



**Castledine
Environmental**

LAND CONTAMINATION SURVEYS

**Phase 1 Land Contamination
Risk Assessment**

for

**Proposed Conversion of Barn to
Residential Use to Create a Single 2 No.
Bedroomed Dwelling with Removal of
Existing Hardstanding & Landscaping**

on the site of

**Slaugham Garden Nursery,
Staplefield Road, Slaugham
RH17 6AL**

Date: July 2026

Status:

Final Report

Reference:

4312D P1 Lenmark – Slaugham RH17 6AL

Date:

07/07/2026

Author:	Checked by:
DW	TR

EXECUTIVE SUMMARY

The site has been associated with a nursery, before more recently falling out of use. A preliminary site investigation has been carried out as part of the site walkover and Phase 1 Reporting – the results of which have shown no contaminants of concern.

Based on the information contained in this report, it is the opinion of Castledine Environmental that the site represents an estimated **LOW** level of risk with respect to the proposed development.

A watching brief (as outlined in Appendix G) should be carried out by the site supervisor during the course of demolition, site clearance and construction works for any obvious contamination (e.g. oil spillage in ground, buried waste, possible asbestos containing material). Should previously unreported or undiscovered contamination be identified, then development should stop and Castledine Environmental should be contacted to determine if further assessment or changes to the remediation scheme are required.

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1.0 QUALITY ASSURANCE

Castledine Environmental confirm that all reasonable efforts have been made to ensure that the information outlined within this report is accurate.

Castledine Environmental would further confirm that due care, attention and technical skill were used in the creation of this report.

2.0 LIMITATIONS

The conclusions and recommendations made in this report are limited to those based on the findings of the investigation. Where comments are made based on information obtained from third parties, Castledine Environmental assumes that all third-party information is true and correct. No independent action has been undertaken to validate the findings of third parties. The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at the time.

This survey has not included asbestos within existing structures, invasive plant species, geotechnical considerations or any elements unconnected with potential ground contamination at the site. If required, such surveys should be undertaken by suitably accredited organisations.

There may be other conditions prevailing at the site which have not been disclosed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted for conditions not revealed by the investigation.

3.0 INTRODUCTION AND SITE PROPOSALS

Castledine Environmental have been appointed by Mr. L. Nugent to undertake a Phase 1 Desk study on a site at Slaugham Garden Nursery, Staplefield Road, Slaugham, Mix Sussex RH17 6AL

The site development proposals consist of the conversion of the existing barn to a residential usage to create a single, two-bedroomed dwelling with associated landscaping (i.e. removal of hardstanding and replacement with soft-landscaping).

4.0 SCOPE

Castledine Environmental have prepared this report for the sole use and reliance of Mr. L. Nugent and associated appointees for the purpose of ensuring compliance with:

- National Planning Policy Framework (NPPF) February 2025;
- Part C1 of the building regulations;
- Support of Planning Application No: DM/24/2409

This report may not be used or relied upon by any unauthorised third party, or for any other proposed use than that specified above, without the explicit written agreement of Castledine Environmental.

This report is to be regarded as a Preliminary Risk Assessment in accordance with the Environment Agency's Land Contamination Risk Management (LCRM – 2021), which replaces CLR11 *“Model Procedures for the Management of Land Contamination”*, carried out in accordance with BS 10175:2011+A2:2017, *“Investigation of Potentially Contaminated Land - Code of Practice”* and relevant sections of BS5930:2015+A1:2020, *“Code of Practice for Ground Investigations”*.

The objectives of the report are:-

- To assess historical activities at the site with respect to their potential impact on the site environment;

- To assess historical and current surrounding land use in relation to known or potential off-site contamination issues that may impact on the subject site;
- Review of geological, hydrogeological and hydrological conditions at the site, pertaining to land contamination issues;
- To characterise the environmental setting of the site, identify migration pathways and vulnerable receptors for contamination originating at the site, focusing on potential soil and groundwater liabilities; and
- To develop a preliminary conceptual site model (CSM).

This report has been produced in order to discharge any relevant planning conditions outlined by the Local Authority and Environment Agency; however, further requirements may be imposed after the findings of this report that may need to be addressed at a later date.

5.0 SITE DESCRIPTION

The site is located in Slaugham, Mid Sussex at National Grid Reference: 525472,128124 and is approximately 0.3ha in area.

The site is an irregular rectangle in shape and is orientated north to south. The site is located in a predominantly rural area and is directly bounded by wooded areas to the north, east and west with Staplefield Road with field beyond to the south.

The site interior comprises a partially burnt-down barn, a concrete access route, areas of gravel hardstanding and recently exposed natural soils and a very limited area of existing soft-landscaping.

Access to site was provided via a sloped, concrete access route leading north, from the adjacent roadside, sloping up to the level of the site. Directly west of the access route and largely offsite was an extent of made ground associated with the former nursery here (i.e. natural gravels mixed with brick and rubbles), with such deposits then located to the north and west of the barn. The barn was seen to be single-storey and constructed of steel-

structuring with blackened corrugated roofing and cladding and concrete flooring throughout. To the north east, east, south east and south west of the barn lie recently exposed natural soils (clayey gravels, gravelly, sandy clays), where fire-impacted deposits had been scraped and removed from site.

The remaining area on site then comprises a heavily overgrown, limited strip of vegetation in the far north of site, beyond the further area of gravelled hardstanding.

Potential sources of contamination noted on the site walkover include made ground deposits on and adjacent to site (including those formerly associated with a nursery) and the burning event associated with the barn. Topographically, the site slopes from the south up the north, as do the surrounding areas, before levelling out south of site.

Photos of the site are present in Appendix D.

5.1 SOILS AND GEOLOGY

British Geological Survey materials © NERC 2026 obtained from <http://www.bgs.ac.uk/data/mapViewers/home.html> under the [Open Government Licence](#).

