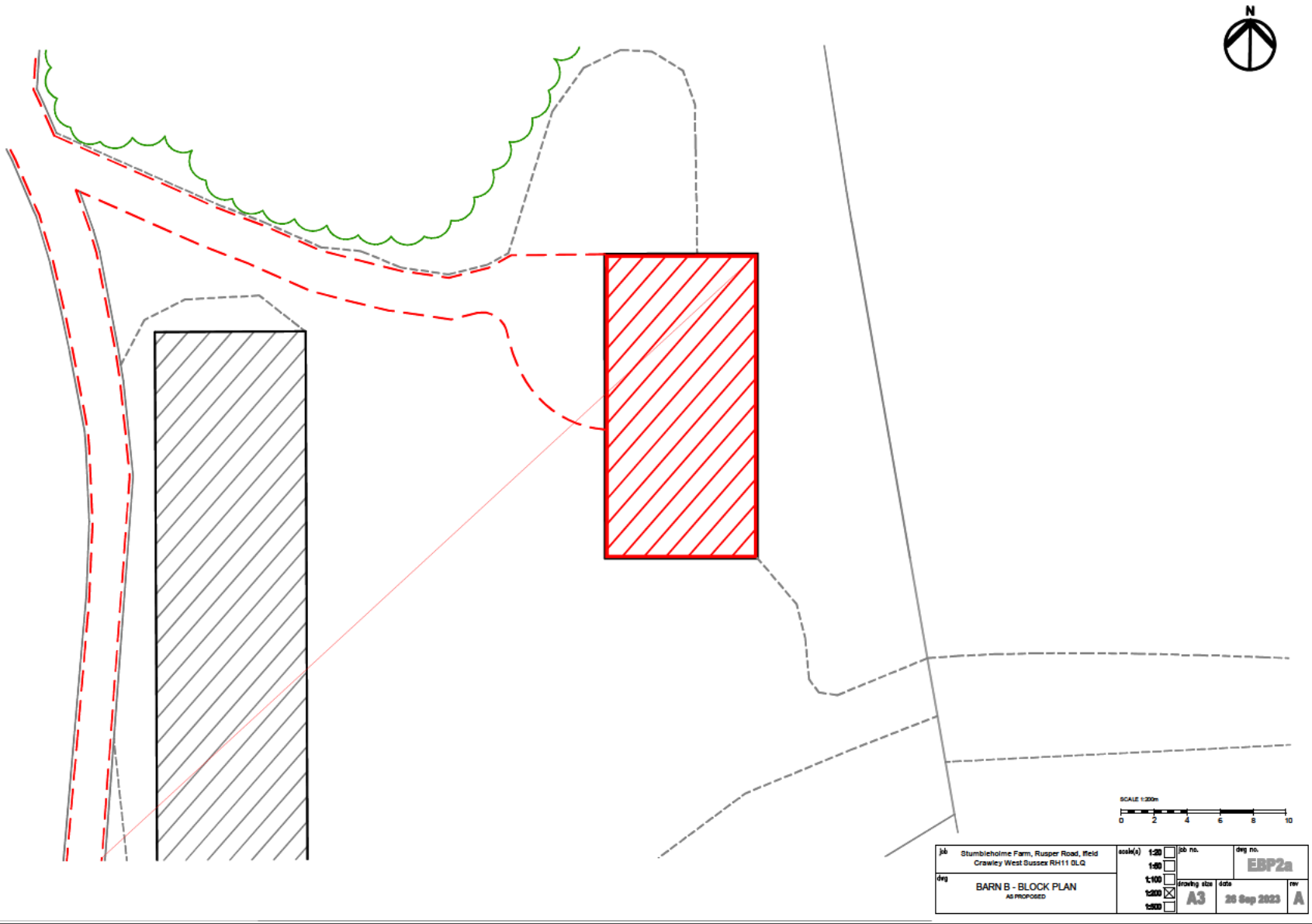

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Figure 2i: Existing Site Layout - Barn B

