

Site Details:

SHRUBLANDS, ROUNDSTONE
LANE, ANGMERING, BN16 4AT

Client Ref: LP2386_Angmering_-_LPO
Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: County Series

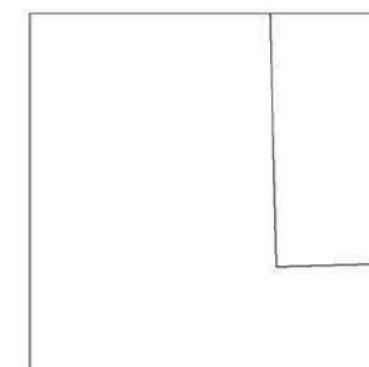
Map date: 1911

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1911
Revised 1911
Edition N/A
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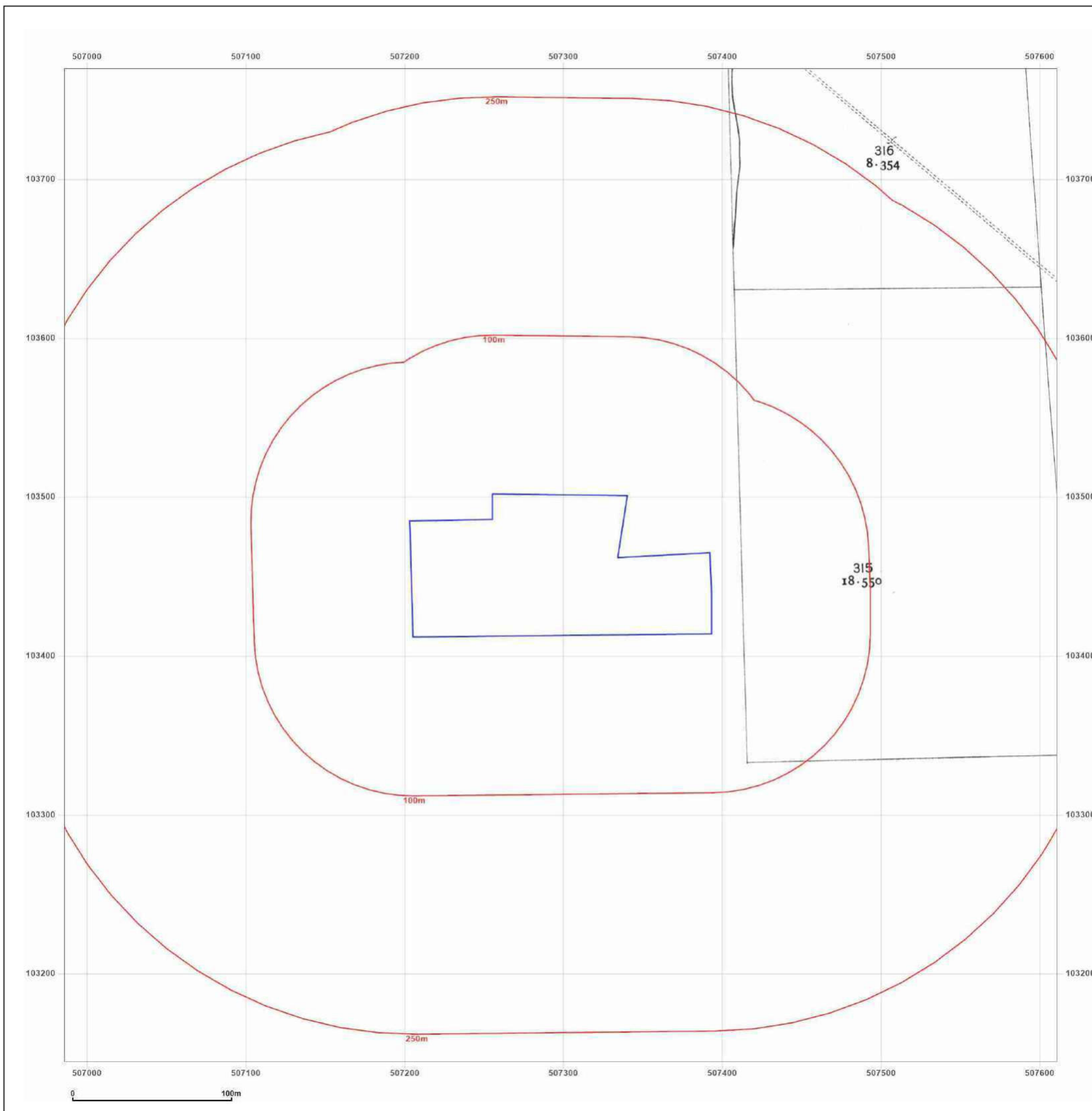


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LANE, ANGMERING, BN16 4AT

Client Ref: LP2386_Angmering_-_LPO
Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: County Series

Map date: 1932

Scale: 1:2,500

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Revised 1932
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Edition N/A
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Revised 1932
Edition N/A
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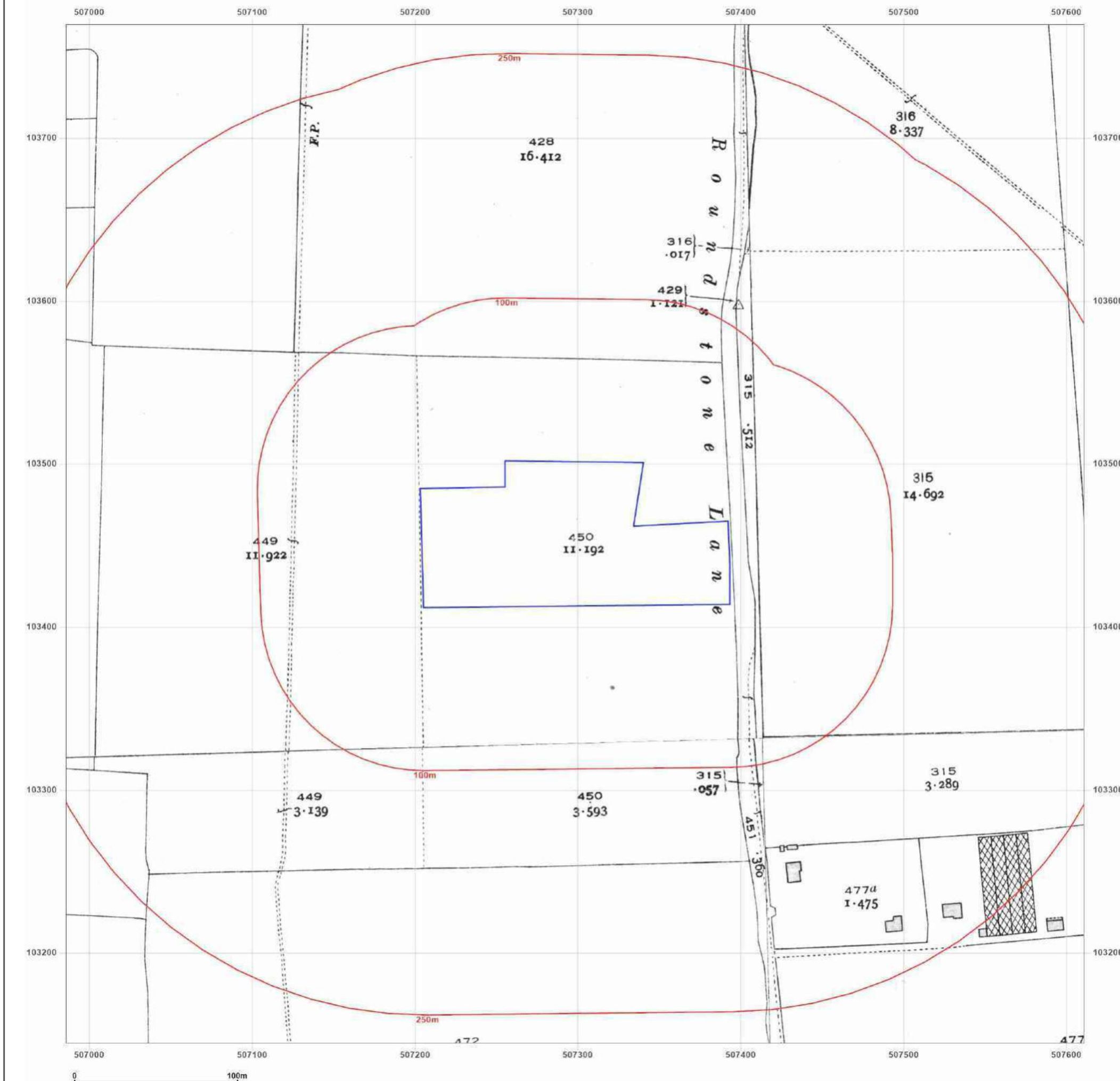


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Site Details:

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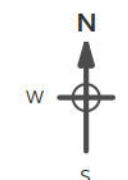
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Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: County Series

Map date: 1942-1943

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1942
Edition N/A
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Levelled N/A

Surveyed 1942
Revised 1942
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1943
Revised 1943
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Site Details:

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LANE, ANGMERING, BN16 4AT

Client Ref: LP2386_Angmering_-_LPO
Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: National Grid

Map date: 1970

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1969
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Surveyed 1969
Revised 1969
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LANE, ANGMERING, BN16 4AT

Client Ref: LP2386_Angmering_-_LPO
Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1969
Revised 1970
Edition N/A
Copyright 1972
Levelled 1966

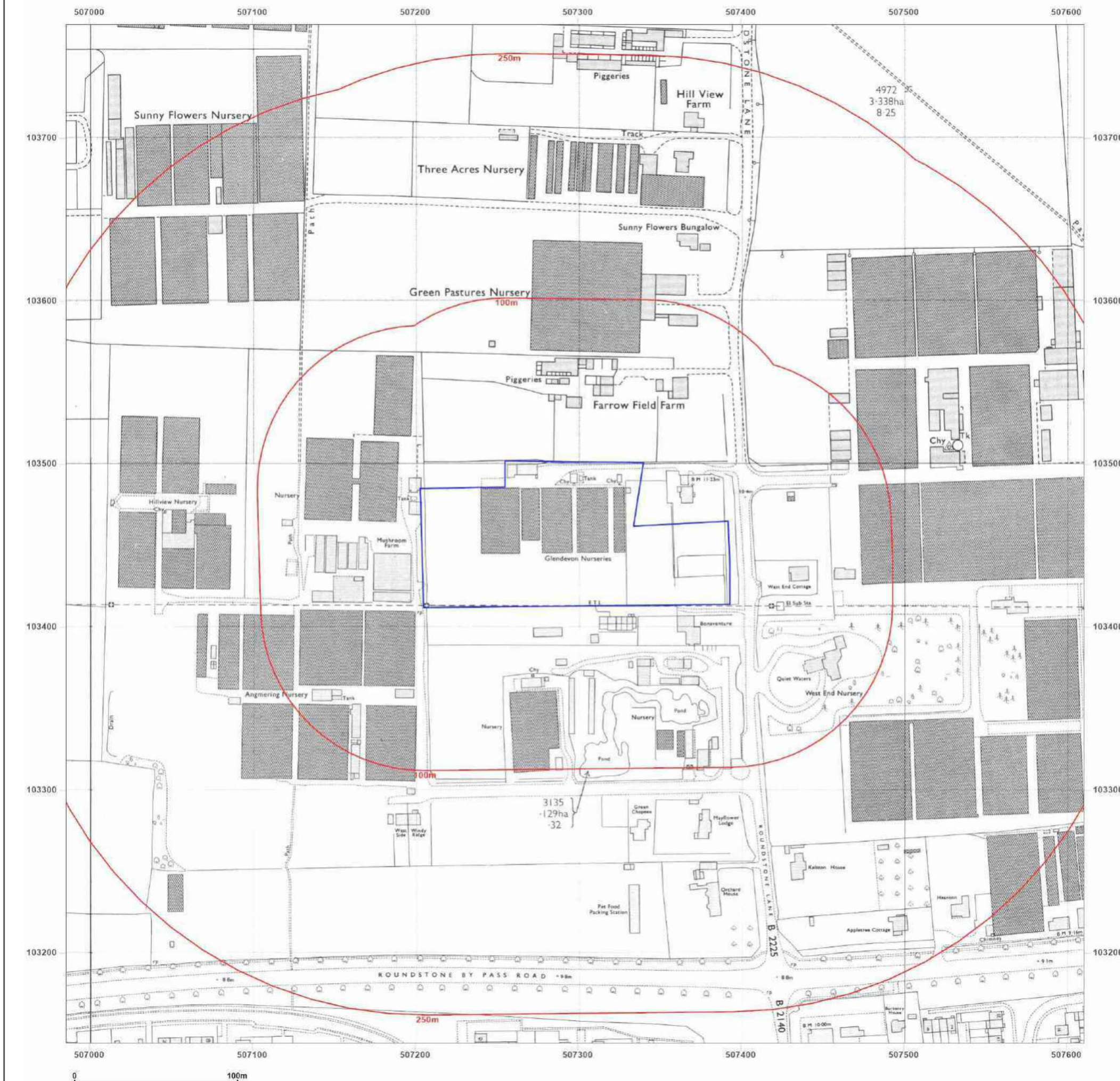


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LANE, ANGMERING, BN16 4AT

Client Ref: LP2386_Angmering_-_LPO
Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: National Grid

Map date: 1972

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

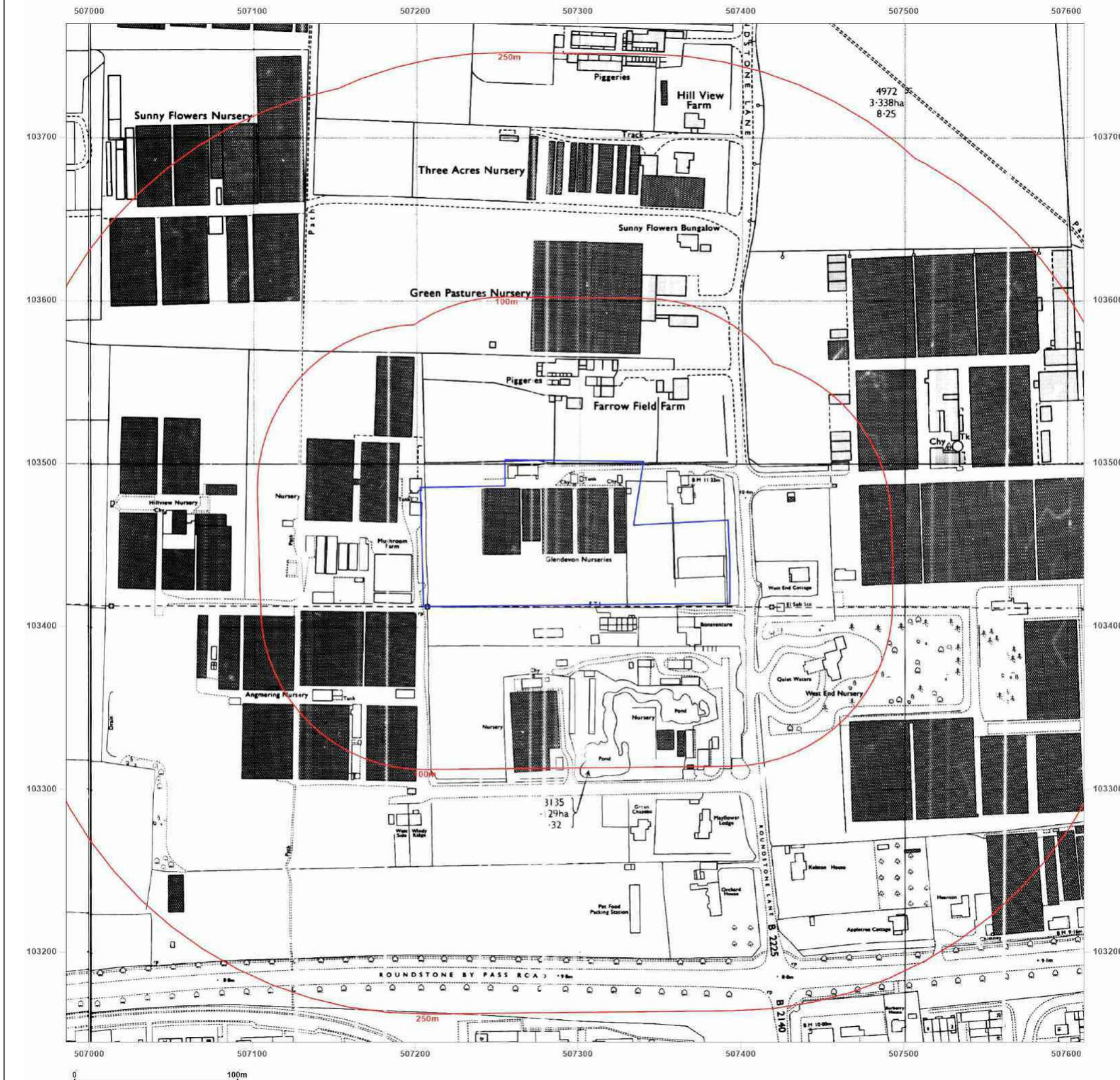


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Site Details:

