

**Spitfire Enterprises Ltd c/o Atlas Planning
Eleanor King**

27th July 2026

Via email only: Eleanor@atlasplanninggroup.co.uk

Our Ref.: 22483/SIS Rev I.01

Re: Land adjacent to A345, High Post, Salisbury, Wiltshire SP4 6AT – Site Investigation Scheme

Dear Eleanor,

Following the issue of the Preliminary Investigation Report (PIR), titled Land adjacent to A345, High Post, Salisbury, Wiltshire SP4 6AT), a contamination risk was identified and a Site Investigation Scheme (SIS) report was commissioned to accompany the PIR to provide a proposal for an intrusive ground investigation to assess and quantify the contamination risks identified.

The proposed scope of investigation is set out in this SIS report which should be read in conjunction with the Preliminary Investigation Report, Land adjacent to A345, High Post, Salisbury, Wiltshire SP4 6AT Soils Ltd, 22483/PIR Project Spitfire Issue, dated July 2026. The proposed scheme should be presented to the Local Planning Authority for further comment / approval prior to undertaking.

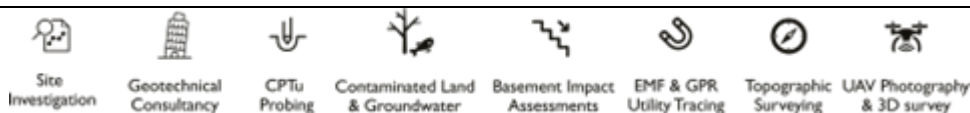
Proposed Development

The site proposal includes the erection of a building measuring 6,968 sqm Gross internal area (GIA) in the eastern portion of the overall site (currently arable farmland). The development of this building is the Callen Lenz site and is accompanied with associated facilities, access with security, parking, hard and soft landscaping, drainage and associated works.

A new roundabout from the A345 with footways and bus stops is also proposed including a new access to the existing Chemring Countermeasures UK site to include turning and security gatehouse. In addition, the installation of 2 Solar Fields and associated works was proposed although it is understood that the originally proposed battery storage facility is no longer part of the overall development proposal.

Anticipated Geology

The 1:50,000 BGS Geology map showed the site to be situated on the Seaford Chalk Formation bedrock, with overlying superficial deposits of Head in the western section of



the site.

Anticipated Groundwater

Groundwater at the site location is anticipated to be at significant depth based on information from the BGS relating to nearby historical borehole records e.g. borehole reference SU13NW26, close to the site, shows groundwater present at depths in excess of 80m bgl.

A copy of the BGS borehole records are included in Appendix B.

Conceptual Site Model (CSM) and Preliminary Risk Assessment (PRA)

The SIS has been devised taking account of the CSM in the PIR. A copy of CSM site model is included in Appendix A.

The CSM established a risk associated with both onsite and off-site sources, which included:

On Site

- Arable Farmland with the associated risk being Moderate. The potential contaminants included PAHs, Herbicides/Pesticides.
- Pyrotechnic Factory/Counter measures site: Storage containers, former structures and Made Ground from previous construction activities with the associated risk being moderate. The potential contaminants included Metals, Semi-metals and non-metals, PAHs, TPHs, Asbestos, pH, Hydraulic oils, Fuel oils (petroleum), PCBs, Chlorinated organic solvents and non-chlorinated organic solvents.

Off Site

- Pyrotechnic Factory/Counter measures, Burning ground facility, and tanks with the associated risk being Moderate. The potential contaminants included Metals, Semi-metals and non-metals, PAHs, TPHs, Asbestos, pH, Hydraulic oils, Fuel oils (petroleum), PCBs, Chlorinated organic solvents and non-chlorinated organic solvents.

An intrusive site investigation is required to assess the risks identified and will need to include exploratory holes on-site to establish the ground conditions, note visual or olfactory signs of contamination and allow for representative samples of underlying strata to be taken for chemical analysis.

The model has highlighted the main area of interest is the risk related to migration of contaminants as (rated as Moderate) based on the existing and historical use of the site. This is included the existing Arable Farmland, as the main Callen Lenz development area, and the Chemring Countermeasures site which is to include upgrades to existing access routes and addition of a new gate house.

