MR N FRANCIS

AMIESMILL FARM, KERVES LANE, HORSHAM,
WEST SUSSEX, RH13 6RL

April 2025

eas ltd
Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	790/White&Sons/NFrancis/Amiesmill/PCRA
Date	April 2025
Client	Mr N Francis
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning Submission
Revisions	-
Prepared by	Federica Roseo BSc (Hons) Signed
Approved by	Lucy Monday BSc (Hons), ACIEEM [redacted] Signed

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April 2025

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1. CAUTION

1.1 This investigation relies largely on a superficial examination of the site plus a review of information from Horsham District Council Planning Department, plus the Environment Agency (EA). Even where no previous contaminating activity has been identified, it is possible that the site could be contaminated due to fly tipping or other unrecorded events. The age of a building may indicate probability but cannot be treated as proof of the absence or presence of asbestos. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE & PROPOSED DEVELOPMENT

2.1 The site comprises a modern agricultural barn together with a narrow strip of adjacent land surrounding the structure. The site is situated to the south of the existing farmyard and is presently used for general agricultural storage. The site area is approximately 0.06 ha. The Ordnance Survey (OS) map reference for the site is TQ18395 29102. The site elevation is approximately + 55 m OD.

2.2 It is proposed to convert the existing barn to provide a single residential dwelling with garage and workshop.

2.3 See Appendix A for the existing and proposed site plans.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

3.1 According to the British Geological Survey (available online), the site lies on Arun Terrace Deposits (sand and gravel), over Upper Tunbridge Wells Sand (sandstone and siltstone).

3.2 The Department for Environment, Food and Rural Affaires (Defra) online mapping (MAGIC) shows the site to lie on the boundary of a Secondary A Aquifer. The site does not lie within a groundwater Source Protection Zone (SPZ). The site is deemed to be hydrogeological sensitive.

3.3 According to the EA's online Flood map for planning, the site lies within Flood Zone 1 (low risk of flooding from rivers and/or the sea). The site lies 75 m south of the River Arun.

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4. SITE DEVELOPMENT HISTORY

4.1 The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix B, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date (Scale)	Features on site	Features within surrounding area (<250 m)
1875 (1:2,500)	The site lies within a field which extends north to the banks of the River Arun, approximately 75 m north. There is a track which extends east-west along the northern boundary of the site.	The River Arun (75 m north at it is the closest point) flows east to west. There is a pond ~150m to the south-southwest of the site, and a second ~150 m southeast. Amiesmill farm and yard areas lie ~50 m to the northwest and west of the site. White's Bridge Farm lies 250 m east of the site.
1897 (1:2,500)	The field in which the site lies has been divided and the track is no longer shown to be present along the northern boundary of the site.	Amiesmill Farm has been further developed with additional buildings to the northwest. A small building previously noted to the west has been removed.
1911 (1:2,500)	The site remains an undeveloped plot of land to the south of the Amiesmill Farm buildings.	A dwelling with surrounding gardens has been developed on the plot to the west of the site.
1932 (1:2,500)	No significant changes to site	A small building (possibly a barn) has been built within the plot to the east of the site. A pumping station is now identified at the site of White's Bridge Farm >250 m east of the site.
1976 -1977 (1:2,500)	The site remains undeveloped.	Amiesmill Farm has been further developed. The building to the east has been removed and a new open-sided barn has been developed to the west. The pond south the site is no longer present.

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		New buildings have been developed at White's Bridge Farm, including a line of narrow sheds, possibly poultry sheds, ~200 – 300 m east of the site. Ponds have been created approximately 250 m northwest and northeast.
1977 (1:2,500)	No significant changes to site.	No significant changes to surroundings area.
1993 1:1,250	No significant changes to site.	No significant changes to surroundings area.
2003 (1:1,250)	A line of 6 small adjoining buildings have been developed within the site. A circular access track lies immediately north of the site, looping between the farm building to the north of the site.	Further farm building have been developed at Amiesmill Farm including barns to the east and west of the site.

4.2 The post war development history may also be traced from the planning history of the site. There are a number of applications for Amiesmill Farm but only one record (in addition to the current application) which relates to the current application site, see Table 4.2 below. There is no application relating to the original erection or any alteration / change of use.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
DC/22/0756	Prior notification for Change of Use of an agricultural building to residential (Use Class C3) to form 1no dwelling house with associated works.	Approved on appeal 6/06/2022

Key: ✓ planning permission granted × planning permission refused *r* registered

4.3 More recent development history and land use can also be observed from recent aerial photographs. Aerial photographs centred on the site are provided in Appendix D, and a summary of the relevant information provided in these photographs is given in Table 4.3 below.

