



**Land At Woodgate Nurseries
Lidsey Road
Woodgate
West Sussex**

**Preliminary Ground Contamination
Risk Assessment Report**

Report Beneficiary:

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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.

An outline planning application is to be made for the development of the former plant nursery/horticultural nurseries and adjacent agricultural land referred to as Land At Woodgate Nurseries, Lidsey Road, Woodgate, West Sussex.

The outline planning application is being made with all matters reserved except access, for residential development of the site for up to 130 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works.

The north-eastern part of the site was first developed as a nursery in 1974 and is currently occupied by several derelict glasshouses and numerous associated outbuildings, including above ground tanks and an area of open field with made ground present at the formation level. The western part of the site comprises part of two fields which have remained undeveloped to the present day. A landfill is present to the west of the site and was first shown to be present in 1993, with filling ceasing in the late 2010s'.

Reference to geological datasets indicates that the site is expected to be underlain by the River Terrace Deposits overlying the London Clay Formation. Previous ground investigation works undertaken at the site recorded a shallow thickness of topsoil overlying the River Terrace Deposits.

The River Terrace Deposits is classed as a Secondary A Aquifer. The London Clay Formation is classed as a Unproductive Stratum. The site does not lie within a SPZ.

The preliminary contamination risk assessment identified potential pollutant linkages to be present due to the former nursery on-site and the landfill site to the west.

Intrusive investigation works are recommended to allow a quantitative assessment of the level of risk posed. Consideration may need to be given to phasing the intrusive works due to the dilapidated nature of the structures on the site.

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FIGURES

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1. INTRODUCTION

An outline planning application is to be made for the development of the former plant nursery/horticultural nurseries and adjacent agricultural land referred to as Land At Woodgate Nurseries, Lidsey Road, Woodgate, West Sussex. A copy of the site plan is presented in Appendix A.

The outline planning application is being made with all matters reserved except access, for residential development of the site for up to 130 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works. A copy of the outline masterplan is included as Appendix B.

Ashdown Site Investigation Ltd was requested to undertake a preliminary ground contamination risk assessment report to support the planning application for the site.

The specific objectives of the works were to:

- a) Establish the expected geology, hydrogeology and hydrology at the site;
- b) Ascertain the development history and current site use;
- c) Develop a preliminary conceptual model of the site identifying potential 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.

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 Q13748, dated 15th January 2024. The instruction to proceed was received from Hanbury Properties on behalf of the client, Basing Partners Ltd.

Copies of the historical maps and geo-environmental data referred to in this report are presented within Appendix G.

This assessment is limited to the extent of the boundary shown on Figure 1; this representing the area where new residential development is proposed to take place, along with areas where new public open space is proposed in the west of the site.

The site location plan shows narrow spurs of land extending to the west of the north-western and south-western corners of the site, which are to facilitate provision of footpaths linking the proposed development with an existing footpath which runs along the western side of the fields. As no development is proposed in these areas they have been excluded from the current assessment site.

Similarly, a larger spur also extends to the east of the southern part of the site to form the access road linking to the A29. This area forms part of a site which has already been granted planning permission for development (ADC reference AL/129/21/OUT). Ashdown Site Investigation had carried out a Preliminary Contamination Risk Assessment Report¹ for this parcel of land, which did not identify any viable potential sources of contamination to be present. That planning permission is subject to its own planning conditions. As such, this spur has also been excluded from the current assessment site.

¹ Project Ref: P15844, Report Ref: R15503, Issue 2, Dated 28th April 2023
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2. SITE CONTEXT

2.1 Walkover Survey

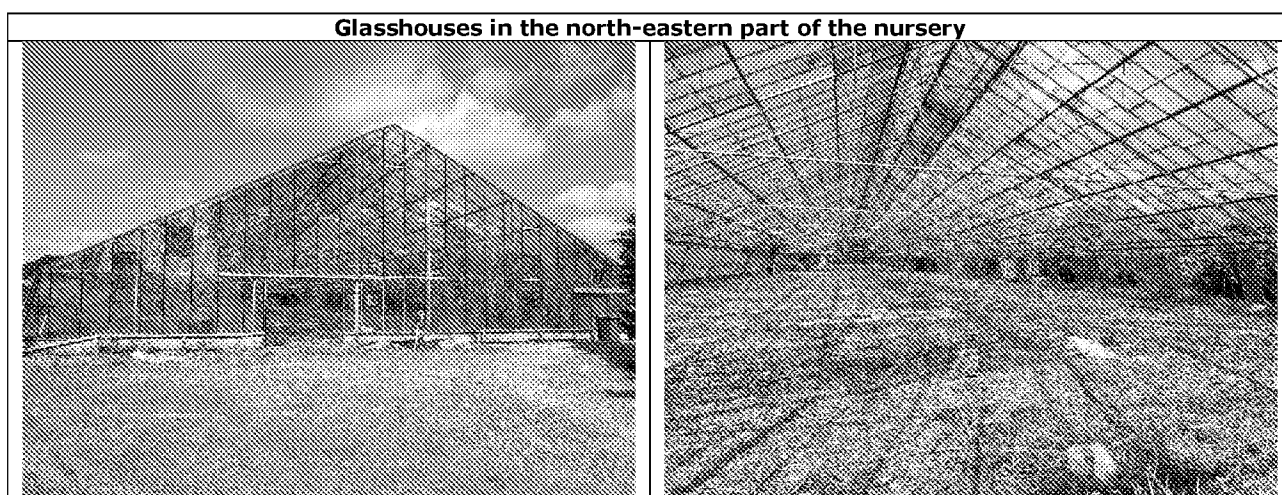
The site is located to the west of Lidsey Road, Woodgate, West Sussex and is centred on the approximate Ordnance Survey national grid reference 493506, 104145. A site walkover plan is presented as Figure 1.

The majority of the site comprises a former plant nursery / horticultural nursery, which occupies the north-east of the site, with the western part comprising parts of two open fields.

Access to the former nursery area was via a driveway leading off Lidsey Road. An open grass covered plot of land was present to the north of the driveway, with a house at the western end. A new housing estate was located off-site to the south of the driveway. Off-site to the south of the nursery area are more derelict glass houses, associated with a further historical nursery. A railway line runs along the northern boundary of the site.