This classification is derived by potential on and off-site source points which include Made Ground, the footprint of historical building foundations that may have housed hazardous materials, arable land and storage containers.

The site investigation scheme detailed below has been devised to address the objections raised by the Environment Agency in PL/2026/01867 with 'Objection 1 – Land Contamination' identified as the primary focus. Given the anticipated depth to groundwater alongside confirmation of the

potential presence of clayey superficial deposits overlying the Chalk in the area of the application site that extends onto the Chemrig Countermeasures site, it is considered that the risk to controlled waters (groundwater) can potentially be reduced to a level that satisfies Objection 1 – Land Contamination. 'Objection 2 – Risk to groundwater by Battery Energy Storage' related to the proposed battery storage system to be housed in six containers. It is understood that the Battery Energy Storage no longer forms part of the proposed development and therefore Objection 2 is no longer considered relevant.

Site Investigation Scheme Proposal

The following site investigation proposal has been developed in order to address the Environment Agency 'Objection 1 – Land Contamination' and such an investigation would be expected to be addressed as part of a pre-commencement contaminated land planning condition.

Given the anticipated depth to groundwater, and the likely presence of clayey Head deposits overlying the chalk in the highest contamination risk parts of the site, it is proposed that a shallow investigation is undertaken that will recover samples suitable for laboratory analysis (both solid and leachate). Shallow investigation in the form of Windowless Sampling at 18No. locations across the proposed development area targeting 3m depth (to be extended locally, where required, to confirm the full thickness of Made Ground and Head deposits encountered).

The proposed site investigation would comprise:

- 8No. windowless sampler boreholes within the Chemring Development areas (car parks, access roads and surrounding hardstanding), with the ground conditions anticipated to be Made Ground over Head over Chalk.
- 10No. windowless sampler boreholes within currently undeveloped areas, particularly in the proposed Callen Lenz site (currently Arable Land) with ground conditions anticipated to comprise Topsoil / Made Ground over Chalk i.e. no head deposits.
- 1 Day will be assigned to concrete coring within the Chemring locations, required in areas of hard standing surface cover.

Following completion of the intrusive works, boreholes will be logged and sub-sampled and prepared for laboratory analysis (both solid and leachate) in line with the proposed testing provided in the PIR. Proposed laboratory analysis is to comprise

Chemring Countermeasures Area

- 4No. Soils Suite 1 (metals, PAH, TPH, asbestos)
- 4No. Soils Suite 3 (SS1 plus PCBs, speciated TPH, BTEX and VOC/SVOCs)
- 4No. Leachate prep plus Soils Water Suite 7 (similar to SS3)

Arable Farmland Area

- 8No. Soils Suite 1
- 2No. Soils Suite 3
- 4No. OCP Suite (pesticides)
- 4No. Triazine Herbicides Suite

- Leachate testing in line with findings of the SI and the soils analysis.

See Figure 1 for proposed trial hole location plan.

Additional consideration to the installation of ground gas / vapour monitoring wells may be required subject to the findings of the intrusive works e.g. visual contamination or olfactory odours or the presence of impacted perched water.

Whilst direct sampling of the groundwater has been considered, due to the significant depth to anticipated groundwater below the site (80m+), along with the potential for clay covering within the higher risk activity area of the development site (Chemring Countermeasures), the anticipated risk to groundwater from the development site is likely to be considerably reduced. The proposed scheme for investigation has therefore been developed to investigate and confirm the shallow ground conditions with risk to groundwater assessed through leachate testing.

Sampling Strategy for Windowless Sampling

Standard Environmental Sampling Regime:

- ES (environmental “soil”) samples must comprise both a 250ml jar, a 30ml jar, and a tub taken at the same depth.
- At least three ES samples should be taken in the top 1.00m including a minimum of one ES sample per strata.
- After the top 1m continue taking ES samples at 0.50m intervals until there has been an ES sample from natural material, ensuring one at the top stratum.
- Additional samples shall be taken where any olfactory or visual indicators of contamination are noted.
- Headspace screening shall be taken where any olfactory or visual (such as smears) indicators of contamination are noted, at a minimum 0.5m spacing using a PID fitted with a 10.6eV lamp for screening of VOCs.
- If significant VOCs are detected by the headspace screening or visual/ olfactory signs of contamination are identified, representative samples will be submitted for laboratory analysis (including volatiles) (Soils Suite 3).

