



**QUANTITATIVE GROUND
CONTAMINATION
RISK ASSESSMENT REPORT**

**LAND TO SOUTH OF
FEN PLACE MILL
TURNERS HILL ROAD
TURNERS HILL
WEST SUSSEX**

PROJECT REFERENCE: P17903

REPORT REFERENCE: R17298

Report Beneficiary: Terry Beasley

Document Control			
Issue No.	Status	Issue Date	Notes
1	Final	3 rd September 2026	
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This report is not intended to be either an ecological, archaeological or flood risk assessment. An appropriate specialist should be consulted about any concerns that may arise in this regard.

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EXECUTIVE SUMMARY

The following presents a summary of the main findings of the report. It is emphasised that no reliance should be placed on any individual point until the whole of the report has been read as other sections of the report may put into context the information contained herein.

It is proposed to construct a new house at the site located to the south of Fen Place Mill, Turners Hill Road, Turners Hill, West Sussex.

Ashdown Site Investigation Ltd. has previously produced a Preliminary Ground Contamination Risk Assessment Report for the site. The report identified potential pollutant linkages to be present at the site and specified a scheme of intrusive works to be undertaken, including ground gas monitoring, to allow a quantitative assessment of the risks to be made.

Testing of shallow made ground soils in an area of a former ground working in the south-west of the site did not identify concentrations of contaminants in excess of soil screening values for the generic Public Open Space near Residential Housing land use, the exposure parameters of which are considered to be appropriate for the nature of the likely exposure in the south-western part of the site.

A short period of ground gas monitoring, 3 visits over two weeks, has been undertaken to provide an assessment of the risk from ground gas, pending completion of the full monitoring period (6 visits over 2 months).

2 monitoring visits were undertaken where atmospheric pressure was <1000mB. No detectable concentrations of methane or gas flow rates were recorded during the monitoring period. Concentrations of carbon dioxide were relatively consistent across the monitoring period, varying between 1.8% and 2.7%.

Whilst the full monitoring period proposed should be completed, the initial assessment based on the gas monitoring results available to date indicates a GSV placing the site into CS1, a very low risk, which does not require ground gas protection measures to be incorporated into buildings.

A supplementary ground gas risk assessment will be produced following completion of the monitoring period to validate the conclusions drawn.

No remedial works are currently considered to be necessary as part of the development, though a discovery strategy should be in place throughout the site works.

This report should be submitted to the Local Authority in discharge of Condition 9, the conclusions drawn in this report should be considered as provisional until the report has been approved and the condition discharged.

TABLE OF CONTENTS

1.	INTRODUCTION	1
2.	SITE CONTEXT	2
2.1	Site Description	2
2.2	Geological and Hydrogeological Data	2
3.	SITE WORKS	4
3.1	Introduction	4
3.2	Exploratory Holes	4
3.3	Sampling	4
3.4	Installations	5
3.5	Laboratory Testing	5
4.	GROUND CONDITIONS	6
4.1	Stratigraphy – North-Eastern Part of the Site	6
4.2	Stratigraphy – South-Western Part of the Site	6
4.3	Stability and Groundwater Conditions	6
5.	QUANTITATIVE CONTAMINATION ASSESSMENT	7
5.1	Introduction	7
5.2	Preliminary Conceptual Model	7
5.3	Proposed Intrusive Works	7
5.4	Ground workings in the South-West of the Site	8
5.5	Risk from Ground Gases	10
5.6	Quantitative Contamination Risk Assessment	13
5.7	Risks to Other Potential Receptors	13
5.8	Regulatory Approval	14
5.9	Discovery Strategy	14

FIGURES AND APPENDICES

FIGURES

- Figure 1 Site Location Plan
- Figure 2 Site Plan

APPENDIX A

- Proposed Development Layout

APPENDIX B

- Explanatory Notes
- Exploratory Hole Records

APPENDIX C

- Interim Ground Gas Monitoring Results

APPENDIX D

- Contamination Laboratory Test Results

APPENDIX E

- Classification of Probability, Consequence and Risk

APPENDIX F

- Preliminary Conceptual Model

APPENDIX G

- Quantitative Conceptual Model

1. INTRODUCTION

It is proposed to construct a new house at the site located to the south of Fen Place Mill, Turners Hill Road, Turners Hill, West Sussex. A copy of the proposed development layout is presented in Appendix A.

Ashdown Site Investigation Ltd. has previously produced a Preliminary Ground Contamination Risk Assessment Report¹ for the site. The report identified potential pollutant linkages to be present at the site and specified a scheme of intrusive works to be undertaken, including ground gas monitoring, to allow a quantitative assessment of the risks to be made.

Ashdown Site Investigation Ltd was requested to carry out the specified intrusive ground investigation at the site and to prepare a quantitative ground contamination risk assessment.

The scope of the works covered by this report, and the terms and conditions under which they were undertaken, were set out within the offer letter Q16783, dated 31st July 2026. The instruction to proceed was received on behalf of the client, Terry Beasley.

The specific objectives of the works were to:

- a) Establish the expected geology and hydrogeology at the site;
- b) Investigate the shallow ground and groundwater conditions in the area of the proposed development;
- c) Test for the presence of contaminants identified by the preliminary conceptual model; and
- d) Develop a quantitative conceptual model of the site identifying pollutant linkages relating to end users of the proposed development works, to controlled waters beneath and in the vicinity of the site, or to other off-site sensitive receptors, if identified.

This report should be read in conjunction with the Preliminary Ground Contamination Risk Assessment Report for the site.

¹ Project Ref: P17843, Report Ref: R17259, Issue 1, dated 10th July 2026.

2. SITE CONTEXT

2.1 Site Description

The site is located to the north of Turners Hill Road, Turners Hill, West Sussex and is centred on the approximate Ordnance Survey national grid reference 536393, 136377. A site location plan and site plan are presented as Figure 1 and Figure 2, respectively.

The site is bounded by areas of open land to the north, a river to the east, Turners Hill Road to the south and an area of woodland to the west. The main part of the site comprised a large open field of grass, generally sloping downward from west to east, with an area of woodland in the south-west, and a smaller meadow to the north, separated by a row of trees.

The ground was uneven in the area of woodland in the south-west of the site. A glade in the south-west of the woodland appeared to have been levelled and there was evidence of brick, tile, glass, concrete, plastic and plastic pipe on the ground surface.

2.2 Geological and Hydrogeological Data

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

2.2.1 Expected Geology and Aquifer Designation

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

Table 1. Expected Strata and Aquifer Designation

Type	Stratum	Aquifer Designation
Superficial	Alluvium (in proximity to the river along the eastern boundary only)	Secondary A Aquifer
Bedrock	Grinstead Clay Member	Unproductive Stratum
	Ardingly Sandstone Member	Secondary A Aquifer
	Lower Tunbridge Wells Sand	Secondary A Aquifer

Alluvium is shown along the eastern boundary of the site; Alluvium is a term for any material that has been transported and laid down by rivers. It can variably comprise sand and gravel, and, where deposited on flood plains may include compressible organic clay and silt. Peat and sand horizons may be present within the deposits, indicating localised changes within the depositional regime.