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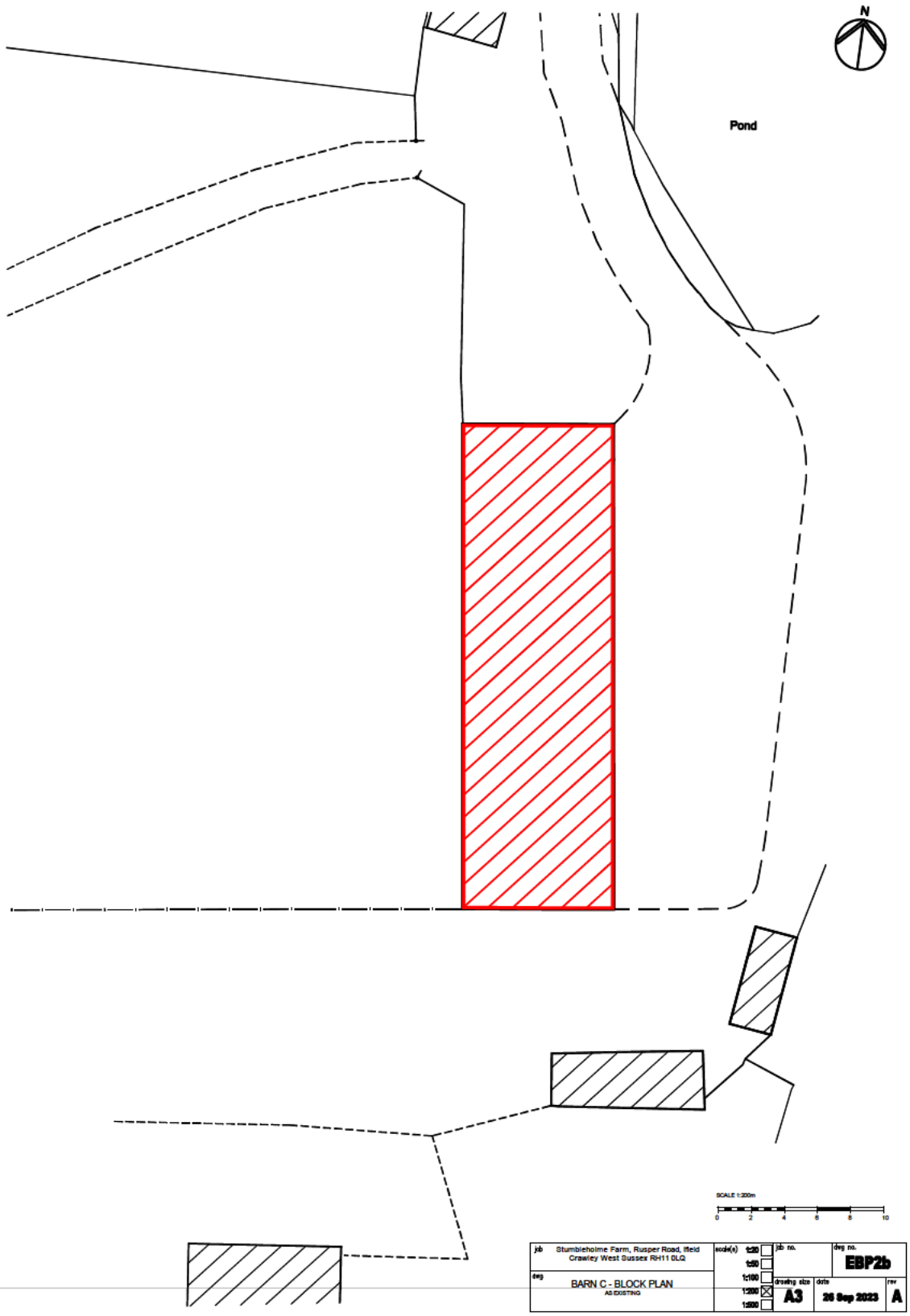

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Figure 2ii: Existing Site Layout - Barn C