Samples are scheduled for laboratory testing after detailed Engineer logging of borehole samples has been undertaken.

Table 1 – Soil and Leachate Analysis

Determinants
Metal suites: Arsenic, Boron, Cadmium, Chromium (total & hexavalent), Copper, Lead, Mercury, Nickel, Selenium, Zinc
PAH – USEPA 16 suite
TPH – CWG – speciated petroleum hydrocarbons
BTEX / MTBE
PCB
Phenols – total monohydric
VOC/SVOCs
pH values

Determinants

Cyanide (Total & Free)

Herbicides/Pesticides

Discovery Strategy

The site investigation scheme outlined has been devised based on the initial CSM. If during the investigation additional or unexpected sources of contamination are encountered contrary to the initial CSM, the scheme must be reviewed, CSM updated and additional investigation carried out appropriate to the revised CSM, prior to completing the quantitative risk assessment.

The following Figures and Appendix make up the remainder of this document.

Figure 1 – Proposed Trial Hole Plan

Figure 2 – Proposed Development Plan

Appendix A – Preliminary Conceptual Site Model

Appendix B – British Geological Society (BGS) Borehole Data

If you have any questions regarding the above, please contact the undersigned.

Matthew Tribe BSc

(mt@soilslimited.co.uk)

Figure 1 – Proposed Trial Hole Plan



Job Number
22483

Project
Project Spitfire, Land adjacent to A345, High Post,
Salisbury, Wiltshire, SP4 6AT

Client
Spitfire Enterprises Ltd

Date
July 2026

Figure 2 – Proposed Development Plan



Job Number
22483

Project
Project Spitfire, Land adjacent to A345, High Post,
Salisbury, Wiltshire, SP4 6AT

