

BY EMAIL ONLY

30th March 2026

Our Ref: LS9190

Your Ref:

FAO: Ross Hyams

Dear Sir



Unit 10, 19 Albert Drive, Burgess Hill,
West Sussex, RH15 9TN



Re: LAND WEST OF LITTLE MEADOW – WINTER GROUNDWATER MONITORING

Introduction

In December 2025 Constructive Evaluation Ltd was commissioned by Ross Hyams (the Client) to carry out a site investigation at Land West of Little Meadow, Bilsham Road, Yapton, Arundel BN18 0JY, hereafter referred to as the "site". Following a company merge Land Science Ltd have continued this project. The intent of this report is to present a factual summary of the site investigation and winter groundwater monitoring results.

Site Proposal

The proposed development consists of the removal of an existing outbuilding, and the construction of a new replacement structure with new driveway access and parking. The Proposed Site Plan is provided within Figure 3.

Previous Investigations

The following previous investigation relevant to the site was made available:

- Stage 1: Environmental Risk Assessment – Desk Study, Constructive Evaluation Ltd, report ref. CE25.2089

The phase II ground investigation has been carried out in accordance with the recommendations of the previous report and all reports must be read in conjunction with each other.

The Scope of Works

The scope of works was specified by the Client to include one windowless sampling borehole (BH01) to a target depth of 5.00mbgl with a 50mm diameter standpipe installation within the borehole for purposes of groundwater monitoring over the winter months to March 2026.

Site Description

The subject site has an approximate grid reference of SU 97577 01940 and has an approximate area of 0.10ha. The site occupies an irregular shaped plot, with maximum dimensions of ~35m east to west, and ~40m north to south. Topography across the site gently dips toward the south/southwest from ~4.5m AOD around the northeastern perimeter to ~3.0m AOD to the southern perimeter. The site is currently used as a grassy field/garden. The site is surrounded by residential properties and commercial properties with a pond to the south. The Site Location Plan is provided as Figure 1.

Site Investigation

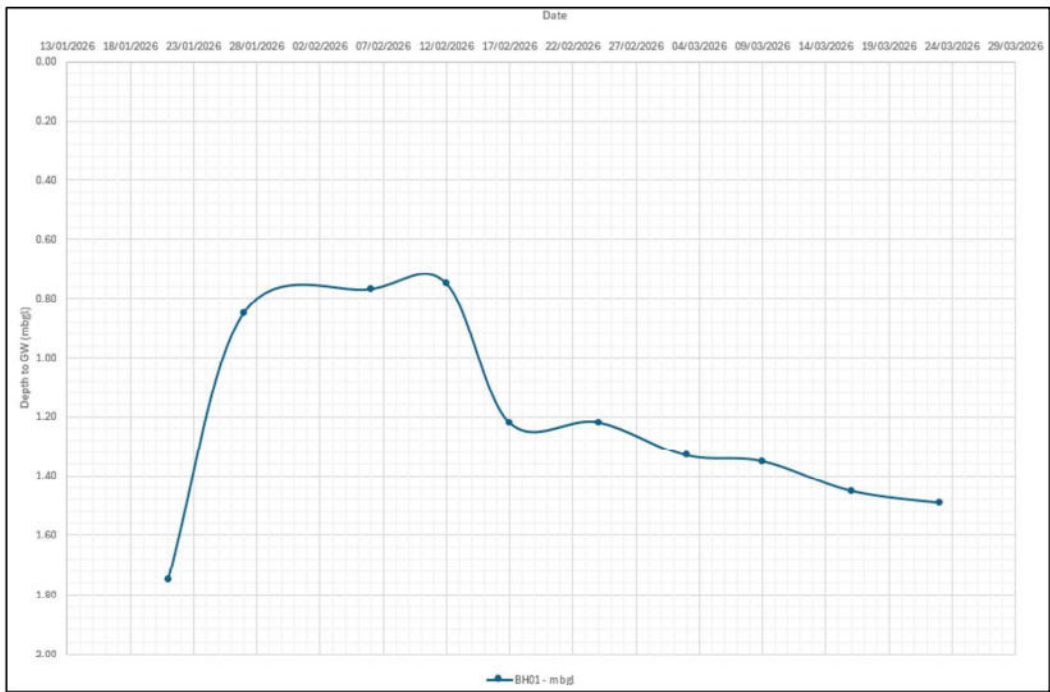
The site investigation comprised one windowless sampling borehole (BH01) to a depth of 5.00mbgl, with a standpipe installation for the purpose of winter groundwater monitoring to March 2026. The Site Investigation Plan is provided within Figure 2.