The Tunbridge Wells Sand Formation forms part of the Wealden Group. The formation is of Valanginian age (133.9 to 139.4 million years old; Early Cretaceous). The Tunbridge Wells Sand Formation predominantly comprises repeating sequences of fine to medium grained sandstone, siltstone and silty sand with finely-bedded mudstones and thin limestones. In the western High Weald (between Haywards Heath and Tunbridge Wells) the formation can be divided into three, the informally named Lower and Upper Tunbridge Wells Sand and the intervening Grinstead Clay Member. The succession commences with rhythmically bedded sandstones, siltstones and mudstones of the lower part of the Lower Tunbridge Wells Sand which pass up into the massive sandstones of the Ardingly Sandstone Member. These are overlain by the finely bedded mudstones, mudstones and silty mudstones with subordinate clay ironstones and shelly limestones of the Grinstead Clay Member. This clay member is itself locally divided into upper and lower parts by the cross-bedded fine sandstone of the Cuckfield Stone Bed. Above the Grinstead Clay Member, the Upper Tunbridge Wells Sand comprises a generally more argillaceous rhythmic succession, including mudstones, siltstones and silty sandstones. Outside the western High Weald the Grinstead Clay Member is not recognisable, and the succession is mapped as undivided Tunbridge Wells Sand Formation. The formation is recorded by the BGS to range in thickness up to 122m.

2.2.2 *Radon*

Table 2. *Radon*

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

2.2.3 *Groundwater Source Protection Zones (SPZ)*

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

The site does not lie within a SPZ.

3. SITE WORKS

3.1 Introduction

The intrusive site works comprised the drilling of a series of dynamic sampler boreholes and the excavation of hand dug pits to enable the logging and sampling of soils. The intrusive work was carried out on 11th August 2026. The exploratory hole locations are shown on Figure 2.

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

3.2 Exploratory Holes

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

Table 3. Summary of Intrusive Works Undertaken

Designation	Depth (m bgl)	Method
WS01	2.00	Dynamic Sampler Borehole
WS02	2.00	Dynamic Sampler Borehole
WS03	2.00	Dynamic Sampler Borehole
WS04	2.00	Dynamic Sampler Borehole
WS05	2.00	Dynamic Sampler Borehole
TP01	0.60	Hand Dug Pit
TP02	0.60	Hand Dug Pit
TP03	0.60	Hand Dug Pit
TP04	0.60	Hand Dug Pit
TP05	0.60	Hand Dug Pit
TP06	0.65	Hand Dug Pit

3.3 Sampling

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

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

3.4 Installations

Gas and groundwater monitoring standpipes were installed to a depth of 2.00m in each of the five boreholes. Descriptions of the installations are shown on the exploratory hole records.

An initial monitoring period, comprising 3 visits undertaken between 14th August and 28th August 2026, has been completed to enable a preliminary assessment of the concentrations of ground gases. A further three monitoring visits will be undertaken to provide an overall monitoring period extending over two months as recommended by the preliminary ground contamination risk assessment report. A supplementary ground gas risk assessment will be provided on completion of the full monitoring period.

A copy of the interim ground gas monitoring results is included as Appendix C.

3.5 Laboratory Testing

Laboratory testing was scheduled by Ashdown Site Investigation Ltd.

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

Results from the laboratory tests are provided in Appendix D.

4. GROUND CONDITIONS

4.1 Stratigraphy – North-Eastern Part of the Site

The boreholes WS01 to WS05 in the north-eastern part of the site were excavated through a shallow thickness of topsoil overlying subsoil to a depth of between 0.45m and 0.60m below ground level.

Underlying the subsoil the investigation progressed into undisturbed generally slightly gravelly slightly sandy clay and/or slightly gravelly clayey sand deposits which continued to the full depth of the boreholes.

These deposits are considered to represent the Grinstead Clay Member indicated to underlie the site on BGS geological maps.

4.2 Stratigraphy – South-Western Part of the Site

Within the south-western part of the site, trial pits TP04 to TP06 encountered a shallow thickness of topsoil. No specific surfacing materials were present at the locations of trial pits TP01 to TP03.

Underlying the topsoil, where encountered, or from ground level elsewhere, the trial pits encountered made ground, generally comprising slightly gravelly sandy clay which extended to the full depths of the trial pits which terminated at depths of between 0.60m and 0.65m below ground level. The gravel fraction comprised variable quantities of concrete, glass, metal, brick, plastic, crystalline rock, tile, metal wire, sandstone and flint.

In TP04, no anthropogenic matter was encountered in the made ground the soils, and the soils may be representative of reworked natural deposits.

4.3 Stability and Groundwater Conditions

Each of the exploratory holes was recorded to remain stable and dry during the ground investigation. No groundwater was encountered during the subsequent monitoring of the standpipes.

It should be noted that water levels within the exploratory holes may not have equilibrated with the groundwater table at the time the readings were recorded and that the ground investigation works and monitoring were conducted during a very dry summer period. Groundwater levels should be expected to fluctuate seasonally.

5. QUANTITATIVE CONTAMINATION ASSESSMENT

5.1 Introduction

The risk assessment for the site considers the sources of contamination identified, the receptors that may be present in view of the development proposals and the contaminant pathways by which these may be linked.

A complete pollutant linkage is only deemed to exist where all three are present and a site is considered suitable for use where no complete pollutant linkages are identified.

Where a complete pollutant linkage is considered to be present, an assessment of the level of risk associated with the pollutant linkage has been carried out in line with published guidance².

The level of risk is determined using the risk matrix presented in the following table. Classifications of probability, consequence and risk are presented in Appendix E.

Table 4. Risk Assessment Matrix

		Probability			
		Very Low	Low	Moderate	High
Consequence	Very Minor	Negligible	Very Low	Low	Low/Moderate
	Minor	Very Low	Low	Low/Moderate	Moderate
	Moderate	Low	Low/Moderate	Moderate	High
	Severe	Low/Moderate	Moderate	High	Very High

5.2 Preliminary Conceptual Model

A copy of the preliminary conceptual model is presented in Appendix F.

5.3 Proposed Intrusive Works

The preliminary ground contamination risk assessment report included a series of recommendations for investigating the potential pollutant linkages identified.

It recommended that ground gas monitoring standpipes were installed in a minimum of four standpipes across the footprint of the proposed building and subsequently monitored. In the end five ground gas monitoring standpipes were installed over the footprint.

The report also recommended that six trial pits should be excavated in the area of the former quarry and recent surface workings to depths of 600mm, and shallow samples tested for the contaminants of concern identified in the preliminary conceptual model. The trial pits were excavated as proposed, with samples of shallow made ground tested for concentrations of heavy metals and polycyclic aromatic hydrocarbon (PAH) compounds. The samples were also screened for asbestos.

² Contaminated Land Risk Assessment: A guide to good practice, CIRIA C552, 2001.

5.4 Ground workings in the South-West of the Site

5.4.1 Method of Assessment

For the assessment of risk to end users from the soils in the south-western part of the site, comparison of the results of the laboratory testing has been made against published soil screening values (SSV) comprising the Category 4 Screening Level (C4SL)³ where derived, or in the absence of a C4SL, the 'Suitable For Use Levels' (S4UL)⁴.