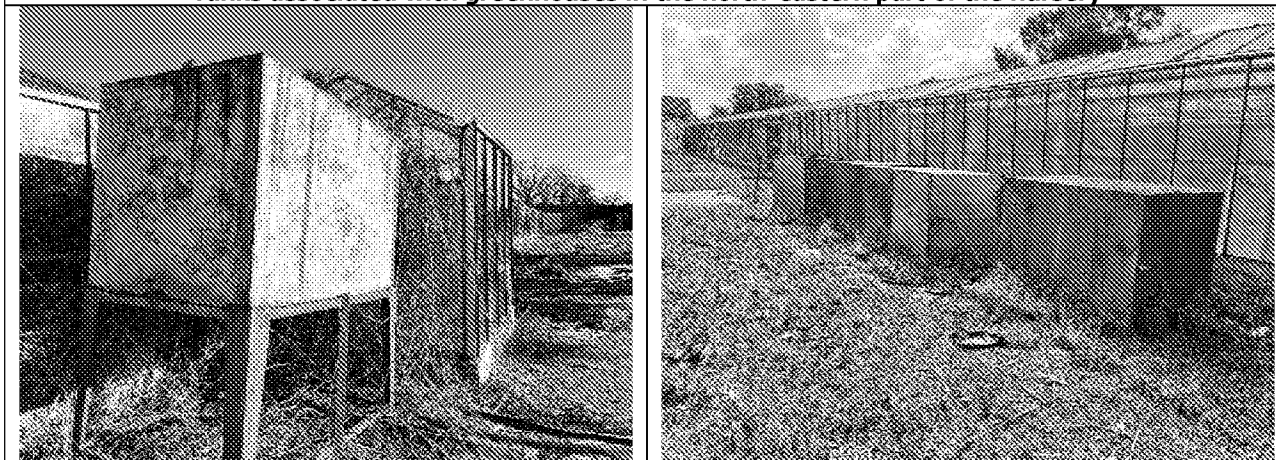
Three glass houses of varying sizes, all of which were in poor states of repair, are located in the north-eastern part of this area. Within the glass houses, the remains of heating systems were visible, and several rusted above ground fuel storage tanks were present around the outside.



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Tanks associated with greenhouses in the north-eastern part of the nursery



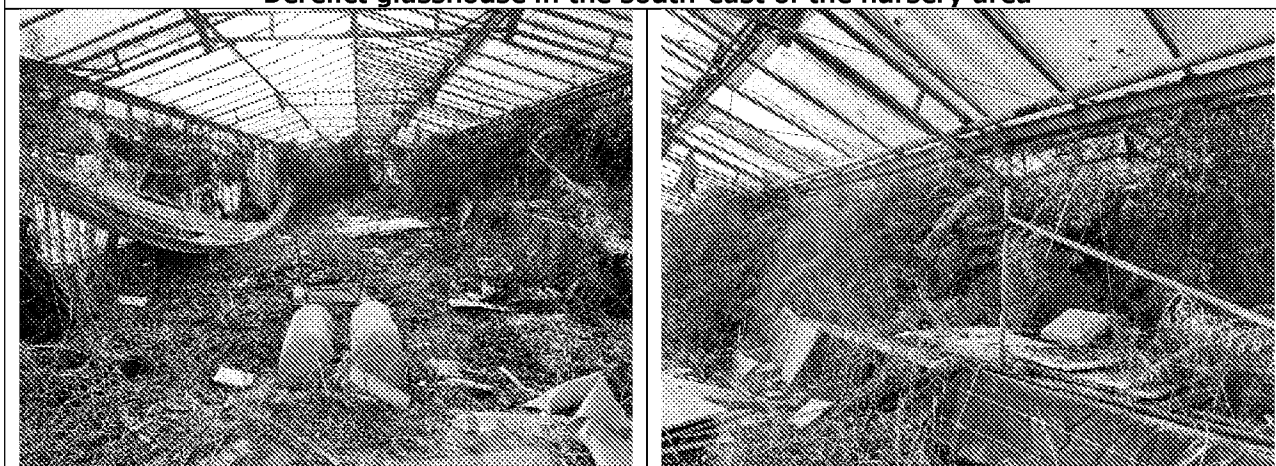
In the south-east of the nursery area was a further derelict glass house, an area which appeared to have formerly contained a polytunnel and the remains of what appeared to be a demolished glass house.

The derelict glass house was overgrown with vegetation, with only around half the structure accessible. As with the other glasshouses, the remains of heating systems were visible, with two ducts noted rising from the ground.

Debris including concrete and brick rubble, along with other miscellaneous items such as tyres, was present across the footprint of the demolished building.

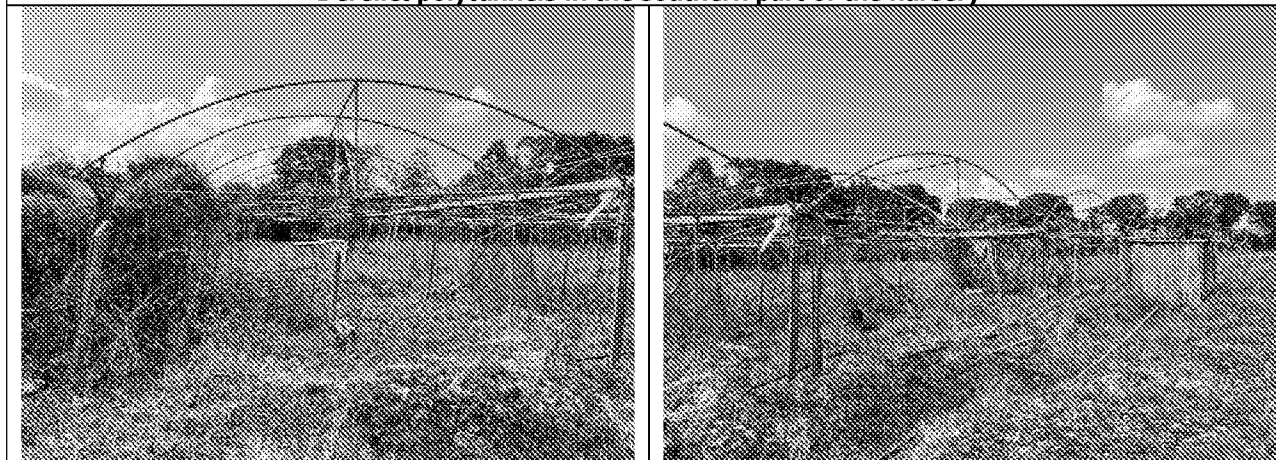
Several vehicles were also noted in this part of the site.