Summary of encountered soils:

Strata	Description	Base Depth (mbgl)
Topsoil	Brown slightly sandy slightly gravelly CLAY, with flint.	0.30
River Terrace Deposits	Brown mottled grey sandy CLAY.	3.30
Chalk	Grey mottled white slightly sandy slightly gravelly SILT, with chalk clasts.	5.00

Winter Groundwater Monitoring

The monitoring period extended from January to March 2026, monitoring once a week. The graph below shows the weekly monitoring results.



We trust the above information meets your requirements and should you require any further clarification or assistance please do not hesitate to contact Land Science Ltd.

Kind regards
For and on Behalf of Land Science

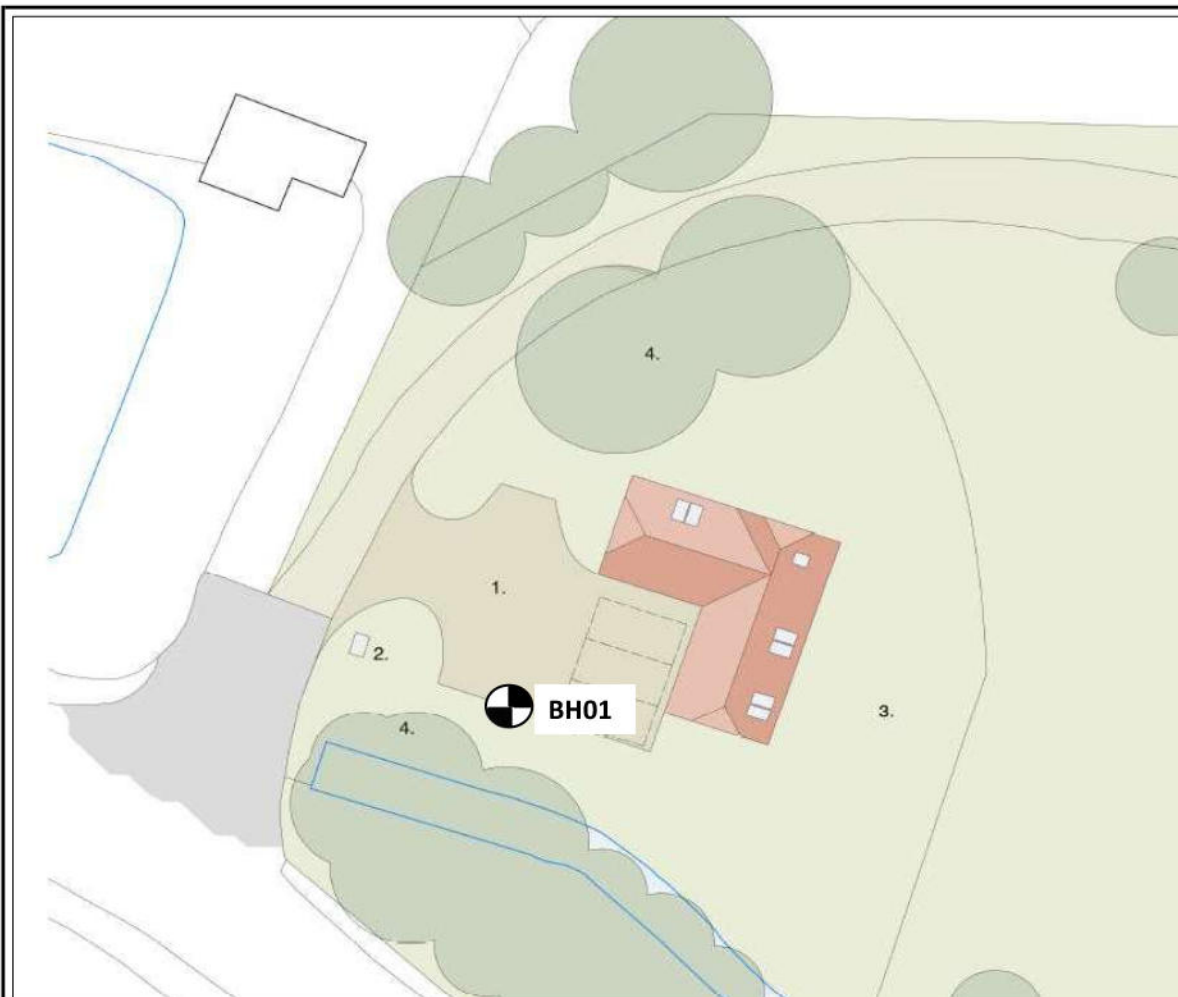
JOCELYN MIDDLETON MGeol FGS
Principal Geo-Environmental Consultant