TABLE 4.3
A SUMMARY OF RECENT AERIAL PHOTOGRAPHS

Photo date	Features on site	Features adjacent to the site
04/09/1999	Site comprises of a row of buildings which extend west of the site. The southern section of the site lies within a field with what appear to be regular track lines suggesting crops.	North of site is a loop track in and around which appear to be other small structures and/or stored items. A sand school lies to the east.
17/07/2005	The small row of buildings has been replaced with the modern agricultural barn, now seen on site. The southern section of the site lies along the boundary of a crop field which extends south of the site.	The loop track to the north of the site remains present, and there appears to be an informal storage area to the north of the track opposite the barn. There remains scattered items adjacent to the loop track. The sand school also remains present.
31/08/2012	No apparent changes to site.	Crop field south of site is now grazing pasture.
14/05/2018	No apparent change.	New stable block has been built to the east (adjacent to the sand school), and what appear to be horse walker rings are notable on land to the north of the site. The field to the south has been divided into smaller paddocks.
24/04/2021	No apparent changes to site.	Road north to site seems have widened and converted to compress road gravel. Grazing field south of site is now divided into smaller grazing sites.

5. THE EXISTING SITE

5.1 The site was visited on 12 March 2025. Photographs of the site are provided in Appendix C.

5.2 The site lies to the south of Amiesmill Farm yard, with the original farm buildings located to the north of the site and newer stable buildings and a sand school located to the east of the site. Land to the south of the site comprises a field, divided into paddocks for horse grazing.

5.3 The site is approximately 0.06 ha and comprises of a modern agricultural barn together with a narrow strip of land surrounding the barn. The narrow strip of land includes part of a loop access track to the north, a further access track to the east, part of a storage area to the west and a field boundary to the south.

5.4 The track to the north of the site comprises loose surfacing including road planings. This is an old track likely to have other layers of reinforcement. The area to the north of the track is used for storage of miscellaneous items associated with the farm.

5.5 The area to the east of the barn is mainly clear track with a few stored items, limited to an excavator bucket and a few other metal items. The area to the west of the barn includes two shipping containers (one green, one blue) and an old wooden shed used for the storage of building materials (including pipework, paving, metal and wood). Further west, beyond the redline boundary of the site, other stored items include machinery (including two excavators), trailers, building materials, scrap wood and scrap metal (mainly a pile of drain covers).

5.6 The field boundary to the south of the barn included within the site is presently overgrown with brambles, adjacent to which is grazing land. That we are aware, this field has never been developed and has been used for crops and pasture only.

5.7 The modern barn is of metal frame construction, clad in profiled metal sheets. The flooring within the barn comprises of compressed road gravel. At the time of our visit, the western third of the barn was being used to store hay and a wooden cart. The eastern two thirds of the barn were being used to store tractors and a horse box, and the northeast corner included a small amount of maintenance equipment and products including oils and batteries. There were no obvious signs of any significant leaks or spills within or adjacent to the barn.

5.8 No asbestos containing materials were observed on or adjacent to the site.

6. RECORD DATA SEARCH RESULTS

6.1 An environmental records search (Enviro-Insight Report) has been prepared for the site. The GroundSure EnviroInsight Report is provided in Appendix D and any items of potential contamination significance highlighted below.

6.1.1 *Past Land Use*

There are 9 records of potentially contaminative land uses recorded from standard 1:10,000 and 1:10,560 scale historic mapping within 500 m of the site. These include a number of unspecified pits, old sand pits, and unspecified

ground workings approximately 290 northwest of the site between 1876 and 1967, and a pumping station 300 m east of the site.

There are records of two tanks from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site. One, an unspecified tank, located 76 m west within land developed for residential use, and the second a tank located 353 m east of the site, at White's Bridge Farm. Tanks may be used to store fuels, liquid chemicals and waste products (amongst other things). There is a potential risk of contamination from the bulk storage of fluids, which may migrate either across the grounds surface or through the soil. The potential risk increases with proximity to the site, direction of flow and permeability of the soils (relating to the topography and geology of the area).

There are no records for historical energy features, historical petrol stations or garages (from 1:1,250 and 1:2,500 scale historic maps) or military land within 500 m of the site.

6.1.2 *Waste and Landfill*

There are no records of any active or recent landfill, historic landfill, historic waste sites or licensed waste sites within 500 of the site.