5.1.1 SUPERFICIAL DEPOSITS

Both BGS geological mapping and the Groundsure report record no superficial geological deposits located on site with the nearest record being an area of Alluvium, comprising clays, silts, sands and gravels with possible lenses of peat or organic inclusions, located 227m south of site.

5.1.2 BEDROCK DEPOSITS

Both BGS geological mapping and the Groundsure report records bedrock geology of the Tunbridge Wells Sand underlying site, comprising a predominantly fine- to medium-grained sandstone, interbedded with siltstone and silty sand rhythms with finely-bedded mudstones and thin limestones.

5.1.3 ARTIFICIAL GROUND

BGS geological mapping records no artificial deposits located on or within 500m of site.

5.1.4 BOREHOLES

No relevant BGS historical borehole data is available for the site nor nearby to site.

5.1.5 COAL MINING

The site is not located in a coal mining reporting area and the local geology is not considered appropriate for such extraction. As such the risk from coal mining activities is considered to be negligible.

5.1.6 NON-COAL MINING

The Groundsure report records ceased operations sand pits formerly located 26m north and 250m west of site.

5.1.7 SURFACE WORKINGS

ID	Distance (m)	Direction	Land Usage	Year of Mapping
A	24	N	Old sand pit	1895
2	212	E	Grave yard	1874

5.1.8 RADON

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are necessary as described in publication BR211:2015 by the Building Research Establishment.

6.0 REGULATORY AUTHORITY AND OTHER ENVIRONMENTAL DATA

An environmental search listing historical and environmental factors likely to affect the property has been reviewed.

The most pertinent information is summarised in the following sections.

A copy is presented in Appendix A.

Additional geological and hydrological data was obtained from the British Geological Survey.

6.1 HYDROLOGICAL

6.1.1 AQUIFER

6.1.1.1 SUPERFICIAL DEPOSIT AQUIFER

ID	Distance (m)	Direction	Designation	Description
1	227	S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.1.1.2 BEDROCK GEOLOGY AQUIFER

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.1.1.3 BEDROCK PERMEABILITY

The Groundsure report records the site as being within an area where the maximum permeability of bedrock geology is recorded as ‘high’ and the minimum permeability as ‘moderate’ and facilitated by mixed flow mechanisms.

6.1.2 ABSTRACTIONS AND PRIVATE WATER SUPPLIES

The Groundsure report records no active abstraction sites within 1000m of site.

6.1.3 SOURCE PROTECTION ZONE

Site is not in a source protection zone (SPZ).

6.1.4 GROUNDWATER VULNERABILITY AND SOIL LEACHING POTENTIAL

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one-kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

ID	Location	Summary	Soil / Surface	Superficial Geology	Bedrock Geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures

6.1.5 SURFACE WATER

The Groundsure report records an unnamed, surface level watercourse located 3m south west and Marchant's Gill located 69m east of site at their

most proximate points to site; Satellite imagery also shows Mill Pond approximately 387m south of site and Furnace Pond located approximately 437m west of site.

6.1.6 DISCHARGE CONSENTS

The Groundsure report records an active discharge consent held 151m south of site that related to final / treated sewage effluent discharges (on behalf of the local water company) direct into a tributary of the River Ouse (effective circa.2008 onwards).

6.2 PERMITTED PROCESSES

None recorded within 500m of site.

6.3 POLLUTION INCIDENTS

The Groundsure report records an incident located 106m east of site, dated circa.2002 and concerning crude sewage materials with a minor impact to both water and land qualities and no impact to air quality.

6.4 RADIOACTIVE SUBSTANCES REGISTRATIONS

None recorded within 500m of site.

6.5 WASTE

6.5.1 LICENSED WASTE MANAGEMENT FACILITIES (LOCATIONS)

None recorded within 500m of site.

6.5.2 LANDFILL SITES

None recorded within 500m of site.

6.6 HAZARDOUS SUBSTANCES

None recorded within 500m of site.

6.7 ECOLOGICAL RECEPTORS

The Groundsure report records numerous areas of Designated Ancient Woodland in all compass directions from site, with the nearest record

named Homestead Wood, located 75m east of site. Beyond areas of Designated Ancient Woodland, no further sensitive land usages are recorded within 1000m of site.

6.8 AERIAL PHOTOGRAPHY

Aerial photography shows the following:

6.8.1 GOOGLE EARTH

15 No. images are held in the historic imagery dataset, as follows:

Date	Description
December 2001	The site is shown as occupied by an access route along and inside the western boundary of site (which leads north and offsite), a wooded area in the SE extent and hardstanding and a structure in the NE extent. The surrounding areas comprise wooded areas north and east, field to the NE, the roadside with field beyond to the south and a series of polytunnels and nursery features directly west of site.
December 2005	Some vegetation across the site has been stripped or died back and the structure and hardstanding are now more visible. Surrounding areas see little site relevant change.
March 2012	No major or discernible change on site. Areas NW of site are now occupied by nursery storage areas (indiscernible storages).
September 2012	No major or discernible change on site nor site relevant change to the surrounding areas.
June 2013	The NE extent of site appears to now be occupied by heaps (indiscernible), trailers and a series of tyres. The nursery area west of site appears dilapidated with some polytunnels damaged. The amount of storage and debris NW of site has increased.
April 2015	Site and areas NW of site now cleared of all debris and storages.
September 2015	No major or discernible change on site nor site relevant change to the surrounding areas.
August 2018	The site has now been cleared of all features beyond a vehicle and the structure. The area directly west has seen the demolition and removal of the nursery and associated features (i.e. polytunnels).
September 2018	No major or discernible change on site nor site relevant change to the surrounding areas.