SHRUBLANDS, ROUNDSTONE
LANE, ANGMERING, BN16 4AT

Client Ref: LP2386_Angmering_-_LPO
Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: National Grid

Map date: 1974

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1974
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1974
Levelled N/A

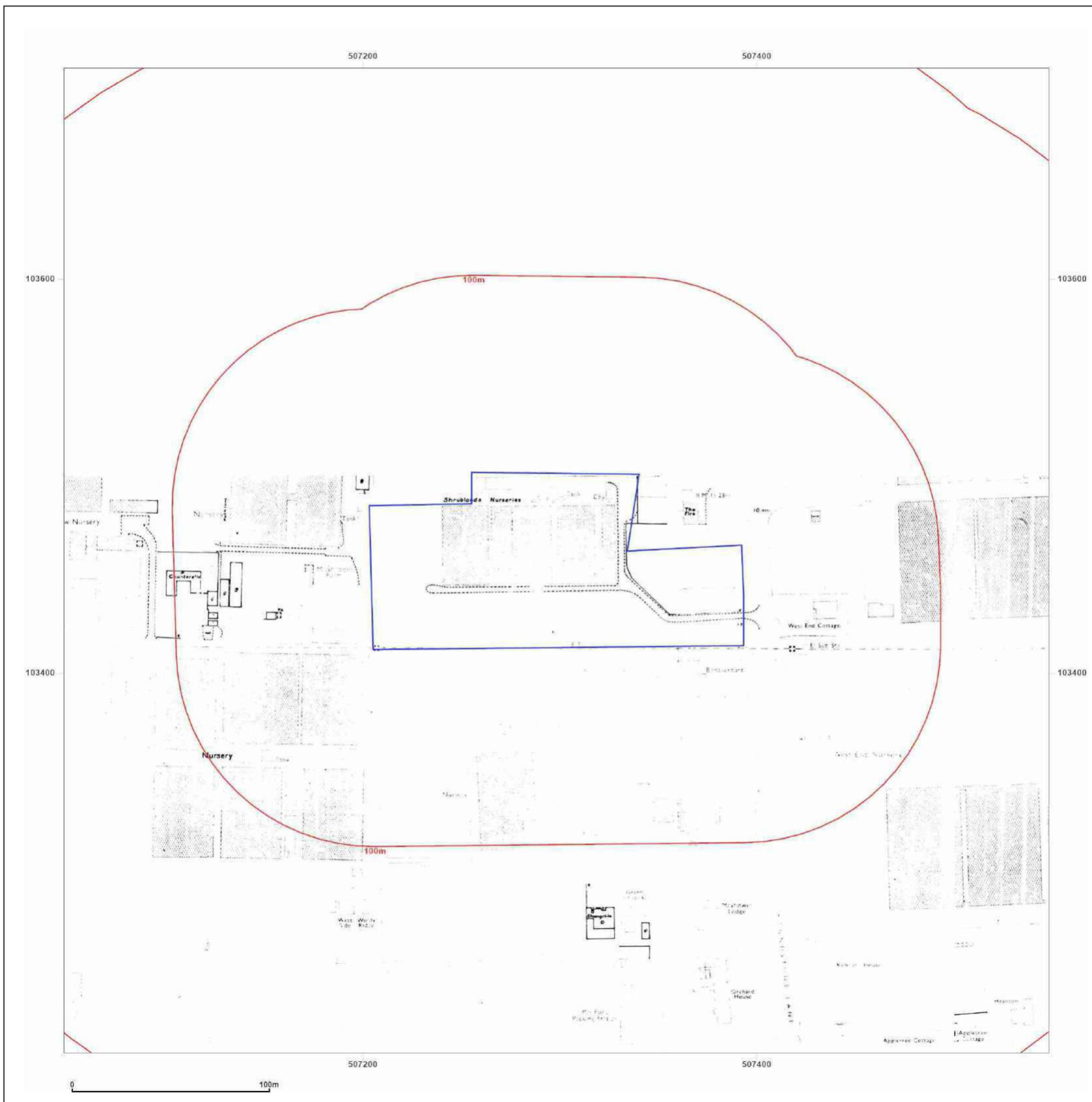


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Client Ref: LP2386_Angmering_-_LPO
Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: National Grid

Map date: 1974

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

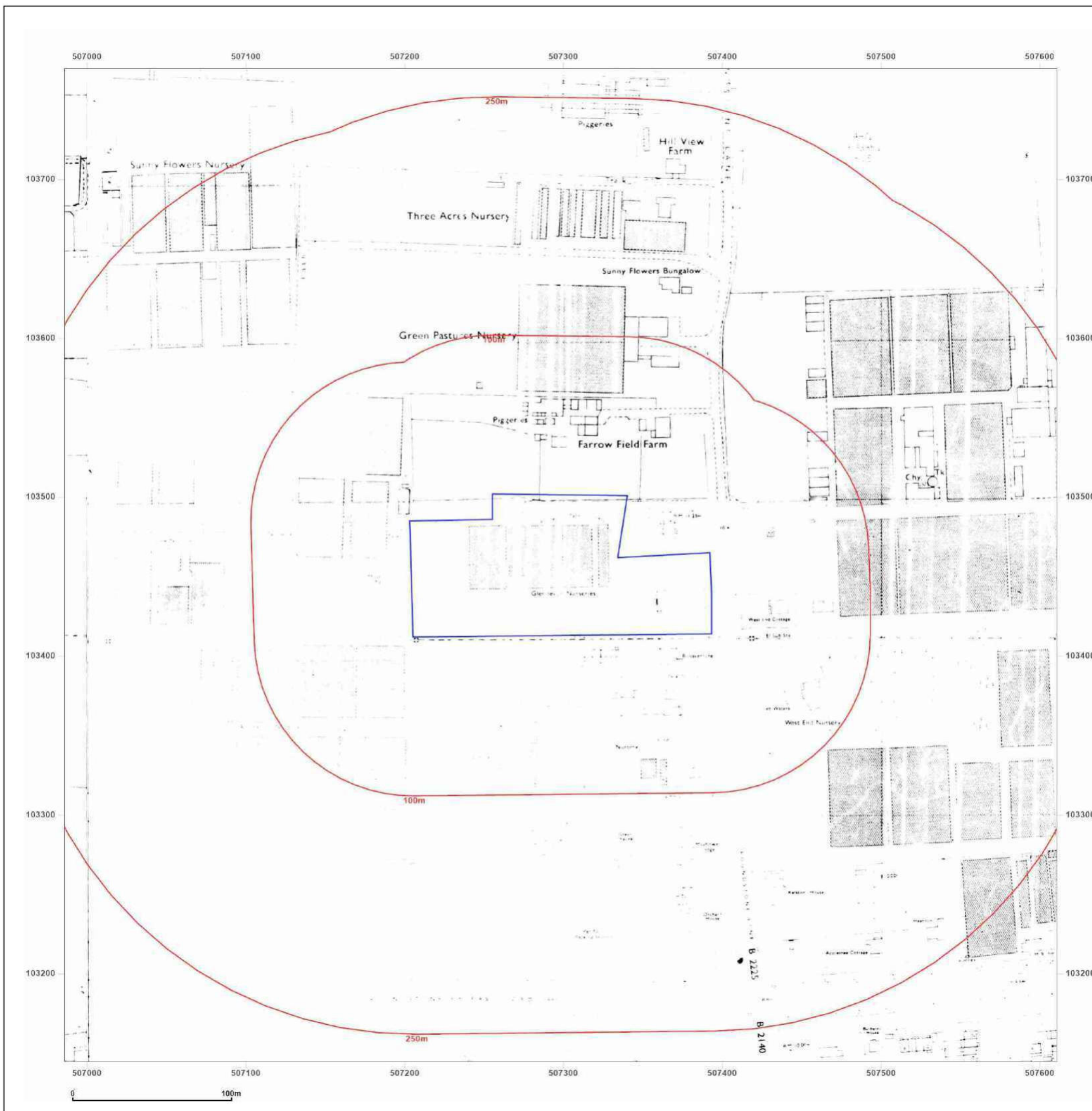


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Site Details:

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Client Ref: LP2386_Angmering_-_LPO
Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: National Grid

Map date: 1990

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1966
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Client Ref: LP2386_Angmering_-_LPO
Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: National Grid

Map date: 1990-1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1966
Revised 1990
Edition N/A
Copyright 1990
Levelled 1966

Surveyed 1966
Revised 1990
Edition N/A
Copyright 1990
Levelled 1966

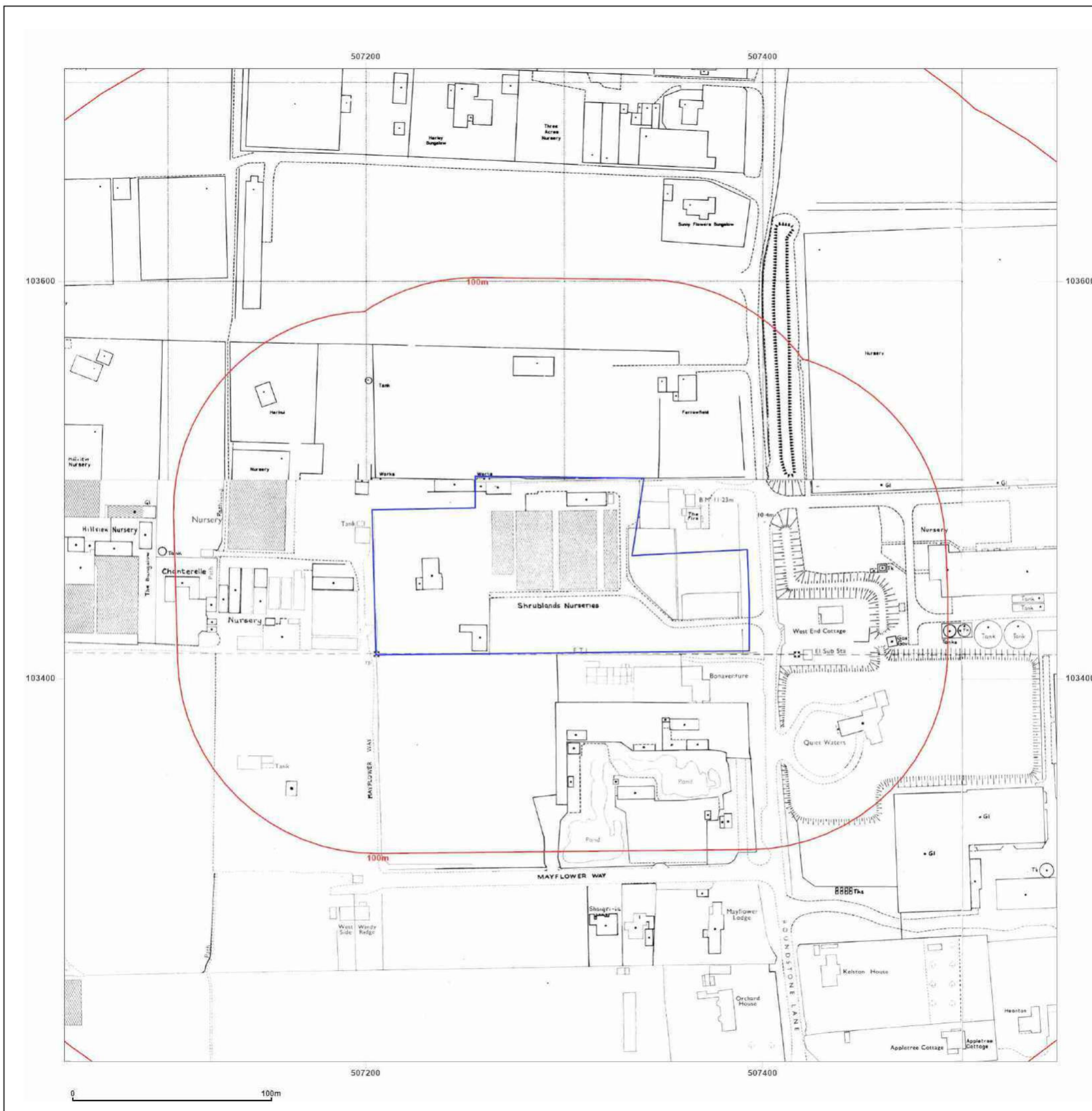


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Map legend available at:
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Site Details:

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LANE, ANGMERING, BN16 4AT

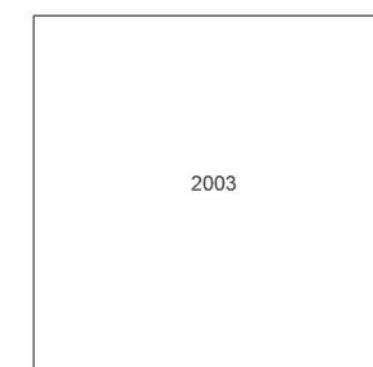
Client Ref: LP2386_Angmering_-_LPO
Report Ref: GS-7588454
Grid Ref: 507298, 103457