Client
Spitfire Enterprises Ltd

Date
July 2026

Appendix A – Preliminary Conceptual Site Model

Source (Error! Reference source not found. & Error! Reference source not found.)	Potential Contaminant (Error! Reference source not found.)	Exposure Pathway (Error! Reference source not found.)	Receptor (Error! Reference source not found.)	Initial Assessment from Preliminary Investigation Report Information			Comments	Proposed Investigation
				Severity	Probability	Risk		
Arable Farmland, Storage containers, potential former structures and Made Ground from previous construction activities On-site contaminative process.	Metals, Semi-metals and non-metals, PAHs, Asbestos and fuel oils	Inhalation of dust	Site Workers/Site Maintenance	Medium	Unlikely	Low	The site is underlain by superficial Head in the West deposits, classified as a Secondary Aquifer. The underlying bedrock comprises of the Seaford Chalk Formation, a Principal Aquifer. The presence of this highly sensitive deeper aquifer significantly increases the overall environmental risk regarding contaminant migration in solution via groundwater.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment.
			End Users	Medium	Low Likelihood	Moderate/Low Risk		
			Off-site Users	Medium	Unlikely	Low		
	PAHs, TPHs	Inhalation of vapour/gases (including Radon)	Site Workers/Site Maintenance	Mild	Low Likelihood	Low		
			End Users					
			Off-site Users	Minor	Unlikely	Very low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH, PCBs	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Medium	Unlikely	Low	The severity for both the shallow and deep aquifers is assessed as medium. This classification is derived by potential on-site source points which include Made Ground, the footprint of historical building foundations that may have housed hazardous materials, and storage containers.	
			End Users	Medium	Likely	Moderate		
			Surface Water	Medium	Likely	Moderate		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH, fuel oils, Chlorinated organic solvents and non-chlorinated organic solvents.	Migration via surface runoff	Surface Water	Medium	Likely	Moderate		
			Shallow Aquifer	Medium	Likely	Moderate		
			Deep Aquifer	Medium	Likely	Moderate		
		Migration in solution via groundwater	Surface Water	Medium	Likely	Moderate		
			Shallow Aquifer	Medium	Likely	Moderate		
			Deep Aquifer	Medium	Likely	Moderate		
	PAHs, TPHs	Direct contact with construction material	Buried Structures	Mild	Low Likelihood	Low		
			Buried Services					
			Site Workers/Site Maintenance	Medium	Unlikely	Low		
			End Users					
			Off-site Users	Minor	Unlikely	Very low		
			Building and Confined Spaces					
			End Users					
Pyrotechnic factory/ Counter measures, Burning ground facility, and tanks Off-site sources from which potential contamination would have migrated onto the site.	Metals, Semi-metals and non-metals, PAHs, Asbestos and fuel oils and petroleum	Inhalation of dust	Site Workers/Site Maintenance	Medium	Unlikely	Low	The off-site contamination sources including the factory complex, the burning ground facility, electrical substation, and storage tanks which are all situated on the same hydrogeological area as the proposed site. All these features are located up-hydraulic gradient of the site. This topography allows for a direct migration pathway for mobile contaminants and impacted groundwater to migrate laterally down-gradient onto the proposed site. Therefore, increasing the risk factor around the migration of contaminant through ground / groundwater.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment.
			End Users	Medium	Unlikely	Low		
			Off-site Users	Medium	Unlikely	Low		
	PAHs, TPHs	Inhalation of Vapour/gases (including Radon)	Site Workers/Site Maintenance	Medium	Unlikely	Low		
			End Users	Medium	Unlikely	Low		
			Off-site Users	Minor	Unlikely	Very Low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Medium	Unlikely	Low		
			End Users	Medium	Unlikely	Low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH, fuel oils, Chlorinated organic solvents and non-chlorinated organic solvents.	Migration via surface runoff	Surface Water	Medium	Likely	Moderate		
			Surface Water	Medium	Likely	Moderate		
			Shallow Aquifer	Medium	Likely	Moderate		
		Migration in solution via groundwater	Deep Aquifer	Medium	Likely	Moderate		
			Buried structures	Mild	Unlikely	Low		
			Buried Services					
	PAHs, TPHs	Migration of gases via permeable soils	Site Workers/Site Maintenance	Medium	Unlikely	Low		
			End Users					
			Off-site Users	Mild	Unlikely	Very Low		
			Building and confined spaces	Medium	Unlikely	Low		

Appendix B – British Geological Society (BGS) Borehole Data



SU 13 NW / 26
1427 3639
SHEPHERD WATER SUPPLY - WELL DRILLING - PUMP SALES AND SERVICE

S. R. SHEPHERD (Exeter) LTD.

ST. EDMUNDS CHURCH STREET SALISBURY WILTSHIRE SP1 1EF
Telephone: (0722) 22202/3 Telex: 477019 and Telegrams: DRI WATER SALISBURY
29/30 COMMERCIAL ROAD EXETER Devon EX1 1DE Telephone: (0392) 414270

298/395

COMPLETED BOREHOLE RECORD

SU 1427 3639 SU13 NW

Date 12TH OCTOBER 1982

Borehole No. LW 445 State Locality

Elevation and Description of Site AT NGR SU 140365 HIGH POST NR

SALISBURY, WILTS, PROPERTY KNOWN AS COFFEE BARN FARM

Purpose AGRICULTURAL WATER SUPPLY

Date commenced 31st AUGUST 1982 Date completed 11TH OCTOBER 1982

Total depth (Drilled) 440 FT (Lined) 10 FT

Strata penetrated (see section overleaf)

Casing sizes 8" I.D. STEEL SURFACE TO 10 FT. SEALED IN GROUND

Type of screen CHALK BOREHOLE UNLINED

Final depth to water 173 FT. measured from ground level

Depth of water in borehole 267 FT. measured to bottom of hole

Test-pumping period 57 hours, by SUBMERSIBLE PUMP Drawdown 106 FT.