Date	Description
October 2018	No major or discernible change on site nor site relevant change to the surrounding areas.
April 2020	Some debris is now seen on site once again, along with trailers and vehicle. Vegetation has recovered atop the nursery area west of site. Areas NW of site see vegetation stripped out and extensive areas of access routes, gravel or gravelled heaps are now present in the area.
June 2021	A possible heap of road planings is now located in the northern extent of site. Containers are now located directly NW of site, A series of footpaths or access routes now wind through the wooded area north of site.
March 2022	No major or discernible change on site. Areas directly west of site have seen the vegetation cut back and stripped out, exposing the prior hardstanding to the nursery formerly located here.
August 2024	No major or discernible change on site nor site relevant change to the surrounding areas.
March 2025	It is possible that the roofing atop the onsite structure (appearing to be PACM) is now damaged. Vegetation has recovered in the areas west, NW and north of site.

6.8.2 GOOGLE STREET VIEW

Google Street View imagery is dated circa.2008, 2009, 2011, 2021 and 2024 with the site viewed from Staplefield Road and facing north. Imagery dated circa.2009 shows the site access inside and forming the western boundary of site, with the remainder of the south eastern extent of site that is visible from the roadside being formed by a wooded area. The area directly west of site is occupied by a nursery and numerous polytunnels. The site sees little to no change until circa.2021 imagery, when the polytunnels have been removed and the area left to become vegetated; before such vegetation is cut back by imagery dated circa.2024 and the site appears disused.

6.9 HISTORIC MAPPING

The following historic maps have been reviewed as part of this assessment:

Map	Onsite	Offsite
OS County Series: 1874, 1:2,500	The site is shown as unoccupied field beyond an access route along and inside the western boundary of site (as in the present-day) and a wooded field boundary in the east of site.	Immediate surroundings comprise wooded field boundaries and field to the north, east and west with the roadside remaining directly south, as in the present-day. Notable features from beyond this include two unknown usage structures directly SW of site, a pond approx.70m SE (remains persistent until the present-day) and the village of Slaugham east of site.
OS County Series: 1874-1875, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1895-1896, 1:10,560	No major or discernible change on site.	An old sand pit is marked approx. 24m north of site. A second sand pit is located approx.270m west of site.
OS County Series: 1897, 1:2,500	No major or discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1909-1913, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1911, 1:2,500	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1956, 1:2,500	No major or discernible change on site.	A small pond approx.240m west of site has been removed, area left open to the air. A new ménage is located directly east of site, adj. to a small orchard.
Provisional: 1962, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1978-1979, 1:10,000	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1994, 1:2,500	No major or discernible change on site.	A sewage works with at least 4 No. ponds is now located approx.150-250m south of site (remains persistent until the present-day as a series of ponds).
National Grid: 2001, 1:10,000	Site is now marked with a structure and marked as nursery.	Surrounding areas see little site relevant change.
Landline: 2003, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 2010, 1:10,000	No major or discernible change on site.	Surrounding areas see little site relevant change.

Map	Onsite	Offsite
National Grid: 2015, 1:10,000	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 2025, 1:10,000	Site access route seen along and inside the western boundary of site is now marked on mapping.	Surrounding areas see little site relevant change.

6.10 CURRENT LAND USE DATA

The Groundsure report records a sewage works located 154m south of site. No further current or recent industrialised land usages are recorded within 500m of site.

6.11 PETROL AND FUEL SITES

None recorded within 500m of site.

6.12 HISTORICAL PETROL AND FUEL SITE DATABASE

None recorded within 500m of site.

6.13 POTENTIAL CONTAMINATIVE LAND USES IDENTIFIED ON MAPPING

ID	Distance (m)	Direction	Use	Date
1	24	N	Old sand pit	1895
2	212	E	Grave yard	1874
3	270	W	Sand pit	1895
A	343	S	Mill pond	1875
A	379	S	Mill pond	1913
A	379	S	Mill pond	1896-1931
A	380	S	Unspecified mill	1962-1978
A	380	S	Mill pond	1962-1978
5	436	NE	Unspecified pit	1909
6	466	W	Iron workings	1962
B	469	NW	Unspecified old workhouse	1895-1909
B	471	NW	Unspecified old workhouse	1874
7	477	SE	Unspecified disused mill	1896-1913

6.14 HISTORICAL TANK DATABASE

The Groundsure report records a tank or trough formerly located 352m east of site and identified from historical mapping dated circa.1874.

6.15 HISTORICAL ENERGY FACILITIES

None recorded within 500m of site.

6.16 HISTORICAL GARAGE DATABASE

None recorded within 500m of site.

7.0 EXPLORATORY SITE INVESTIGATION**7.1 FIELDWORK: JUNE 2026**

Castledine Environmental attended site on 11th of June with the intention of carrying out a site walkover and forming hand-excavated inspection pits across the site. The locations of all exploratory holes formed during the investigation were laid out by Castledine Environmental and agreed with the client on site. A location plan of the exploratory hole locations can be found as **Appendix B**.

7.1.1 INSPECTION PITS

A total of 4 No. hand-excavated inspection pits (designated IP01, IP02, IP03 & IP04) were formed to depths of 0.30m, 0.40m, 0.30m and 0.30m, respectively. Hand-excavated inspection pits were formed to allow an initial exploratory assessment of ground conditions on site, i.e. the texture and depth of made ground or natural deposits, and for taking environmental samples for laboratory analysis.

Both IP01 and IP02 were formed in areas of proposed soft-landscaping adjacent to the burnt-out barn (and additionally to assess any impact from the barn or burning event); with IP03 formed in the area of extant soft-landscaping in the north of site; and IP04 formed on the western boundary of site, to assess any potential impact from the nursery formerly located adjacent to this extent of site.

7.2 GROUND CONDITIONS ENCOUNTERED

The ground conditions on site can be broadly summarised as recently exposed natural ground conditions (following removal of hardstanding, made ground deposits and burnt-debris associated with a prior burning

event) with made ground located on and directly west of site, associated with a former nursery here. All soil descriptions, logging and sampling were carried out in accordance with BS:5930:2015+A1:2020. Logs are included in **Appendix C**.

