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Land North of Borers Arms Road, Cophthorne: Geo-environmental desk study

P25002_R1_Rev2
November 2025



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Land North of Borers Arms Road, Copthorne: Geo-environmental desk study

Client

Fairfax Acquisitions Limited,
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Table of Contents

1.	Introduction	4
1.1.	Instruction.....	4
1.2.	Brief.....	4
1.3.	Scope.....	4
1.4.	Limitations.....	4
2.	Desk Study.....	5
2.1.	Site location and description.....	5
2.2.	Proposed development.....	5
2.3.	Previous Works.....	5
2.4.	Walkover.....	5
2.4.1.	The Site.....	5
2.4.2.	Wider Site	6
2.5.	Geology	6
2.5.1.	Site investigation.....	7
2.6.	Hydrogeology.....	8
2.7.	Hydrology.....	8
2.7.1.	Surface water	8
2.7.2.	Flooding.....	8
2.8.	Groundwater flooding.....	9
2.9.	Site history	9
2.10.	Environmental database search.....	11
2.11.	Geo-hazards.....	12
2.12.	Environmental designations	13
2.13.	Preliminary UXO risk assessment	13
3.	Conceptual site model and risk assessment	14
3.1.	Sources.....	14
3.1.1.	On Site source potential	14
3.1.2.	Off Site source potential.....	14
3.2.	Pathways.....	14
3.2.1.	Construction-phase pathways	14
3.3.	Receptors.....	14
3.3.1.	Human health.....	15
3.3.2.	Wider environment.....	15
3.4.	Qualitative risk assessment.....	15

4.	Conclusions and next steps	18
4.1.	Conclusions.....	18

List of Tables

Table 2-1	Strata encountered in nearby historical borehole logs	7
Table 2-2	Site history	9
Table 2-3	Environmental database records	12
Table 2-4	Summary of geo-hazards	12
Table 2-5	Environmental designations	13
Table 3-1	Pollutant linkage assessment	16

List of Figures

Figure 2-1	BGS 1:50,000 mapped bedrock geology.....	7
Figure 2-2	Flood Zones from Flood Map for Planning	9

Drawings

P25002_R1_D01_Rev1 Site Location Plan

List of Appendices

Appendix A: Report Conditions
 Appendix B: Drawings provided by the Client
 Appendix C: Photolog
 Appendix D: Groundsure Report
 Appendix E: Ciria 552 Risk Matrix

1. Introduction

1.1. Instruction

Aqua Terra Consultants Ltd (Aqua Terra) was instructed by Fairfax Acquisitions Ltd (the Client) to provide a Phase 1 preliminary risk assessment (Desk Study) for a parcel of land north of Borers Arms Road, Copthorne (the Site). Instruction to proceed in accordance with proposal P25002_P1 was confirmed by email dated 9th January 2025.

1.2. Brief

The Client is preparing an outline planning application for a proposed residential led development at the Site. Aqua Terra has been instructed to provide a provide a land quality desk study to support the proposed development through the planning process.

1.3. Scope

This report presents records of desk study research, which are subsequently used to develop a conceptual site model and inform a preliminary environmental risk assessment.

The report identifies key potential land quality risks and uncertainties associated with the ground conditions that may require further investigation and/or risk management as part of the proposed re-development of the Site.

The risk assessment process has been undertaken in accordance with principal framework for the management of potentially contaminated land, the Land Contamination Risk Management (LCRM).

1.4. Limitations

This report is written strictly for the benefit of the Client and bound by the conditions presented in Appendix A.

2. Desk Study

2.1. Site location and description

A Site location plan is presented as drawing P25002_R1_D01_Rev1 and the Site address is given as follows:

Parcel of land north of Borers Arms Road,
Copthorne,
Crawley,
RH10 3JE

The Site is approximately 13.2Ha in size and spans across a series of fields between Copthorne Bank in the west of the Site and Roundabouts Farm in the east. The Site is located at the north eastern edge of the village of Copthorne and the National Grid Reference at the centre of the Site is 532494, 139692. The Site use is currently predominantly agricultural, with the exception of the southernmost section of the Site, which extends onto Borers Arm Yard, a commercial/ industrial estate. Additional land within the Clients ownership, referred to as the 'wider Site', lies to the north east and east of the Site, surrounding Roundabouts Farm.

2.2. Proposed development

The proposed development is understood to be residential led. The application description is as follows: Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, up to 1700m² of employment floorspace E(c)(iii), E(g)(i)(ii)(iii), car parking, associated landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arms Road

An indicative masterplan has been provided to Aqua Terra, which is presented in Appendix B.

2.3. Previous Works

A Phase 1 geo-environmental assessment of the Site was completed in November 2017 by Stantec UK Ltd (Document reference: 70312R3). The report was later updated in November 2018 and December 2019 following changes in the Site boundary.

2.4. Walkover

A Site walkover was completed on 15th April 2025, with access organised by the Client. Selected photographs are presented in Appendix C. The entirety of the wider Site was visited.

