



SOUTHERN OFFICE

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Peter Isherwood
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Our ref: RS/14441_V3/SC

Dear Peter:

The Bungalow, Sir Robert's Farm, Goose Green Lane, Pulborough, West Sussex, RH20 2LW: Technical Note

Phlorum have been asked to provide a Technical Note as an update to previous contamination assessments for the proposed redevelopment at Sir Robert's Farm, Goose Green Lane, Pulborough. The purpose is to review whether the original assumptions, Conceptual Site Model (CSM), and risk evaluations remain valid.

Development Plans

We understand that the plans for the site are for the demolition of existing dwelling, change of use of land from paddock to residential curtilage, and erection of a replacement four-bed barn style dwelling with detached garage in the area outlined on the attached Figure 1, hereafter referred to as 'the Bungalow'.

This Technical Note is required due to the time elapsed since the previous contamination assessment.

Previous Report

This Technical Note should be read in conjunction with the following report:

- Land Contamination Preliminary Risk Assessment (PRA), Phlorum June 2022.

The report was prepared for the site known as Three Buildings Including Sussex Barn, Sir Robert's Farm, Goose Green Lane, Pulborough, West Sussex, RH20 2LW. However, for this Technical Note we have been asked to assess the area for the Bungalow only.

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The PRA identified the main risks to site were from its historic use as a farm, and the walkover found the site in good condition, with no obvious signs of ground contamination. The main potential contamination sources on the site are from the probable asbestos roofing on several of the existing structures, gas canisters used for the temporary camping facility and the unknown contents of buildings.

The PRA identified the site as a Low risk of land contamination, due to the site's history of agricultural use.

Site Visit

Phlorum visited the site on 24th November 2025 when the weather was sunny. At the time of the survey the ground was wet from overnight rain.

Photos taken during the survey are shown in Table 1, and a Site Plan showing the area surveyed is enclosed as Figure 1.

The site appeared to be in a very similar condition to the previous visits, with the main difference being that the bungalow was now unoccupied. The previous temporary use of part of the site as a campsite has been ceased, and the associated facilities (showers, gas bottle, etc) are no longer on site.

Previously unassessed, the Bungalow was now unoccupied and empty [TN1].

A previously identified tank was observed covered by vegetation [TN2], an indication that it has not been used since the previous survey.

The roofs of several of the nearby buildings contained suspected asbestos containing materials (ACMs), however this was not an asbestos survey.

Table 1: Survey Photographs

Photo No.	Description	Photograph
1	TN1. View into the unoccupied Bungalow.	

2	View south of the area surrounding the Bungalow.	
3	TN2 a previously identified tank. The tank was covered by vegetation, indicating that it has not been used.	

Updated Risk Evaluation

The site appears to be in a similar condition to the previous assessments.

Conclusions

The previous PRA identified the site as a Low risk to future users, due to the historic agricultural use and plans to develop residential housing.

Phlorum visited the site on 24th November 2025 and found the site was largely unchanged, therefore the conclusions CSM and recommendations of the PRA have not changed.



We trust that the above provides a clear summary of the current site conditions. However, should you have any questions or require any further clarification, please do not hesitate to contact us.

Yours sincerely

A handwritten signature in black ink, appearing to read "Stefan Cannon", written over a light blue horizontal line.

Stefan Cannon
Principal Environmental Consultant

Encs: Figure 1



Figure 1 - Sussex Barn, Sir Robert's Farm, Goose Green Lane, Pulborough, West Sussex, RH20 2LW

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