7.2.1 MADE GROUND

Made ground was encountered at only at IP04 and consisted of a dark brown, gravelly, silty clay within which fragments of flint, brick, wire and felt were noted.

7.2.2 NATURAL DEPOSITS

Natural deposits were encountered at IP01, IP02 and IP03. The deposits were considered to represent variously weathered examples of the Tunbridge Wells Sand Formation. The deposits at IP01 comprised a brown, slightly gravelly, silty Clay with fine, angular gravels of mudstone and sandstone; those at IP02 were similar yet higher natural gravel content; and those at IP03 appeared to represent the least weathered Tunbridge Wells Sand formation mapped on site, i.e. a silty, clayey, angular to subangular, fine to coarse Gravel of mudstone and sandstone. Both BGS geological mapping and the Groundsure report records bedrock geology of the Tunbridge Wells Sand underlying site, comprising a predominantly fine- to medium-grained sandstone, interbedded with siltstone and silty sand rhythms with finely-bedded mudstones and thin limestones.

7.3 QUANTITATIVE RISK ASSESSMENT

Sample results (**Appendix E**) have been compared directly against a generic screening criterion (GAC) residential usage with plant uptake. A Soil Organic Matter (SOM) of 1% has been used in the below assessment which is the closest to the SOM for samples with mildly elevated concentrations of PAH compounds.

Comparison of environmental testing values with GAC for residential with plant uptake end use. 1% organic matter content values used.			
Determinant	Screening Value (S4UL) (mg/kg)	Highest Value (mg/kg)	Location of Exceedances
Metals, semi-metals			
Arsenic	37	<LOD	-
Cadmium	11	0.5	-
Chromium (III)	910	9.7	-
Chromium (VI)	6	<LOD	-
Copper	2400	12	-
Lead	200	35	-
Mercury (elemental)	1.2	<LOD	-
Mercury (inorganic)	40		-
Mercury (methyl)	11		-
Nickel	180	4.9	-
Selenium	250	<LOD	-
Zinc	3700	40	-
Organic Compounds			
Acenaphthene	210	<LOD	-
Acenaphthylene	170	<LOD	-
Anthracene	2400	<LOD	-
Benzo(a)anthracene	7.2	0.10	-
Benzo(a)pyrene	2.2	0.09	-
Benzo(b)fluoranthene	2.6	0.12	-
Benzo(g,h,i)perylene	320	0.07	-
Benzo(k)fluoranthene	77	0.05	-
Chrysene	15	0.10	-
Dibenzo(a,h)anthracene	0.24	<LOD	-
Fluoranthene	280	0.19	-
Fluorene	170	<LOD	-
Indeno(1,2,3-c,d)Pyrene	27	0.08	-
Naphthalene	2.3	<LOD	-
Phenanthrene	95	0.06	-
Pyrene	620	0.26	-
Phenol	280	<LOD	-
Total PAH		1.3	-
SOM (Organic Matter) range		0.9 to 3.1	-
Other			
pH range		6.1 to 6.8	-
Asbestos Detected		ND	-
Screening values are LQM S4UL 2015 apart from where otherwise annotated < denotes Limit Of Detection (LOD) value returned			

Comparison of TPH Fraction values with GAC for Residential gardens with home grown produce end use. 1% organic matter content values used.			
Determinant	Screening Value (S4UL) (mg/kg)	Highest Value (mg/kg)	Location of Exceedances
ALIPHATIC			
EC05 – EC06	42	<LOD	-
>EC06 – EC08	100	<LOD	-
>EC08 – EC10	27	<LOD	-
>EC10 – EC12	130	17	-
>EC12 – EC16	1100	5.2	-
>EC16 – EC21	65000	44	-
>EC21 – EC35	65000	45	-
AROMATIC			
EC05 – EC07	70	<LOD	-
>EC07 – EC08	130	<LOD	-
>EC08 – EC10	34	<LOD	-
>EC10 – EC12	74	<LOD	-
>EC12 – EC16	10	4.5	-
>EC16 – EC21	260	86	-
>EC21 – EC35	1100	200	-
>EC35 – EC44	1100	230	-
Screening values are LQM S4UL 2015 apart from where otherwise annotated < denotes Limit Of Detection (LOD) value returned			

7.4 ANALYSIS OF RESULTS

Laboratory analysis has identified no exceedances of metals, metalloids, PAHs nor elevated TPH have been recorded. All phenol, MTEX BTEX, SVOC concentrations were below laboratory detection limits (<LOD).

8.0 PRELIMINARY CONCEPTUAL SITE MODEL

The risk posed by any contaminants in soil or groundwater will depend on the nature of the hazard, the probability of exposure, the pathway by which exposure occurs, and the likely effects on the receptors. A contaminant is defined as a substance in, on or under land (or within groundwaters) that has the potential to cause harm, while a risk is considered to exist if such a substance is present in sufficient concentration to cause harm and a pathway exists for a receptor to be exposed to the substance. The following sections discuss all the identified potential on and off-site sources, pathways and receptors in the context of the proposed development and plausible pollutant linkages which may represent a risk to identified receptors from the data gained from the desk study. At this stage the assessment is qualitative and aimed to determine all pollutant linkages, irrespective of significance or allowing for uncertainty.

Source	A contaminant or pollutant that is in, on or under land that has the potential for cause harm or pollution to a receptor.
Pathway	The physical route by which a receptor is or could be affected by a contaminant or pollutant.
Receptor	Something or someone that could be adversely affected by a contaminant, i.e. people, controlled waters, ecological systems, buildings, crops, livestock.