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

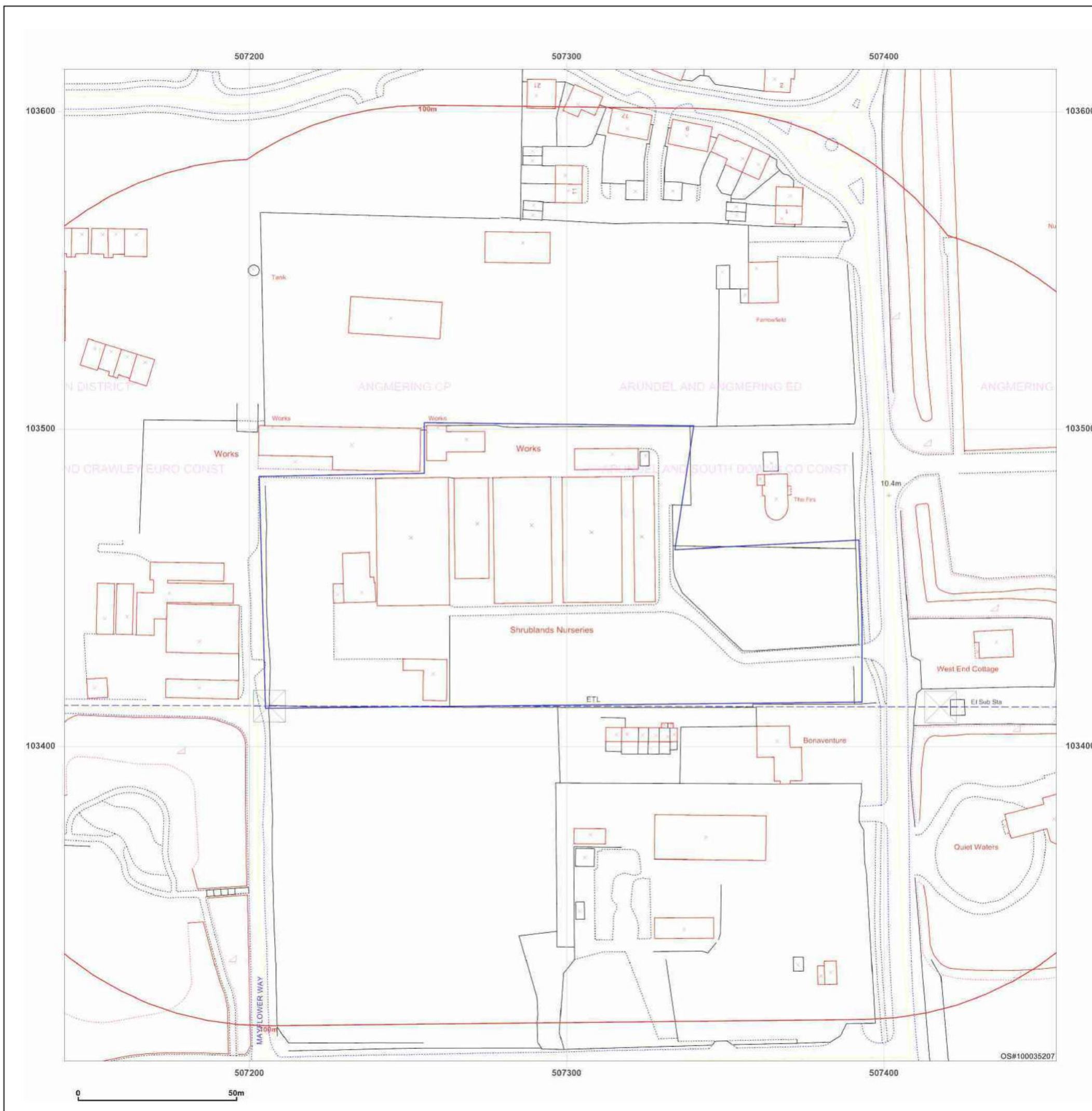


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Production date: 18 February 2021

Map legend available at:
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APPENDIX D – Qualitative Risk Assessment Model

Qualitative Risk
Assessment Model

Contaminant	Receptor	Pathway ¹	Likelihood of Exposure	Severity of Exposure	Risk Classification	Notes
All contaminants in soils	Future Residents	Dermal contact, ingestion and inhalation of soil particles	Likely	Mild	Moderate/low risk	Given that portions of the site have undergone development and subsequent demolition there is the potential for contaminants such as heavy metals and to have impacted the soils. An historic tank with associated chimneys is shown on the northern part of the site with a second shown on the sites western boundary. There, is therefore the potential for localised hydrocarbon contamination to occur on site. There is also the potential for heavy metals to be present within any made ground which occurs on site as well as within the stockpiles along the sites western boundary.
		Consumption of contaminated home grown produce	Likely	Mild	Moderate/low risk	
	Construction workers	Dermal contact, ingestion and inhalation of soil particles	Likely	Mild	Moderate/low risk	As outlined above there is the potential for the soils on site to be impacted with both hydrocarbon and heavy metal contamination. Construction workers will be exposed to any such contamination if present. However, the period of exposure for construction workers is relatively and assuming the correct PPE and appropriate site hygiene are maintained then the risk is considered low.
	Groundwater (River Terrace Deposits & Chalk Aquifer)	Vertical infiltration and leaching from impacted on-site soils	Likely	Mild	Moderate/low risk	There is no evidence for significant fuel storage or spillages on site As such it is considered that any contamination on site is likely to be relatively localised and as such is unlikely to impact the groundwater at depth.

Contaminant	Receptor	Pathway ¹	Likelihood of Exposure	Severity of Exposure	Risk Classification	Notes
	Surface water	Surface water run-off	Unlikely	Mild	Very low risk	The nearest surface water feature is over 190m from the site and as such any contamination on site, if present, is not considered to pose a risk to surface water.
All contaminants in groundwater	Surface water	Subsequent lateral migration of impacted groundwater with contaminants derived from on-site sources.	Unlikely	Mild	Very low risk	The nearest surface water feature is over 190m from the site. Therefore the site is not considered to pose a significant risk to surface water.
	Construction workers	Dermal contact and ingestion	Unlikely	Mild	Very low risk	Groundwater is anticipated to occur in excess of 6m bgl and as such construction workers are unlikely to be exposed to groundwater.
	Ecological sites	Subsequent lateral migration of impacted groundwater with contaminants derived from on-site sources. Directly into aquatic sites. Uptake via roots on land-based sites.	Unlikely	Mild	Very low risk	Only limited and localised sources of potential contamination have been identified on site and there are no environmentally sensitive sites within 800m of the site.

Contaminant	Receptor	Pathway ¹	Likelihood of Exposure	Severity of Exposure	Risk Classification	Notes
Asbestos fibres in soils	Future Residents	Inhalation of asbestos fibres	Likely	Severe	High risk	Potential ACM was noted in the north western portion of the site. Furthermore, asbestos was often utilised in the construction of agricultural buildings and used for lagging heating pipes within greenhouses. Given the age of the structures on site there is the potential that ACM was utilised during their construction and may therefore have impacted the soils on site.
	Construction workers	Inhalation of asbestos fibres	Likely	Severe	High risk	Construction workers are likely to be exposed to any contaminants present within the ground, albeit for a relatively short period of time. The risk to construction workers from asbestos within the soil is classified as high given the severity of the effects of exposure. This risk would reduce to low assuming the appropriate PPE was utilised on site throughout the construction phase.
Pesticides in soils	Future residents	Dermal contact, ingestion and inhalation of soil particles	Likely	Mild	Moderate/low risk	Given the sites long term user as a horticultural nursery it is likely that pesticides have been utilised on site at some time throughout its history. As such there is the potential for future residents to come into contact with pesticide impacted soils.
		Consumption of contaminated home grown produce	Likely	Mild	Moderate/low risk	
	Construction workers	Dermal contact, ingestion and inhalation of soil particles	Likely	Mild	Moderate/low risk	As outlined there is the potential for the shallow soils on site to be impacted with pesticides. Construction workers will be exposed to any such contamination albeit for a relatively short time period. The risk to construction workers is classified as moderate however this would reduce to low assuming the correct PPE is utilised and site hygiene is well maintained.

Contaminant	Receptor	Pathway ¹	Likelihood of Exposure	Severity of Exposure	Risk Classification	Notes
	Groundwater (River Terrace Deposits & Chalk Aquifer)	Vertical infiltration and leaching from impacted on-site soils	Low likelihood	Mild	Low risk	Groundwater is considered to be in excess of 6m bgl. As such it is considered unlikely that contamination present on site will impact the groundwater.
	Surface water	Surface water run-off	Unlikely	Mild	Very low risk	The nearest surface water feature is over 190m from the site. The risk to surface water from pesticide contamination on site is considered low.

The classification is based upon the consideration of both the magnitude of consequence and the likelihood of exposure as follows:

Likelihood		Consequence			
		Severe	Medium	Mild	Minor
	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very Low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

Derived from Annex 4 of NHBC, Environment Agency & CIEH 'Guidance for the Safe Development of Housing on Land Affected by Contamination' R&D66. 2008.

Preliminary Geotechnical Risk Register

Geotechnical risk is the risk to building and construction work created by the site ground conditions. The Preliminary Geotechnical Risk Register has been compiled to provide an assessment of the likely risks that may impact on the proposed development based on the results of the desk study, and should be used to specify the type and extent of the intrusive investigation and testing undertaken, and to identify potential mitigation measures to control the risk to an acceptable level.

The inclusion of a risk in the register does not indicate that the risk is present, rather the likelihood of mitigation measures being required due to that risk, based on the available data. Equally, a risk classified as low indicates that mitigation measures are unlikely to be required for the hazard identified based on the available data.

The risk register should be developed and refined throughout the design process such that it will enable the management of geotechnical risk.

The Geotechnical Risk Register has been developed in accordance with the guidance presented in ICE/DETR Document "Managing Geotechnical Risk" (2002). The degree of risk (R) is determined by assessing the likelihood of a hazard (L) occurring and the effect of the hazard (E) on the project ($R=L \times E$). The effect may be measured in one or more aspect e.g. increased cost, delays in the program, health and safety etc. The scale of the likelihood, effect and risk are determined as follows:-

Likelihood of Occurrence			X	Effect of Hazard			=	Degree of Risk		
Scale	Likelihood	Chance		Scale	Effect	Increase in cost or time		Degree of Risk	Risk Level	Action required
4	Probable	>1 in 2		4	Very High	>10%		1-4	Trivial	None
3	Likely	1 in 10 to 1 in 2		3	High	4-10%		5-8	Significant	Consider cost effective solutions or improvements at no extra cost
2	Unlikely	1 in 100 to 1 in 10		2	Low	1-4%		9-12	Substantial	Work must not start until risk has been reduced. Additional resource required
1	Negligible	<1 in 100		1	Very Low	<1%		13-16	Intolerable	Work must not start until risk has been reduced. If risk can't be reduced, project should not proceed.

Geotechnical Risk Register

Hazard	Effect	Likelihood of Occurrence	Effect of Hazard	Risk Classification	Notes
Made Ground	Deepened foundations	Unlikely	Low	Trivial	There is no evidence to suggest significant thicknesses of made ground occur on site.
	Unstable excavations	Unlikely	Low	Trivial	
Compressible Ground	Bearing capacity failure	Negligible	High	Trivial	Strata on-site is not deemed excessively compressible
	Excessive settlement	Negligible	High	Trivial	
High Groundwater Table	Unstable excavations/ running sands	Negligible	High	Trivial	Groundwater is anticipated to be >6m bgl. Leap has not been made aware of any proposed deep excavation on site and therefore dewatering is not considered to be necessary.
	Dewatering	Negligible	High	Trivial	
	Contamination	Negligible	Low	Trivial	
Deep Excavations	Deepened foundations	Negligible	High	Trivial	Absence of deep excavations on-site
Working in highway	Traffic Management	Negligible	Very low	Trivial	N/A
Shrinkable soils	Deepened foundations	Unlikely	High	Significant	Large trees are situated along parts of the site boundaries whilst fruit trees are located in the southern part of the site. Removal of the trees may result in soil heave if cohesive soils are present within the terrace deposits. Some deepening of foundations may be required.
	Heave	Unlikely	High	Significant	
Frost Susceptible soils	Road Design	Unlikely	Low	Trivial	Soils on-site are not deemed frost susceptible. This assessment may require revision if significant quantities of silt soils are encountered on site.
Aggressive ground conditions for Concrete	Concrete design	Unlikely	Low	Trivial	The soils on site are not among those listed within the BRE special digest as known to contain high levels of pyrite.
Slope Stability/Retaining Structure	Local stability	Negligible	High	Trivial	The site is relatively level and no significant cut and fill activities are proposed on site.
	Global stability	Negligible	High	Trivial	
Mining	Suitability for development	Negligible	High	Trivial	Site not located within area of mining
Ground dissolution/ Natural cavities	Remedial measures	Negligible	High	Trivial	Site is underlain by River Terrace Deposits over Chalk, however, historic borehole records show groundwater to be at or above chalk and so solution feature initiation is unlikely.
Landfill	Land gas	Unlikely	High	Significant	Small ponds previously identified off site
Archaeological remains	Remedial measures	Negligible	High	Trivial	There is no evidence on historical maps or aerial imagery to suggest significant contamination occurs on site.

Geotechnical Risk Register

UXO	UXO supervision	Negligible	Very high	Trivial	UXO risk has been deemed LOW based on Zetica search
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APPENDIX E – Site Photographs

Site Photographs



Plate 1 – View looking east across the site with the site office to the south and the greenhouses to the north.



Plate 2 – View south east across the “orchard” area of the site.



Plate 3 – South eastern area of the site.



Plate 4 – Building rubble and ear stockpiles along the site's western boundary.



Plate 5 – Sheds in the north western corner of the site.

APPENDIX F – Trial Hole and Borehole Logs

Trial Hole and
Borehole Logs



Leap Environmental Ltd
The Atrium, Curtis Road
Dorking, Surrey RH4 1XA
www.leapenvironmental.com

Trial Pit Log

Trialpit No

TP101

Sheet 1 of 1

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -
Level:

Date
12/01/2021

Location: Shrublands Nursery, Angmering BN16 4AT

Dimensions
(m):

2.4

Depth
2.90

0.6

Scale
1:25

Logged
ADC

Client: Sigma Homes Group

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.15	ES	N=14	0.20			Grass over brown silty clayey TOPSOIL with frequent fine gravel flint, brick and concrete	
							Firm orangish brown silty CLAY with rare fine flint gravel.	
	1.00	B					<i>Hand Pen=130kPa</i>	1
				1.30			<i>Gravel more abundant below 1.2m</i>	
							Firm orange brown slightly gravelly CLAY. Gravel is fine to medium subrounded to rounded flint.	
							<i>Hand Pen=150kPa</i>	
	2.00	D		1.90			Medium dense becoming dense orange brown clayey GRAVEL. Gravel is fine to cobble sized rounded flint gravel	2
							<i>Gravel is damp to touch</i>	
				2.90			End of pit at 2.90 m	3
								4
								5

Remarks: Trial pit remained stable, with no groundwater seepages although gravels were noted to be damp to the touch

Stability: Stable

AGS



Leap Environmental Ltd
The Atrium, Curtis Road
Dorking, Surrey RH4 1XA
www.leapenvironmental.com

Trial Pit Log

Trialpit No

TP102

Sheet 1 of 1

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -
Level:

Date
12/01/2021

Location: Shrublands Nursery, Angmering BN16 4AT

Dimensions (m): 2.3

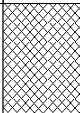
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1:25

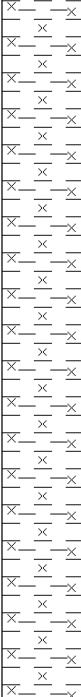
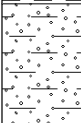
Client: Sigma Homes Group

Depth
2.50

0.6

Logged
ADC

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES	N=14	0.40			Mossy ground over brown mottled yellow and brick red MADE GROUND comprising sandy gravel. Gravel is brick, concrete, paving slabs and tiles.	
	0.50	ES		0.60			Firm to stiff dark grey silty CLAY.	
							<i>Organic looking</i>	
							Firm to stiff orange brown silty CLAY.	
								