Yield of water per hour (Imperial gallons) 420

Quality of water CHALKY AT FIRST, BECOMING CLEAR AND SAND FREE AFTER SEVERAL HOURS PUMPING

Has water been analysed? NOT YET Analysis reports submitted (date) ANALYSIS TO FOLLOW

Type of permanent pumping equipment SUBMERSIBLE ELECTRIC

Remarks CHALK STRATA PROVED TO BE LESS FREE-YIELDING THAN

SOME OTHER BOREHOLES IN THE VICINITY. TREATMENT WITH ACID

RECOMMENDED IN THE HOPE OF IMPROVING YIELD. DECISION AWAITED

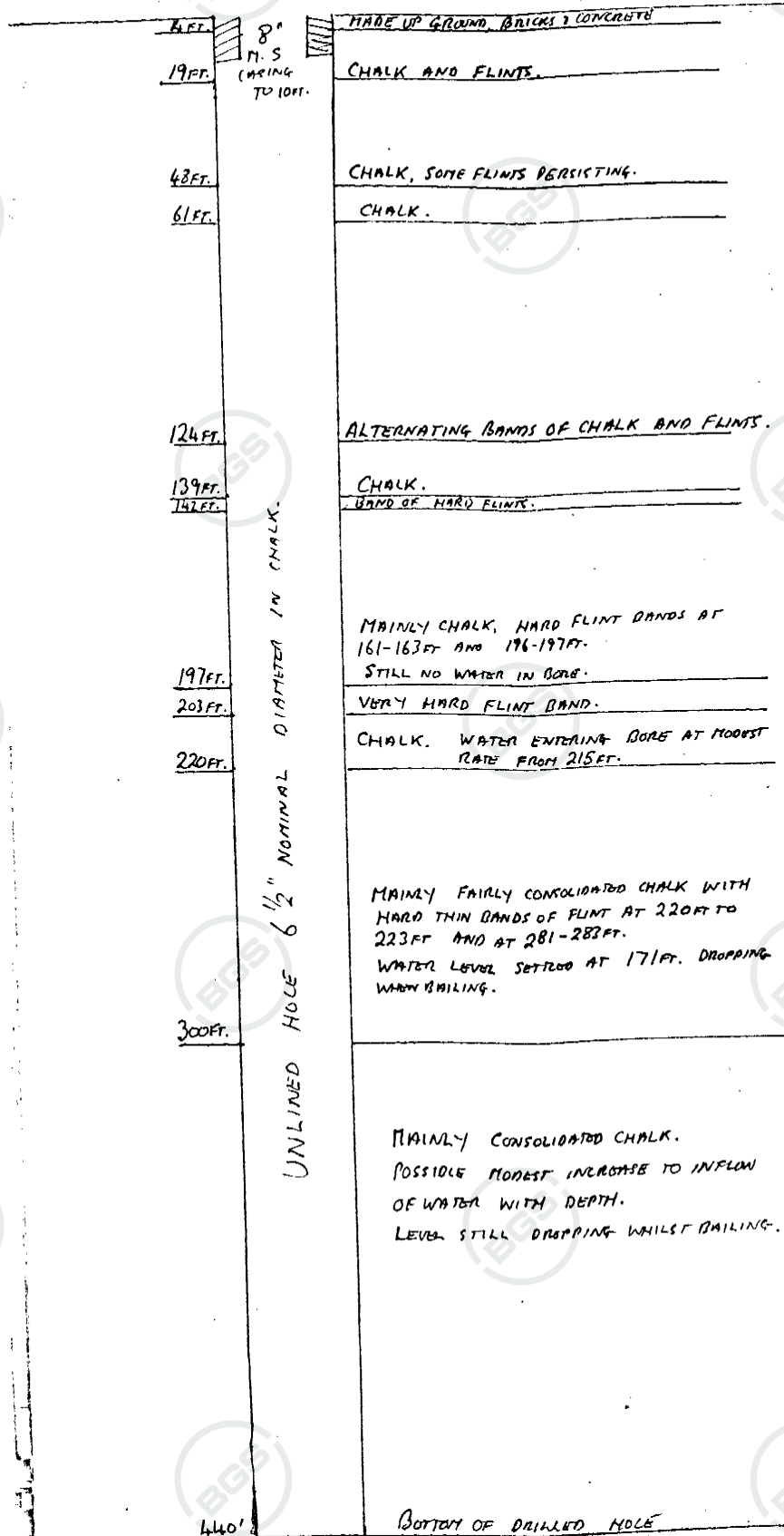
STRATA LOG AND CASING DETAILS OVERLEAF.....