By considering each of the three elements above, an assessment of actual and potential hazards to receptors can be carried out, taking into account the significance and degree of risk of each. The three elements above can exist separately; however, they only create a risk where they are linked together, thus creating a contaminant linkage. During the Preliminary Risk Assessment Stage, the linkages are referred to as 'Potential Contaminant Linkages', until they are confirmed via intrusive sampling, thus becoming 'Relevant Contaminant Linkages'. A tabled, diagrammatic or matrix of pollutant linkages is considered to be a Conceptual Site Model (CSM), the source-pathway-receptor linkages are reviewed and displayed, apportioning a risk-rating and mitigation suggestion after each summary.

Three impact potentials exist for any given site, these are:

- The site impacting upon itself;
- The site impacting on its surroundings; and
- The surroundings impacting on the site.

All three impacts need to be considered in a risk assessment.

8.1 SOURCES

The following potential sources of contamination have been identified:

Potential Sources and Associated Contaminants Identified	
Source (On Site)	Potential Contaminants of Concern
Site usage as part of a wider nursery (circa.2001 onwards)	-no contaminants identified.
Siting of a barn with known burning incident (noted on site walkover, present circa.2001 onwards)	-no contaminants identified.
Made ground deposits (noted on site walkover)	-no contaminants identified.
Source (Off Site)	Potential Contaminants of Concern
Adjacent orchard and wider nursery usage of the site (at least circa.2001 onwards)	Agrichemicals (i.e. SVOC), metals, metalloids, PAH, asbestos

8.2 PATHWAYS

A pathway is defined as a mechanism or route by which a contaminant comes into contact with, or otherwise affects a receptor. Pathways by which the identified receptors may be impacted upon in the context of the proposed development are identified as follows:

- Ingestion (direct and indirect via crop uptake);
- Dermal contact;
- Inhalation;
- Plant uptake;
- Direct contact by buried structures (i.e. pipe degradation and leaching, pH & Sulphate attack on concrete); and
- Leaching of soluble contamination into groundwater.

8.3 RECEPTORS

Receptors are defined as people, living organisms, ecological systems, controlled waters, atmosphere, structures and utilities that could be adversely affected by contaminant(s).

- Human Health;
 - Current users of the site;
 - Future users of the site;
 - Users of neighbouring sites;
 - Construction workers;
 - Services personnel working in trenches;
- Buried concrete, which may be affected by high concentrations of sulphate and/or low pH, in the soils and groundwater underlying the site;
- Construction Materials;
- Buried water pipes;
- Controlled Waters;
- Ecological Receptors; and
- Flora and fauna using the proposed development.

The site proposals are understood to be **residential**, as such the likely receptors are site workers during site development, end-users of the site following redevelopment (i.e. residents / tenants, children, visitors, service personnel), controlled waters (i.e. aquifers, watercourses), adjacent receptors (neighbours, flora and fauna, ecological receptors) and building fabric and buried utilities.

9.0 CONCEPTUAL SITE MODEL

The Conceptual Site Model (CSM) is a hypothesis of the nature and sources of contamination, potential receptors that may be the recipient of contamination arising from those sources and any pathways that may exist. It creates a plausible source-pathway-receptor pollutant linkage (hazard), set within the context of the ground and proposed end use of the site.

Based on the preliminary CSM for the site, an environmental risk assessment has been undertaken. A simple matrix can provide a consistent basis for decision making. It should be used with caution, recognising the over-simplification that it will normally represent. The probability and consequences are defined according to parameters relevant to the situation; the boundaries of risk acceptability (and tolerability, where relevant) indicated on the matrix provided below, can be tailored to the factors influencing the significance of the risk. Individual situations are mapped onto the matrix to provide a ready and consistent indication of their acceptability or tolerability.

TABLE 1. RISK CLASSIFICATION MATRIX

		Consequence			
		Severe (Sv)	Medium (Md)	Mild (Mi)	Minor (Mr)
Probability	High (Hi)	Very high risk	High risk	Moderate Risk	Moderate/Low Risk
	Likely (Li)	High risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low Likelihood (Lw)	Moderate Risk	Moderate/Low Risk	Low Risk	Very Low Risk
	Unlikely (Ul)	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

Source: CIRIA Report C552, Contaminated Land Risk Assessment. A Guide to Good Practice, 2001

These attributes are evaluated qualitatively against individual hazard assessments to determine the likelihood of a given hazard occurring. The risk evaluations for each plausible pollutant linkage are given in the last three columns of Table 1.

TABLE 2. CLASSIFICATION OF RISK

Very high risk (Vh)	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 risk (Hi)	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 longer term.
Moderate risk (Md)	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either 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 risk (Lw)	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk (VI)	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.

Source: CIRIA Report C552, Contaminated Land Risk Assessment. A Guide to Good Practice, 2001