Derelict glasshouse in the south-east of the nursery area



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Derelict polytunnels in the southern part of the nursery



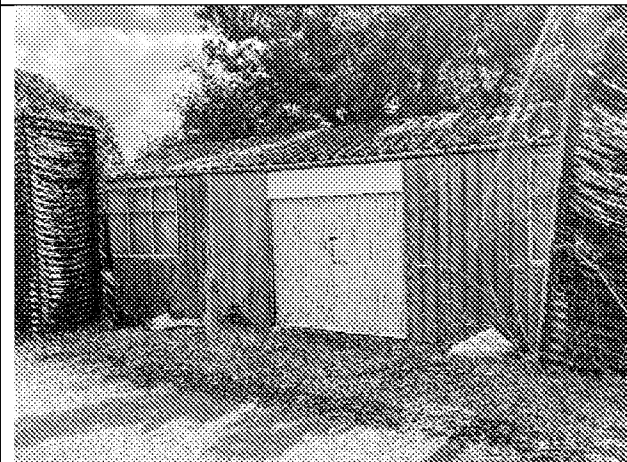
Numerous small structures were present along the eastern boundary of the former nursery area. At the northern end of this part of the site were three garages and a timber toilet block. South of this were two buildings clad in suspected asbestos cement panels. The southern building contained several blue plastic containers/drums, the contents of which were unknown; nearby were a number of other containers containing oil and nitric acid.

A review of Google Streetview imagery for September 2011 shows a larger above ground tank present located immediately to the south of the garages, in the location of the wooden toilet block.

**Garage block and wooden toilet block
(location of former above ground tank shown on
Google Streetview (2011))**



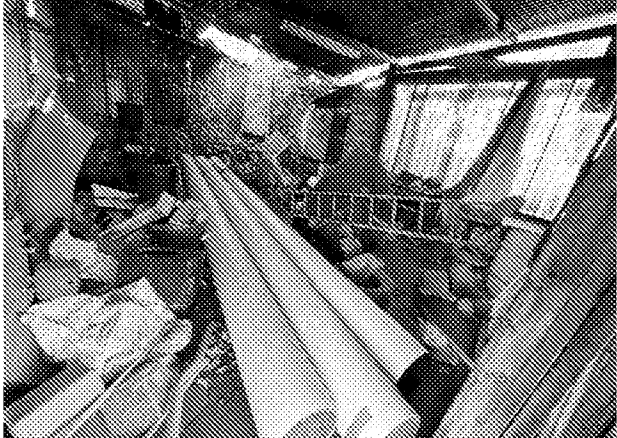
**Asbestos clad storage shed to the south of
garages**



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Asbestos clad storage shed to the south of garages	Storage in asbestos clad storage sheds
	

South of these buildings was a clearing which contained a trailer, building materials and a pile of timber and rubble. South of the clearing was a building being used to store large diameter tubes, metal and domestic waste. An above ground tank was located to the rear of this building. Further south again were a series of dilapidated and partially demolished sheds.

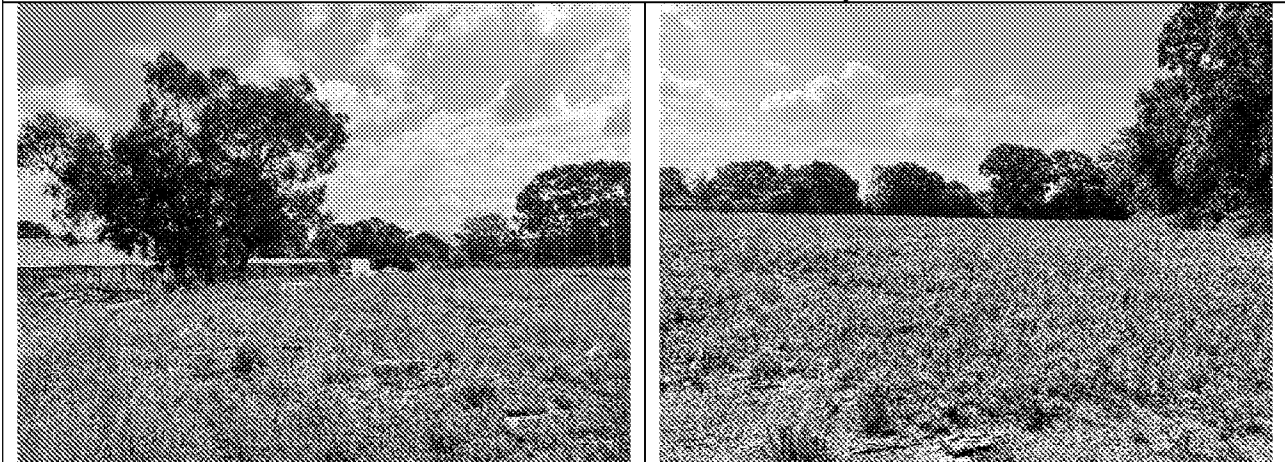
Building containing pipework and tank	Dilapidated sheds to the south
	

In the south-eastern corner was another house and a workshop/store building, containing gas bottles, electrical equipment and car parts.

The western half of the former nursery area comprised an area of open land, the surface soils of which could be seen to contain concrete, metal, wood and vegetation, particularly near the glasshouses in the north-east of the site.