SU13 NW/26

1427 3639

GEOLOGICAL
CLASSIFICATION

G/k.



Probably all
Upper Chalk
8/4/82



SU13NW/26
1427 3639
S. R. SHEPHERD (EXETER) LIMITED
Drilling Contractors & Water Supply Engineers

Ref: D17/LW-445

12th October 1982

Details of a preliminary pump test carried out
on Borehole at Coffee Barn Farm, High Post, nr
Salisbury, Wiltshire - NGR SU 140 365

Type of Pump :- 5hp Submersible set @ 400ft blg

Friday 8th October 1982

Time	Water Level in ft	Draw- down in ft	Output in Gls/hr	Remarks
00.00	173	nil	nil	static condition
15.15	191	18	600	pump started at 15.12
15.30	310	137	530	
15.45	393	220	570	
16.15	370	197	420	closed down on delivery valve
17.15	337	164	420	
18.15	289	116	423	

As conditions appeared to have stabilised, no readings were taken 18.15 :midnight

Saturday 9th October 1982

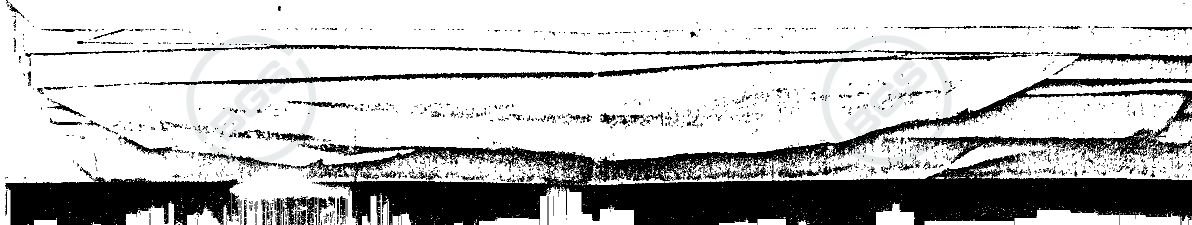
00.30	279	106	425	stopped pump
11.00	181	8	nil	restarted pump
12.00	260	87	420	
13.00	279	106	420	
13.30	279	106	420	
14.30	279	106	420	
18.00	279	106	420	