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TABLE 3. SUMMARY OF SIGNIFICANT POLLUTION LINKAGES

Source	Receptor	Pathway	Probability of Linkage	Conseq.of Linkage	Risk	Justification
Soil contaminants: - Site usage as part of a wider nursery (circa.2001 onwards); - Siting of a barn with known burning incident (noted on site walkover, present circa.2001 onwards); - Made ground deposits (noted on site walkover); - Adjacent orchard and wider nursery usage of the site (at least circa.2001 onwards).	Site workers (<i>during site works, excavations, eating and drinking</i>)	Ingestion, direct contact, inhalation of dust and dry arisings	UI	Md	L	Site sampling has identified no exceedances of contamination; suitable usage of PPE will be sufficient to mitigate hazards to low.
	End users (<i>residents / tenants, children, visitors, service personnel</i>)	Crop uptake, ingestion, direct contact, inhalation of dust and dry arisings	UI	Md	L	It is evident that made ground & fire-impacted deposits have been removed from site, with sampling showing no exceedances of contamination, thus severing relevant pollutant linkages with soil contamination.
	Flora and fauna (<i>on and offsite</i>)	Migration, crop uptake	UI	Md	L	No elevated phytotoxic contamination identified within site soils including those formerly associated with nursery area.
	Controlled waters (<i>aquifers, nearby surface waters etc</i>)	Vertical and lateral migration (<i>no superficial deposits, bedrock high to moderate in permeability</i>)	UI	Md	L	Significant or gross contamination has not been identified on site and site soils seen to be predominantly cohesive.
	Services (<i>new potable supply piping</i>)	Direct contact (<i>pipe degradation and leaching</i>)	UI	Md	L	No elevated hydrocarbon contamination identified on site nor in soil sampling.
Ground gas: - No significant potential sources identified.	Site workers & excavations, end users & building envelope (<i>ingress and build-up</i>)	Vertical and lateral migration (<i>no superficial deposits, bedrock high to moderate in permeability</i>)	UI	Md	L	No significant potential sources of hazardous ground gas generation have been identified with nearby ponds remaining persistent until the present-day.
Vapours: - Site usage as part of a wider nursery (circa.2001 onwards); - Siting of a barn with known burning incident (noted on site walkover, present circa.2001 onwards – possible vehicle storage)	Site workers & excavations, end users & building envelope (<i>ingress and build-up</i>)	Vertical and lateral migration (<i>no superficial deposits, bedrock high to moderate in permeability</i>)	UI	Md	L	Environmental sampling carried out in made ground deposits and around and adj. to the existing barn has shown no elevated hydrocarbon contamination considered capable of impacting proposed development. No further sources (i.e. tanks or vehicles) noted.
Radon:	End users & building envelope	Vertical and lateral migration	UI	Md	L	Site not located in Radon Affected Area.

KEY: Probability of pollutant linkage Hi = Highly likely, Li = Likely, Lw = Low Likelihood, UI = Unlikely
Consequence Sv = Severe, Md = Medium, Mi = Mild, Mr = Minor,
Overall Risk VH = Very High, H = High, M = Moderate, M/L = Moderate/Low, L = Low, VL = Very Low

10.0 ENVIRONMENTAL RISK ASSESSMENT

Based on the information contained in this report, it is the opinion of Castledine Environmental that the site represents an estimated **LOW** level of risk with respect to the proposed development. This is summarised below.

10.1 RESIDENTS / END-USERS

No significant potential sources of soil contamination beyond a former nursery usage, extant barn, made ground deposits and a burning event have been identified; however, site sampling as part of an exploratory site investigation has shown no exceedances of contamination. As such, the risks to end-users of the site are estimated to be low when assessed against the residential end-usage of the site and lack of significant contamination identified in site soils.

10.2 SITE WORKERS

No elevated contamination nor the presence of asbestos nor potential ground gas or vapour generation sources have been identified that are considered risks to site workers. The provision for standard PPE and adherence to relevant HSE guidance should be sufficient to mitigate such risks. The risks to site-workers are therefore estimated to be low.

10.3 CONTROLLED WATERS

Environmental sampling carried out on site has identified no exceedances of contaminants nor evidence of highly mobile contamination and site soils have been seen to be predominantly cohesive, which would act to inhibit impact to controlled waters regardless. Additionally, the site is not located in an SPZ nor nearby to any active abstraction sites, which acts to further reduce the level of risk. The risks to controlled waters are estimated to be low.

10.4 FLORA AND FAUNA

Significant contamination, including highly mobile or elevated phytotoxic compounds or contamination have not been identified on site. The risks to flora and fauna are estimated to be low.

10.5 GROUND GASES

No significant potential sources of ground gas generation have been identified with no significant infilled pits, ponds, quarries nor landfill records identified nearby to site. The former sand pit north of site is located topographically above site and therefore is negated as a potential source of impact to site, whilst numerous nearby ponds to the south of site have remained persistent until the present-day, thus negating the ponds as such sources. The risks to site structures from ground gas ingress and impact are estimated to be low.

10.6 HAZARDOUS VAPOURS

No elevated hydrocarbon contamination has been identified in site soils as part of the sampling exercise and no further significant potential sources (i.e. tanks, significant infrastructure, vehicle storage etc) have been identified. The risks to site structures from hazardous vapour impact are estimated to be low.

10.7 POTABLE WATER SUPPLY PIPING

No elevated hydrocarbon nor PAH contamination has been identified on site in areas where such contamination is likely to be present (i.e. nearby to the barn or in former nursery made ground deposits). As such, the risks to new potable piping laid on site are considered to be low.

11.0 RECOMMENDATIONS

A watching brief (as outlined in Appendix G) should be carried out by the site supervisor during the course of demolition, site clearance and construction works for any obvious contamination (e.g. oil spillage in ground, buried waste, possible asbestos containing material). Should previously unreported or undiscovered contamination be identified, then development should stop and Castledine Environmental should be contacted to determine if further assessment or changes to the remediation scheme are required.

12.0 REFERENCES

12.1 LEGISLATION AND REGULATIONS

12.1.1 ACTS

- [1] Environmental Protection Act 1990, Part IIA: inserted by Environment Act 1995, Section 57. See Environment Act 1995 for text of Part IIA.

12.1.2 PLANNING REGULATIONS

- [2] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 SI1999/No.293
- [3] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2000 SI2000/No.2867
- [4] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2017 SI2017/No.571

12.1.3 CONTAMINATED LAND REGULATIONS

- [5] The Contaminated Land (England) Regulations 2000. SI2000/No.227
- [6] The Contaminated Land (England) (Amendment) Regulations 2001 SI2001/No.663
- [7] The Contaminated Land (England) Regulations 2006 SI2006/No.1380

12.2 STATUTORY GUIDANCE

- [8] Department of Environment, Food and Rural Affairs. 2012. *Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance*. Department of Environment, Food and Rural Affairs
- [9] Communities and local Government, 2024: National Planning Policy Framework.