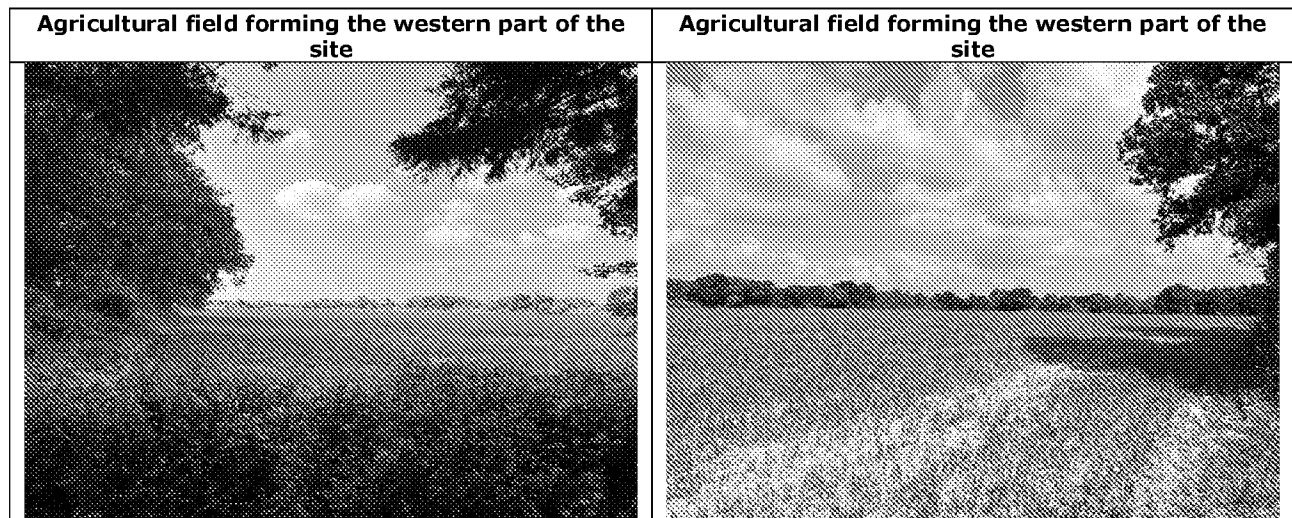
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Western half of the former nursery



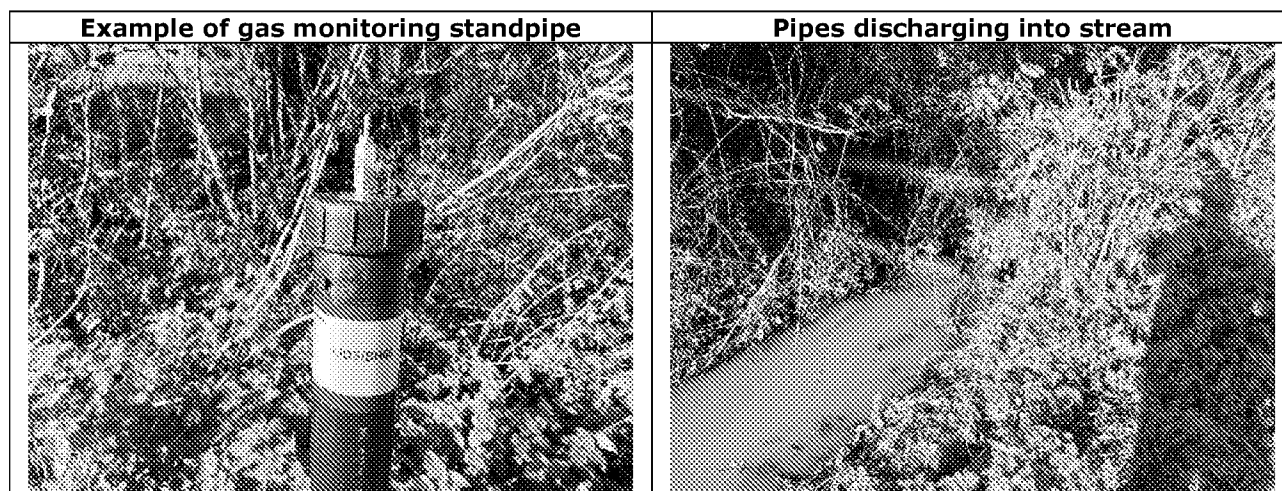
A brick shelter containing spare glass panes, irrigation pipework, wires and small oil containers was located in the west of the open area. A pile of concrete rubble and bulk bags of domestic waste were present at the entrance to a footpath to the west and south-west of the field, respectively.

The western part of the site comprises part of two agricultural fields.



The fields extend further to the west of the site, until a drainage ditch and a hedging is reached, beyond which is the Lidsey Landfill site. Along the western edge of the field, where it bounds the landfill, were numerous gas monitoring standpipes, at approximately 50m intervals. Two pipes leading from the landfill site appeared to discharge into a stream in a field to the south-west of the site.

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2.2 Geological Data Review

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	River Terrace Deposits	Secondary A Aquifer
Bedrock	London Clay Formation	Unproductive Stratum

Areas of worked ground (voids) are identified to the north-west of the site. The voids are likely to be associated with the railway line in the cutting to the north-west of the site.

The River Terrace Deposits generally comprise well graded sandy fine to coarse gravel. Locally sand or gravel strata may predominate. Lenses of clay, silt and localised peat may be present. Gravels normally include a high proportion of subangular flint.

The London Clay Formation forms part of the Thames Group. The formation is of Ypresian age (47.8 to 56 million years old; Early Eocene). The London Clay Formation mainly comprises bioturbated or poorly laminated, blue-grey or grey-brown, slightly calcareous, silty to very silty clay, clayey silt and sometimes silt, with some layers of sandy clay. It commonly contains thin courses of carbonate concretions ('cementstone nodules') and disseminated pyrite. It also includes a few thin beds of shells and fine sand partings or pockets of sand, which commonly increase towards the base and towards the top of the formation. At the base, and at some other levels, thin beds of black rounded flint gravel occur in places. Glauconite is present in some of the sands and in some clay beds, and white mica occurs at some levels. The formation is recorded by the BGS to range in thickness up to 150m.

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2.2.2 Natural Ground Subsidence

Table 2. Natural Ground Subsidence from Groundsure Data

Section	Groundsure Comment (Hazard Rating)
Soil Volume Change Potential (Shrink-Swell)	Low
Running Sands	Low
Compressible Deposits	Negligible
Collapsible Deposits	Low
Landslides	Very Low
Ground Dissolution of Soluble Rocks	Negligible

2.2.3 Ground Cavities and Sinkholes

Table 3. Ground Cavities and Sinkholes from Groundsure Data

Section	Groundsure Comment
Natural Cavities	No records are identified within 500m of the site.
Mining Cavities	No records are identified within 500m of the site.
Reported Recent Incidents	No records are identified within 500m of the site.
Historical Incidents	No records are identified within 500m of the site.
National Karst Database	No records are identified within 500m of the site.