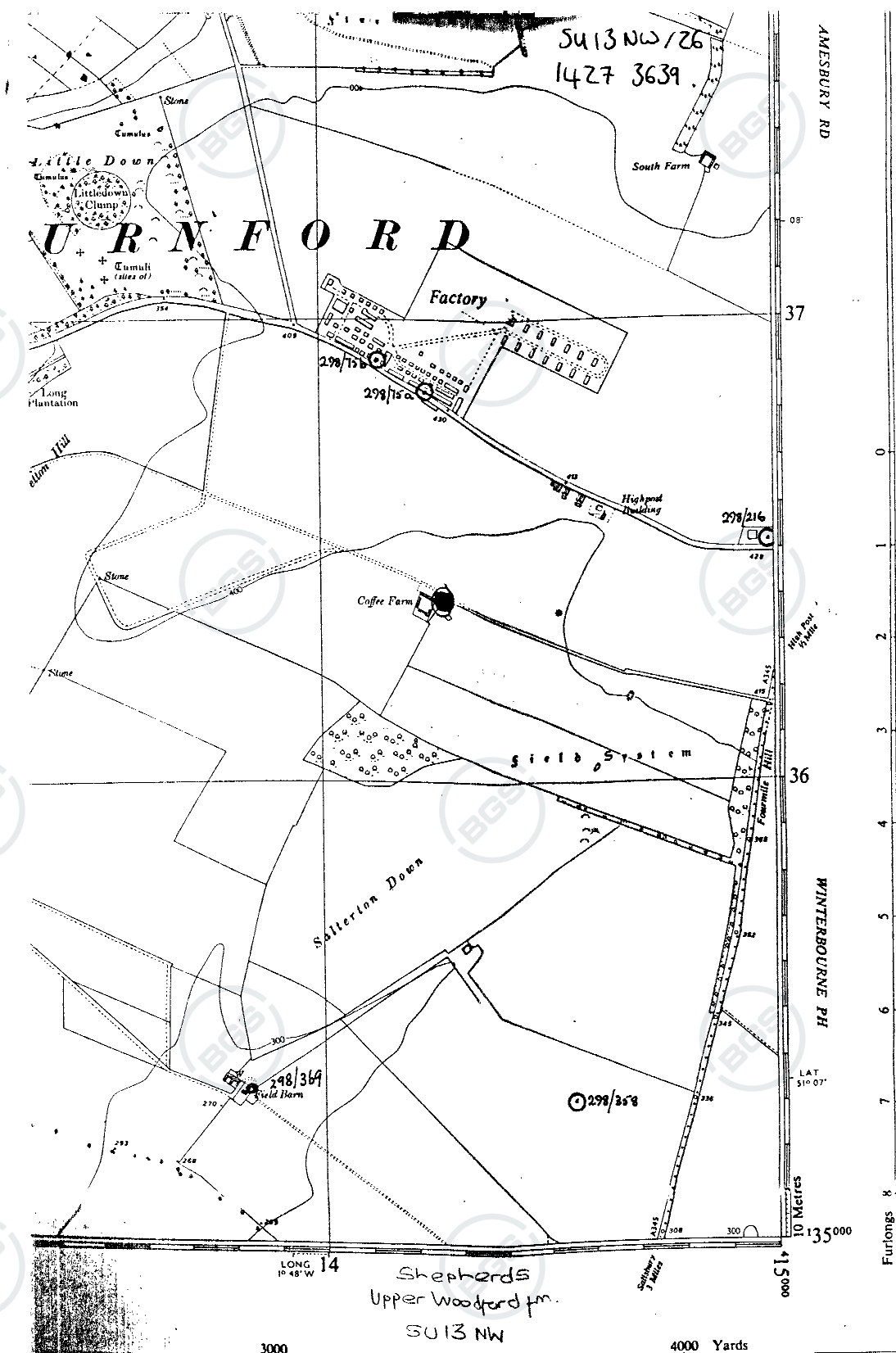
Sunday 10th October 1982

00.30	279	106	420	
06.00	279	106	420	
12.00	279	106	420	
18.00	279	106	420	
Mid- night	279	106	420	

Monday 11th October 1982

06.00	279	106	420	
11.00	279	106	420	test completed stopped pump
11.10	207	34	nil	
11.20	194	21	nil	
11.30	184	11	nil	





Made and published by the Director General of the ORDANCE SURVEY, CHIESSINGTON, SURREY, 1961.

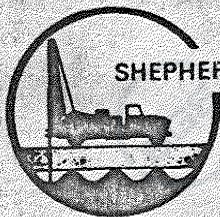
Antiquity (Site of)	Park, Fenced	Orchard
Rough Pasture	Wood, Coniferous	Rough Pasture
		Heath & Moor



SU13	ExR No.	Location	Grid Reference	Copy	SOBI ID	Depth	Date	Aquifer	Data Available				
									G	C	W	Ch	NN