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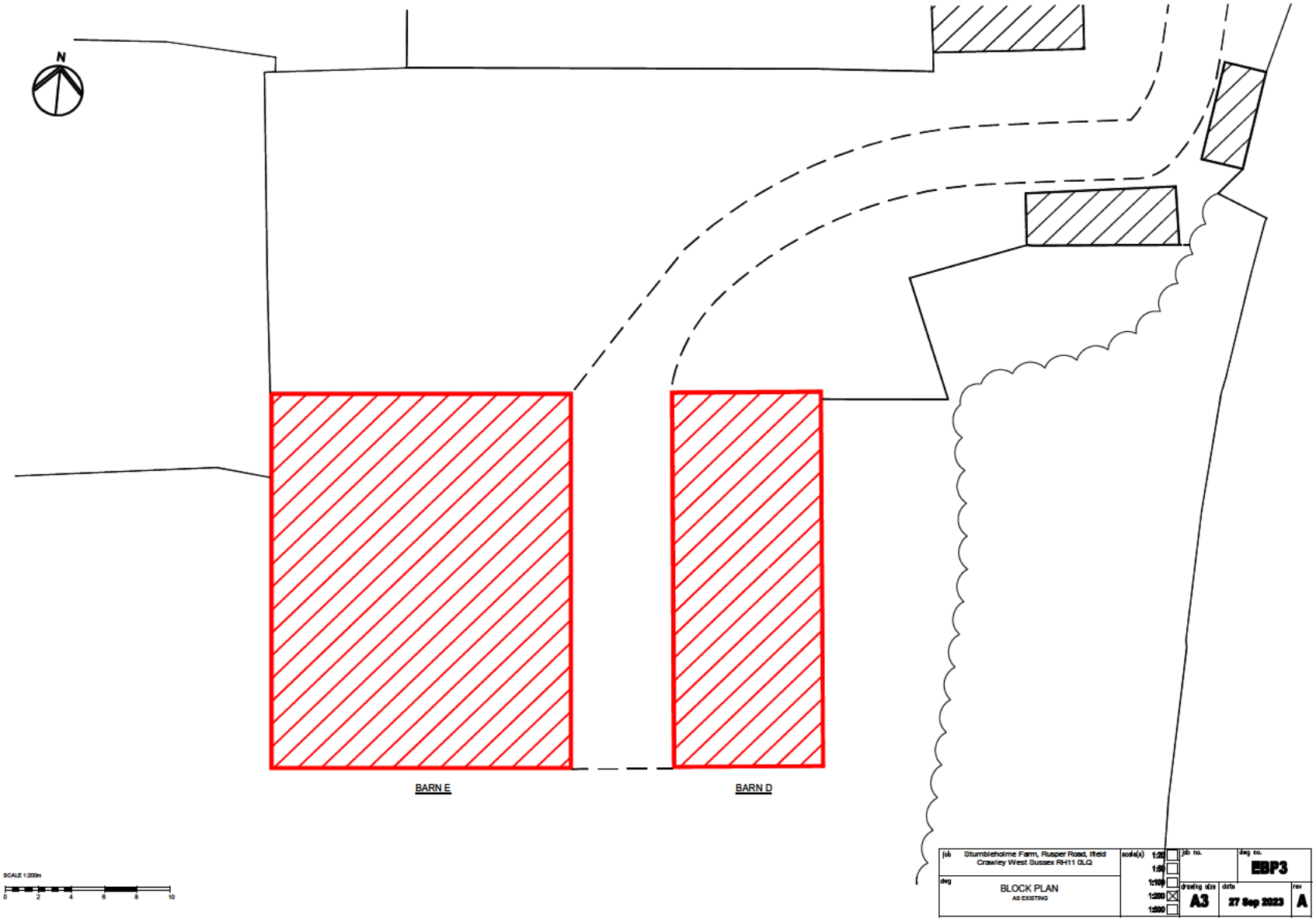

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Figure 2iii: Existing Site Layout - Barn D and Barn E