2.2.4 Mining and Ground Workings

Table 4. Mining and Ground Workings from Groundsure Data

Section	Groundsure Comment
BritPits	No BritPits are identified within 250m of the site.
Surface Ground Workings	Cuttings (associated within the railing line) are located 152m north west and 196m east of the site. A landfill is identified 229m south-west of the site. A brick field is identified 235m east of the site.
Underground Workings	No underground workings are identified within 1km of the site.
Historical Mineral Planning Areas	No records are identified within 500m of the site.
Non-Coal Mining	The site is identified to be in an area where underground mine workings for chalk are uncommon.
JPB Mining Areas	No records are identified within 500m of the site.
The Coal Authority – Non-Coal Mining	No records are identified within 500m of the site.
Researched Mining	A record is identified 254m east of the site. It is likely this refers to the brick field identified above.
Mining Record Office Plans	No records are identified within 500m of the site.

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Section	Groundsure Comment
BGS Mine Plans	No records are identified within 500m of the site.
Coal Mining	No records are identified on the site.
Brine Areas	No records are identified on the site.
Gypsum Areas	No records are identified on the site.
Tin Mining	No records are identified on the site.
Clay Mining	No records are identified on the site.

2.2.5 Radon

Table 5. Radon

Section	Groundsure Comment
Radon Affected Areas	The site is reported to be within an area where between 1% and 3% of properties are 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.

2.2.6 Soil Chemistry

Table 6. BGS Estimated Background Soil Chemistry

Contaminant	Estimated Value (mg/kg)
Arsenic	15
Bioaccessible Arsenic	-
Lead	100
Bioaccessible Lead	60
Cadmium	1.8
Chromium	60-90
Nickel	15-30

2.3 Hydrogeological and Hydrological Data

2.3.1 Groundwater Abstractions

The closest groundwater abstraction licence is recorded to lie 1294m to the south-west of the site. The abstraction is for trickle irrigation.

2.3.2 Surface Water Abstractions

The closest surface water abstraction licence is recorded to lie 565m to the east of the site. The abstraction is for spray irrigation.

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2.3.3 Potable Abstractions

The closest potable abstraction licence is recorded to lie 1856m to the north-west of the site.

2.3.4 Groundwater Vulnerability

The level of groundwater vulnerability, as reported within the Groundsure data, is High.

2.3.5 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.

2.3.6 Surface Water Features

Drainage ditches are present along the northern and southern boundaries of the site. It is understood that a culvert may also be present along the eastern boundary of the former plant nursery.

2.3.7 Flood Risk

The table below summarises the flood risk data provided by the Groundsure report. It is noted that this does not constitute a flood risk assessment.

Table 7. Flood Risk

Section	On Site	Within 50m of the Site
Risk of Flooding from Rivers and Seas (RoFRaS)	None Identified	None Identified
Historical Flood Events	None Identified	None Identified
Flood Defences	None Identified	None Identified
Areas Benefitting from Flood Defences	None Identified	None Identified
Flood Storage Areas	None Identified	None Identified
Environment Agency Flood Zone 2	None Identified	None Identified
Environment Agency Flood Zone 3	None Identified	None Identified
Surface Water Flooding	Highest Risk: 1 in 30 year Depth 0.3m-1.0m	Highest Risk: 1 in 30 year Depth 0.3m-1.0m
Groundwater Flooding	Highest Risk: High	Highest Risk: High

3. GEO-ENVIRONMENTAL DATA

3.1 Historical Industrial Sites

The following table summarises past land uses of the site and the surrounding area extracted by Groundsure from historical maps.

Table 8. Historical Industrial Sites

Section	Remarks
Historical Industrial Land Uses	The former nursery is identified occupying the majority of the site, and extending to the south of the main part of the site. The data also identifies the ground workings as discussed in Table 4.
Historical Tank Database	No historical tanks are identified within 100m of the site.
Historical Energy Features	No energy features are identified within 100m of the site.
Historical Petrol Stations	No historical petrol stations are identified within 100m of the site.
Historical Garages	No historical garages are identified within 100m of the site.
Historical Military Sites	No historical military sites are identified within 100m of the site.

3.2 Landfill and Other Waste Sites

The following table summarises the location of waste sites either on the site or within the surrounding area (within 250m of the site).

Table 9. Landfill and Other Waste Sites

Section	Groundsure Comments
Active or Recent Landfills	A landfill is identified 97m south-west and 212m south of the site.
Historical Landfill (BGS Records/LA/Mapping Records EA Records)	No historical landfills are identified within 250m of the site.
Historical Waste Sites	No historical waste sites are identified within 250m of the site.
Licensed Waste Sites	No licensed waste sites are identified within 250m of the site.
Waste Exemptions	Several exemptions are recorded 200m north/north-west of the site for burning of the waste in the open at Omnia Nursery.

3.3 Current Industrial Land Use

The relevant current industrial land uses are discussed in the table below.

Table 10. Current Industrial Land Uses

Section	Groundsure Comments
Recent Industrial Land Use	A silo is identified 93m south of the site.
Current or Recent Petrol stations	No current or recent petrol stations are identified within 100m of the site.
Electricity Cables / Gas Pipelines	No underground high voltage cables or high-pressure pipes are identified within 100m of the site.