Given the distance of the area from the proposed location of the house, and the tree coverage in the area, the SSV utilised in this assessment are those calculated for the generic 'Public Open Space near Residential Housing' (POS_{resi}) land use. The exposure characteristics for the POS_{resi} land use are specified below⁵:

Table 5. Summary of Exposure Characteristics for the POS_{resi} land use

Parameter	Values	Notes
Age Group	>3 - <9 year old child	Six-year exposure period covering ages at which young children will use this type of land most frequently
Exposure Duration	6 years	Common international practice for child receptor
Exposure frequency (outdoor pathways)	170 days per year	On the basis that the open area is used regularly, up to several times per week
Exposure frequency (indoor pathways – dermal and dust inhalation)	365 days per year	CLEA residential default on the basis that the indoor exposure pathways may occur every day due to the presence of tracked-back soil
Occupancy period (Outdoors)	1 hour per day	CLEA residential default
Occupancy Period (Indoors)	Age Class 4: 23 hours per day Age Class 5 – 9: 19 hours per day	CLEA residential default
Exposure Pathways	Oral: Direct soil and dust ingestion Dermal: Outdoors and indoors Inhalation: Outdoor dust, outdoor vapour and indoor dust	

Given the exposure characteristics, the POS_{resi} land use SSV are considered appropriate for the soils within this area of the site.

For the assessment of risk to controlled waters, a qualitative assessment has been undertaken based upon the concentrations of contaminants recorded within the soil samples and the information obtained about the sensitivity of the underlying strata or nearby surface water receptors.

³ DEFRA, SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination – Policy Companion Document, December 2014 and CL:AIRE, Category 4 Screening Levels: Inorganic Mercury, 2024.

⁴ Nathanail, C.P, et al., The LQM/CIEH S4ULs for Human Health Risk Assessment, 2015, Land Quality Press, Nottingham. Copyright Land Quality Management Limited reproduced with permission; Publication Number S4UL3071.

⁵ CL:AIRE, SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination – Final Project Report, December 2014.

5.4.2 Heavy Metals & Polycyclic Aromatic Hydrocarbon (PAH) Compounds

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

Table 6. Summary of Test Results – Heavy Metals and PAH Compounds

Contaminant	SSV (mg/kg)	No. of Samples	Minimum Concentration (mg/kg)	Maximum concentration (mg/kg)	Limit of Detection (mg/kg)	No of exceedances
Water Soluble Boron	21000	6	0.6	0.91	< 0.50	0
Arsenic	79	6	7.9	16.3	< 2.3	0
Cadmium	220	6	<LOD	1.2	< 1.1	0
Chromium	1500	6	21.2	38	< 1.3	0
Copper	12000	6	10.6	91.5	< 1.2	0
Lead	630	6	41.9	120	< 2.4	0
Mercury	610	6	<LOD	<LOD	< 0.6	0
Nickel	230	6	8.6	29.3	< 1.6	0
Selenium	1100	6	<LOD	<LOD	< 3	0
Zinc	81000	6	49.7	279	< 2.4	0
Chromium VI	21	6	<LOD	0.09	< 0.040	0
Benzo(a)pyrene ¹	10	6	0.124	8.77	< 0.019	0

Table Notes: ² As a surrogate marker for all PAH Compounds

None of the samples of made ground tested recorded concentrations of heavy metals or PAH compounds above their respective SSV. The concentrations of heavy metals and PAH compounds present within the made ground soils are not considered to pose an unacceptable risk to end users of the site.

At the concentrations recorded, none of the heavy metals or PAH compounds would be expected to exhibit significant mobility within the soils and are therefore not considered to pose an unacceptable risk to controlled waters beneath the site.

5.4.3 Asbestos

No suspected asbestos materials were noted within any of the exploratory holes undertaken at the site. None of the samples recorded the presence of any asbestos materials. There is not considered to be an unacceptable risk to end users from asbestos materials within soils.

5.4.4 Conclusions

None of the samples tested from the within the ground working in the south-western part of the site recorded concentrations of contaminants in excess of generic soils screening values for the POS_{resi} land use. No asbestos has been encountered in the samples screened. No unacceptable risks are considered to be present to future end users of the site or controlled waters.

5.5 Risk from Ground Gases

Assessment of the risk from ground gases has been undertaken following the guidance presented within BS8576⁶ and BS8485⁷. Reference has also been made to good practice guidance provided within NF94⁸.

5.5.1 Potential Source of Ground Gases

The potential sources of ground gas identified by the preliminary assessment were historical surface workings in close proximity to the site and in the south of the site itself.

5.5.2 Location and Construction of Standpipes

The positioning of the standpipes considers the guidance presented in section 8.4 of BS8576. Standpipes were located within each of the boreholes across the area of the proposed footprint of the house.

The standpipes were constructed with the response zone (slotted section) sealed within the Grinstead Clay Member, below any shallow made ground soils (in accordance with Section 9.23 of BS8576).

5.5.3 Monitoring Period

The initial monitoring period has comprised three visits undertaken over a 2 week period. It is proposed to undertake a further three monitoring visits providing a total 6 visits over a 2 month period, as recommended in Figure 6 of BS8576.

5.5.4 Summary of Monitoring Results

Atmospheric pressures varied between 1006mb and 991mb during the monitoring period. Monitoring was carried out during periods of both rising and falling atmospheric pressure.

The peak concentration of carbon dioxide recorded during the monitoring period was 2.7% by volume. No detectable concentrations of methane or gas flow rates were recorded during the monitoring period.

The monitoring readings are presented in Appendix C.

5.5.5 Assessment of Monitoring Results

Section 6.3 of BS8485 recommends that the gas monitoring data should be used to calculate the "borehole hazardous gas flow rate" (Q_{hg}) for each monitoring location and event for both carbon dioxide and methane. The Q_{hg} is calculated by multiplying the gas flow rate (l/hr) by gas concentration (percentage/100).

Where no detectable gas flow rates or gas concentrations are recorded, gas concentrations or the Q_{hg} are calculated assuming values equal to the limit of detection (LOD) of the instrument are present (0.1l/hr or 0.1%).

⁶ BS8576:2013 Guidance on investigation for ground gas – Permanent gases and Volatile Organic Compounds (VOCs), BSI, April 2013,

⁷ BS8485:2019+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings, BSI, January 2019

⁸ NF94 Hazardous ground gas – an essential guidance for housebuilders, NHBC Foundation, April 2023

The following table summarises the calculated Q_{hg} for carbon dioxide and methane, along with the maximum gas flow rates and gas concentrations for standpipes for each monitoring visit.

Table 7. Summary of Monitoring Results and Calculated Q_{hg}

Standpipe	Date	Maximum Flow Rate (L/hr)	Maximum Methane Concentration (%)	Maximum Carbon Dioxide Concentration (%)	Q_{hg} Methane (L/hr)	Q_{hg} Carbon Dioxide (L/hr)
WS01	14/08/2026	0.1	0.1	2.6	0.0001	0.0026
WS02	14/08/2026	0.1	0.1	1.9	0.0001	0.0019
WS03	14/08/2026	0.1	0.1	2.7	0.0001	0.0027
WS04	14/08/2026	0.1	0.1	2.7	0.0001	0.0027
WS05	14/08/2026	0.1	0.1	2.1	0.0001	0.0021
WS01	20/08/2026	0.1	0.1	2.6	0.0001	0.0026
WS02	20/08/2026	0.1	0.1	2.2	0.0001	0.0022
WS03	20/08/2026	0.1	0.1	2.7	0.0001	0.0027
WS04	20/08/2026	0.1	0.1	2.7	0.0001	0.0027
WS05	20/08/2026	0.1	0.1	2.3	0.0001	0.0023
WS01	28/08/2026	0.1	0.1	2.4	0.0001	0.0024
WS02	28/08/2026	0.1	0.1	2.2	0.0001	0.0022
WS03	28/08/2026	0.1	0.1	2.4	0.0001	0.0024
WS04	28/08/2026	0.1	0.1	2.6	0.0001	0.0026
WS05	28/08/2026	0.1	0.1	2.1	0.0001	0.0021

The guidance requires that a gas screening value (GSV) is derived for the site, taking into account the Q_{hg} and, where necessary, undertaking a worst-case check.