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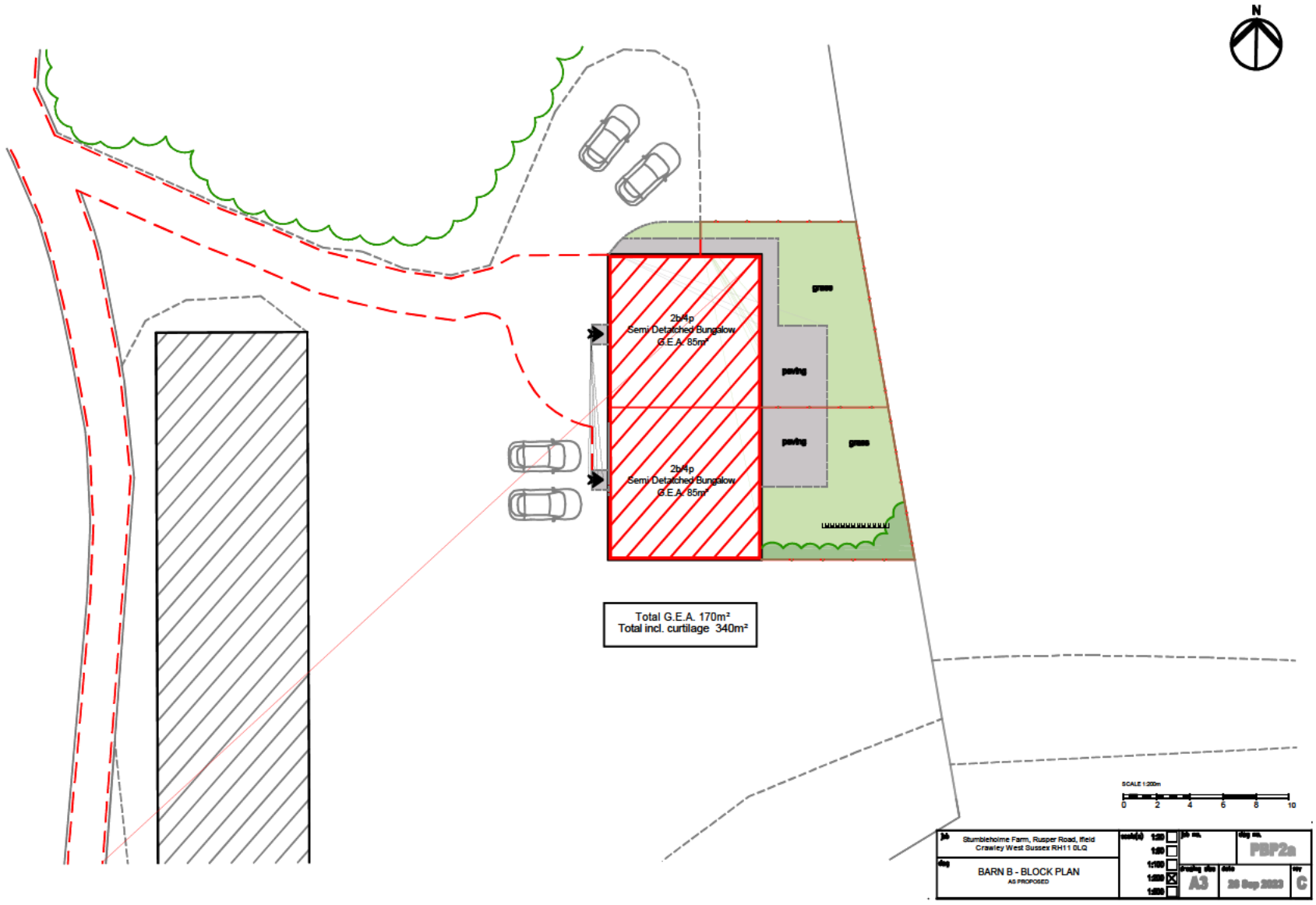

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Figure 3i: Proposed Site Layout - Barn B