There are records of three activities involving the storage, treatment, use or disposal of waste within 500 m which are exempt from needing a permit. All 96m NW from site, two for use of waste in construction, one for storage of waste in secure place.

6.1.3 *Current Industrial Land Use*

There are no records of current potentially contaminative industrial sites within 250 m, current or recent petrol stations within 500 m, electricity transmission cables within 250 m or gas pipelines within 500 m.

The site has not been determined as Contaminated Land under Part 2a of the Environmental Protection Act 1990, and there are no such sites within 500 m of the site.

There are no records of Control of Major Hazards (COMAH) sites, regulated explosive sites, hazardous substances storage/usage sites, historic licensed industrial activities, licensed industrial activities, licensed pollutant release, radioactive substance authorisations, pollutant release to surface waters, pollutant release to public sewer, list 1 or 2 dangerous substances within 500 m.

There are seven licensed discharges to controlled waters. All but one relate to sewage discharges.

There are three records of pollution incidents within 500 m of the site. Two of them occurred approx. 300 west of site in 2001 and 2003, with no or minor impact to water, land or air. The third occurred 342 m east of the site in 2003, with no impact on water, land or air.

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There are no pollution inventory records within 500 m of the site.

6.1.4 *Hydrogeology, Hydrology and Flood Risk*

The site lies on a Secondary A Superficial Aquifer. The superficial geology at the site comprising permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers. The superficial aquifer vulnerability is moderate.

The site lies on a Secondary A Bedrock Aquifer. The bedrock geology at the site comprising permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers. The bedrock aquifer is of high vulnerability.

There is one groundwater abstraction licence 1716 m west from site used for spray irrigation.

There are no surface water, potable water abstraction licences within 2000 m of the site.

The site does not lie within a groundwater Source Protection Zone (inner and outer catchment).

The site does not lie within 20 m of a Main River (as identified by the EA). The River Arun lying 75 m north of the site.

The site lies within Flood Zone 1 (low risk of flooding from rivers and/or the sea).

The British Geological Survey identifies the site not to be within 50 m of a superficial deposits ground water flooding susceptibility area.

6.1.5 *Environmental and Habitat Designations*

There is one record of a designated environmentally sensitive site within 2000 m of the site. This is the SSSI St. Leonard's Park Pond located 1895 m northeast of the site. The site lies within the SSSI Impact Zone, developments such as pipelines, underground cables, pylons, overhead cables and will require consultations. Water and liquid waste discharges of more than $20m^3$/day to ground or to surface water may also require consultation.

There are a total of 38 designated ancient woodlands within 2000 m of site. The closest of these lies some 139 m southwest of the site.

The site lies within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are designated as being at risk from agricultural nitrate pollution and were introduced in order to reduce the levels of nitrates in water. The proposed development, from agricultural to residential use, is not considered likely to increase the risk of nitrate pollution.

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There are eight records of Priority Habitat within 250 m of the site. These are all deciduous woodland areas, with the closest record located 136 m northwest of the site.

There is a record for habitat network for network enhancement Zone 1 type on site and for habitat restoration creation type 244 m west of site. Habitat networks are for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and for areas suitable for the expansion of networks through restoration and habitat creation.

6.1.6 *Natural Hazards Findings and Mining*

There is very low or negligible risk rating for natural hazards (shrink-swell, landslide, soluble rocks, compressible ground, collapsible rocks and running sand) within 50 m of the site as identified from BGS GeoSure Data.

There is record of a BritPit within 291m NW named Amiesmill House Sand Pit. It is for surface mineral working, to date it had ceased to extract minerals. Historical maps show the sand pit predating 1874 and is no longer shown by 1970s.

The site is not within a radon-affected area. No radon protective measures are necessary.

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Land use history appears to comprise:

- The site has lain within the plot/field in which Amiesmill Farm buildings were present predating 1875 to 1993.
- A track has been present along the northern boundary of the site since at least 1875.
- The site was first developed with a row of small buildings, possibly stables ca 1995 – 2004.
- A modern barn replaced the stable ca 2005 and remains present.

7.2 The field to the south of the site, into which the redline site boundary extends, appears to have been used for crops (possibly hay), grazing pasture, and most recently as paddocks for horses.

7.3 The western end of the building is being used to store hay and a wooden cart, while the eastern end is being used to store tractors, a horse box and a small amount of maintenance equipment and products, including oils and batteries, within the northeast corner of the site. There is some potential contamination risk associated with the storage of machinery and maintenance activities within the eastern section of the barn.