The plausible worst-case condition is obtained by multiplying the maximum recorded flow rate in a standpipe with the maximum gas concentration within the same strata.

Because no detectable gas flow was recorded in any of the standpipes during the monitoring period, the Q_{hg} for WS03 and WS04 on the first and second monitoring visits (highlighted within the table above) are already the "worst-case" condition and can be used as the GSV for the site.

5.5.6 Assessment of Risk from Ground Gases

The calculated GSV for the site is then compared to the characteristic gas situations (CS) provided in Table 2 of BS8485, which is partially reproduced below:

Table 8. *Reproduction of elements of Table 2 of BS8485 – CS by Site characteristic GSV*

CS	Hazard potential	Site characteristics GSV (L/h)	Additional factors
CS1	Very Low	<0.07	Typically <1% methane concentration and <5% carbon dioxide concentration (otherwise consider an increase to CS2)
CS2	Low	0.07 to 0.7	Typical measured flow rate <70 L/h (otherwise consider an increase to CS3)

The worst-case GSV for the site of 0.0027l/hr would put the site in CS1.

5.5.7 *Assessment of Gas Protection Measures Required*

Before assessing the gas protection measures that may be required, BS8485 requires that buildings be categorised in accordance with Table 3, in relation to ownership structure of the building and room size, together with control of the future structural changes to the building.

The site has been assessed as (conservatively) falling into Type A building types in accordance with Table 3.

Table 4 of BS8485 then identifies the gas protection score required by different characteristic situations for different “building types”. A partial reproduction of elements of this table is shown below:

Table 9. *Reproduction of elements of Table 4 of BS8485 – Gas Protection Score by CS and type of building*

Characteristic Situation	Minimum Gas Protection Score (Points)			
	High Risk		Medium Risk	Low Risk
	Type A	Type B	Type C	Type D
1	0	0	0	0
2	3.5	3.5	2.5	1.5

For CS1, the gas protection score is zero, and therefore no specific gas protection measures are necessary.

5.5.8 *Conclusions*

The concentrations of ground gases have been measured over periods of rising and falling pressure, including two monitoring visits where atmospheric pressure was <1000mb. No detectable concentrations of methane or gas flow rates were recorded during the monitoring period. Concentrations of carbon dioxide have been relatively consistent across the monitoring period varying between 1.8% and 2.7%. The calculated GSV puts the site into CS1 a very low risk, which does not require ground gas protection measures. The proposed additional monitoring should be continued to validate the results already obtained, but based on the interim results, it would be reasonable to not expect significant variation in the gas regime at the site and for the conclusion reached above to be valid.

5.6 Quantitative Contamination Risk Assessment

5.6.1 Contaminant Pathways Identified

The development is to comprise a new house, with the surrounding ground forming a private garden, including areas of existing heavily tree covered areas in the south-west of the site.

As such, pathways associated with gas and vapour intrusion into new buildings are considered to be valid, along with direct contact and dust related pathways. Pathways associated with the consumption of home-grown produce are not considered to be present in the area where the potential source of contamination was identified by the desk study report.

Only the Grinstead Clay Member strata has been encountered by the ground investigation, which is classed as an Unproductive Strata. Although the site is not located within a SPZ, a river is located on the eastern boundary and therefore pathways relating to controlled waters may be reasonably considered to be present.

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

5.6.2 Contamination Sources Identified

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

It is noted that the conclusions with regard to ground gas monitoring still require validation with further monitoring, which will be reported within a supplementary ground gas risk assessment for the site.

5.6.3 Quantitative Conceptual Model

The quantitative conceptual model for the proposed development is presented in Appendix G.

At this stage, in the absence of any complete pollutant linkages being identified, no remedial measures are considered to be necessary.

5.7 Risks to Other Potential Receptors

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

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

5.8 Regulatory Approval

This report should be submitted to the Local Authority in support of an application to discharge planning condition 9. The conclusions drawn in this report should be considered as provisional until such time as the report has been accepted and the relevant conditions have been discharged. On completion of the gas monitoring programme the supplementary ground gas risk assessment should also be provided to the Local Authority.

5.9 Discovery Strategy

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

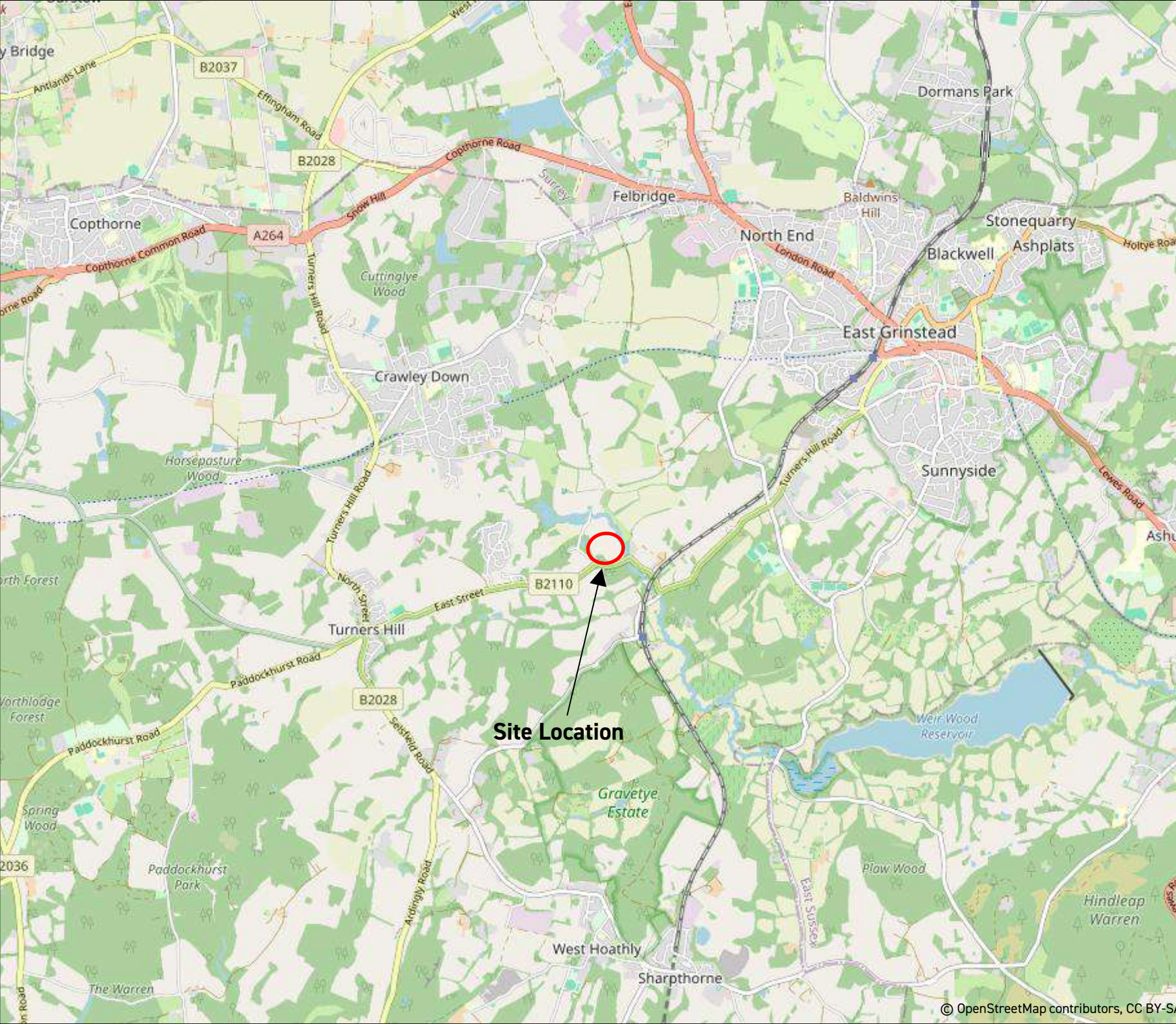
- All works in that area are to cease and the site manager informed.
- Advice sought from suitably qualified and experienced personnel as to whether any further site inspection, sampling, testing and/or assessment is deemed necessary.
- If required, the conclusions of any assessment and any proposed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