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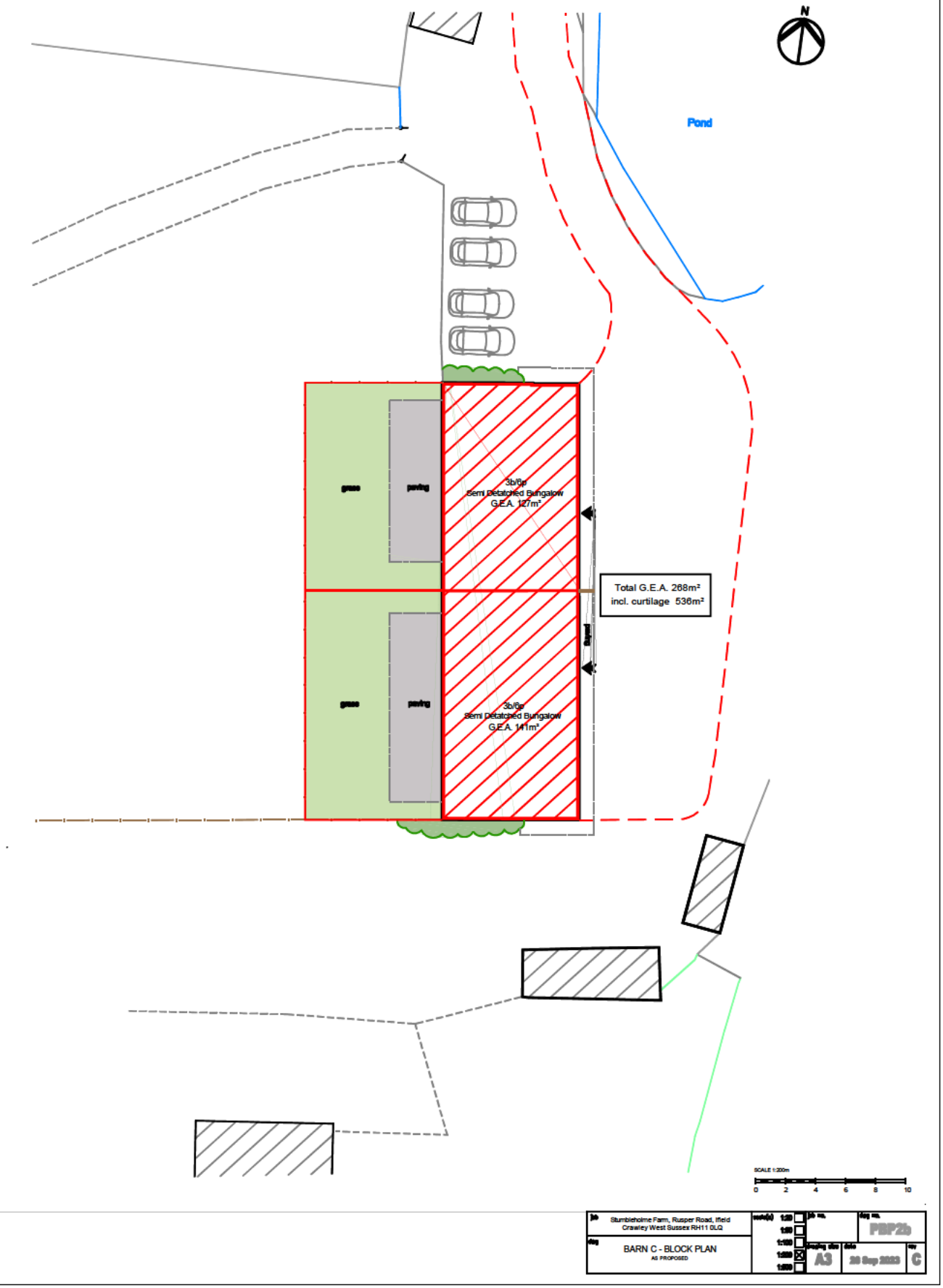

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Figure 3ii: Proposed Site Layout - Barn C