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Section	Groundsure Comments
Sites determined as Contaminated Land	No sites determined as contaminated land are identified within 100m of the site.
Control of Major Accident Hazards (COMAH) Sites	No COMAH sites are identified within 100m of the site.
Regulated Explosive Sites	No regulated explosive sites are identified within 100m of the site.
Hazardous Substance Storage/Usage	No consents have been granted for hazardous substance storage/usage within 100m of the site.
Historical Licensed Industrial Activities (IPC)	No records are identified within 100m of the site.
Licensed Industrial Activities (Part A(1))	A part A(1) activity is identified 279m south-west of the site for the landfill identified in Table 9 above.
Licensed Pollutant Release (Part A(2)/B)	No records are identified within 100m of the site.
Radioactive Substance Authorisations	No records are identified within 100m of the site.
Licensed Discharges to Controlled Waters	No records are identified within 100m of the site.
Pollutant Release to Surface Water / Public Sewer	No records are identified within 100m of the site.
List 1 / List 2 Dangerous Substances	No records are identified within 100m of the site.
Pollution Incidents (EA/NRW)	A series of pollution events are recorded in 2002/03 for "landfill odour" generally located to the south of the site.
Pollution Inventory Substances / Waste Transfers / Radioactive Waste	No records are identified within 100m of the site.

3.4 Sensitive Land Use

The site is located within a nitrate vulnerable zone (NVZ). The development proposals are not considered to pose an unacceptable risk to the NVZ.

3.5 Railway Infrastructure and Projects

A railway line is located to the north of the site.

4. HISTORICAL MAP AND IMAGERY REVIEW

Historical Ordnance Survey maps and imagery covering the area of the site have been reviewed and are summarised in the following table.

It is noted that maps and images present information applicable at the time of production of the maps or image captures, that maps are subject to surveying and cartographic errors and images to atmospheric conditions at the time of their capture. It is possible that significant developments may have taken place on or within the vicinity of the site that are not shown on the inspected maps and images.

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'In the Vicinity of the Site' generally refers to features of relevance within approximately 250m of the site boundary but may also include more distant features if considered to be pertinent to the assessment of the development history.

Table 11. Summary of Significant Features Identified on Historical Maps and Images

Map/Image Details	On-Site	In the Vicinity of the Site
1876 1:2,500	The site comprises several open fields. A track runs through the western part of the site in a north-south direction in the more northern part of the site.	A railway line runs along the northern boundary of the site. A public house is located to the north-east of the site. A road is located to the east of the site.
1896 1:10,560	A small building is shown in the north of the site, on the western edge of what is now the former nursery area	The land south of the main part of the site is labelled as a Nursery. Though no development is shown in this area, a track is shown.
1910 10,560	A ditch is shown on the southern boundary of the site.	The Nursery is no longer labelled.
1950 1:10,560		A brick field is shown ~240m to the east of the site. A pit associated with the brick field is shown approximately ~375m to the east of the site.
1961 1:10,560	A track is shown running east to west in the southern part of the site. A long rectangular structure is shown adjacent to the track.	A number of structures, most likely greenhouses, are shown within the area to the south of the main part of the site. The brickfield is no longer shown.
1974 1:2,500	The main part of the site is labelled as a Nursery. Three large structures are shown on the footprint of two of the existing glasshouses and the area of the demolished glass house. Buildings are shown on the footprints of the two houses and a number of the outbuildings on the eastern side of the nursery area. A road leads from the nursery towards Lidsey Road to the east. A drain is shown along the western extent of the northern boundary.	A number of large glasshouses are shown to the south of the main part of the site, along with a number of silos and tanks. A number of buildings (subsequently labelled as piggeries) are shown to the north-west of the site.
1982 1:2,500	Additional small structures are shown along the eastern boundary of the site	
1992 1:2,500 1993 1:10,000	Additional greenhouses are shown on the site and the polytunnels area is also shown.	A landfill site is shown 250m south-west of the site.
1999 Aerial Photograph	The site is shown as described by the previous maps, and as described during the walkover, with the glasshouses and polytunnels in a pre-derelict state. The building along the track appears to no longer be present.	
2012 Aerial Photograph	The nursery may no longer be operation at this stage, as the polytunnel and some of the greenhouses may no longer be fully shown in the photograph.	The nursery to the south appears to have fallen into disrepair. Landfilling activities appear to be shown ~ 200m to the west of the site.

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Map/Image Details	On-Site	In the Vicinity of the Site
2018 Aerial Photograph		Landfilling activities appear to have ceased at the landfill.

5. PREVIOUS GROUND INVESTIGATION

As part of a wider ground investigation a borehole, designated as WS503 has been drilled on the site. A copy of the exploratory borehole logs is included as Appendix C. The location of the borehole is shown on Figure 1.

The borehole recorded a shallow thickness of topsoil overlying the River Terrace Deposits, comprising slightly gravelly sandy silty clay deposits overlying slightly gravelly clayey sand deposits.

6. LANDFILL SITE TO THE WEST

A number of documents relating to the landfill site to the west have been obtained from the West Sussex County Council planning portal. These are presented in Appendix D.

The restoration plans show that, as indicated by the historical map and aerial photography review, the landfill site extended some way further to the north than is indicated by the data in the Groundsure report.

The plans also show the surface water drainage plan for the restored landfill, with the western side of the landfill having surface water directed to the north-west to a balancing pond, before being discharged to a drainage ditch which runs south, along the western extent of the landfill. On the eastern side of the landfill site, surface water is directed to discharge to the drainage ditch which runs along the western boundary of the fields to the west of the development site.

The plans also show the location of the site management compound, including the leachate and gas management areas.

7. PRELIMINARY CONTAMINATION RISK ASSESSMENT

7.1 Introduction

The risk assessment considers the potential 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 deemed to be present, an assessment of the level of risk associated with the pollutant linkage has been carried out in line with current 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 12. 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

7.2 Contaminant Pathways Identified

The development is to comprise up to 130 dwellings (Use Class C3), informal and formal public open space, landscaping, drainage, and other associated works.

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, and pathways associated with the consumption of home grown produce.

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

It is noted that an asbestos survey of existing structures and infrastructure³ was beyond the brief of this report. The risk assessment assumes that, should asbestos be identified within buildings or infrastructure, any such materials will be managed in accordance with current legislation and guidance, to ensure this does not represent an ongoing risk to end users and, specifically, to ensure that asbestos materials are not introduced into the underlying soils.

The site is expected to be underlain by the River Terrace Deposits which is classed as a Secondary A Aquifer. Although the site is not located within a SPZ, pathways relating to controlled waters may be reasonably considered to be present.

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

³ As defined under Section 5(a) of the Control of Asbestos Regulations, 2012.