12.3 BRITISH STANDARDS

- [10] BS 5930:2015+A1:2020 Code of practice for site investigations
- [11] BS 10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of practice
- [12] BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings
- [13] BS 8576:2013 Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)
- [14] Bs 10176:2020 Taking Soil Sample for Determination of Volatile Organic Compounds (VOCs)

12.4 NON-STATUTORY TECHNICAL GUIDANCE

12.4.1 ENVIRONMENT AGENCY

- [15] Land Contamination Risk Management (LCRM) 2020, updated 2023

12.4.2 CIRIA PUBLICATIONS

- [16] Wilson, S., Oliver, S., Mallett, H., Hutchings, H., and Card, G.. 2007, *C 665 Assessing risks posed by hazardous ground gases to buildings* London: Construction Industry Research and Information Association
- [17] Mallett, H., Cox, L., Wilson, S. and Corban, M... 2014, *C 735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases* London: Construction Industry Research and Information Association

12.4.3 CL:AIRE

- [18] Card G, Wilson S, Mortimer S. 2012. *A Pragmatic Approach to Ground Gas Risk Assessment. CL:AIRE Research Bulletin RB17.* CL:AIRE, London, UK. ISSN 2047- 6450 (Online)

13.0 APPENDICES

APPENDIX A ENVIRONMENTAL SEARCH

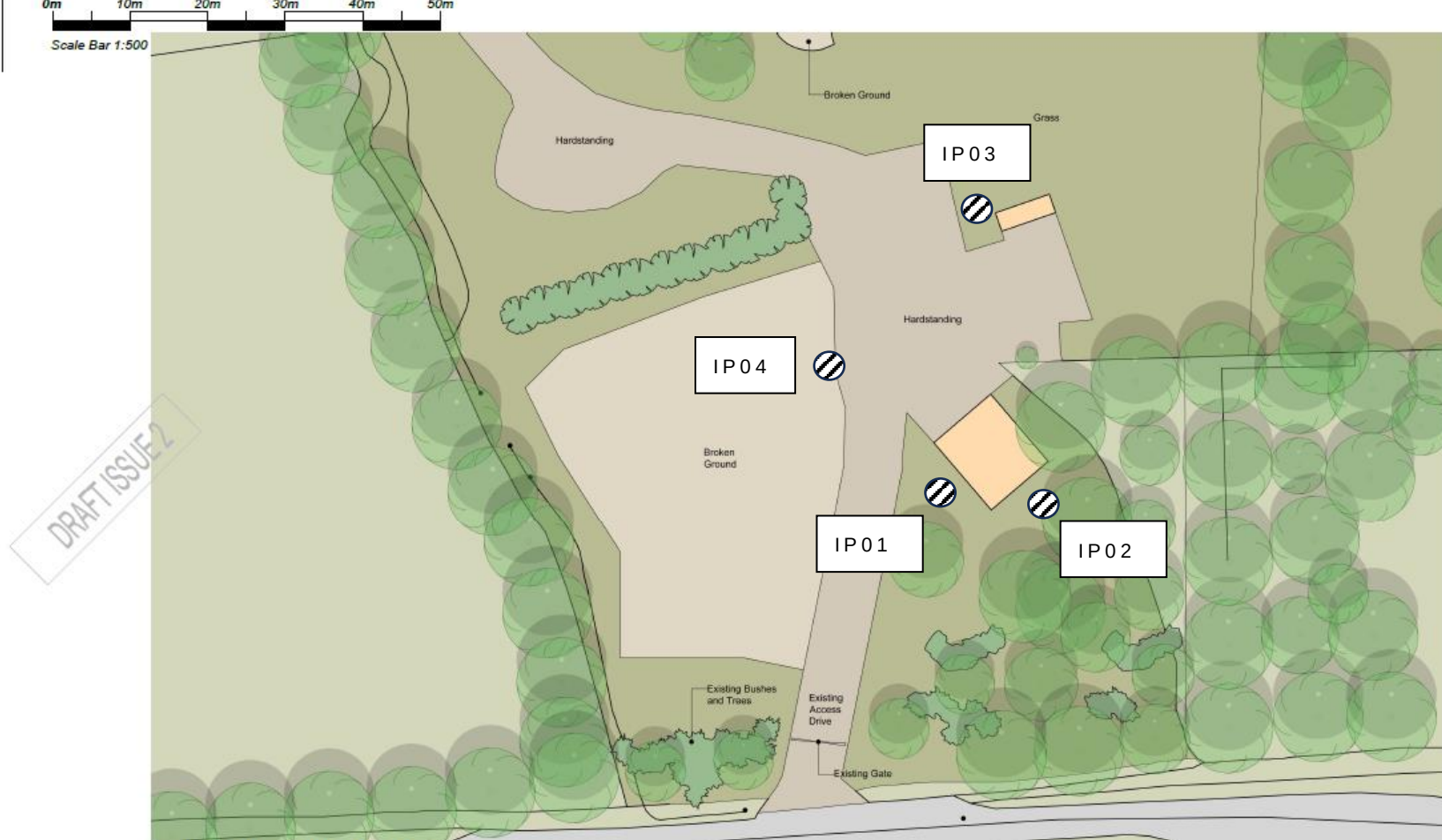
Separate Groundsure Report

APPENDIX B HISTORICAL MAPPING

Separate Map Packs (2 No. files)

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APPENDIX C PROPOSED SITE PLANS & SAMPLING LOCATION PLAN



EXISTING SITE PLAN
SCALE 1:500

This drawing may only be used for the client and location specified in the title block. It may not be copied or disclosed to any other third party without prior written consent from DNA Building Designs. Prior to any works commencing on site, DNA Building Designs is to be contacted regarding the current status, revision or regulatory approval of this drawing.

1. The works shown have been drawn for submission to the local planning authority and are not to be used for construction.
2. No works shall commence until planning approval has been given by the local authority.