Aquifer Key

Code	Translation
CK	Chalk Group
NOAQ	No Aquifer
UNKN	Unknown



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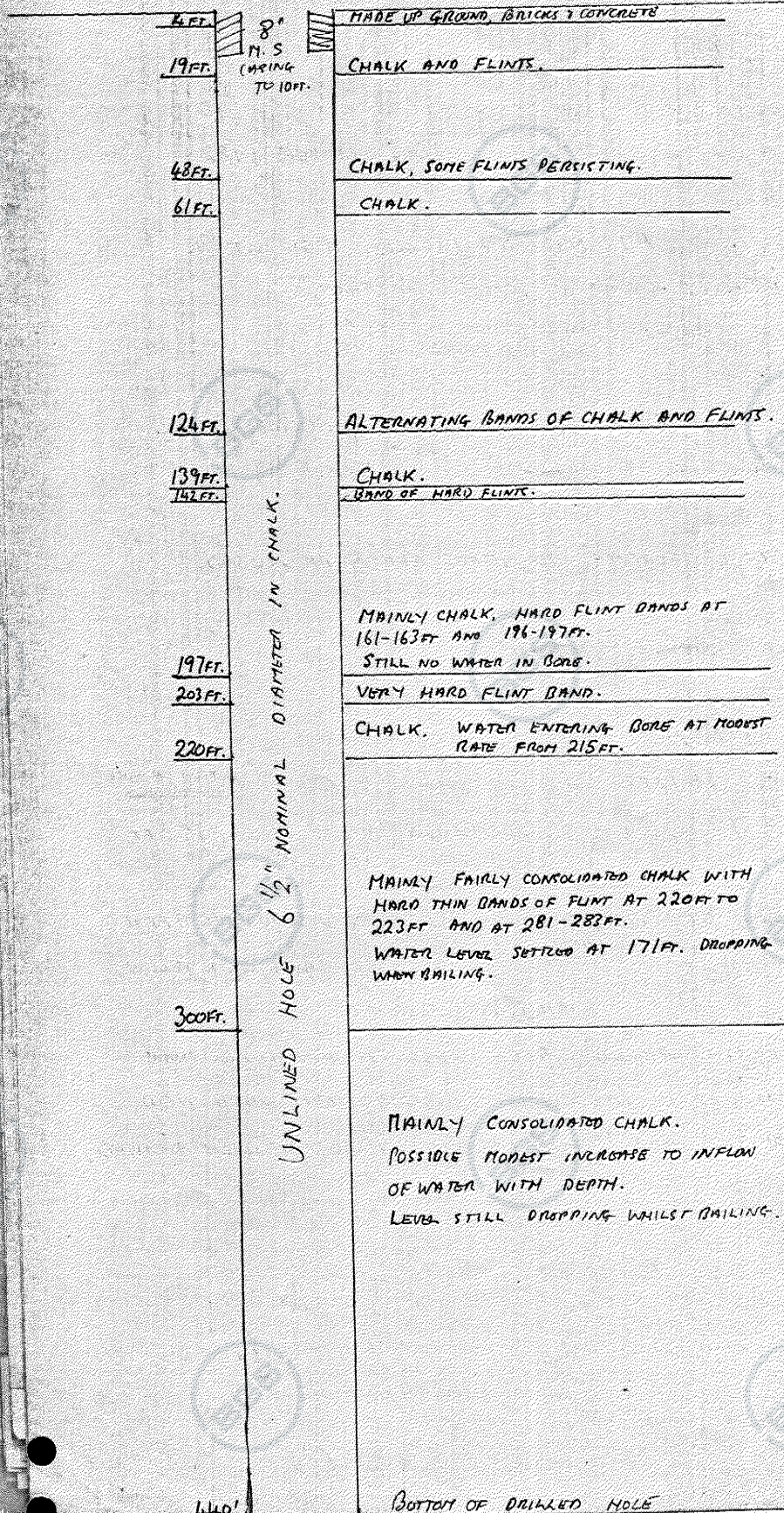
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STRATA LOG AND CASING DETAILS OVERLEAF.....

SU13/86

GEOLOGICAL
CLASSIFICATION G/L.



UNLINED HOLE 6 1/2" NOMINAL DIAMETER IN CHALK.

Probably all upper chalk

BTW
8.4.86

S. R. SHEPHERD (EXETER) LIMITED
Drilling Contractors & Water Supply Engineers

SU 13/86

Ref: D17/LW-445

12th October 1982

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Soils Limited
Geotechnical & Environmental Consultants

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