7.3 Potential Contamination Sources Identified

The following potential sources of contamination have been identified by the preliminary contamination risk assessment:

- Made ground soils associated with the former Nursery and demolished buildings.
- Petroleum hydrocarbon contamination arising from various above ground tanks and heating systems within the former Nursery.
- Landfill site to the west.

The landfill to the west primarily represents a potential source of ground gas generation, which can migrate away from the source through granular soils. However, the boundary of the landfill lies some 200m from the edge of the area where housing is proposed on the site. As such, the likelihood of significant quantities of gas migrating onto the site is considered to be low. It is clear from the walkover that emissions from the site are being actively monitored given the presence of numerous standpipes around the perimeter.

Given the shallow groundwater table anticipated, there is a theoretical risk that leachable contaminants from the landfill site may migrate onto the site and impact the shallow soils. As the landfill was constructed relatively recently, and as the landfill site is known to have an active leachate management system (where leachate from the cells is pumped out and then discharged to the sewage treatment works to the south-east of Woodgate) the likelihood of this pollutant linkage being realised is considered to be very low, particularly due to the distance between the landfill and the area of proposed development.

A brickfield has been identified to the east of the site. However, given the small size of the brick field and the distance of the excavation from the site, it is not considered to represent a potential source of contamination which could impact the site.

7.4 Preliminary Conceptual Model

The preliminary conceptual model for the proposed development is presented in Appendix F.

7.5 Recommendations

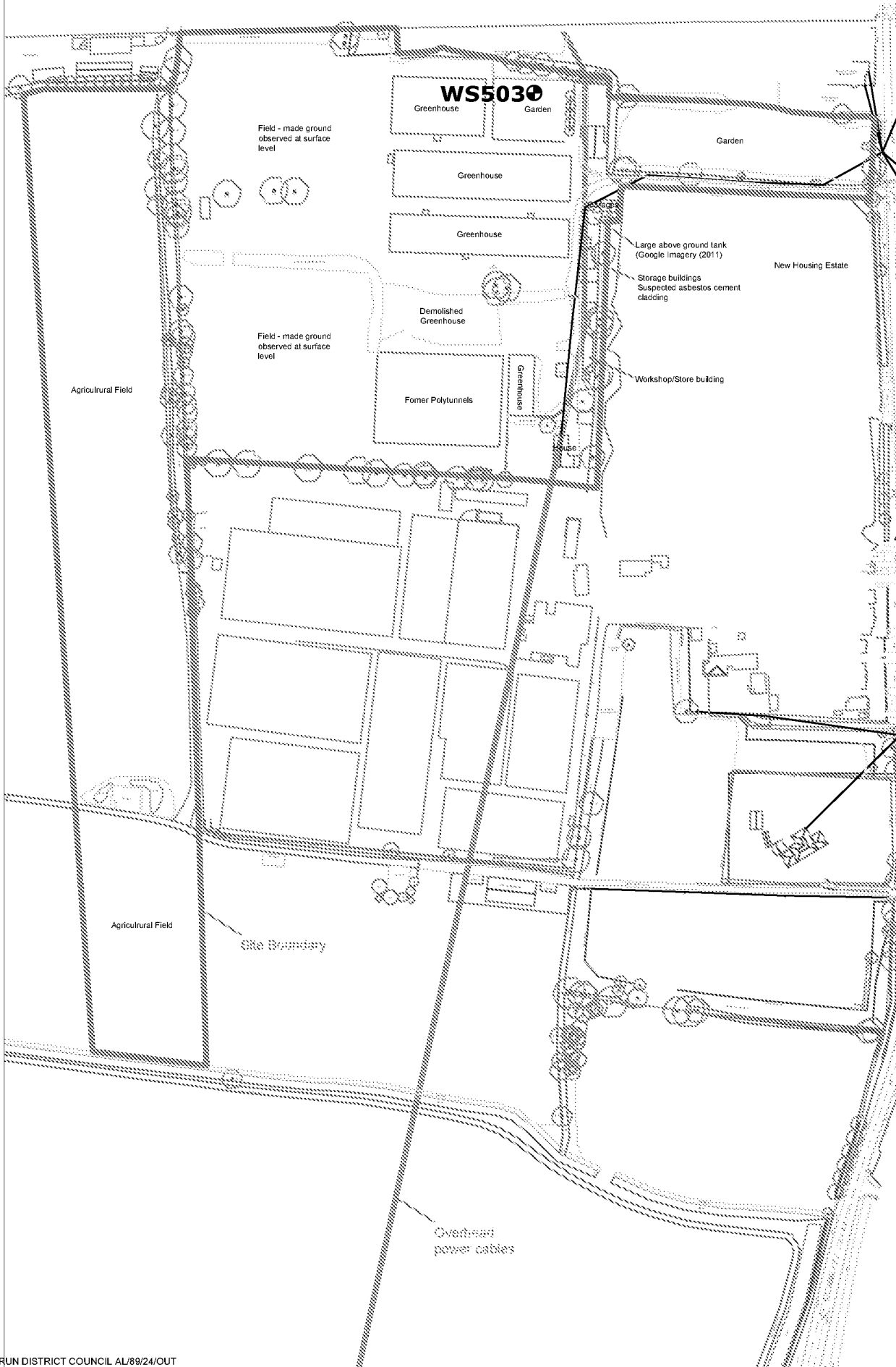
The preliminary contamination risk assessment has concluded that potential pollutant linkages are present. It is therefore recommended that an appropriate level of intrusive ground investigation should be undertaken to allow a quantitative assessment of the identified linkages to be made.

Given the dilapidated condition of the glasshouses, works within the footprint of these structures should be carried out following their demolition and clearance.

Ashdown Site Investigation Ltd.

FIGURES

Figure 1 Site Walkover Plan



**ASHDOWN SITE
INVESTIGATION**
L · I · M · I · T · E · D

Unit 3
The Old Grain Store
Ditchling Common Business Park
Ditchling
East Sussex
BN16 8SG
01273 483119
contact@ashdownsi.co.uk

Site:

Land At Woodgate Nurseries
Lidsey Road
Woodgate
West Sussex

Project Ref:

P16445

Figure No.