The Site spans across six fields between Copthorne Bank and Roundabouts Farm. The wider Site comprises three separate land parcels, the central which spans across the three fields between the Site and Roundabouts Farm, the northern parcel which lies north of Roundabouts Farm and the south eastern parcel which lies south of Roundabouts Farm. Ground elevations at the Site generally fall to the north and range between 91.4m above Ordnance Datum (m aOD) in the south-eastern corner and 71.7m aOD in the northern corner.

2.4.1. The Site

The Site spans across six fields, all of which are predominantly grassed and used for grazing horses. The western most field is accessible only via the gate off Copthorne Bank. The adjacent field is accessible only via the gate on Clay Hall Lane. The remaining fields have no fencing between them with boundaries delineated by woodland. These fields are accessible either from the north via a gate on Clay Hall Lane or from the east via a gate opposite Roundabouts Farm, within the wider Site

boundary. The south of the Site extends onto Borers Arm Yard, the industrial yard which neighbours the south eastern most field of the Site. This includes a single story brick building at the north of the yard (currently occupied by Harbour Holdings Ltd), the eastern third of a two story brick building at the west of the yard (currently occupied by Euro Moulds Ltd), car parking and the access road. None of the buildings were accessed as part of the walkover.

An open sided agricultural barn is present in the western most field. This area has been heavily used for fly tipping, observed waste includes demolition rubble, various white goods, vehicle remains and suspected ACMs. Much of the waste and ground surface in this area is burnt, suggesting previous bonfires. Disused agricultural machinery was also noted the gateway of the eastern field.

The ground surface across the north of this land parcel was typically soft underfoot. Particularly in the area of the gateway of the centre field. A drainage ditch follows Clay Pit Lane along the northern edge of the Site. A drainage ditch also is present along the southern Site boundary. The industrial park is sat at approximately 0.5m higher elevation than the adjacent field, and several pipes which run beneath the hardstanding run through the wall at the field boundary, discharging into the ditch.

2.4.2. Wider Site

The northern land parcel comprises two fields, both which are accessible via a gate on Clay Hall Lane. A brick wall marks the boundary at the south east of the land parcel, where it is bordered by a residential property. The south and east of the northern land parcel is bordered by agricultural tracks and the north is broadly delineated by a small westwards flowing stream, which joins the Copthorne Common Ditch which follows the west of the land parcel. Much of the ground surface across this area was very saturated, particularly in wooded areas. In addition to Copthorne Common Ditch at the west of the fields, ditches follow the track to the east and south of the land parcel. Water across the various ditches was noted to be stained orange.

These fields are also currently used for grazing horses, although approximately half of this land parcel is covered by immature woodland. Various fly tipped waste was noted across this area, including disused agricultural equipment, pallets and scrap metal.

The south eastern land parcel also comprises two fields, the southern field is accessible via a gateway at its north western corner. The northern field is accessed from the north via Roundabouts Farm and was not accessed during this walkover. The southern field was heavily overgrown and does not appear to be currently used. Some disused agricultural equipment was noted at the entrance to field. Much of the ground surface of this field was waterlogged.

2.5. Geology

A review of British Geological Survey (BGS) 1:50,000 scale mapping indicates the geological sequence underlying the Site is as follows:

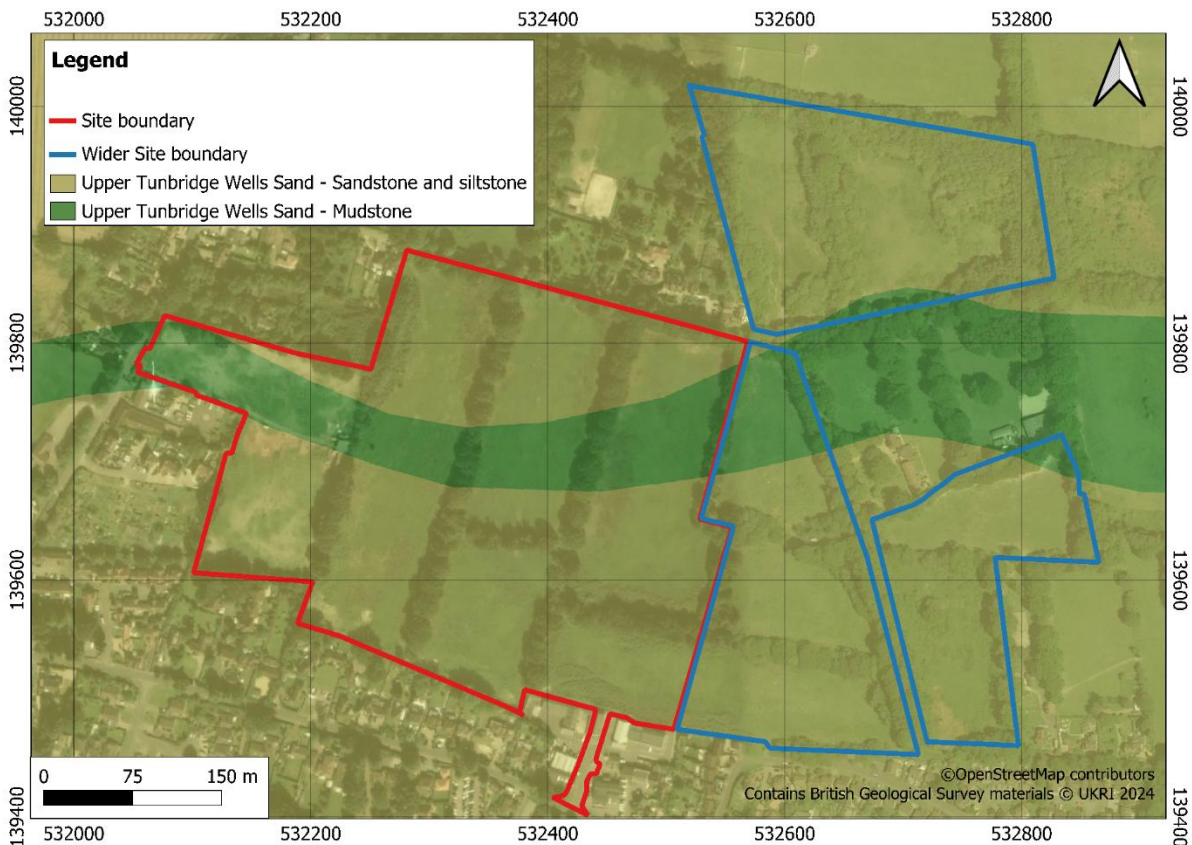
- Superficial geology: None.
- Solid geology: Upper Tunbridge Wells Sand - Sandstone and siltstone (interbedded) across the majority of the Site. A band of Upper Tunbridge Wells Sand – Mudstone runs across the centre of the Site.