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

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

FIGURES

- Figure 1 Site Location Plan
- Figure 2 Site Plan



ASHDOWN
SITE INVESTIGATION

Head Office

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

Site

Land to South of Fen Place Mill
Turners Hill Road
Turners Hill
West Sussex

Project Ref

P17903

Figure No

1

Drawing Title

Site Location Plan

Scale

Not To Scale



Head Office
Unit 3 The Old Grain Store Ditchling Common Business Park Ditchling East Sussex BN6 8SG contact@ashdownsi.co.uk
Site
Land to South of Fen Place Mill Turners Hill Road Turners Hill West Sussex
Project Ref
P17903
Figure No
2
Drawing Title
Site Plan
Scale
Not To Scale

APPENDIX A

Proposed Development Layout



1. Proposed courtyard garden
2. Proposed orchard
3. Proposed PV panels
4. Proposed driveway
5. Proposed improved scrub woodland (broadleaf woodland + native shrub planting)
6. Proposed woodland shaw (broadleaf woodland + native shrub planting)
7. Proposed ditch to driveway
8. Proposed pond
9. Proposed attenuation pond
10. Proposed wetland grass meadow
11. Proposed lowland meadow
12. Proposed specimen broadleaf tree
13. Proposed specimen riparian tree

This drawing is to be used for planning purposes only.
Not for construction.

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Drawn by
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Date
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Description
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Rev
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Job No
309

Project
Meadowbank House

Title
Proposed Site Plan

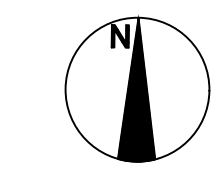
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309-P-01-101

Scale
1:1000 @A1, 1:2000 @A3

Date of First Issue
31.03.23

Rev
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Status
Planning



Key

Ownership/Application Boundary

Curtilage Boundary

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APPENDIX B

Explanatory Notes
Exploratory Hole Records

EXPLANATORY NOTES

Symbols and abbreviations on Exploratory Hole Records

Samples

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

In Situ Testing

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

Excavation Method

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

Soil Description

Description and classification of soils has been carried out using as a general basis the British Standard Geotechnical investigation and testing – Identification and classification of soil, Part 1 Identification and description (BS EN ISO 14688-1) and Part 2 Principles of classification (BS EN 14688-2) as well as the BS5930 code of Practice for Ground Investigations. Any topsoil/subsoil terminology is for descriptive purposes only and does not indicate soils would meet relevant classification requirements.

Rock Description

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

Chalk Description

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

In Situ Strength Testing (where undertaken)

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

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

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

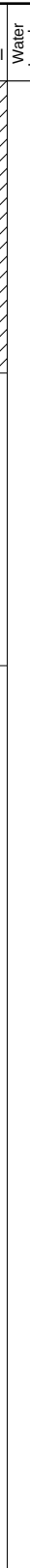
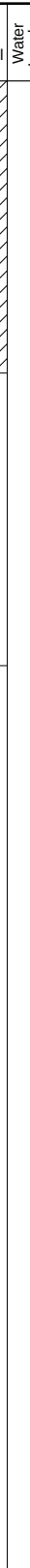
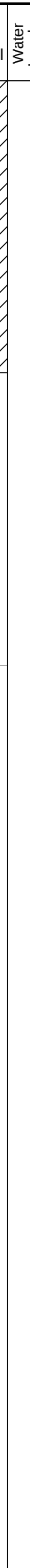
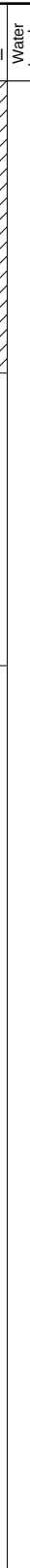
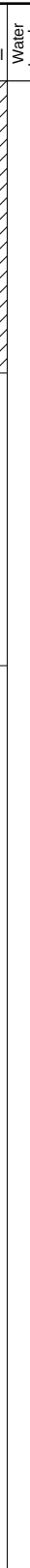
Undrained shear strength determinations made in-situ using a Geonor hand shear vane or a hand penetrometer.

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



Hole Type	Easting	Northing	Ground Level (m)	Scale
WLS				1:25
Project Name		Project No.	Start Date	End Date
Fen Place Mill, Turners Hill, West Sussex		P17903	2026-08-11	2026-08-11

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

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.40	ES			(0.60)		Topsoil over, SUBSOIL: Brown silty clay.	0.5
		0.75	D			0.60		Yellow brown, brown and grey slightly sandy CLAY. [Grinstead Clay Member]	1.0
		1.20	D			(1.40)		becoming clayey SAND below 1.00m depth. (1.00m) becoming slightly gravelly below 1.10m depth. Gravel is subangular to subrounded fine to coarse sandstone and ironstone. (1.10m) with a grey band at 1.20m depth. (1.20m) becoming orange brown below 1.30m depth. (1.30m)	1.5
						2.00		becoming grey below 1.90m depth. (1.90m) End of Borehole at 2.00m	2.0
									2.5
									3.5
									4.5

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

Method, Plant, Stability, Dimensions
0.00 - 2.00m WLS
 Borehole stable on completion.