							<i>Hand Pen = 210kPa</i>	
								
							<i>Slightly gravelly with depth</i>	
								
								
	1.40	D						
								
							<i>Hand Pen = 200kPa</i>	
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								
								

 Leap Environmental Ltd The Atrium, Curtis Road Dorking, Surrey RH4 1XA www.leapenvironmental.com				Trial Pit Log				Trialpit No TP103 Sheet 1 of 1	
Project Name: Shrublands Nursery, Angmering				Project No. LP2386		Co-ords: - Level:		Date 12/01/2021	
Location: Shrublands Nursery, Angmering BN16 4AT						Dimensions (m):		Scale 1:25	
Client: Sigma Homes Group						Depth 3.00		Logged ADC	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.10	ES	N=21	0.25			Brown silty dark grey TOPSOIL.		
							Firm orange brown silty CLAY. Locally soft.		
	1.70	D					Hand Pen =130kPa		
	2.80	B		2.60			Medium dense orange brown very clayey GRAVEL. Gravel is fine to cobble sized subrounded to rounded flint.		
				3.00			End of pit at 3.00 m		

Remarks: Trial pit remained stable, with no groundwater seepages although gravels were noted to be damp to the touch

 Stability: Stable



Borehole Log

Borehole No.

WS101

Sheet 1 of 2

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -

Hole Type
WS

Location: Shrublands Nursery, Angmering BN16 4AT

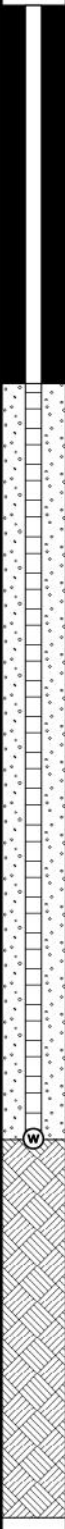
Level:

Scale
1:20

Client: Sigma Homes Group

Dates: 08/12/2020 - 08/12/2020

Logged By
SSC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.30	ES		0.50			Made Ground: Fine to coarse gravel and cobble of concrete, brick and flint.	
		0.80	ES					Reworked soft orange brown silty CLAY, with frequent fine gravels of ash and occasional fine to coarse gravels of flint.	
		1.00 1.00	D	N=4 (1,1/1,1,1,1)	1.00			Firm orange brown silty CLAY with occasional fine to medium gravels of flint. <u>Hand Pen at 1m =92kPa</u>	1
		2.00 2.00	D	N=19 (1,1/2,4,7,6)	2.50			<u>Hand Pen at 2m =92kPa</u>	2
		3.00		N=0 (1,0/0,0,0,0)	3.60			Firm orange brown silty CLAY with fine to coarse gravels of flint.	
								<u>Becoming soft below 3.0m</u>	3
								Medium dense orange brown silty sandy SAND, sand is fine to medium.	
		4.00	D		4.00				4
								Continued on next sheet	

Remarks

Dry and Stable. Groundwater monitoring well installed comprising plain pipe from ground level to 1.0m bgl over slotted pipe from 1.0m to 3.0m bgl and was finished at ground level with a flush mounted steel cover. The plain pipe was surrounded by bentonite to form a seal whilst the slotted pipe was surrounded by gravel. The borehole was backfilled with arisings from 4.0m to 3.0m bgl.



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Borehole Log

Borehole No.

WS101

Sheet 2 of 2

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -

Hole Type
WS

Location: Shrublands Nursery, Angmering BN16 4AT

Level:

Scale
1:20

Client: Sigma Homes Group

Dates: 08/12/2020 - 08/12/2020

Logged By
SSC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		4.00		N=24 (4,5/6,6,6,6)				End of borehole at 4.00 m	
									5
									6
									7
									8

Remarks

Dry and Stable. Groundwater monitoring well installed comprising plain pipe from ground level to 1.0m bgl over slotted pipe from 1.0m to 3.0m bgl and was finished at ground level with a flush mounted steel cover. The plain pipe was surrounded by bentonite to form a seal whilst the slotted pipe was surrounded by gravel. The borehole was backfilled with arisings from 4.0m to 3.0m bgl.





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Borehole Log

Borehole No.

WS102

Sheet 1 of 1

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -

Hole Type
WS

Location: Shrublands Nursery, Angmering BN16 4AT

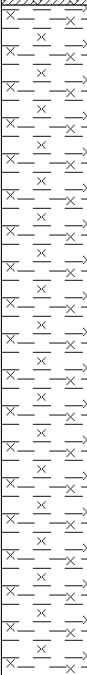
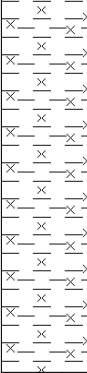
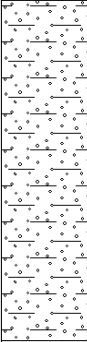
Level:

Scale
1:20

Client: Sigma Homes Group

Dates: 08/12/2020 - 08/12/2020

Logged By
SSC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.10	ES	N=6 (1,1/1,1,2,2)	0.20			Brown sandy TOPSOIL	1
		0.40	ES					Soft to firm orange brown silty CLAY with rare fine gravels of flint	
		1.00	D				N=6 (1,1/1,1,2,2)		
1.00									
2.00	D	N=28 (7,8/7,6,7,8)		Much fine to coarse, some cobbles of flint at 1.8m					
2.00	D	N=28 (7,8/7,6,7,8)		Medium dense orange brown silty very clayey GRAVEL gravels are fine to coarse sub-angular to sub-rounded flints.					
2.00									
3.00	D	N=26 (6,6/6,6,7,7)		End of borehole at 3.00 m					
3.00									
									4

Remarks
Dry and Stable



Borehole Log

Borehole No.

WS103

Sheet 1 of 1

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -

Hole Type
WS

Location: Shrublands Nursery, Angmering BN16 4AT

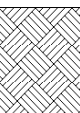
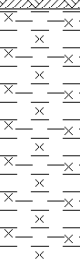
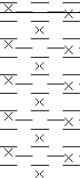
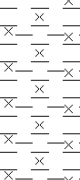
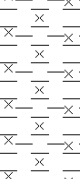
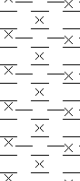
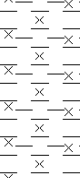
Level:

Scale
1:20

Client: Sigma Homes Group

Dates: 08/12/2020 - 08/12/2020

Logged By
SSC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
		0.20	ES	N=6 (0,1/1,2,2,1)	0.30			Brown sandy TOPSOIL, with occasional fine to coarse gravels of flint and occasional ash.	1		
		0.40	ES					Soft to firm orange brown silty CLAY with occasional fine gravels of flint			
		1.00	D				N=10 (1,2/2,3,2,3)	1.00			Soft becoming firm orange brown to orange grey silty CLAY with occasional fine to medium, sub-rounded to sub-angular flint
		1.00									Becoming pale orange brown below 1.0m with occasional iron stains
		1.50	D								
		2.00									Much iron staining below 2.0m
		2.50	D				N=10 (1,1/2,3,2,3)	3.40			Becoming firm below 2.5m
		3.00									Hand Pen at 3m =100kPa
											Abundant iron staining below 3.2m and fragments of ironstone.
											
											
											
					End of borehole at 3.40 m						

Remarks
Dry and Stable

Borehole Log

Borehole No.

WS104

Sheet 1 of 2

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -

Hole Type
WS

Location: Shrublands Nursery, Angmering BN16 4AT

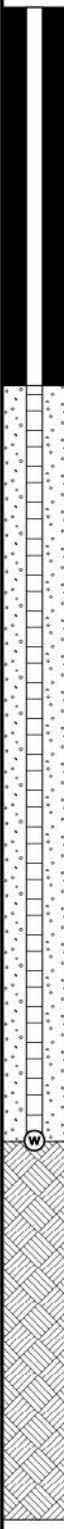
Level:

Scale
1:20

Client: Sigma Homes Group

Dates: 08/12/2020 - 08/12/2020

Logged By
SSC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.10	ES		0.20			Brown silty clayey TOPSOIL with occasional fine to coarse gravels of flint	
		0.50	ES					Soft becoming firm orange brown silty CLAY with rare fragments of sub-angular flint	
		1.00 1.00	D	N=3 (1,0/1,0,1,1)					1
		2.00 2.00	D	N=7 (1,0/1,2,2,2)					
		3.00 3.00	D	N=9 (1,2/2,2,2,3)	3.80				3
		4.00		N=12 (4,2/3,3,3,3)					
						</			

Remarks

Dry and Stable. Groundwater monitoring well installed comprising 1.0m of plain pipe over 2.0m of slotted pipe and finished at ground level with a flush mounted steel cover. The plain pipe was surrounded by bentonite to form a seal whilst the slotted pipe was surrounded by gravel. The borehole was backfilled with arisings from 4.2m to 3.0m bgl.

AGS



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Borehole Log

Borehole No.

WS104

Sheet 2 of 2

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -

Hole Type
WS

Location: Shrublands Nursery, Angmering BN16 4AT

Level:

Scale
1:20

Client: Sigma Homes Group

Dates: 08/12/2020 - 08/12/2020

Logged By
SSC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
					4.20			End of borehole at 4.20 m	
									5
									6
									7
									8

Remarks

Dry and Stable. Groundwater monitoring well installed comprising 1.0m of plain pipe over 2.0m of slotted pipe and finished at ground level with a flush mounted steel cover. The plain pipe was surrounded by bentonite to form a seal whilst the slotted pipe was surrounded by gravel. The borehole was backfilled with arisings from 4.2m to 3.0m bgl.



Borehole Log

Borehole No.

WS105

Sheet 1 of 1

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -

Hole Type
WS

Location: Shrublands Nursery, Angmering BN16 4AT

Level:

Scale
1:20

Client: Sigma Homes Group

Dates: 08/12/2020 - 08/12/2020

Logged By
SSC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.15	ES		0.20			Brown silty clayey TOPSOIL	
								Soft to firm orange brown silty CLAY with fine to coarse sub-angular to rounded gravels of flint with occasional ash	
		0.60	ES					<i>Fine to coarse gravel lens between 0.8 and 1.0m</i>	
		1.00 1.00	D	N=7 (1,0/1,1,2,3)	1.20			Stiff orange brown silty CLAY with rare fine to coarse sub-angular to rub-rounded gravels of flint <i>Hand Pen at 1.3m =100kPa</i>	1
								<i>Becoming more gravelly between 1.8 and 2.4m</i>	
		2.00 2.00	D	N=6 (1,2/2,1,1,2)				<i>Iron staining noted below 2.0m</i>	2
		3.00 3.00	D	N=15 (2,3/2,4,4,5)	3.00			End of borehole at 3.00 m	3
									4

Remarks
Dry and Stable

Borehole Log

Borehole No.

WS106

Sheet 1 of 2

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -

Hole Type
WS

Location: Shrublands Nursery, Angmering BN16 4AT

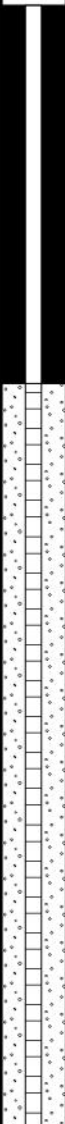
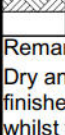
Level:

Scale
1:20

Client: Sigma Homes Group

Dates: 08/12/2020 - 08/12/2020

Logged By
SSC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.10	ES					Soft to firm orange brown silty CLAY with rare fine to medium gravels of flint	
		0.40	ES						
		0.60	ES						
		1.00		N=7 (1,1/1,1,2,3)					1
								Hand Pen at 1.2m =100kPa	
								Fine to coarse gravel lens between 1.3 and 1.5m	
		1.50	D						
								Hand Pen at 1.8m =117kPa	
		2.00		N=6 (1,1/1,2,2,1)					2
								Fine to coarse gravel lens between 2.2 and 2.8m	
		2.50	D					Hand Pen at 2.5m =108kPa	
		3.00		N=12 (1,1/3,4,3,2)	3.00			Firm to stiff orange brown very gravelly CLAY. Gravel is fine to coarse sub-angular to sub-rounded flint	3
		4.00	D						4

Continued on next sheet

Remarks

Dry and Stable. Groundwater monitoring well installed comprising 1.0m of plain pipe over 2.0m of slotted pipe and finished at ground level with a flush mounted steel cover. The plain pipe was surrounded by bentonite to form a seal whilst the slotted pipe was surrounded by gravel. The borehole was backfilled with arisings from 4.2m to 3.0m bgl.

AGS



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Borehole Log

Borehole No.

WS106

Sheet 2 of 2

Project Name: Shrublands Nursery, Angmering

Project No.
LP2386

Co-ords: -

Hole Type
WS

Location: Shrublands Nursery, Angmering BN16 4AT

Level:

Scale
1:20

Client: Sigma Homes Group

Dates: 08/12/2020 - 08/12/2020

Logged By
SSC

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		4.00		N=30 (1,2/3,7,10,10)					
					4.20			End of borehole at 4.20 m	
									5
									6
									7
									8

Remarks

Dry and Stable. Groundwater monitoring well installed comprising 1.0m of plain pipe over 2.0m of slotted pipe and finished at ground level with a flush mounted steel cover. The plain pipe was surrounded by bentonite to form a seal whilst the slotted pipe was surrounded by gravel. The borehole was backfilled with arisings from 4.2m to 3.0m bgl.