This is depicted in Figure 2-1. Nearby historical borehole logs within the BGS database confirm this succession and those closest are summarised in Table 2-1.

Table 2-1 Strata encountered in nearby historical borehole logs

Borehole ref.	Strata	Maximum depth (m bgl)
TQ33NW51 (68m south west)	Dark grey/brown, slightly clayey, sine sandy SILT (TOPSOIL)	0.35
	Dense, light yellow/brown mottled light grey, slightly clayey SILT with occasional fragments of fine, sandy siltstone. Siltstone fragments increasing with depth. (UPPER TUNBRIDGE WELLS SAND)	1
TQ33NW53 (97m south west)	Dark grey/brown, slightly clayey, fine, sandy SILT (TOPSOIL)	0.4
	Dense light yellow/grey/brown fine, sandy SILT with fragments of siltstone (UPPER TUNBRIDGE WELLS SAND)	0.8

Figure 2-1 BGS 1:50,000 mapped bedrock geology



2.5.1. Site investigation

Soakaway testing was completed within 4No. trial pits by Aqua Terra between 14th and 15th April 2025. Trial pits ranged between 1.5 and 2.5m depth, all of which terminated on shallow weathered bedrock. Encountered strata aligns with BGS mapping, with approximately 0.3m of topsoil overlying the Upper Tunbridge Wells Sand. Made Ground was not encountered in any other exploratory positions and no visual or olfactory evidence of contamination was noted in any exploratory position.

2.6. Hydrogeology

The Upper Tunbridge Wells Sand – Sandstone and siltstone is classified by the Environment Agency (EA) as a Secondary A Aquifer. These are defined as comprising permeable layers that can support local water supplies and may form an important source of base flow to rivers. Groundwater vulnerability within the aquifer is classed as high. The Upper Tunbridge Wells Sand – Mudstone is classified as unproductive strata.

The Water Framework Directive (WFD) classifies the Copthorne Tunbridge Wells Sand groundwater body as having an overall, chemical and quantitative rating of good in 2019. The Site does not lie within a source protection zone and there are no active licensed groundwater abstractions. The closest historical groundwater abstraction is located approximately 1.8km south of the Site.

