

James Belbin
Hanbury Properties Ltd
17 Northgate
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West Sussex
PO19 1BJ

Dear James,

Land to the West of Woodgate Nurseries

Introduction

This technical summary has been prepared by Ashdown Site Investigation Ltd. to support the planning pre-application submission by Hanbury Properties for up to 220 residential dwellings on land to the west of Woodgate Nurseries, Woodgate. It is understood that the application will be submitted in outline, subject to pre-application and based upon by an illustrative masterplan.

The site area comprises three sections of arable fields separated by a single width farm track, tree belt and ditch. The site is bounded by the railway line to the north, consented housing to the east, the former (disused) Lidsey Landfill to the west and the Landfill access road to the south. The A29 is located further to the east, with further arable farmland to the south.

Ashdown Site Investigation Ltd. have carried out a preliminary ground contamination risk assessments and ground investigation works for the area of the subject site and on a number of areas to the east, the latter used to support previous planning applications.

Background

The site itself has remained undeveloped to the present day. The landfill to the west was first shown on the 1993 mapping revision, was expended to the north and then ceased filling in the late 2010s. The landfill site has a gas collection system.

The majority of the site does not lie within an area where radon protection measures are required.

Ground Investigation Works

In October 2023 a series of boreholes were drilled across the site. The boreholes were primarily positioned along the western boundary adjacent to the off-site landfill and the positions of are shown on the extract of the site plan included below. Monitoring standpipes were installed in each of the boreholes. Where two borehole positions are shown in the same location, this refers to dual installation; a shallow well to monitor ground gases and a deeper well to enable groundwater sampling to be carried out.

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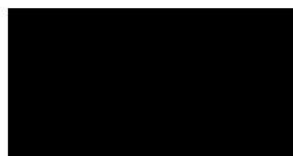


Figure 1. Borehole Locations



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The concentrations of ground gases were recorded on 45 occasions between 12th October 2023 and 9th April 2024. Monitoring was carried out at varying intervals, with multiple rounds of monitoring carried out on the same day during the initial monitoring period.

Assessment of the gas monitoring results concluded that the site should be classified as Characteristic Situation 1 and that no specific gas protection measures would be required.

Samples of groundwater were obtained from standpipes on two occasions. The samples were tested for concentrations of heavy metals, PAH compounds, petroleum hydrocarbons including BTEX compounds and volatile organic compounds (VOC), to assess the risk from the off-site landfill causing soil contamination from migration of contaminants within the groundwater.

The results of the groundwater monitoring did not indicate the presence of any significant contamination within the shallow groundwater as a result of migration from the landfill site to the west of the site.

Samples of soils were obtained from below the depth where groundwater was initially encountered within the boreholes, or from significant depth in the borehole, where the borehole was dry.

The concentrations of contaminants within the soils all meet highly conservative SSV, and would appear to be within a normal range for natural soils.

It is understood that the application will be accompanied by a site-specific Preliminary Ground Contamination risk assessment, in accordance with the LCRM guidance. This assessment will make reference to the previous investigation information to assess what level of risk, if any, is present at the site.

Yours Sincerely

Alex Bewick
Ashdown Site Investigation Ltd.

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