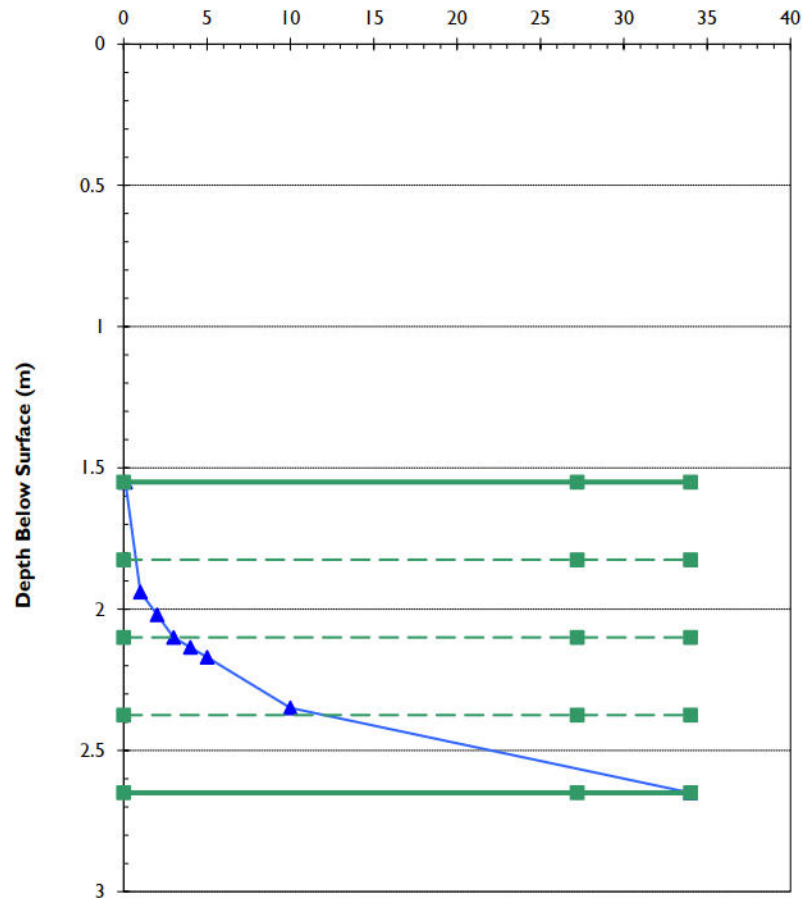


APPENDIX G – BRE DG365 Results

BRE DG365 Soakage
testing results

BRE Digest 365 - Soakage Test

Filling to Max Water Depth (min)



initial)

Test Hole No: TP1
Test No: Test No 1



Pit Length (m)	2.4
Pit Width (m)	0.6
Depth to Pit Base (m)	2.65
Depth to Top of Permeable Soils (m)	
Depth to Groundwater Surface (m)	
Depth to Top of Granular Fill (m)	1.7
Voids Assumed for Granular Fill (%)	35%
Depth of Water at Start of Test (m)	1.55
Max Water Dropdown during Test (m)	1.1
Total Soakage Test Time (min)	34
Mean Internal Discharge Area (m2)	4.74
Discharge Rate (litre/min)	24.5421124
Soakage Rate (litre/m2/min)	5.177660599
BRE Soil Infiltration Rate (m/sec)	8.62943E-05

Comments:

Pit was emptied at finish of test.

Client:

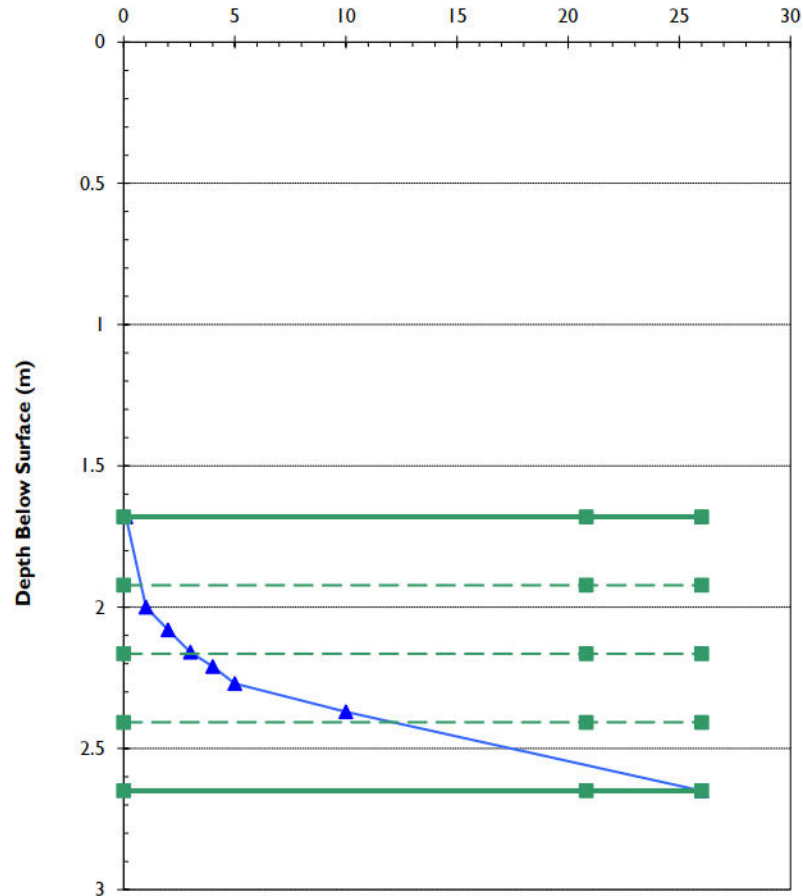
Site: Shrublands Nursery, Angmering

Tested By: Oaklands

Test Date: 15/01/21

BRE Digest 365 - Soakage Test

Filling to Max Water Depth (min)



Test Hole No: TP1
Test No: Test No 2

repeated)



Pit Length (m)	2.4
Pit Width (m)	0.6
Depth to Pit Base (m)	2.65
Depth to Top of Permeable Soils (m)	
Depth to Groundwater Surface (m)	
Depth to Top of Granular Fill (m)	1.7
Voids Assumed for Granular Fill (%)	35%
Depth of Water at Start of Test (m)	1.68
Max Water Dropdown during Test (m)	0.97
Total Soakage Test Time (min)	26
Mean Internal Discharge Area (m2)	4.35
Discharge Rate (litre/min)	21.47027154
Soakage Rate (litre/m2/min)	4.935694607
BRE Soil Infiltration Rate (m/sec)	8.22616E-05

Comments:

Pit was emptied at finish of test.

Client:

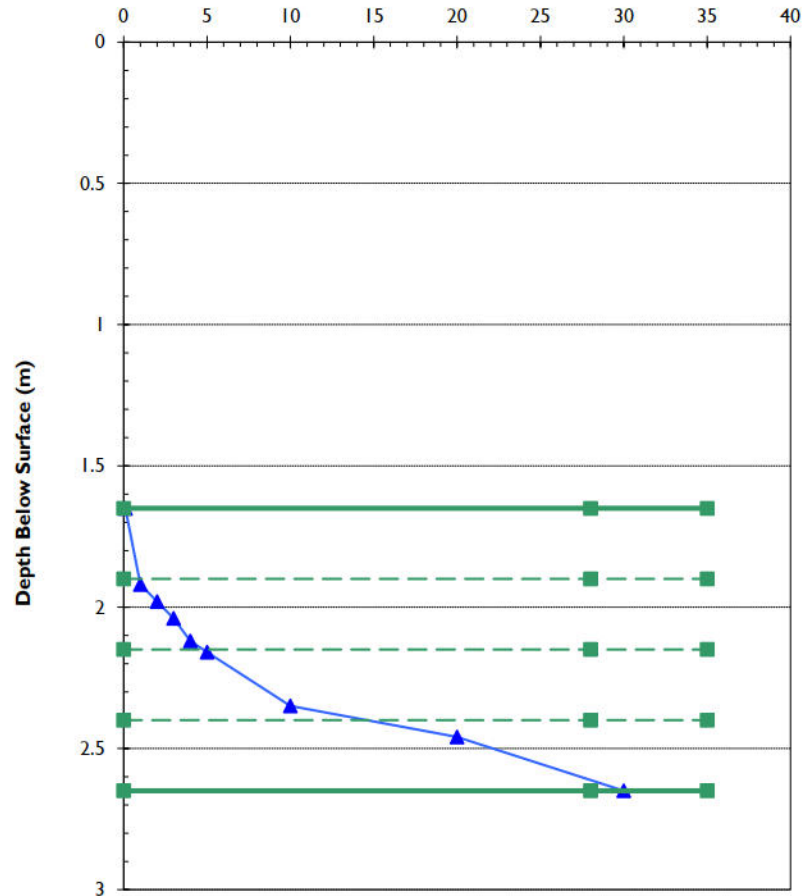
Site: Shrublands Nursery, Angmering

Tested By: Oaklands

Test Date: 15/01/21

BRE Digest 365 - Soakage Test

Filling to Max Water Depth (min)



Test Hole No: TP1
Test No: Test No 3

repeated)



Pit Length (m)	2.4
Pit Width (m)	0.6
Depth to Pit Base (m)	2.65
Depth to Top of Permeable Soils (m)	
Depth to Groundwater Surface (m)	
Depth to Top of Granular Fill (m)	1.7
Voids Assumed for Granular Fill (%)	35%
Depth of Water at Start of Test (m)	1.65
Max Water Dropdown during Test (m)	1
Total Soakage Test Time (min)	35
Mean Internal Discharge Area (m2)	4.44
Discharge Rate (litre/min)	13.53417722
Soakage Rate (litre/m2/min)	3.048238112
BRE Soil Infiltration Rate (m/sec)	5.0804E-05

Comments:

Pit was emptied at finish of test.

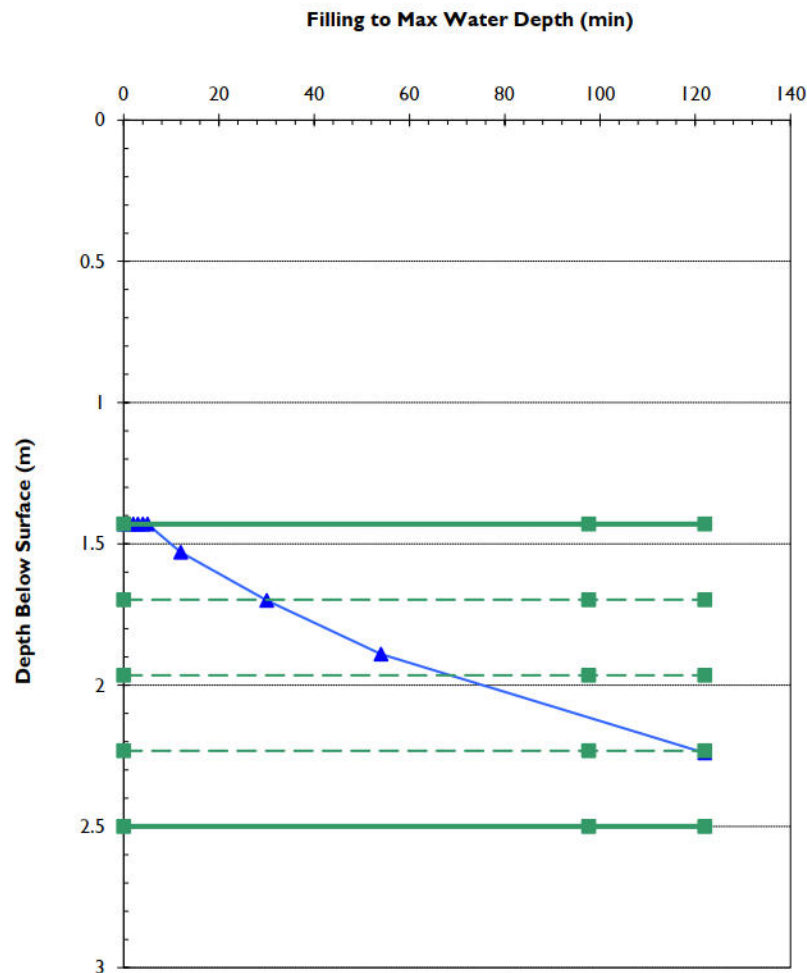
Client:

Site: Shrublands Nursery, Angmering

Tested By: Oaklands

Test Date: 15/01/21

BRE Digest 365 - Soakage Test



initial)

Test Hole No: TP2
Test No: Test No 1



Pit Length (m)	2.3
Pit Width (m)	0.6
Depth to Pit Base (m)	2.5
Depth to Top of Permeable Soils (m)	
Depth to Groundwater Surface (m)	
Depth to Top of Granular Fill (m)	1.4
Voids Assumed for Granular Fill (%)	35%
Depth of Water at Start of Test (m)	1.43
Max Water Dropdown during Test (m)	0.81
Total Soakage Test Time (min)	122
Mean Internal Discharge Area (m2)	4.483
Discharge Rate (litre/min)	2.845633022
Soakage Rate (litre/m2/min)	0.634760879
BRE Soil Infiltration Rate (m/sec)	1.05793E-05

Comments:

Pit was nearly emptied at finish of test.

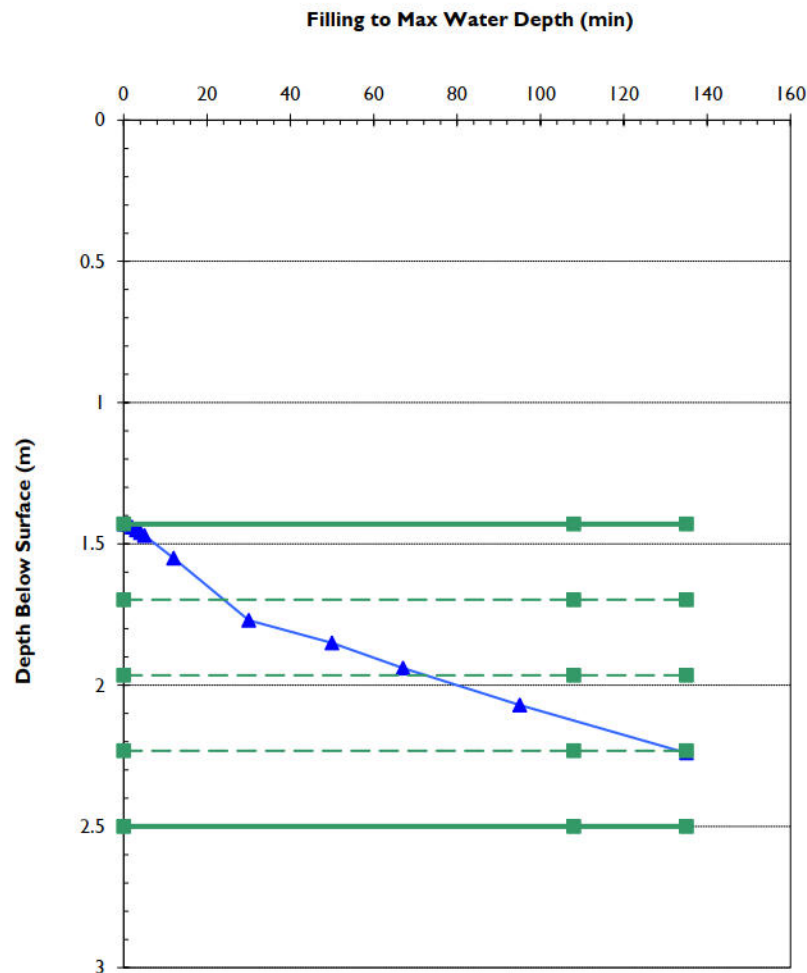
Client:

Site: Shrublands Nursery, Angmering

Tested By: Oaklands

Test Date: 15/01/21

BRE Digest 365 - Soakage Test



repeated)

Test Hole No: TP2
Test No: Test No 2



Pit Length (m)	2.3
Pit Width (m)	0.6
Depth to Pit Base (m)	2.5
Depth to Top of Permeable Soils (m)	
Depth to Groundwater Surface (m)	
Depth to Top of Granular Fill (m)	1.4
Voids Assumed for Granular Fill (%)	35%
Depth of Water at Start of Test (m)	1.43
Max Water Dropdown during Test (m)	0.81
Total Soakage Test Time (min)	135
Mean Internal Discharge Area (m2)	4.483
Discharge Rate (litre/min)	2.36705904
Soakage Rate (litre/m2/min)	0.528007816
BRE Soil Infiltration Rate (m/sec)	8.80013E-06

Comments:

Pit was nearly emptied at finish of test.