2.7. Hydrology

2.7.1. Surface water

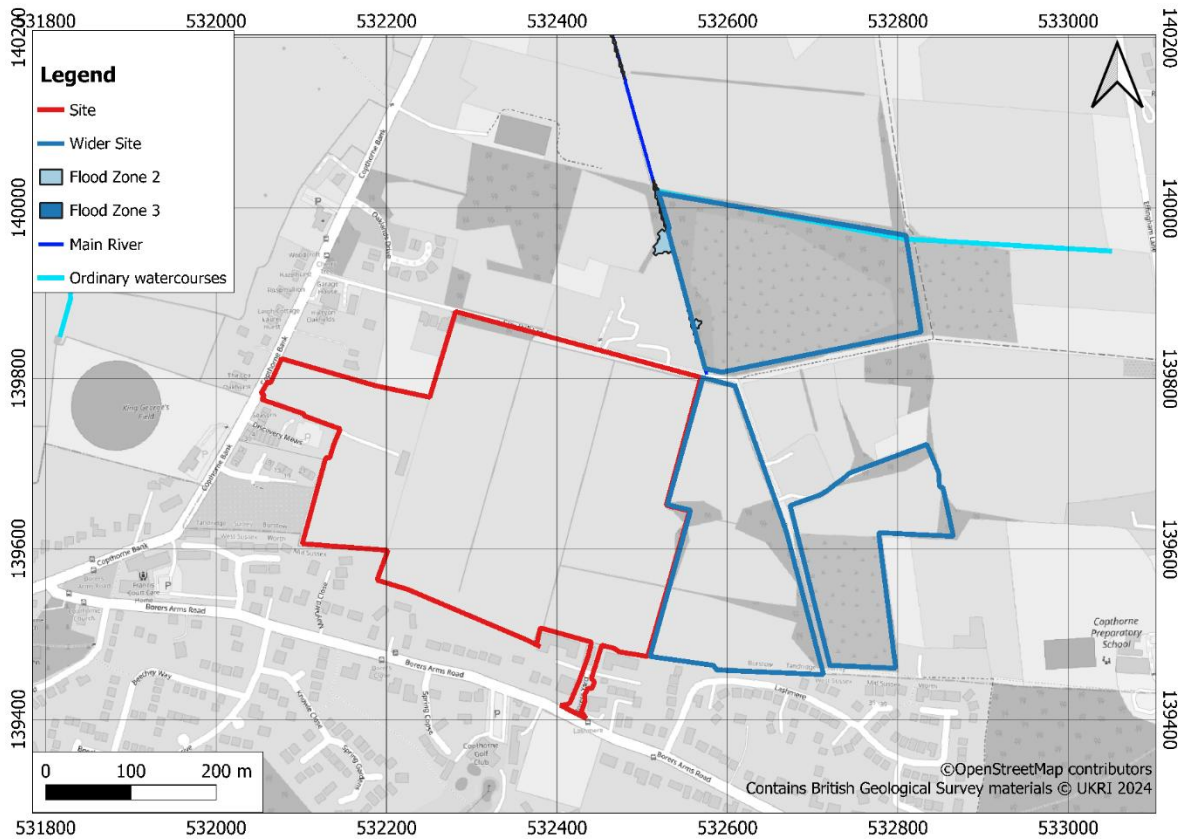
The Copthorne Common Ditch, which is classified by the EA as a Main River, runs along the western boundary of the northern most land parcel which makes up the wider Site, flowing northwards. It is joined by a westwards flowing unnamed watercourse at the north western corner of the Site. The entirety of the Site lies within the Burstow Stream water body catchment, which is classified under the WFD as having an overall and ecological rating of bad in 2019. Chemical rating was given as 'fail' due to failing levels of mercury and its compounds, perfluorooctane sulphonate (PFOS), polybrominated diphenyl ether (PBDE) and Terbutryn.

2.7.2. Flooding

EA mapping indicates that the entirety of the Site lies within Flood Zone 1 and is at low risk of flooding from rivers and the sea. A small section at the north west of the wider Site, associated with Copthorne Common Ditch lies within Flood Zone 2 (see Figure 2-2 below).

Ambiental Risk Analytics surface water (pluvial) FloodMap, provided within the Groundsure report in Appendix D, identifies a small area along the north eastern boundary of the wider Site to be at highest risk of surface water flooding. Across the majority of Site, risk of flooding from surface water is negligible.

Figure 2-2 Flood Zones from Flood Map for Planning



2.8. Groundwater flooding

Mapping from Ambient Risk analytics, presented with the Groundsure report in Appendix D, indicates the risk of groundwater flooding across the majority of the Site to be moderate, this increases to moderate-high across the north of the Site. This risk assessment is based on a 1 in 100 year return period and a 5m digital terrain model.

2.9. Site history

A review of historical and contemporary Ordnance Survey (OS) mapping of the Site has been undertaken. The historical mapping is provided in Appendix D with salient observations summarised in Table 2-2.

Table 2-2 Site history

Date	Details	Development considerations
1870-1874 (1:2,500, 1:10,560)	<p>Earliest OS mapping shows the Site as spanning across several agricultural fields. A small building is seen at the north of the wider Site.</p> <p>The surrounding area is also predominantly agricultural undeveloped land. Several properties lie in close vicinity of the Site including Roundabouts Farm at the east of the Site, Clay Hall</p>	None.

Date	Details	Development considerations
	to the north west, Builders Arms to the west, Bank Farm ~100m south west and Devonshire Lodge ~100m south east. A small pond is shown north east of Roundabouts Farm. A sand pit is shown 145m north west of the Site.	
1896-1898 (1:2,500, 1:10,560)	No significant changes noted on Site. Off Site, a number of small buildings have been added off Copthorne Bank at the west of the Site as well as in the area east of Site. Clay Hall is now labelled Effingham Lodge and several of the small buildings here are no longer shown. A small pond is now shown north of Effingham Lodge, at the north western corner of Site. A pump is labelled ~240m east of the Site. Allotment gardens border the south west of Site A gravel pit is shown 185m south of the Site. The sand pit north of Site is no longer shown, with a small pond now in its stead.	None.
1909-1914 (1:2,500, 1:10,560)	No significant changes noted on Site. Off Site, a small pond is shown at the north eastern corner of Site. Several new residential properties have been added to the west of Site, along Copthorne Bank and at the south eastern corner of Site. A pond is shown adjacent to Roundabouts Farm. The pump ~240m east of Site is no longer shown. Two tanks are labelled 50m east of the Site.	None.
1933 (1:2,500, 1:10,560)	No significant changes noted on Site. Off Site, the gravel pit at the south of Site is no longer marked. Several residential properties are now present at the south west of Site. A club house is shown ~100m south of the Site	None.
1948 (1:10,560)	No significant changes noted on or off Site.	None.
1959-1963 (1:2,500, 1:10,560)	A building at the present day Borers Arm Yard extends on to the Site. Two large buildings are shown at the north west of Site Off Site, several new buildings are shown along Borers Arms Road, south of Site and along Clay Hall Lane, at the north west of Site A garage is shown 75m north west of Site on Clay Pit Road. The Club house south of Site, as now labelled Copthorne Golf Club and the area south of it golf course. Several new buildings are shown at Effingham Lodge, bordering the north of the Site.	Potential for contamination associated with works at Borers Arm Yard. Potential for contamination associated with off Site garage.
1972-1978 (1:2,500, 1:10,00)	On Site, the two large buildings at the north west of Site are no longer shown and a new building is present to the south east of these. An engineering works is shown in the present day Borers Arm Yard, replacing the previous buildings in this area. Also in this area, an optical works is now present adjacent to the south of the Site. A new housing estate now extends from 100m south west of the Site. Moorland farm is now shown ~200m north of the Site. The pond infilling the old sand pit north of Site is no longer shown.	Potential for asbestos containing materials (ACMs) associated with demolished on Site structures.