Logger
FL



Dynamic (Windowless) Sampler

WS02
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Fen Place Mill, Turners Hill, West Sussex	Project No. P17903	Start Date 2026-08-11	End Date 2026-08-11	

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

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.05	ES			(0.50)		Topsoil over, SUBSOIL: Dark brown silty clay.	
		0.80	D			0.50		Brown, orange brown and yellow brown mottled slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse sandstone. [Grinstead Clay Member]	0.5
		1.30	D			(1.50)		with a band of brown, orange brown and grey mottled slightly sandy CLAY between 0.95m and 1.00m depth. (0.95 - 1.00m)	1.0
						2.00		End of Borehole at 2.00m	2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion. Standpipe installed to 2.00m depth; 2.00m to 1.00m slotted pipe with gravel surround; 1.00m to ground level plain pipe with bentonite seal; completed with gas tap and security cover concreted flush with ground surface.	Method, Plant, Stability, Dimensions 0.00 - 2.00m WLS Borehole stable on completion.	Logger FL
--	--	--------------



Hole Type	Easting	Northing	Ground Level (m)	Scale
WLS				1:25
Project Name		Project No.	Start Date	End Date
Fen Place Mill, Turners Hill, West Sussex		P17903	2026-08-11	2026-08-11

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

Inst/ Backfill		Water Levels	Samples and Tests		Level (m)	Depth (thickness) (m)	Strata		
			Depth (m)	Type/ Ref			Results	Legend	
			0.10	ES		(0.55)		Topsoil over, SUBSOIL: Dark brown and brown silty clay.	0.5
			0.80	D		0.55		Brown, yellow brown and grey mottled slightly gravelly sandy CLAY. Gravel is subangular to subrounded fine to coarse sandstone. [Grinstead Clay Member]	
1.70	D	(0.85)				<i>with a band of grey and orange brown clay between 1.20m and 1.40m in depth. (1.20 - 1.40m)</i>	1.0		
		1.40		Brown, red brown and grey mottled slightly gravelly clayey fine to coarse SAND. [Grinstead Clay Member]	1.5				
						(0.60)		<i>becoming yellow brown below 1.85m depth. (1.85m)</i>	2.0
						2.00		<i>End of Borehole at 2.00m</i>	
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

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

Method, Plant, Stability, Dimensions
0.00 - 2.00m WLS
 Borehole stable on completion.

Logger
FL



Dynamic (Windowless) Sampler

WS04
Sheet 1 of 1

Hole Type WLS	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Fen Place Mill, Turners Hill, West Sussex	Project No. P17903	Start Date 2026-08-11	End Date 2026-08-11	

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

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	ES			(0.45)		Topsoil over, SUBSOIL: Brown silty clay.	
						0.45		Brown, orange brown and grey mottled slightly gravelly slightly sandy CLAY. Gravel is subangular to subrounded fine to medium ironstone. [Grinstead Clay Member]	0.5
		0.90	D					becoming sandy below 1.20m depth. (1.20m)	1.0
						(1.55)		becoming clayey SAND below 1.40m depth. (1.40m)	1.5
		1.70	D					becoming yellow brown below 1.50m depth. (1.50m)	2.0
						2.00	End of Borehole at 2.00m		2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Borehole dry on completion. Standpipe installed to 2.00m depth; 2.00m to 1.00m slotted pipe with gravel surround; 1.00m to ground level plain pipe with bentonite seal; completed with gas tap and security cover concreted flush with ground surface.	Method, Plant, Stability, Dimensions 0.00 - 2.00m WLS Borehole stable on completion.	Logger FL
--	--	--------------



Hole Type	Easting	Northing	Ground Level (m)	Scale
WLS				1:25
Project Name		Project No.	Start Date	End Date
Fen Place Mill, Turners Hill, West Sussex		P17903	2026-08-11	2026-08-11

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

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (thickness) (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	ES			(0.60)		Topsoil over, SUBSOIL: Dark brown silty clay.	0.5
		0.70	D			0.60		Brown and orange brown mottled slightly sandy CLAY. [Grinstead Clay Member]	1.0
		1.50	D			(1.40)		becoming clayey SAND below 1.30m depth. (1.30m)	1.5
						2.00		End of Borehole at 2.00m	2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

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

Method, Plant, Stability, Dimensions	Logger
0.00 - 2.00m WLS	FL
Borehole stable on completion.	



Hand Pit

TP01
Sheet 1 of 1

Hole Type HP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Fen Place Mill, Turners Hill, West Sussex	Project No. P17903	Start Date 2026-08-11	End Date 2026-08-11	

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

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.05	ES					MADE GROUND: Brown and grey slightly gravelly sandy clay. Gravel is subangular to subrounded fine to coarse metal, brick, flint, plastic, concrete, crystalline rock and metal wire.	
		0.30	ES			(0.60)			0.5
						0.60			1.0
								End of Trial Pit at 0.60m	1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

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



Hand Pit

TP02
Sheet 1 of 1

Hole Type HP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Fen Place Mill, Turners Hill, West Sussex	Project No. P17903	Start Date 2026-08-11	End Date 2026-08-11	

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

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.10	ES					MADE GROUND: Light brown gravelly sandy clay. Gravel is subangular to subrounded fine to coarse concrete, brick, flint and crystalline rock.	
		0.30	ES			(0.45)			
		0.55	ES			0.45		MADE GROUND: Yellow brown and brown slightly gravelly sandy clay. Gravel is subangular to subrounded fine to coarse flint and sandstone.	0.5
		0.60	D			0.60		End of Trial Pit at 0.60m	
									1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

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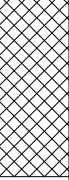


Hand Pit

TP03
Sheet 1 of 1

Hole Type HP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Fen Place Mill, Turners Hill, West Sussex	Project No. P17903	Start Date 2026-08-11	End Date 2026-08-11	

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

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.10	ES					MADE GROUND: Brown and grey slightly gravelly sandy clay. Gravel is subangular to subrounded fine to coarse brick, concrete, sandstone, plastic, metal wire, tile and flint.	
		0.40	ES			(0.60)		with a cobble of brick at 0.30m depth. (0.30m)	0.5
		0.60	ES			0.60		End of Trial Pit at 0.60m	1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

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



Hole Type HP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Fen Place Mill, Turners Hill, West Sussex		Project No. P17903	Start Date 2026-08-11	End Date 2026-08-11

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

[illegible]

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



Hand Pit

TP05
Sheet 1 of 1

Hole Type HP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Fen Place Mill, Turners Hill, West Sussex	Project No. P17903	Start Date 2026-08-11	End Date 2026-08-11	

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

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.30	ES			(0.60)		Topsoil over, MADE GROUND: Brown and yellow brown slightly gravelly sandy clay. Gravel is subangular to subrounded fine to coarse flint, brick and sandstone.	
		0.50	ES			0.60			0.5
								End of Trial Pit at 0.60m	
									1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

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



Hand Pit

TP06
Sheet 1 of 1

Hole Type HP	Easting	Northing	Ground Level (m)	Scale 1:25
Project Name Fen Place Mill, Turners Hill, West Sussex	Project No. P17903	Start Date 2026-08-11	End Date 2026-08-11	

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

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.05	ES					Topsoil over, MADE GROUND: Yellow and brown slightly gravelly clayey sand. Gravel is subangular to subrounded fine to coarse sandstone, flint, brick and tree bark.	
		0.25	ES			(0.65)			
		0.40	ES					with a cobble of sandstone at 0.40m depth. (0.40m)	0.5
						0.65		End of Trial Pit at 0.65m	1.0
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks Trial Pit dry on completion.	Method, Plant, Stability, Dimensions 0.00 - 0.65m HP Trial Pit stable on completion.	Logger FL
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APPENDIX C

Interim Ground Gas Monitoring Results

Site: Land to South of Fen Place Mill, Turners Hill Road, Turners Hill, West Sussex