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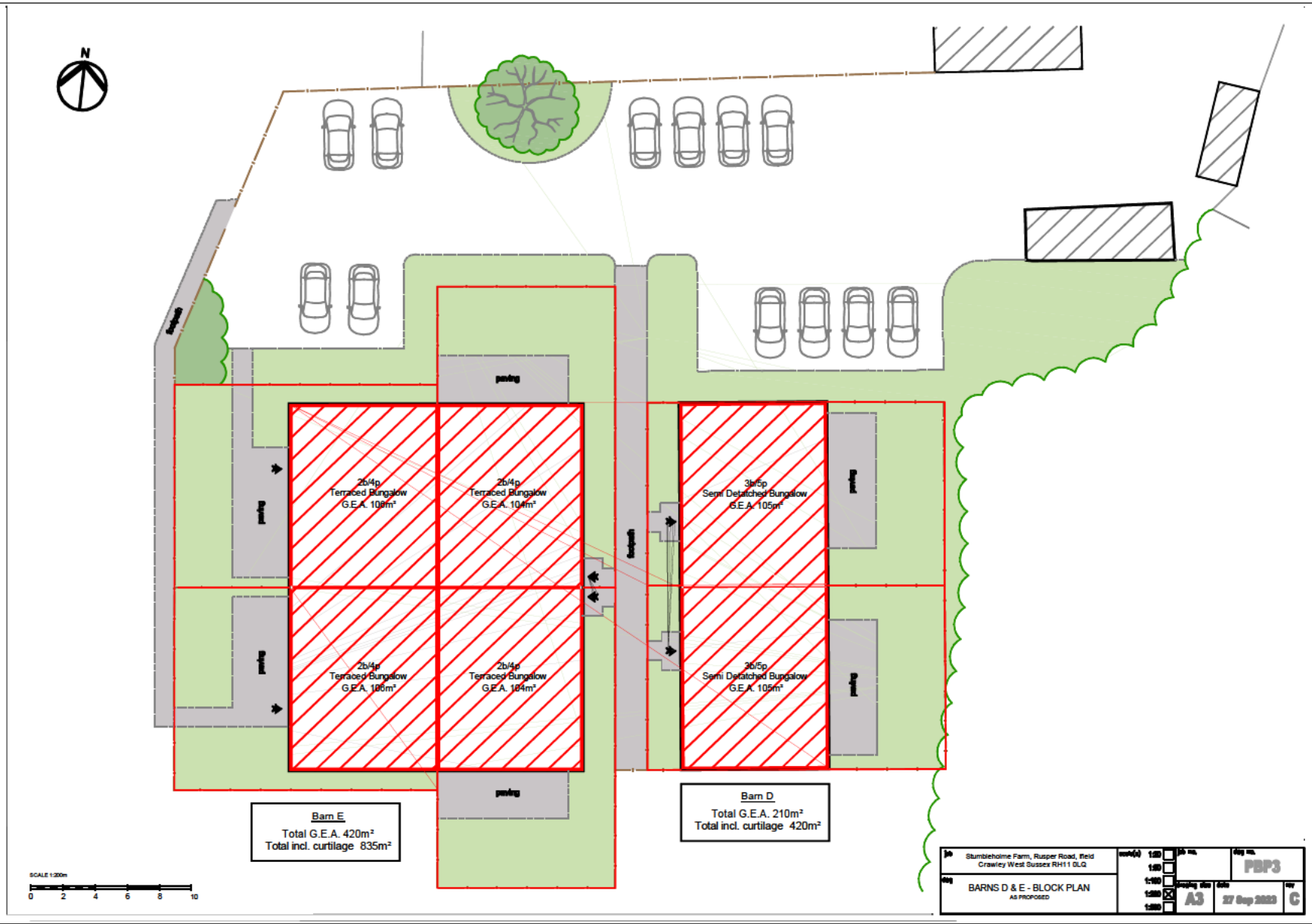

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Figure 3iii: Proposed Site Layout - Barn D and Barn E

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Figure 4: Trial Pit Locations

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APPENDIX

Summary of Remediation Works and Evidence Requirements

Remediation Works	Evidence
Potential asbestos containing materials to be removed from site and disposed of safely. Refer to section 3.1.	• Disposal certificates. • Photographs.
Removal of all 'loose' waste / redundant items from the site (not including soil / made ground) and vegetation clearance. Refer to sections 3.2 and 3.3.	• Photographs of the site following clearance.
Mark out and identify all garden and soft landscaping areas within the site. Refer to section 3.3.	• Photographs of marker posts confirming the location of soft landscape and hard landscape boundaries / interfaces.
Demolition and excavation of the floor slabs and asbestos check. Refer to Section 3.4.	• Photographs of the site following clearance.
Removal of made ground and existing topsoil within all proposed garden and soft landscaping areas. Refer to section 3.5 and 3.6.	• Disposal certificates • Photographs
Contaminated land specialist site check. Refer to section 3.7.	• Records of correspondence from the contaminated land specialist confirming: o Measured levels / depths o Photographs o Geotextile membrane locations o Sampling locations (if required) o Analysis certificates (if required).
Laying of a geotextile membrane and clean (uncontaminated) topsoil within the garden and soft landscaping areas. Refer to section 3.8.	• Manufacturer's geotextile membrane specification • Photographs of the membrane • Topsoil certificate/s
Laying of new water mains. Refer to section 3.9.	• Southern Water Correspondence
Ongoing observations / awareness for the potential of unexpected contamination. Refer to section 3.10.	• Correspondence and/or reporting between the developer, contaminated land specialist and Horsham District Council.

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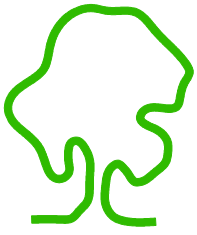

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