No works to commence without either full plans building control approval or a building notice served with the local authority.

The dimensions indicated are approximate and subject to site checks by the contractor prior to commencement.

DMA Building Designs accept no responsibility for any unknown factors which either preclude the works from construction or add additional costs, ie location of public sewers and underground services, abnormal foundation designs, due to trees, ground conditions or any underground structure or obstruction, continue of the existing building.

DMA
BUILDING DESIGNS

UNIT 4B, RIDGICK BRICKWORK
RIDGICK, HORSHAM, WEST SUSSEX
TEL. NO 01403 822220 Mobile 07730 30000
Email - admin@dmabuildingdesigns.co.uk

MR L NUGENT

PROJECT	
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CONVERSION OF EXISTING BUILDING TO DWELLING

P1	ISSUED FOR APPROVAL	03.08.2024
REV	DESCRIPTION	DATE
DRAWING		
EXISTING SITE PLAN		
SLAUGHAM GARDEN NURSERY, STAPLEFIELD ROAD, SLAUGHAM, RH17 6AL		
SCALE @ A3	DATE	DWG NO
1:500	JULY 2024	DE1238 / 07
		REVISION
		P1

APPENDIX D

SITE PHOTOS AND LOCATIONS



Site Walkover Photos

Photo No.1: Facing south showing the concreted, sloped access route leading north and up to site



**Address: Slaugham Garden Nursery, Slaugham
Client: Mr. L. Nugent**

Photo No.2: Facing slightly SW showing the former nursery area located directly west of site





Site Walkover Photos

Photo No.3: Facing west from atop the site access route showing now removed former nursery area adj. to site



Address: Slaugham Garden Nursery, Slaugham
Client: Mr. L. Nugent

Photo No.4: Facing SW from the NE extent of site with onsite barn located to left of photograph





Site Walkover Photos

Photo No.5: Facing SE showing the burnt-out barn



Address: Slaugham Garden Nursery, Slaugham
Client: Mr. L. Nugent

**Photo No.6: Facing SE showing the NE face of barn and the
hardstanding area adj. to this face of the barn**





Site Walkover Photos

Photo No.7: Facing SW showing the area to the rear (south) of the burnt-out barn, some debris removed from site



**Address: Slaugham Garden Nursery, Slaugham
Client: Mr. L. Nugent**

Photo No.8: Facing north showing the area to the rear (south) of the burnt-out barn, some debris removed from site





Site Walkover Photos

Photo No.9: Facing NW outside the rear of the barn showing further areas where material had been removed



**Address: Slaugham Garden Nursery, Slaugham
Client: Mr. L. Nugent**

Photo No.10: Facing south from the far northern extent of site





Site Walkover Photos

Photo No.11: Facing north from adj. to the barn showing the northern extent of site and only area of soft-landscaping



Address: Slaugham Garden Nursery, Slaugham
Client: Mr. L. Nugent

Photo No.12: Facing NW from adj. to the barn showing the northern extent of site and only area of soft-landscaping



APPENDIX E

INSPECTION PIT PHOTOGRAPHS



Inspection Pit Photographs

Address: Slaugham Garden Nursery, Slaugham
Client: Mr. L. Nugent

Photo No.1: IP01 formed directly SW of the burnt-out barn



Photo No.2: IP01 showing natural deposits





Inspection Pit Photographs

Photo No.3: IP02 formed directly SE of the burnt-out barn



Address: Slaughtam Garden Nursery, Slaughtam
Client: Mr. L. Nugent

Photo No.4: IP02 showing natural deposits





Inspection Pit Photographs

Photo No.5: IP03 formed in the limited area of soft-landscaping in the north of site



Address: Slaughtam Garden Nursery, Slaughtam
Client: Mr. L. Nugent

Photo No.6: IP03 showing natural deposits





Inspection Pit Photographs

Photo No.7: IP04 formed on the western boundary of site, adj. to the former nursery area (now removed)



Address: Slaugham Garden Nursery, Slaugham
Client: Mr. L. Nugent

Photo No.8: IP04 showing made ground deposits associated with the former nursery usage adj. to site



APPENDIX F

LABORATORY RESULTS

- Found as separate PDF(s)

APPENDIX G**WATCHING BRIEF**

It remains possible that previously unexpected soil conditions may be encountered during the construction process. Examples may include oily pockets within the soil, potential for asbestos containing materials, black ashy materials, soils exhibiting strong odours, brightly coloured materials, and former demolition materials.

Should previously undiscovered contamination be encountered during the demolition/construction of the new buildings the following course of action should be adhered to:

1. The ground workers should report any suspected contamination immediately to the Client's site supervisor. The supervisor should contact the Client or their appointed agent who will in turn contact Castledine Environmental to request an engineer to visit the site to assess the extent of the 'contamination'.
2. Castledine Environmental shall make records of their inspection, and pass details of these to the Local Authority.
3. Where the conditions revealed differ from those previously anticipated, the Castledine Environmental shall take samples as deemed appropriate to be dispatched for appropriate chemical testing.
4. Depending on the results of the testing either:
 - a. no further work will be required;
 - b. a further detailed risk assessment will be required; and/or
 - c. Localised specific remedial measures will be necessary.Appraisal criteria will vary depending on the nature of the assessment.
5. The results of any such testing will be sent to the Local Authority Pollution Control Section, Local Authority development control section, and the appointed building inspector. If remediation is required, the LA/Building inspector will be informed of the date and time of the proposed works.

6. Remediation will be undertaken in accordance with a method statement submitted for approval. The works shall be supervised where necessary by Castledine Environmental who shall provide a Verification Report for the Local Authorities.
7. A copy of the discovery strategy should be lodged on site and provisions made to ensure that all workers are made aware of their responsibility to observe, report and act on any potentially suspicious or contaminated materials they may encounter.

APPENDIX H

DISCOVERY STRATEGY