Project Ref: P17903

Position	Date	Time	Dynamic Pressure (pa)	Atmospheric Pressure (mbar)	Atmospheric Trend	Standing Water Depth (m ball)	Flow Rate (l/hr)				Methane (%)				Carbon Dioxide (%)				Oxygen (%)				CO (ppm)	H ₂ S (ppm)
							Seconds				Seconds				Seconds				Seconds					
							15	30	45	60	15	30	45	60	15	30	45	60	15	30	45	60		
WS01	14/08/2026	11:04	0	1006	Rising	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.3	2.6	2.6	2.6	19.9	19.7	19.7	19.7	0	0
WS02	14/08/2026	10:52	0	1005	Rising	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8	1.8	1.9	1.9	20.0	19.8	19.7	19.7	0	0
WS03	14/08/2026	10:46	0	1005	Rising	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	2.7	2.7	2.7	19.9	19.7	19.6	19.6	0	0
WS04	14/08/2026	10:57	0	1006	Rising	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.6	2.7	2.7	2.7	19.1	18.8	18.8	18.8	0	0
WS05	14/08/2026	10:50	0	1005	Rising	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	2.1	2.1	2.1	20.1	19.9	19.9	19.9	0	0
WS01	20/08/2026	11:25	0	992	Falling	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.4	2.4	2.5	2.6	19.9	19.7	19.6	19.5	0	0
WS02	20/08/2026	11:30	0	991	Falling	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1	2.2	2.2	2.2	19.7	19.5	19.5	19.5	0	0
WS03	20/08/2026	11:09	0	992	Falling	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	2.7	2.7	2.7	19.7	19.5	19.5	19.5	0	0
WS04	20/08/2026	11:19	0	992	Falling	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	2.6	2.7	2.6	19.4	19.1	19.1	19.1	0	0
WS05	20/08/2026	11:14	0	992	Falling	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	2.2	2.3	2.3	20.0	19.7	19.7	19.7	0	0
WS01	28/08/2026	08:15	0	994	Falling	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	2.3	2.3	2.4	19.0	19.7	19.8	19.5	0	0
WS02	28/08/2026	08:09	0	994	Falling	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	2.2	2.2	2.2	19.6	19.4	19.4	19.4	0	0
WS03	28/08/2026	08:02	0	994	Falling	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.4	2.4	2.4	2.4	19.6	19.6	19.6	19.6	0	0
WS04	28/08/2026	07:46	0	994	Falling	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	2.6	2.6	2.6	19.3	19.2	19.1	19.1	0	0
WS05	28/08/2026	07:53	0	994	Falling	DRY	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1	2.1	2.1	2.1	19.8	19.7	19.7	19.7	0	0

APPENDIX D

Contamination Laboratory Test Results

ANALYTICAL TEST REPORT

Report Number 26-10106, issue number 1

Contract name: Land to South Of Fen Place Mill Turners Hill Road Turners Hill West
Sussex

Client reference: P17903-3551

Clients name: Ashdown Site Investigation Ltd

Clients address: Ashdown Site Investigation Ltd
Unit 3 The Grain Store
Ditchling Common Business Park
West Sussex
BN6 8SG

Samples received: 18/08/2026

Analysis started: 19/08/2026

Analysis completed: 27/08/2026

Report issued: 27/08/2026

Key

U UKAS accredited test

M MCERTS & UKAS accredited test

(B) Analysis performed at Southampton Site

I/S Insufficient sample to carry out test

U/S Sample not suitable for testing

NAD No Asbestos Detected

Full key available on Information page



Approved by: Sam Rogerson
Receipt and Reporting Manager

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.
% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
126426	TP01	0.30	Brown Sand with Gravel and Vegetation.	-	-	8.9
126427	TP02	0.10	Brown Sand with Gravel and Vegetation.	-	-	8.0
126428	TP03	0.40	Brown Sand with Gravel and Vegetation.	-	-	10.1
126429	TP04	0.10	Brown Sand with Gravel and Vegetation.	-	-	12.8
126430	TP05	0.30	Brown Sand with Gravel and Vegetation.	-	-	7.3
126431	TP06	0.25	Brown Sand with Gravel and Vegetation.	-	-	6.8

SOILS

Lab Number					126426	126427	126428	126429	126430
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					TP01	TP02	TP03	TP04	TP05
Depth (m)					0.30	0.10	0.40	0.10	0.30
Sampling Date					11/08/2026	11/08/2026	11/08/2026	11/08/2026	11/08/2026
Test	Method	Accred	LoD	Units					
Asbestos									
Asbestos Identification	SUBCO N	SU	0	-	NAD	NAD	NAD	NAD	NAD
Metals									
Water Soluble Boron	CE063	N	0.5	mg/kg	0.91	0.60	0.69	0.63	0.66
Arsenic	CE264	M	2.3	mg/kg	10.5	8.0	7.9	8.8	11.0
Cadmium	CE264	M	1.1	mg/kg	1.2	< 1.1	< 1.1	< 1.1	< 1.1
Chromium	CE264	U	1.3	mg/kg	38.0	31.2	21.2	23.5	23.5
Copper	CE264	M	1.2	mg/kg	28.5	91.5	22.8	11.6	10.6
Lead	CE264	U	2.4	mg/kg	120	50.3	116	49.5	41.9
Mercury	CE264	M	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6
Nickel	CE264	M	1.6	mg/kg	29.1	25.6	11.3	10.5	8.6
Selenium	CE264	M	3	mg/kg	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	2.4	mg/kg	279	213	148	59.3	49.7
Colourimetric									
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	0.090	< 0.040	< 0.040	< 0.040	< 0.040
Combustion									
Moisture Content	CE001	N	0.1	%	8.9	8.0	10.1	12.8	7.3
Soil Organic Matter	CE192	N	0.1	%	2.90	4.98	4.33	5.05	6.16
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	0.897	< 0.016	0.518	< 0.016	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	0.482	0.023	0.150	0.018	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	2.28	< 0.013	0.370	0.026	< 0.013
Fluorene	CE087	U	0.013	mg/kg	2.11	< 0.013	0.323	0.025	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	16.4	0.160	3.63	0.366	0.107
Anthracene	CE087	U	0.017	mg/kg	5.31	0.100	0.569	0.078	0.030
Fluoranthene	CE087	M	0.017	mg/kg	24.3	0.340	5.34	0.927	0.271
Pyrene	CE087	M	0.016	mg/kg	18.4	0.311	4.13	0.777	0.231
Benzo(a)anthracene	CE087	U	0.012	mg/kg	9.53	0.208	2.11	0.393	0.122
Chrysene	CE087	M	0.028	mg/kg	6.47	0.150	1.79	0.354	0.110
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	11.3	0.329	2.76	0.628	0.206