1

Drawing Title

Site Walkover Plan

Scale

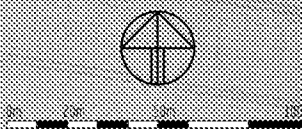
NTS

APPENDIX A

Site Location Plan

APPENDIX B

Outline Masterplan



APPENDIX C

Previous Borehole Log



Site Name: Woodgate, Land west of Lidsey Road, West Sussex

Job Number: R18-13443-5

Start Date: 07/12/2018

End Date: 07/12/2018

Borehole Number: **WS503**

Sheet 1 of 2

Standpipe		Sample/ Test Type		Depth From (m)	Depth To (m)	Test Result	Legend	Depth	Stratum Description
		D		0.50				0.00	Topsoil.
								0.25	Brown orange slightly gravelly sandy silty CLAY. Gravel is angular to subrounded fine to medium ironstone and flint. (River Terrace Deposits)
				1.50					
								1.80	Brown slightly gravelly clayey fine to coarse SAND. Gravel is angular to subrounded fine to coarse flint and chalk. (River Terrace Deposits)
				2.50					
		D		3.50					
				4.50					
		D						5.00	Continued on next sheet

Remarks

Groundwater: Standing water depth at 1.00m depth on completion.

Stability: Borehole stable on completion.

Notes: Standpipe installed to 5.20m depth; 5.20m to 1.70m slotted pipe with gravel surround; 1.70m to ground level plain pipe with bentonite seal; completed with end cap and security cover concreted proud of ground surface.

Approximate Coordinates: E 493613, N 104276

Excavation Method: WLS

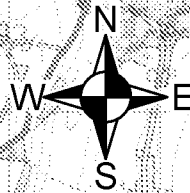
Borehole Diameter: Various

Made By: MR

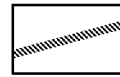
APPENDIX D

Information on Landfill Site to the West

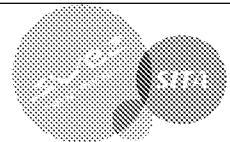
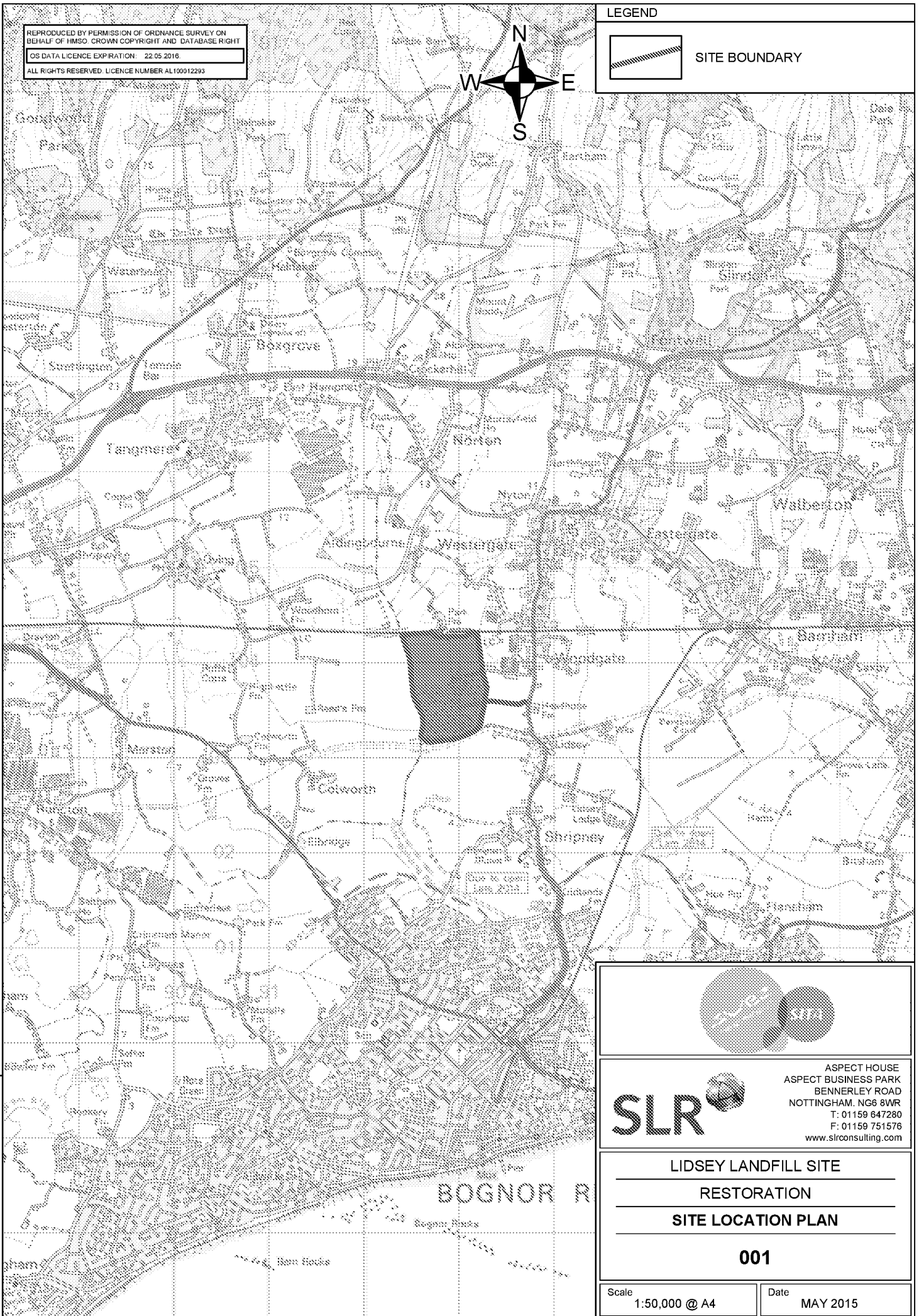
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LEGEND



SITE BOUNDARY



SLR

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ASPECT BUSINESS PARK
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T: 01159 647280
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www.slrconsulting.com

LIDSEY LANDFILL SITE

RESTORATION

SITE LOCATION PLAN

001

Scale
1:50,000 @ A4

Date
MAY 2015

00079.00321.094.001.0_SLP.dwg