Date	Details	Development considerations
	An electrical substation is shown ~25m south and ~230m south west of the Site.	Potential for contamination associated with works at Borers Arm Yard and off Site substation.
1983-1988 (1:2,500, 1:10,000)	A new building has been added at the south of the Site in the area of the present day Borers Arm Yard. Off Site, a larger unspecified works has replaced the optical works. Additional housing has been added along Spring Gardens and in the area south east of the Site. Compass Cottage is now shown at the northern Site boundary. An electric substation is shown ~250m north east of the Site.	Potential for contamination associated with works at Borers Arm Yard.
1990-1994 (1:2,500, 1:10,000)	The present day Borers Arm Yard is now labelled industrial estate. A new building south of Roundabouts Farm, extends marginally onto the east of the wider Site. Off Site, the pond north of Effingham Lodge, now labelled Clay Hall and The Barn, is no longer shown. A small building has been added along the north western boundary, north of Compass Cottage.	None.
2001-2003 (1:1,250, 1:10,000)	No significant changes noted on Site. Off Site, two small new buildings shown east of Roundabouts Farm, ~10m north of the Site boundary. Addition of new housing at the south west of Site, south of the allotment gardens.	None.
2010 (1:10,000)	No significant changes noted on or off Site.	None.
2025 (1:10,000)	No significant changes noted on Site. Off Site, the two ponds at Roundabouts Farm are no longer shown and a drain is shown north east of the farm.	Potential for off Site contamination arising from ponds infilled with unknown material.

2.10. Environmental database search

A Groundsure report was purchased as part of the desk study assessment. The full report is provided in Appendix D. A summary of pertinent database records is provided in with reference to entries on Site and within a buffer zone of 250m, unless considered to have relevance at greater distances.

Table 2-3 Environmental database records

Distance (m)/ orientation	Land use / permitted activity / authorisation	Development considerations
61m (W)	1No. Historical landfill site at Allingham Farm, dated 1970-1972. Waste type: inert.	None.
28m (NW)	1No. Historical waste transfer station at Clay Hall Lane.	None.
82m (NW)	1No. Licensed waste sites at Clay Hall Lane, a household, commercial and industrial waste transfer station. Permit issued in 1994 remains active.	None.
On Site – 181m (N, S, SW, W)	1No. On Site waste exemptions for storage of waste in a secure place at 6 Borers Yard at the south of Site. Off Site, 5No. waste exemptions for using, storing and treating of waste.	None.
94m (NW)	1No. Licensed pollutant release at Copthorne Coachworks for waste oil burner.	None.
5-215m (N, NW, S)	5No. Pollution Incidents between 2001 and 2009. Minor land and water impact by oils and fuels was recorded 5m north of Site in 2002. 3No. Significant land impacts by inert materials were recorded in February 2009 41-56m north west of the Site. Minor water impact was recorded by sewage materials 215m south of the Site.	None
205m (S)	1No. Surface mineral working within the BritPit database: Copthorne Gravel Pit. Status is ceased.	None

2.11. Geo-hazards

The Groundsure report includes information from the BGS regarding potential geohazards on or near the Site. These potential geo-hazards have been summarised in Table 2-4 below.

Table 2-4 Summary of geo-hazards

The following have been identified by the BGS on Site:	
Ground stability hazards	Collapsible Ground Very low
	Compressible Ground Negligible.
	Ground Dissolution Negligible.
	Landslide Ground Very low
	Running Sand Negligible .
	Shrinking or Swelling Clay Negligible across majority of Site, very low in the area of the Upper Tunbridge Wells Sand (mudstone).
Radon	The Site is within an low probability radon area (less than 1% of homes are estimated to be at or above the Action Level)

2.12. Environmental designations

Online mapping (Defra) and the Groundsure insight report presented in Appendix D, indicates there are multiple environmental designations on and within close proximity of the Site and in the surrounding local area, a summary of these designations is provided in Table 2-5 below.