SOILS

Lab Number					126426	126427	126428	126429	126430
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					TP01	TP02	TP03	TP04	TP05
Depth (m)					0.30	0.10	0.40	0.10	0.30
Sampling Date					11/08/2026	11/08/2026	11/08/2026	11/08/2026	11/08/2026
Test	Method	Accred	LoD	Units					
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	4.11	0.122	1.03	0.218	0.064
Benzo(a)pyrene	CE087	U	0.019	mg/kg	8.77	0.250	2.21	0.411	0.124
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	7.53	0.235	1.74	0.372	0.128
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	1.41	0.040	0.347	0.060	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	4.86	0.181	1.23	0.269	0.082
Total PAH(16)	CE087	N	0.28	mg/kg	124	2.45	28.2	4.92	1.48
Total Petroleum Hydrocarbons									
>C5-C6 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C6-C8 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C8-C10 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.100	< 0.100	< 0.100	< 0.100	< 0.100
>C10-C12 Soil (EH_1D_Total)	CE033	M	3	mg/kg	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
>C12-C16 Soil (EH_1D_Total)	CE033	M	4	mg/kg	6.9	< 4.0	< 4.0	< 4.0	7.0
>C16-C21 Soil (EH_1D_Total)	CE033	M	4	mg/kg	15.7	11.9	11.2	7.0	9.4
>C21-C35 Soil (EH_1D_Total)	CE033	M	9	mg/kg	123	91.9	91.3	104	92.3
>C35-C44 Soil (EH_1D_Total)	CE033	U	8	mg/kg	68.2	64.4	66.4	124	57.0
Wet Chem									
pH	CE004	M	0.1	pH units	10.9	7.9	7.9	5.0	5.6

SOILS

Lab Number					126431
Client Reference					SOIL
Sample ID					TP06
Depth (m)					0.25
Sampling Date					11/08/2026
Test	Method	Accred	LoD	Units	
Asbestos					
Asbestos Identification	SUBCO N	SU	0	-	NAD
Metals					
Water Soluble Boron	CE063	N	0.5	mg/kg	0.89
Arsenic	CE264	M	2.3	mg/kg	16.3
Cadmium	CE264	M	1.1	mg/kg	1.1
Chromium	CE264	U	1.3	mg/kg	21.6
Copper	CE264	M	1.2	mg/kg	53.1
Lead	CE264	U	2.4	mg/kg	108
Mercury	CE264	M	0.6	mg/kg	< 0.6
Nickel	CE264	M	1.6	mg/kg	29.3
Selenium	CE264	M	3	mg/kg	< 3.0
Zinc	CE264	M	2.4	mg/kg	153
Colourimetric					
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040
Combustion					
Moisture Content	CE001	N	0.1	%	6.8
Soil Organic Matter	CE192	N	0.1	%	16.8
Polyaromatic hydrocarbons					
Naphthalene	CE087	M	0.016	mg/kg	0.082
Acenaphthylene	CE087	M	0.015	mg/kg	0.020
Acenaphthene	CE087	M	0.013	mg/kg	0.085
Fluorene	CE087	U	0.013	mg/kg	0.078
Phenanthrene	CE087	M	0.014	mg/kg	1.22
Anthracene	CE087	U	0.017	mg/kg	0.354
Fluoranthene	CE087	M	0.017	mg/kg	2.26
Pyrene	CE087	M	0.016	mg/kg	1.94
Benzo(a)anthracene	CE087	U	0.012	mg/kg	1.35
Chrysene	CE087	M	0.028	mg/kg	0.947
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	1.79

SOILS

Lab Number					126431
Client Reference					SOIL
Sample ID					TP06
Depth (m)					0.25
Sampling Date					11/08/2026
Test	Method	Accred	LoD	Units	
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	0.642
Benzo(a)pyrene	CE087	U	0.019	mg/kg	1.29
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	1.08
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	0.222
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.733
Total PAH(16)	CE087	N	0.28	mg/kg	14.1
Total Petroleum Hydrocarbons					
>C5-C6 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.10
>C6-C8 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.10
>C8-C10 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.100
>C10-C12 Soil (EH_1D_Total)	CE033	M	3	mg/kg	3.9
>C12-C16 Soil (EH_1D_Total)	CE033	M	4	mg/kg	6.8
>C16-C21 Soil (EH_1D_Total)	CE033	M	4	mg/kg	36.0
>C21-C35 Soil (EH_1D_Total)	CE033	M	9	mg/kg	545
>C35-C44 Soil (EH_1D_Total)	CE033	U	8	mg/kg	725
Wet Chem					
pH	CE004	M	0.1	pH units	6.7

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE033	EPH in Soil	Acetone:Hexane Extraction and GCFID	As submitted sample
CE063	Water soluble boron	ICPOES	Air dried sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE263	ChromiumVI by Discrete Analyser in Soil	Gallery	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE192	TOC In Soil	PRIMACS Combustion Analyser	Air dried sample

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.

For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.

Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

- a Sampling date not provided
- b Sampling time not provided (waters only)
- c Sample not received in appropriate containers
- d Storage Temperature
- e Headspace present in sample container
- f Sample exceeded sampling to receipt
- g Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
126426	TP01	0.30	N	
126427	TP02	0.10	N	
126428	TP03	0.40	N	
126429	TP04	0.10	N	
126430	TP05	0.30	N	
126431	TP06	0.25	N	

REPORT INFORMATION

Report No.:26-10106, issue number 1

Key	
U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

This report shall not be reproduced except in full, without prior written approval.

Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis (at 30°C)

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis (30°C). Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones and 'inert' material, where applicable.

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
-	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site
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APPENDIX E

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 F

Preliminary Conceptual Model

Site: Land to South of Fen Place Mill, Turners Hill Road, Turners Hill, West Sussex

Project Ref: P17848

Potential Source	Potential Receptor	Potential Contaminants	Potential Pathway	Complete Linkage Present?	Probability	Consequence	Risk
Historical and recent surface ground workings in the south of the site.	End Users	Asbestos, Heavy Metals, Land Gases and PAH 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	No potential contaminants identified			N/A
			Inhalation of soil gases/ Risk of explosion	Yes	P1: Very Low	C3: Moderate	Low
	End Users (via Water Supply Pipework)		Contamination of incoming services	No potential contaminants identified			N/A
	Controlled Waters	Heavy Metals and PAH Compounds	Migration to groundwater	Yes	P1: Very Low	C1: Very Minor	Negligible
Areas of historical surface workings in close proximity to the site	End Users	Land Gases	Dermal contact with soil and dust (indoor & outdoor)	No potential contaminants identified			N/A
			Ingestion of soil and indoor dust	No potential contaminants identified			N/A
			Consumption of home-grown produce and attached soil	No potential contaminants identified			N/A
			Inhalation of soil dust (indoor and outdoor)	No potential contaminants identified			N/A
			Inhalation of soil vapours	No potential contaminants identified			N/A
			Inhalation of soil gases/ Risk of explosion	Yes	P1: Very Low	C3: Moderate	Low
	End Users (via Water Supply Pipework)		Contamination of incoming services	No potential contaminants identified			N/A
	Controlled Waters		Migration to groundwater	No contaminants likely to impact groundwater identified			N/A

APPENDIX G

Quantitative Conceptual Model

Site: Land to South of Fen Place Mill, Turners Hill Road, Turners Hill, West Sussex

Project Ref: P17903

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	Not applicable in area of the site where potential sources of contamination were identified by the desk study report			N/A
			Inhalation of soil dust (indoor and outdoor)	No contaminants present above SSVs			N/A
			Inhalation of soil vapours	No potential source identified			N/A
			Inhalation of soil gases/ Risk of explosion	Interim monitoring has not identified gases present above GSVs			N/A
	End Users (via Water Supply Pipework)		Contamination of incoming services	No potential source identified			N/A
	Groundwater		Migration to groundwater	No contaminants present at concentrations posing risk to groundwater			N/A