Client:

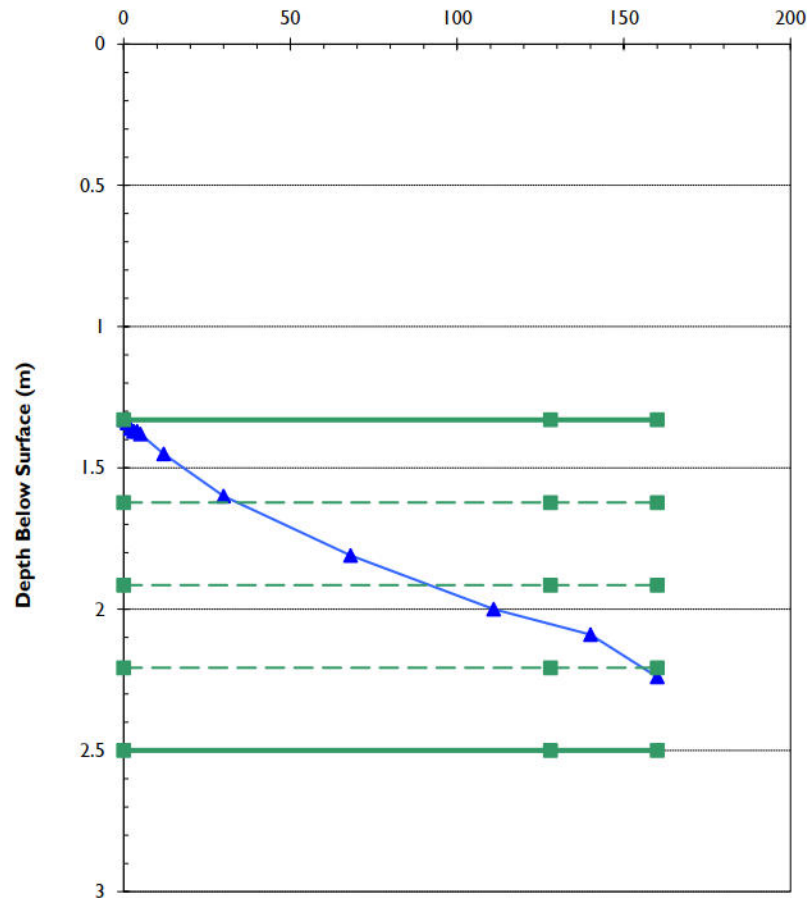
Site: Shrublands Nursery, Angmering

Tested By: Oaklands

Test Date: 15/01/21

BRE Digest 365 - Soakage Test

Filling to Max Water Depth (min)



Test Hole No: TP2
Test No: Test No 3

(repeated)



Pit Length (m)	2.3
Pit Width (m)	0.6
Depth to Pit Base (m)	2.5
Depth to Top of Permeable Soils (m)	
Depth to Groundwater Surface (m)	
Depth to Top of Granular Fill (m)	1.4
Voids Assumed for Granular Fill (%)	35%
Depth of Water at Start of Test (m)	1.33
Max Water Dropdown during Test (m)	0.91
Total Soakage Test Time (min)	160
Mean Internal Discharge Area (m2)	4.773
Discharge Rate (litre/min)	2.32373409
Soakage Rate (litre/m2/min)	0.486849799
BRE Soil Infiltration Rate (m/sec)	8.11416E-06

Comments:

Pit was nearly emptied at finish of test.

Client:

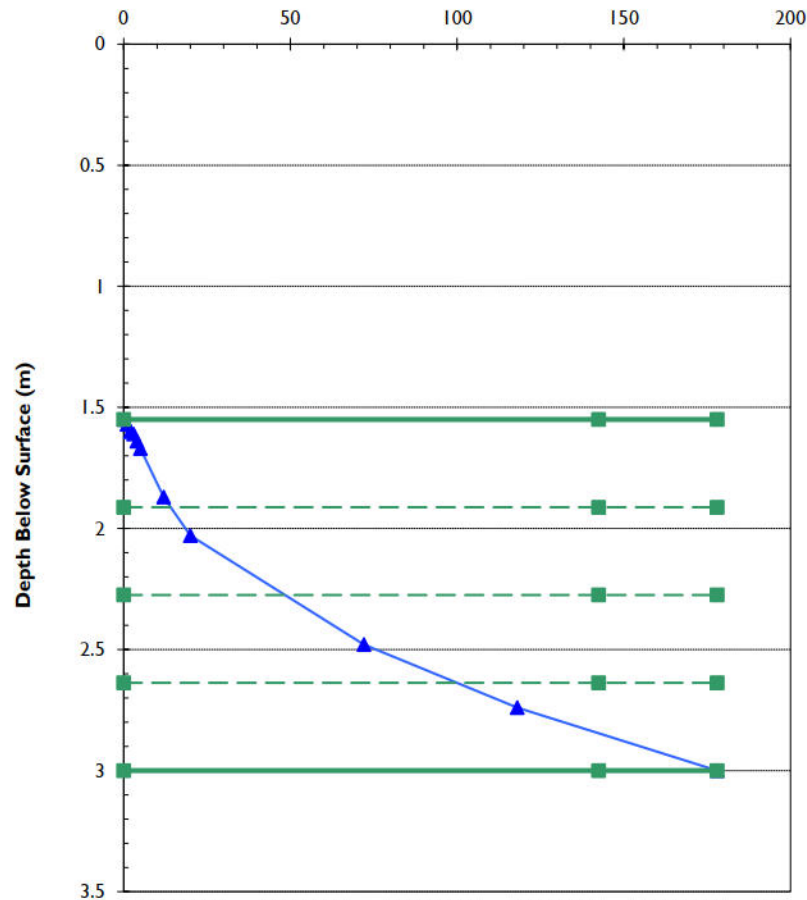
Site: Shrublands Nursery, Angmering

Tested By: Oaklands

Test Date: 15/01/21

BRE Digest 365 - Soakage Test

Filling to Max Water Depth (min)



initial)

Test Hole No: TP3
Test No: Test No 1



Pit Length (m)	2.6
Pit Width (m)	0.6
Depth to Pit Base (m)	3
Depth to Top of Permeable Soils (m)	
Depth to Groundwater Surface (m)	
Depth to Top of Granular Fill (m)	1.8
Voids Assumed for Granular Fill (%)	35%
Depth of Water at Start of Test (m)	1.55
Max Water Dropdown during Test (m)	1.45
Total Soakage Test Time (min)	178
Mean Internal Discharge Area (m2)	6.2
Discharge Rate (litre/min)	4.61684423
Soakage Rate (litre/m2/min)	0.744652295
BRE Soil Infiltration Rate (m/sec)	1.24109E-05

Comments:

Pit was emptied at finish of test.

Client:

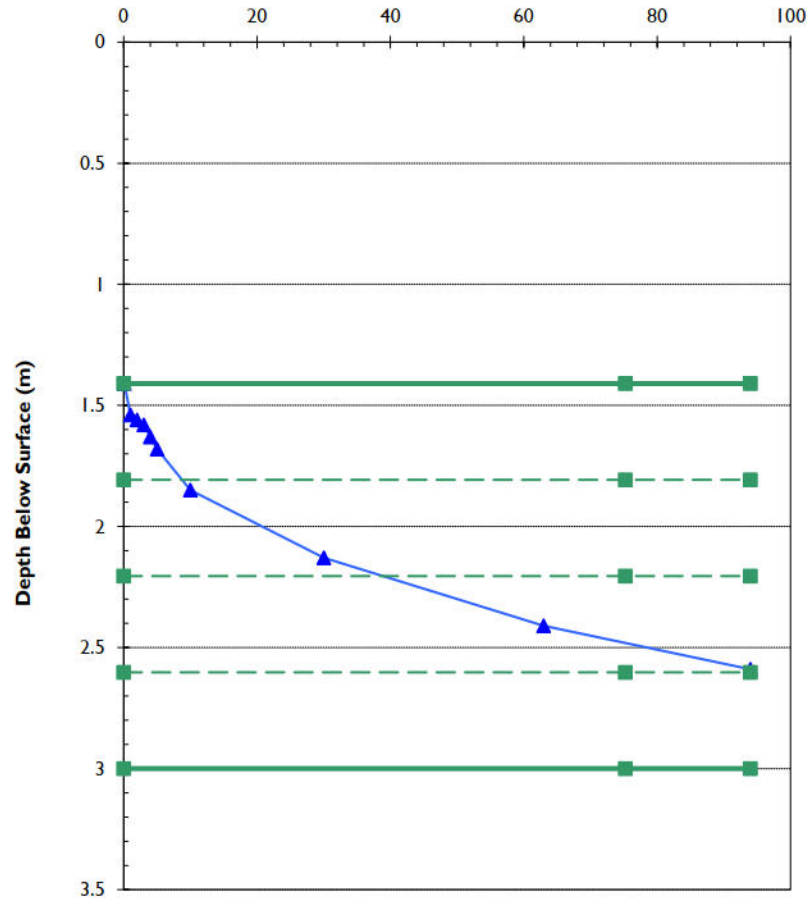
Site: Shrublands Nursery, Angmering

Tested By: Oaklands

Test Date: 15/01/21

BRE Digest 365 - Soakage Test

Filling to Max Water Depth (min)



Test Hole No: TP3
Test No: Test No 2

(repeated)



Pit Length (m)	2.6
Pit Width (m)	0.6
Depth to Pit Base (m)	3
Depth to Top of Permeable Soils (m)	
Depth to Groundwater Surface (m)	
Depth to Top of Granular Fill (m)	1.8
Voids Assumed for Granular Fill (%)	35%
Depth of Water at Start of Test (m)	1.41
Max Water Dropdown during Test (m)	1.18
Total Soakage Test Time (min)	94
Mean Internal Discharge Area (m2)	6.688
Discharge Rate (litre/min)	5.011671554
Soakage Rate (litre/m2/min)	0.749352804
BRE Soil Infiltration Rate (m/sec)	1.24892E-05

Comments:

Water level fell to 50% -- 25% max water depth, calculate
Result not compliant with BRE365 requirement since w

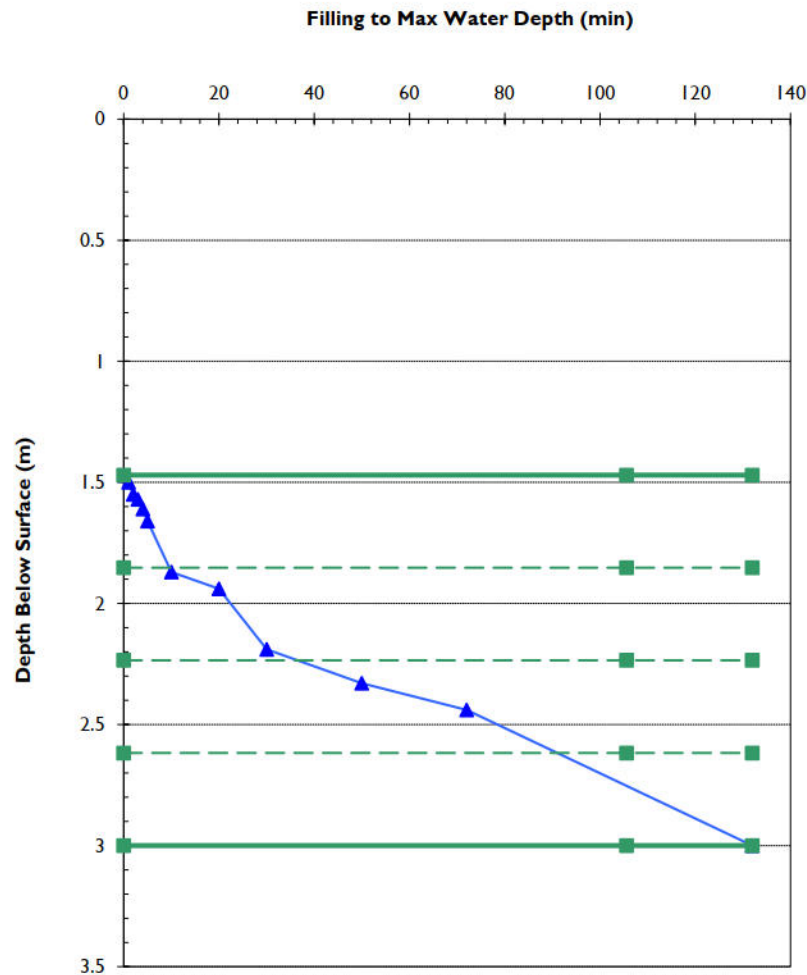
Client:

Site: Shrublands Nursery, Angmering

Tested By: Oaklands

Test Date: 15/01/21

BRE Digest 365 - Soakage Test



repeated)

Test Hole No: TP3
Test No: Test No 3



Pit Length (m)	2.6
Pit Width (m)	0.6
Depth to Pit Base (m)	3
Depth to Top of Permeable Soils (m)	
Depth to Groundwater Surface (m)	
Depth to Top of Granular Fill (m)	1.8
Voids Assumed for Granular Fill (%)	35%
Depth of Water at Start of Test (m)	1.47
Max Water Dropdown during Test (m)	1.53
Total Soakage Test Time (min)	132
Mean Internal Discharge Area (m2)	6.456
Discharge Rate (litre/min)	5.129151378
Soakage Rate (litre/m2/min)	0.794478218
BRE Soil Infiltration Rate (m/sec)	1.32413E-05

Comments:

Pit was emptied at finish of test.