Table 2-5 Environmental designations

Designation	Location	Information
London Green belt	On Site	Tandridge and Mid Sussex, London green belt
SSSI Impact risk zone	On Site	Developments relating to aviation, oil and gas exploration/ extraction or with air pollution potential require consultation. Not applicable to proposed development

2.13. Preliminary UXO risk assessment

Zetica produce online mapping relating to potential risks associated with discovering unexploded ordnance (UXO). Based on this mapping, the Site is indicated to be at a moderate risk from all forms of Unexploded Ordnance.

3. Conceptual site model and risk assessment

The following section draws together a preliminary conceptual site model. The relationship of identified sources, viable pathways and identified environmental receptors is considered and used as a technical basis to inform a qualitative assessment of risk to human health and the wider environment posed by the proposed ground conditions and the proposed redevelopment of the Site.

3.1. Sources

The key identified contaminant sources are summarised as follows and covered within the risk assessment table in Section 3.4 below.

3.1.1. On Site source potential

- **Works at the south of Site:** There is potential for range of different contaminants associated with the various works that have been located in Borers Arm Yard.
- **Demolished buildings in north west of the Site:** Potential for Made Ground including ACMs.
- **Fly tipped materials:** Potential ACMs and remnants of a bonfire identified within the western field.

3.1.2. Off Site source potential

- **Garage:** Potential contaminants include TPHs, BTEX and naphthalene;
- **Electricity substation:** Potential contaminants include PCBs and heavy metals; and,
- **Infilled ponds:** Potential to have been infilled with contaminated Made Ground.

3.2. Pathways

For the purposes of this risk assessment, it is assumed that the relevant pathways comprise:

- Direct contact with sub-surface materials (dermal soil/ leachate contact, soil ingestion and dust ingestion/ inhalation);
- Ingress into potable supply pipes;
- Leaching of contaminants to groundwater;
- Migration of dissolved phase contamination in groundwater;
- Preferential flow through fractured bedrock;
- Preferential flow through the drainage system; and,
- Migration of gas and/ or vapours through preferential pathways and/ or permeable sub-surface materials.

3.2.1. Construction-phase pathways

In addition to the above, during the redevelopment of the Site it will be necessary to cause a period of exposure of bare earth. This in turn will allow for increased infiltration during rainfall events, and therefore an increased potential for leaching and throughflow of potential sub-surface contaminants.

3.3. Receptors

The key identified potential environmental receptors are summarised as follows and covered within the risk assessment table in Section 3.4 below.

3.3.1. Human health

- Current Site users of Borers Arm Yard (commercial);
- Future residential Site users; and,
- Construction and maintenance workers (short term acute risks).

3.3.2. Wider environment

- Groundwater (Secondary A Aquifer); and,
- Copthorne Common Ditch.

3.4. Qualitative risk assessment

A summary of the potential contaminant linkages associated with the Site is presented in Table 3-1 alongside an assessment of the risks posed by each linkage. The contaminant linkages have been assessed using the risk assessment methodology described in CIRIA C552 (2001). As such, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with any such contamination. The classification system used to define contaminant probability, consequence and risk is described in Appendix E.

Table 3-1 Pollutant linkage assessment

Sources	Pathways	Receptors	Consequence	Probability	Risk	Discussion
On Site: Works at Borers Arms Yard ACMs from demolished structures/ fly tipping.	Direct human contact exposure pathways (dermal, ingestion, inhalation)	Construction and maintenance workers	Medium	Likely	Moderate	Risks can be managed to low with use of appropriate PPE, good Site management and good hygiene practices. If encountered, asbestos should be removed by trained and competent persons prior to construction works commencing work on Site.
		Current Site users	Medium	Unlikely	Low	None required.
		Future Site users (residential)	Medium	Low likelihood	Moderate/low	Should development be carried out, a suitable site investigation is required to understand the ground conditions on Site and contamination status of the underlying soils and groundwater. Particularly in the area of Borers Arm Yard and the western field. This should result in a suitable risk management strategy to ensure that future Sites users are not impacted.
Off Site: Garage, substation, infilled ponds.	Ingress into potable supply pipes	Current Site users	Medium	Unlikely	Low	None required.
		Future Site users (residential)	Medium	Unlikely	Low	None required.
	Migration of gases and/or vapours through permeable subsurface materials and/or preferential pathways	Current Site users	Medium	Unlikely	Low	None required.
		Future Site users (residential)	Medium	Low likelihood	Moderate/low	There is potential for vapour/ gas generation associated with the on Site works and the off Site garage. A suitably scoped Site investigation should be carried out prior to development to assess the risk to future Site users



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P25002_R1_Rev2

Sources	Pathways	Receptors	Consequence	Probability	Risk	Discussion
	Leaching and/or water mobile constituents passing through permeable sub-surface soils and/or shallow preferential pathways	Secondary A Aquifer Copthorne Common Ditch	Medium	Low likelihood	Moderate/low	A Phase II Site investigation is required to characterise the nature of potential on Site contamination and if identified a suitable remediation strategy put in place.