Enclosed: figures and borehole log



	TITLE:	Site Location Plan	REF:	LS9190	PREPARED:	JM
	PROJECT:	Land West of Little Meadow, Bilsham Road, Yapton, Arundel BN18 0JY	FIGURE:	1	CHECKED:	MR
	CLIENT:	Ross Hyams	DATE:	26/03/2026	VERSION	V1





1. Proposed drive and parking
2. Proposed store and bin collection point
3. Proposed garden
4. All existing trees retained



Borehole with standpipe



TITLE:	Proposed Site Plan	REF:	LS9190	PREPARED:	JM
PROJECT:	Land West of Little Meadow, Bilsham Road, Yapton, Arundel BN18 0JY	FIGURE:	3	CHECKED:	MR
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Key to exploratory hole symbols and abbreviations

SAMPLE TYPES

ACM - Asbestos sample
BLK - Block sample
D - Disturbed sample
G - Gas sample
TW - Pushed thin wall sample
W - Water sample

AMAL - Amalgamated sample
C - Core sample
ES - Environmental sample
J - Jar sample
U - Undisturbed sample

B - Bulk disturbed sample
CBR - CBR test sample
EW - Environmental water sample
L - Liner sample
UT - Undisturbed thin wall sample

IN-SITU TESTS

HV - Hand shear vane
PP - Hand penetrometer

HV(r) - Hand shear vane residual
SPT - Standard penetration test

PID - Photo ionisation detector
SPT(C) - SPT using cone

GROUNDWATER



Groundwater strike



Groundwater rest level

ROTARY CORE DETAILS

TCR - Total core recovery (%)
FI - Fracture index

SCR - Solid core recovery (%)
NI - Non-intact core

RQD - Rock quality designation (%)
AZCL - Assumed zone of core loss

LEGEND

	Topsoil		Clay		Chalk		Sand backfill
	Peat		Silt		Breccia		Gravel backfill
	Made ground [cohesive]		Sand		Conglomerate		Arisings
	Concrete		Gravel		Metamorphic		Bentonite
	Wood		Cobbles		Igneous		Concrete
	Brick		Boulders				Grout
	Bituminous material		Mudstone				Plain pipe
	Gypsum		Siltstone				
	Coal		Sandstone				Slotted pipe
	Void		Limestone				

Dynamic Sampler

BH01

Sheet 1 of 1

Hole Type DS	Easting 497578.78	Northing 101934.32	Ground Level (m) 4.11	Scale 1:25
Project Name Land West of Little Meadows	Project No. CE26-0007	Start Date 2026-01-21	End Date 2026-01-21	

Client Ross Hyams	Consultant IB	Contractor
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Inst/ Backfill	Water Levels	Samples and Tests		Level (m)	Depth (m) (thick/mess)	Strata	
		Depth (m)	Type/ Ref			Legend	Description
					(0.30)		TOPSOIL: Soft brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine and medium angular to sub-rounded flint.
				3.81	0.30		Firm brown mottled grey sandy CLAY. Sand is fine to coarse.
					(3.00)		
				0.81	3.30		Structureless CHALK recovered as grey mottled white slightly sandy slightly gravelly SILT. Sand is fine to coarse. Gravel is fine sub-angular to rounded very weak low density chalk.
					(1.70)		
				-0.89	5.00		End of Borehole at 5.00m

Remarks 1. Location cleared using a CAT and Genny prior to breaking ground. 2. Groundwater strike at 1.75m bgl rising to 1.15m after 30 mins. 3. Borehole collapsed from 5.0m bgl to 3.35m bgl. 4. 50mm diameter HDPE pipe installed to a depth of 3.35m bgl.	Method, Plant, Stability, Dimensions 0.00 - 5.00m DS $L = 0.30m$  $W = 0.30m$	Logger IB
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Checked By: LS Approved By: IB