Client:

Site: Shrublands Nursery, Angmering

Tested By: Oaklands

Test Date: 15/01/21

APPENDIX H – Geotechnical Laboratory Test Results

Geotechnical Laboratory Test Results

SUMMARY OF GEOTECHNICAL TESTING

Sample details					Classification Tests					Density Tests		Undrained Triaxial Compression				Chemical Tests			Other tests and comments
Location	Depth (m)	Sample Ref	Type	Description	WC	LL	PL	PI	<425 µm	Bulk	Dry	Condition	Cell Pressure	Deviator Stress	Shear Stress	pH	2:1 W/S SO4	W/S Mg	
					%	%	%	%	%	Mg/m³	Mg/m³		kPa	kPa	kPa		g/L	mg/L	
WS101	1.00		D	Brown mottled orange brown sandy silty CLAY with rare fine gravel.	26.7	40	21	19	99										Chemical
WS102	1.00		D	Orange brown silty CLAY.	23.7	43	21	22	100										
WS104	1.00		D																Chemical
WS104	2.00		D	Orange brown silty CLAY.	24.4	42	20	22	100										
WS105	2.00		D	Orange brown silty CLAY.	23.2	42	23	19	100										
WS106	1.50		D																Chemical
WS106	2.50		D	Orange brown and grey silty CLAY with rare gravel.	28.3	42	21	21	97										

Sample type: B (Bulk disturb.) BLK (Block) C (Core) D (Disturbed) LB (Large Bulk dist.) U (Undisturbed)

Checked and Approved by S Burke - Senior Technician 22/01/2021	<table style="width: 100%;"> <tr> <td style="width: 30%;">Project Number:</td> <td style="text-align: center; font-weight: bold;">GEO / 32381</td> </tr> <tr> <td>Project Name:</td> <td style="text-align: center; font-weight: bold;">SHRUBLANDS NURSERY ANGMERING LP2386</td> </tr> </table>	Project Number:	GEO / 32381	Project Name:	SHRUBLANDS NURSERY ANGMERING LP2386	
Project Number:	GEO / 32381					
Project Name:	SHRUBLANDS NURSERY ANGMERING LP2386					

Tested by Chemtest Ltd : MCERTS / UKAS No 2183

GEOLABS

Page 1 of 1
(Ref 1611317459)

PARTICLE SIZE DISTRIBUTION

Location TP102
Depth (m) 2.40
Sample Type B

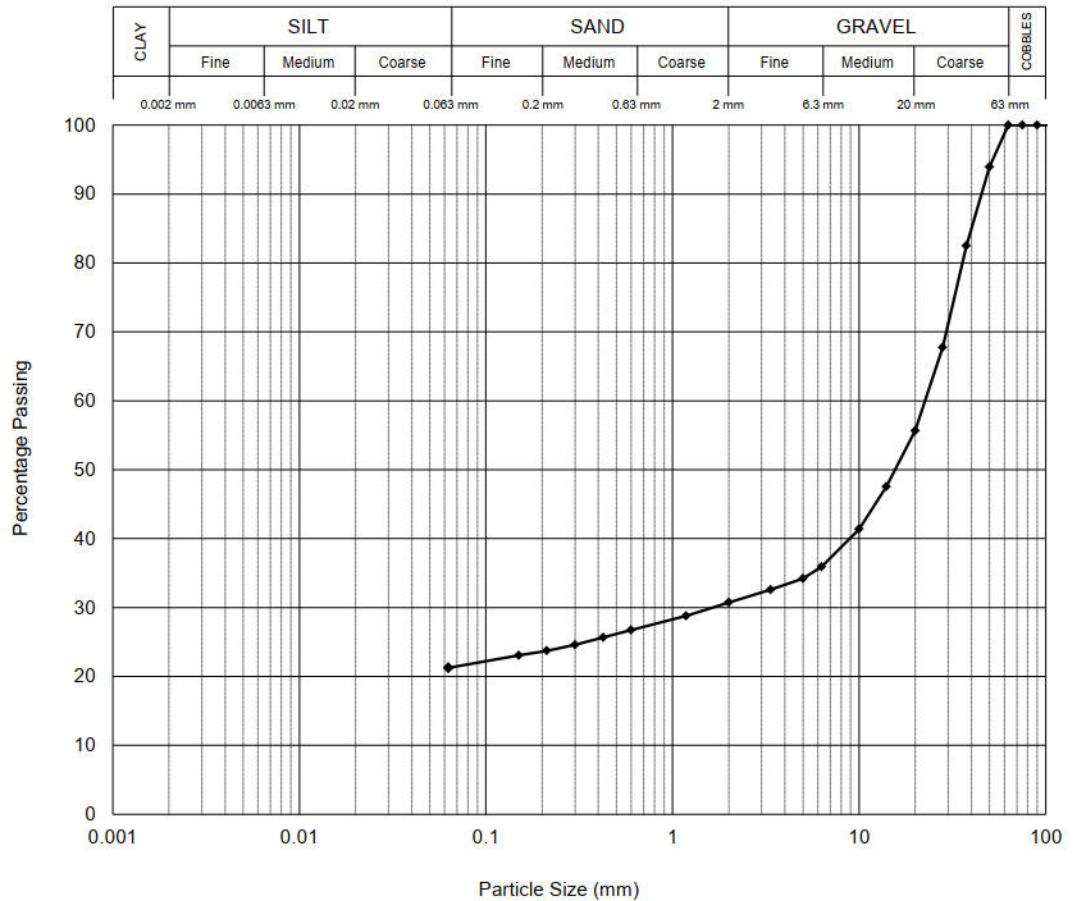
Description

Yellowish brown sandy silty clayey GRAVEL.

Remarks Insufficient sample supplied to comply with BS EN ISO 17892-4 : 2016 minimum mass requirements

BS EN ISO 17892-4 : 2016 : Clause 5.2 - Wet Sieve

Sieve	
Size	% Pass
200.0 mm	100
125.0 mm	100
90.0 mm	100
75.0 mm	100
63.0 mm	100
50.0 mm	94
37.5 mm	82
28.0 mm	68
20.0 mm	56
14.0 mm	48
10.0 mm	41
6.30 mm	36
5.00 mm	34
3.35 mm	33
2.00 mm	31
1.18 mm	29
600 µm	27
425 µm	26
300 µm	25
212 µm	24
150 µm	23
63 µm	21



Particle Proportions	
Cobbles	0.0
Gravel	69.3
Sand	9.5
Silt & Clay	21.2

Processed by AW
Checked and Approved by



S Burke - Senior Technician
27/01/2021

Project Number:

GEO / 32446

Project Name:

SHRUBLANDS NURSERY ANGMERING
LP2386

GEOLABS

1992

PARTICLE SIZE DISTRIBUTION

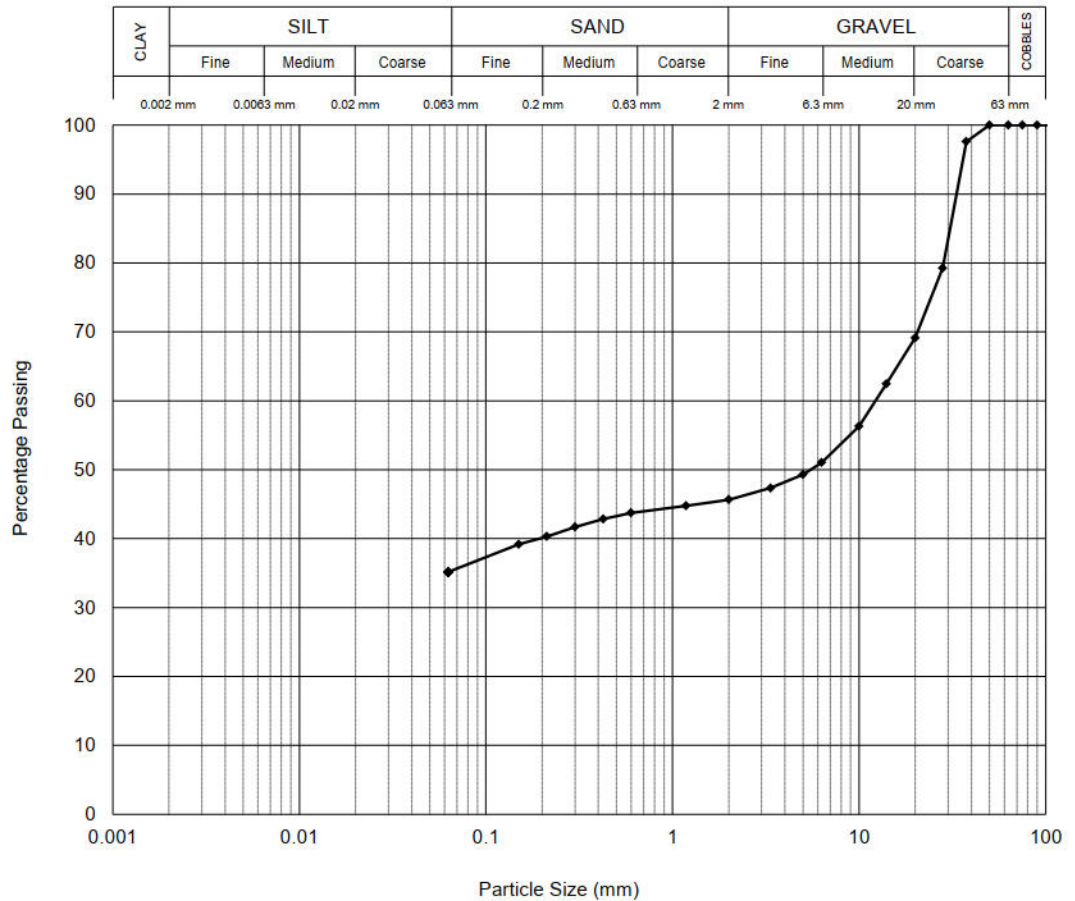
Location TP103
Depth (m) 2.80
Sample Type B

Description

Yellowish brown sandy very gravelly silty CLAY.

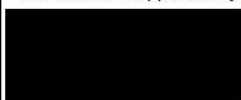
BS EN ISO 17892-4 : 2016 : Clause 5.2 - Wet Sieve

Sieve	
Size	% Pass
200.0 mm	100
125.0 mm	100
90.0 mm	100
75.0 mm	100
63.0 mm	100
50.0 mm	100
37.5 mm	98
28.0 mm	79
20.0 mm	69
14.0 mm	62
10.0 mm	56
6.30 mm	51
5.00 mm	49
3.35 mm	47
2.00 mm	46
1.18 mm	45
600 µm	44
425 µm	43
300 µm	42
212 µm	40
150 µm	39
63 µm	35



Particle Proportions	
Cobbles	0.0
Gravel	54.3
Sand	10.5
Silt & Clay	35.2

Processed by AW
Checked and Approved by



S Burke - Senior Technician
27/01/2021

Project Number:

GEO / 32446

Project Name:

SHRUBLANDS NURSERY ANGMERING
LP2386

GEOLABS



Page 1 of 1

Test Report By: GEOLABS Limited Bucknalls Lane, Garston, Watford, Hertfordshire, WD25 9XX

Client: Leap Environmental Limited, Southern Coast Regional Office, Victoria Road, Burgess Hill, West Sussex, RH15 9LR

(Ref 1611748233)

APPENDIX I – Chemical Laboratory Test Results

Chemical Laboratory Test Results



Unit A2
Windmill Road
Ponswood Industrial Estate
St Leonards on Sea
East Sussex
TN38 9BY

THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number: 21-31634

Issue: 1

Date of Issue: 19/01/2021

Contact: Sophie Shafi-Cooke

Customer Details: Leap Environmental Ltd
Book House
Glebelands Centre
Dorking
Surrey RH4 3HW

Quotation No: Q14-00063

Order No: LPO-3131

Customer Reference: LP2386

Date Received: 13/01/2021

Date Approved: 19/01/2021

Details: Shrublands Nursery Angmering

Approved by:

Mike Varley, Technical Manager

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Sample Summary

Report No.: 21-31634, issue number 1

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
224496	SP1	12/01/2021	13/01/2021		
224497	SP2	12/01/2021	13/01/2021		
224498	TP101 0.15	12/01/2021	13/01/2021		
224499	TP102 0.20	12/01/2021	13/01/2021		
224500	TP102 0.50	12/01/2021	13/01/2021		
224501	TP103 0.10	12/01/2021	13/01/2021		
224502	TS1 0.05	12/01/2021	13/01/2021	Silty loam	



Results Summary

Report No.: 21-31634, issue number 1

ELAB Reference	224502
Customer Reference	
Sample ID	
Sample Type	SOIL
Sample Location	TS1
Sample Depth (m)	0.05
Sampling Date	12/01/2021

Determinand	Codes	Units	LOD	
OrganoChlorine Pesticides				
alpha-HCH	M	ug/kg	10	< 10
beta_HCH	M	ug/kg	10	< 10
gamma-HCH	M	ug/kg	10	< 10
delta-HCH	N	ug/kg	10	< 10
Heptachlor	N	ug/kg	10	< 10
Aldrin	M	ug/kg	10	< 10
Heptachlor expoxide	N	ug/kg	10	< 10
trans-Chlordane	N	ug/kg	10	< 10
alpha cis-Chlordane	N	ug/kg	10	< 10
p,p-DDE	M	ug/kg	10	54
Dieldrin	M	ug/kg	10	< 10
Endrin	N	ug/kg	10	< 10
p,p-DDD	M	ug/kg	10	< 10
Endosulfan II	N	ug/kg	10	< 10
Endrin aldehyde	N	ug/kg	10	< 10
p,p-DDT	M	ug/kg	10	14
Endosulphan sulphate	M	ug/kg	10	< 10
Methoxychlor	N	ug/kg	10	< 10
Endrin ketone	N	ug/kg	10	< 10
OrganoPhosphorus Pesticides				
Acephate	N	ug/kg	100	< 100
Aziniphos-methyl	N	ug/kg	100	< 100
Chlorpyrifos	N	ug/kg	100	< 100
Demeton-s-methyl	N	ug/kg	100	< 100
Dichlorvos	N	ug/kg	100	< 100
Dimethoate	N	ug/kg	100	< 100
Ethion	N	ug/kg	100	< 100
Malathion	N	ug/kg	100	< 100
Mathidathion	N	ug/kg	100	< 100
Methamidophos	N	ug/kg	100	< 100
Omethoate	N	ug/kg	100	< 100
Pirimifos-methyl	N	ug/kg	100	< 100
Profenofos	N	ug/kg	100	< 100
Pyrazophos	N	ug/kg	100	< 100
Tokuthion	N	ug/kg	100	< 100
Tolclofos-methyl	N	ug/kg	100	< 100



Results Summary

Report No.: 21-31634, issue number 1

ELAB Reference	224502
Customer Reference	
Sample ID	
Sample Type	SOIL
Sample Location	TS1
Sample Depth (m)	0.05
Sampling Date	12/01/2021

Determinand	Codes	Units	LOD	
Triazines				
Ametryn	N	mg/kg	0.01	< 0.01
Atrazine	N	mg/kg	0.01	< 0.01
Atraton	N	mg/kg	0.01	< 0.01
Prometon	N	mg/kg	0.01	< 0.01
Prometryn	N	mg/kg	0.01	< 0.01
Propazine	N	mg/kg	0.01	< 0.01
Sebumeeton	N	mg/kg	0.01	< 0.01
Simazine	N	mg/kg	0.01	< 0.01
Simetryn	N	mg/kg	0.01	< 0.01
Terbuthylazine	N	mg/kg	0.01	< 0.01
Terbutryn	N	mg/kg	0.01	< 0.01



Method Summary

Report No.: 21-31634, issue number 1

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
SVOC in solids	N	As submitted sample	14/01/2021		GC-MS
Organochlorine Pesticides in solids	M	As submitted sample	14/01/2021	173	GC-MS
Organophosphorus Pesticides in solids	N	As submitted sample	14/01/2021	173	GC-MS

Tests marked N are not UKAS accredited



Report Information

Report No.: 21-31634, issue number 1

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"

LOD LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.
Soil sample results are expressed on an air dried basis (dried at < 30°C), and are uncorrected for inert material removed.
ELAB are unable to provide an interpretation or opinion on the content of this report.
The results relate only to the sample received.
PCB congener results may include any coeluting PCBs
Uncertainty of measurement for the determinands tested are available upon request
Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Deviation Codes

-
- | | |
|---|--|
| a | No date of sampling supplied |
| b | No time of sampling supplied (Waters Only) |
| c | Sample not received in appropriate containers |
| d | Sample not received in cooled condition |
| e | The container has been incorrectly filled |
| f | Sample age exceeds stability time (sampling to receipt) |
| g | Sample age exceeds stability time (sampling to analysis) |

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month
All water samples will be retained for 7 days following the date of the test report
Charges may apply to extended sample storage



2683



THE ENVIRONMENTAL AGENCIES
MONITORING CERTIFICATION AGENCY

Unit A2
Windmill Road
Ponswood Industrial Estate
St Leonards on Sea
East Sussex
TN38 9BY

THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number: 20-31372

Issue: 1

Date of Issue: 18/12/2020

Contact: Sophie Shafi-Cooke

Customer Details: Leap Environmental Ltd
The Atrium
Curtis Road
Dorking
Surrey RH4 1X4

Quotation No: Q14-00063

Order No: LPO2999

Customer Reference: LP2386

Date Received: 09/12/2020

Date Approved: 18/12/2020

Details: Shrublands Nursery Angmering

Approved by:

Mike Varley, Technical Manager

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Sample Summary

Report No.: 20-31372, issue number 1

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
223036	WS101 0.30	08/12/2020	15/12/2020	Sandy loam	
223037	WS101 0.50	08/12/2020	15/12/2020	Silty clayey loam	
223038	WS102 0.10	08/12/2020	15/12/2020		
223039	WS102 0.40	08/12/2020	15/12/2020		
223040	WS103 0.20	08/12/2020	15/12/2020	Silty loam	
223041	WS103 0.40	08/12/2020	15/12/2020		
223042	WS104 0.10	08/12/2020	15/12/2020	Silty loam	
223043	WS104 0.50	08/12/2020	15/12/2020		
223044	WS105 0.15	08/12/2020	15/12/2020	Silty loam	
223045	WS105 0.60	08/12/2020	15/12/2020		
223046	WS106 0.10	08/12/2020	15/12/2020	Silty loam	
223047	WS106 0.40	08/12/2020	15/12/2020		
223048	WS106 0.60	08/12/2020	15/12/2020		



Results Summary

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Report No.: 20-31372, issue number 1

ELAB Reference	223036	223037	223040	223042	223044
Customer Reference					
Sample ID					
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL
Sample Location	WS101	WS101	WS103	WS104	WS105
Sample Depth (m)	0.30	0.50	0.20	0.10	0.15
Sampling Date	08/12/2020	08/12/2020	08/12/2020	08/12/2020	08/12/2020

Determinand	Codes	Units	LOD					
Soil sample preparation parameters								
Material removed	N	%	0.1	27.0	< 0.1	< 0.1	< 0.1	< 0.1
Description of Inert material removed	N		0	Stones	None	None	None	None
Metals								
Arsenic	M	mg/kg	1	13.1	12.1	9.4	9.8	11.0
Cadmium	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Chromium	M	mg/kg	5	25.8	32.5	23.1	21.5	20.6
Copper	M	mg/kg	5	50.2	19.9	19.9	21.2	20.7
Lead	M	mg/kg	5	465	77.3	100	144	216
Mercury	M	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Nickel	M	mg/kg	5	14.6	24.4	15.8	15.5	15.3
Selenium	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc	M	mg/kg	5	339	97.1	167	81.1	94.5
Inorganics								
Hexavalent Chromium	N	mg/kg	0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8
Miscellaneous								
pH	M	pH units	0.1	11.5	8.8	8.3	7.6	7.9
Total Organic Carbon	N	%	0.01	0.59	0.30	2.1	1.6	2.4
Polyaromatic hydrocarbons								
Naphthalene	M	mg/kg	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	M	mg/kg	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	M	mg/kg	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	M	mg/kg	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	M	mg/kg	0.1	0.1	< 0.1	0.1	< 0.1	< 0.1
Anthracene	M	mg/kg	0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	M	mg/kg	0.1	0.7	< 0.1	0.6	< 0.1	< 0.1
Pyrene	M	mg/kg	0.1	0.6	< 0.1	0.5	< 0.1	< 0.1
Benzo(a)anthracene	M	mg/kg	0.1	0.4	< 0.1	0.3	< 0.1	< 0.1
Chrysene	M	mg/kg	0.1	0.5	< 0.1	0.3	< 0.1	< 0.1
Benzo(b)fluoranthene	M	mg/kg	0.1	0.9	< 0.1	0.4	< 0.1	0.2
Benzo(k)fluoranthene	M	mg/kg	0.1	0.8	< 0.1	0.5	< 0.1	0.2
Benzo(a)pyrene	M	mg/kg	0.1	0.5	< 0.1	0.4	< 0.1	0.2
Indeno(1,2,3-cd)pyrene	M	mg/kg	0.1	0.7	< 0.1	0.2	< 0.1	< 0.1
Dibenzo(a,h)anthracene	M	mg/kg	0.1	0.4	< 0.1	< 0.1	< 0.1	< 0.1
Benzo[g,h,i]perylene	M	mg/kg	0.1	0.9	< 0.1	0.2	< 0.1	< 0.1
Total PAH(16)	M	mg/kg	0.4	6.6	< 0.4	3.8	< 0.4	1.1
OrganoChlorine Pesticides								
alpha-HCH	M	ug/kg	10	n/t	n/t	n/t	n/t	< 10
beta_HCH	M	ug/kg	10	n/t	n/t	n/t	n/t	< 10
gamma-HCH	M	ug/kg	10	n/t	n/t	n/t	n/t	< 10
delta-HCH	N	ug/kg	10	n/t	n/t	n/t	n/t	< 10
Heptachlor	N	ug/kg	10	n/t	n/t	n/t	n/t	< 10
Aldrin	M	ug/kg	10	n/t	n/t	n/t	n/t	< 10
Heptachlor expoxide	N	ug/kg	10	n/t	n/t	n/t	n/t	< 10
trans-Chlordane	N	ug/kg	10	n/t	n/t	n/t	n/t	< 10
alpha cis-Chlordane	N	ug/kg	10	n/t	n/t	n/t	n/t	< 10
p,p-DDE	M	ug/kg	10	n/t	n/t	n/t	n/t	62
Dieldrin	M	ug/kg	10	n/t	n/t	n/t	n/t	< 10
Endrin	N	ug/kg	10	n/t	n/t	n/t	n/t	< 10
p,p-DDD	M	ug/kg	10	n/t	n/t	n/t	n/t	< 10
Endosulfan II	N	ug/kg	10	n/t	n/t	n/t	n/t	< 10
Endrin aldehyde	N	ug/kg	10	n/t	n/t	n/t	n/t	< 10

Tests marked N are not UKAS accredited.



Results Summary

2683

Report No.: 20-31372, issue number 1

ELAB Reference				223036	223037	223040	223042	223044
Customer Reference								
Sample ID								
Sample Type				SOIL	SOIL	SOIL	SOIL	SOIL
Sample Location				WS101	WS101	WS103	WS104	WS105
Sample Depth (m)				0.30	0.50	0.20	0.10	0.15
Sampling Date				08/12/2020	08/12/2020	08/12/2020	08/12/2020	08/12/2020
Determinand	Codes	Units	LOD					
p,p-DDT	M	ug/kg	10	n/t	n/t	n/t	n/t	24
Endosulphan sulphate	M	ug/kg	10	n/t	n/t	n/t	n/t	< 10
Methoxychlor	N	ug/kg	10	n/t	n/t	n/t	n/t	< 10
Endrin ketone	N	ug/kg	10	n/t	n/t	n/t	n/t	< 10
OrganoPhosphorus Pesticides								
Acephate	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Aziniphos-methyl	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Chlorpyrifos	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Demeton-s-methyl	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Dichlorvos	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Dimethoate	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Ethion	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Malathion	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Mathidathion	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Methamidophos	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Omethoate	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Pirimifos-methyl	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Profenofos	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Pyrazophos	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Tokuthion	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100
Tolclofos-methyl	N	ug/kg	100	n/t	n/t	n/t	n/t	< 100



Results Summary

2683

Report No.: 20-31372, issue number 1

ELAB Reference	223046
Customer Reference	
Sample ID	
Sample Type	SOIL
Sample Location	WS106
Sample Depth (m)	0.10
Sampling Date	08/12/2020

Determinand	Codes	Units	LOD	
Soil sample preparation parameters				
Material removed	N	%	0.1	< 0.1
Description of Inert material removed	N		0	None
Metals				
Arsenic	M	mg/kg	1	8.8
Cadmium	M	mg/kg	0.5	< 0.5
Chromium	M	mg/kg	5	20.4
Copper	M	mg/kg	5	30.5
Lead	M	mg/kg	5	51.8
Mercury	M	mg/kg	0.5	< 0.5
Nickel	M	mg/kg	5	14.7
Selenium	M	mg/kg	1	< 1.0
Zinc	M	mg/kg	5	105
Inorganics				
Hexavalent Chromium	N	mg/kg	0.8	< 0.8
Miscellaneous				
pH	M	pH units	0.1	8.0
Total Organic Carbon	N	%	0.01	3.7
Polyaromatic hydrocarbons				
Naphthalene	M	mg/kg	0.1	< 0.1
Acenaphthylene	M	mg/kg	0.1	< 0.1
Acenaphthene	M	mg/kg	0.1	< 0.1
Fluorene	M	mg/kg	0.1	< 0.1
Phenanthrene	M	mg/kg	0.1	< 0.1
Anthracene	M	mg/kg	0.1	< 0.1
Fluoranthene	M	mg/kg	0.1	0.2
Pyrene	M	mg/kg	0.1	0.1
Benzo(a)anthracene	M	mg/kg	0.1	< 0.1
Chrysene	M	mg/kg	0.1	< 0.1
Benzo(b)fluoranthene	M	mg/kg	0.1	0.1
Benzo(k)fluoranthene	M	mg/kg	0.1	0.2
Benzo(a)pyrene	M	mg/kg	0.1	0.1
Indeno(1,2,3-cd)pyrene	M	mg/kg	0.1	< 0.1
Dibenzo(a,h)anthracene	M	mg/kg	0.1	< 0.1
Benzo[g,h,i]perylene	M	mg/kg	0.1	< 0.1
Total PAH(16)	M	mg/kg	0.4	1.3
OrganoChlorine Pesticides				
alpha-HCH	M	ug/kg	10	n/t
beta_HCH	M	ug/kg	10	n/t
gamma-HCH	M	ug/kg	10	n/t
delta-HCH	N	ug/kg	10	n/t
Heptachlor	N	ug/kg	10	n/t
Aldrin	M	ug/kg	10	n/t
Heptachlor expoxide	N	ug/kg	10	n/t
trans-Chlordane	N	ug/kg	10	n/t
alpha cis-Chlordane	N	ug/kg	10	n/t
p,p-DDE	M	ug/kg	10	n/t
Dieldrin	M	ug/kg	10	n/t
Endrin	N	ug/kg	10	n/t
p,p-DDD	M	ug/kg	10	n/t
Endosulfan II	N	ug/kg	10	n/t
Endrin aldehyde	N	ug/kg	10	n/t

Tests marked N are not UKAS accredited.



Results Summary

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ELAB Reference	223046
Customer Reference	
Sample ID	
Sample Type	SOIL
Sample Location	WS106
Sample Depth (m)	0.10
Sampling Date	08/12/2020

Determinand	Codes	Units	LOD	
p,p-DDT	M	ug/kg	10	n/t
Endosulphan sulphate	M	ug/kg	10	n/t
Methoxychlor	N	ug/kg	10	n/t
Endrin ketone	N	ug/kg	10	n/t
OrganoPhosphorus Pesticides				
Acephate	N	ug/kg	100	n/t
Aziniphos-methyl	N	ug/kg	100	n/t
Chlorpyrifos	N	ug/kg	100	n/t
Demeton-s-methyl	N	ug/kg	100	n/t
Dichlorvos	N	ug/kg	100	n/t
Dimethoate	N	ug/kg	100	n/t
Ethion	N	ug/kg	100	n/t
Malathion	N	ug/kg	100	n/t
Mathidathion	N	ug/kg	100	n/t
Methamidophos	N	ug/kg	100	n/t
Omethoate	N	ug/kg	100	n/t
Pirimifos-methyl	N	ug/kg	100	n/t
Profenofos	N	ug/kg	100	n/t
Pyrazophos	N	ug/kg	100	n/t
Tokuthion	N	ug/kg	100	n/t
Tolclofos-methyl	N	ug/kg	100	n/t

Results Summary

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Asbestos Results

Analytical result only applies to the sample as submitted by the client. Any comments, opinions or interpretations (marked #) in this report are outside UKAS accreditation (Accreditation No2683). They are subjective comments only which must be verified by the client.

Elab No	Depth (m)	Clients Reference	Description of Sample Matrix #	Asbestos Identification	Gravimetric Analysis Total (%)	Gravimetric Analysis by ACM Type (%)	Free Fibre Analysis (%)	Total Asbestos (%)
223036	0.30	WS101	Brown Soil, Stones, Clinker, Concrete	No asbestos detected	n/t	n/t	n/t	n/t
223037	0.50	WS101	Brown Soil, Stones	No asbestos detected	n/t	n/t	n/t	n/t
223040	0.20	WS103	Brown Soil, Stones	No asbestos detected	n/t	n/t	n/t	n/t
223042	0.10	WS104	Brown Soil, Stones	No asbestos detected	n/t	n/t	n/t	n/t
223044	0.15	WS105	Brown Soil, Stones, Clinker	No asbestos detected	n/t	n/t	n/t	n/t
223046	0.10	WS106	Brown Soil, Stones	No asbestos detected	n/t	n/t	n/t	n/t

Method Summary

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Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
Hexavalent chromium	N	As submitted sample	16/12/2020	110	Colorimetry
pH	M	Air dried sample	16/12/2020	113	Electromeric
PAH (GC-FID)	M	As submitted sample	16/12/2020	133	GC-FID
Organochlorine Pesticides in solids	M	As submitted sample	16/12/2020	173	GC-MS
Organophosphorus Pesticides in solids	N	As submitted sample	16/12/2020	173	GC-MS
Total organic carbon/Total sulphur	N	Air dried sample	17/12/2020	210	IR
Asbestos identification	U	Air dried sample	17/12/2020	280	Microscopy
Aqua regia extractable metals	M	Air dried sample	16/12/2020	300	ICPMS

Tests marked N are not UKAS accredited

Report Information

Report No.: 20-31372, issue number 1

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"

LOD LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.
Soil sample results are expressed on an air dried basis (dried at < 30°C), and are uncorrected for inert material removed.
ELAB are unable to provide an interpretation or opinion on the content of this report.
The results relate only to the sample received.
PCB congener results may include any coeluting PCBs
Uncertainty of measurement for the determinands tested are available upon request
Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Deviation Codes

-
- | | |
|---|--|
| a | No date of sampling supplied |
| b | No time of sampling supplied (Waters Only) |
| c | Sample not received in appropriate containers |
| d | Sample not received in cooled condition |
| e | The container has been incorrectly filled |
| f | Sample age exceeds stability time (sampling to receipt) |
| g | Sample age exceeds stability time (sampling to analysis) |

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month
All water samples will be retained for 7 days following the date of the test report
Charges may apply to extended sample storage

APPENDIX J – Water Monitoring Results

Water Monitoring Results

Date		WS01	WS04	WS06
		Depth (m bgl)		
11/12/2020	Groundwater	Dry	Dry	Dry
	Well base	3.11	3.09	3.1
23/12/2020	Groundwater	Dry	Dry	1.92
	Well base	3.03	3.03	3.07
06/01/2021	Groundwater	Dry	Dry	2.58
	Well base	3.01	3.01	3.06
29/01/2021	Groundwater	Dry	2.5	2.88
	Well base	3.03	3.01	3.05
12/02/2021	Groundwater	Dry	Dry	Dry
	Well base	3.02	3.01	3.02