4. Conclusions and next steps

4.1. Conclusions

Historical mapping indicates the majority of the Site has remained undeveloped agricultural land since earliest OS mapping in the 1870s. A small section of the Site extends across Borers Arm Yard, a commercial/ industrial estate which has been home to various works including an engineering works since the 1950s. This represents a potential source of contamination. Two demolished structures in the north west of the Site also represent a potential source of contamination (ACMs). Fly tipping was noted across much of the Site, particularly in the western most field where potential ACMs as well as extensive burnt waste was noted. Off Site potential sources of contamination include a garage, substation and infilled ponds.

On this basis, the potential risks to **human health** and **wider environment** prior to mitigation are considered to be **MODERATE/ LOW**. This is predominantly driven by potential **on Site** risks including the presence of fly tipped waste, previous demolition and industrial works in the south of the Site. The preliminary conceptual site model and desk based preliminary risk assessment is considered sufficient to support the outline planning permission submission, however it is recommended that a suitable site investigation and ground gas/ vapour monitoring is undertaken in due course to confirm the ground conditions.

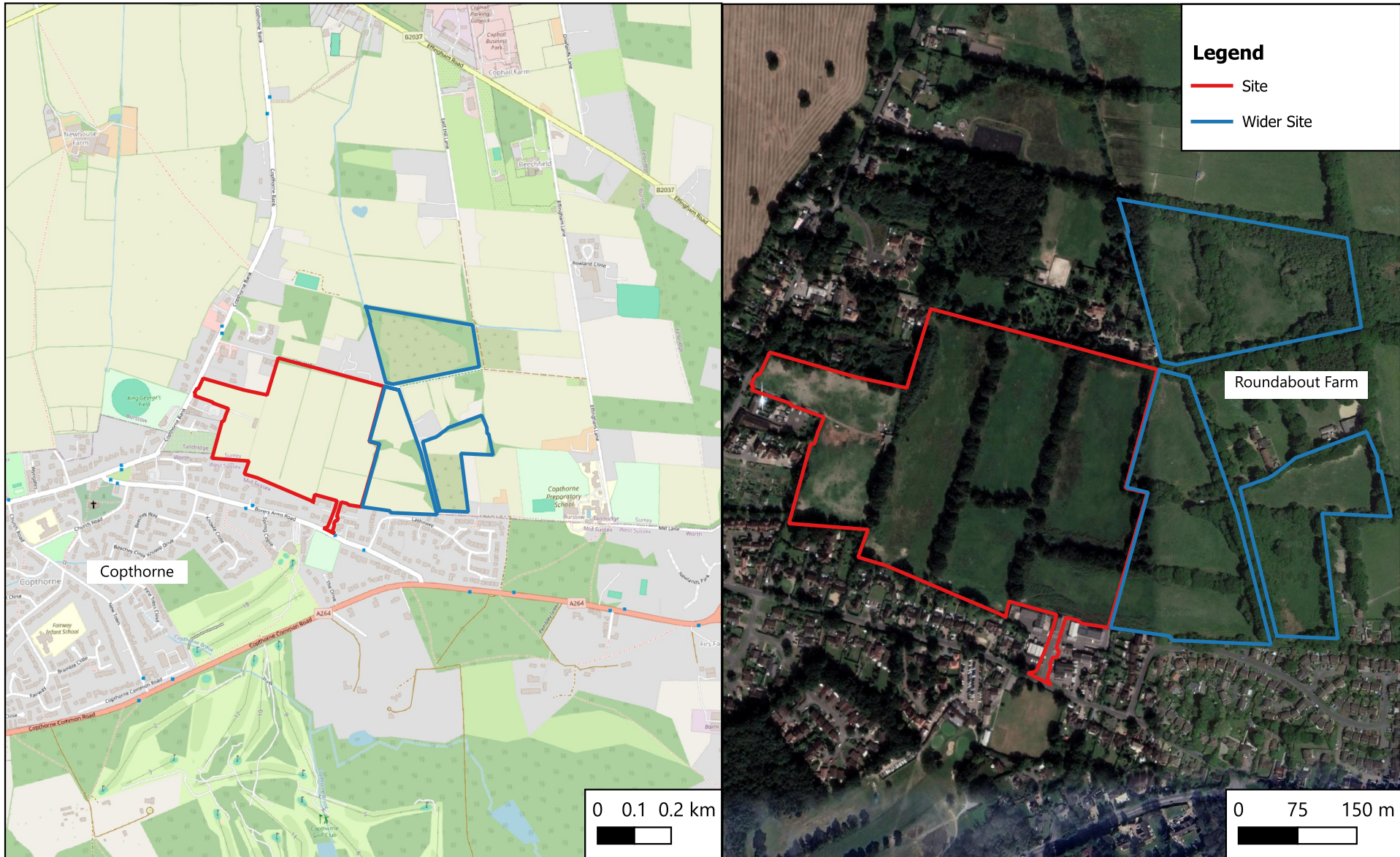


Figure Title
Site location

Client
Fairfax Acquisitions

Drawing Number
P25002_D01_Rev1

Project Number
P25002

Date
15/09/2025

Scale
NTS

Drawn
RLW

Site Location
Roundabouts Farm, Copthorne

Original
A4

Checked
JEM





Report Conditions

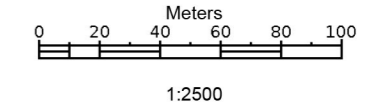
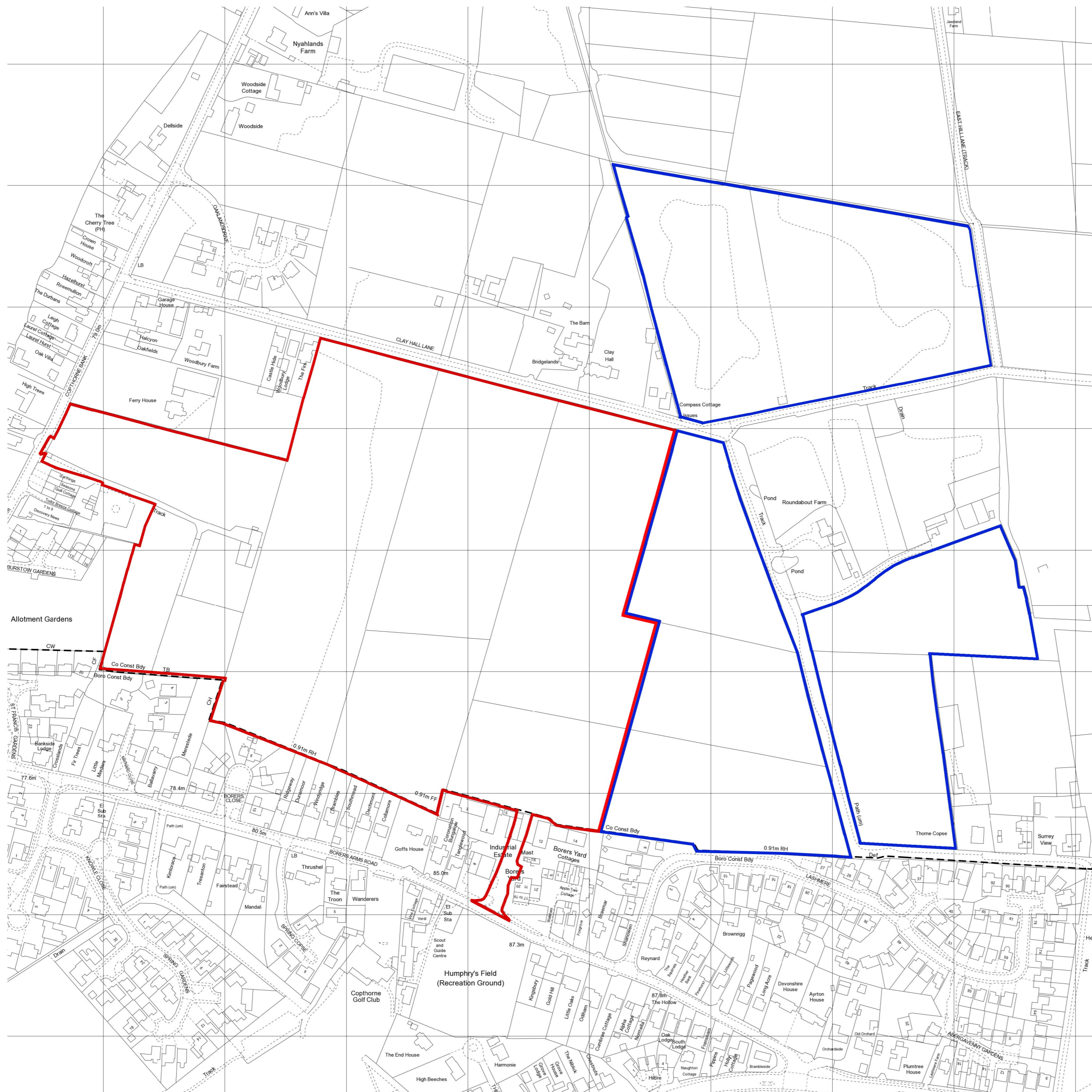
This report has been prepared by Aqua Terra Consultants Ltd. (Aqua Terra) in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client and is provided by Aqua Terra solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report, taking account of the terms of reference agreed with the client. The findings are based on the information made available to Aqua Terra at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology, and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

Where necessary and appropriate, the report represents and relies on published information from third party, publicly and commercially available sources which is used in good faith of its accuracy and efficacy. Aqua Terra cannot accept responsibility for the work of others.

Site investigation results necessarily rely on tests and observations within exploratory holes only. The inherent variation in ground conditions mean that the results may not be representative of ground conditions between exploratory holes. Aqua Terra take no responsibility for variation in ground conditions between exploratory positions.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, Aqua Terra may, by prior written agreement, agree to such release, if it is acknowledged that Aqua Terra accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. Aqua Terra accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual, or otherwise, against Aqua Terra except as expressly agreed with Aqua Terra in writing. Aqua Terra reserves the right to withhold and/ or negotiate the transference of reliance on this report, subject to legal and commercial review.



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 Centre coordinates: 532469 139698



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project:

LAND NORTH OF BORERS ARMS ROAD,
 COPTHORNE.

title:

LOCATION PLAN

date: October '25

scale: 1:2500 @ A2

drawing number: 2512/PL.01	Rev. D
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