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7.4 No evidence of the bulk storage of fuel (such as red diesel) has been identified at or near the site. Building materials and machinery are stored within the external area to the west of the site/barn, including a pile of scrap metal (mainly drain covers).

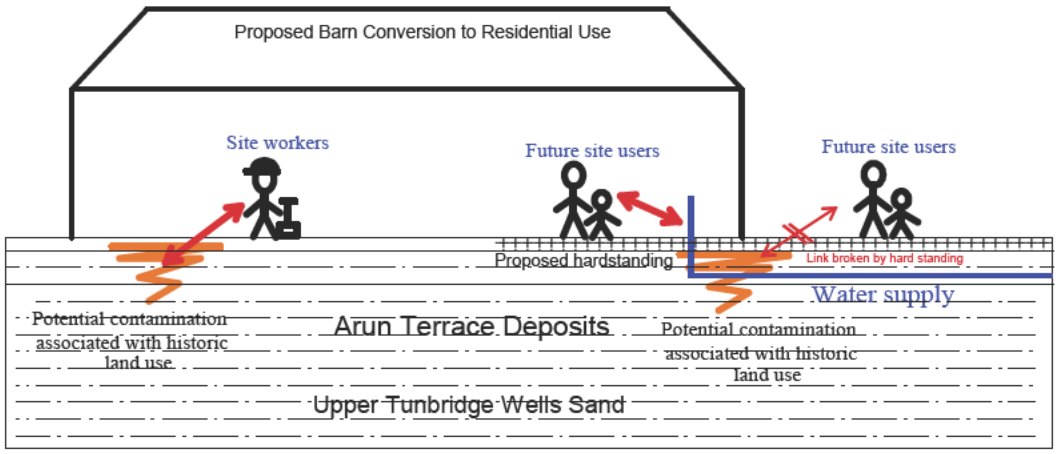
7.5 Potential contamination associated with past and existing land use may include petroleum hydrocarbons and heavy metals such as lead, from oils and fuels used and stored on site. It is not considered likely that any burning of waste has taken place within the footprint of the building or immediately adjacent to it, but ashes may have been deposited along the track which extends along the northern boundary of the site, and/or be present within surfacing materials.

7.6 Whilst the existing structure does not contain any asbestos materials, it is considered possible that asbestos containing materials may have been present within / on the former row of small buildings / stable on site. There are no records of these buildings that we are aware of.

8. RISK ASSESSMENT

8.1 The risk to future site users can be assessed using the Conceptual Model. This comprises three elements, all of which must be present for there to be a risk. The three elements of the model are; a *source* of a potentially hazardous contaminant, a *pathway* by which the contaminant can be transmitted and a *receptor* on which the contaminant may have a harmful effect.

DIAGRAM 8.1:
CONCEPTUAL MODEL



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8.2 Source

8.2.1 From a review of available information, it is considered that there is some potential for generally minor contamination of the ground associated with past and present land use, including the storage and maintenance of farm machinery, and surfacing materials. Potential contamination is likely to be limited to Polycyclic Aromatic Hydrocarbons (PAHs), Petroleum Hydrocarbons (TPH) and possibly some heavy metal contamination such as lead. No asbestos containing materials are present within / on the existing barn, however, it is considered possible that Asbestos Containing Materials (ACMs) may have been present within / on the prior buildings / stables on site.

8.3 Receptor

8.3.1 It is proposed to redevelop the site for residential use. There is a narrow strip of external land within the redline boundary which surrounds the building. This is to be developed as permanent hard standing to provide access into and around the building. There is no garden or soft landscaping area proposed in association with the redevelopment of the barn for residential use. In this case, potential *receptors* may include future site users (which may include adults and children), site workers (during the development of the site), buildings and services (including underground water mains).

8.4 Source – Receptor Pathway

8.4.1 Site workers (notably ground workers) may come into contact with contaminated surfacing and/or soils during the redevelopment of the site. Exposure may be via dermal contact, inhalation and possibly ingestion. Appropriate industrial hygiene measures will be required to reduce the risk of exposure to workers during the development phase.

8.4.2 In the absence of remediation, future site users are considered unlikely to be directly exposed to any residual contamination post development as the full extent of the site is to lie under hard cover. The hard cover (flooring within the building and external hard standing) will act as a barrier between future site users and the underlying soils.

8.4.3 Future site users may be exposed to tainted water supplied via underground mains to the site where any contamination with potential to degrade the pipes (such as hydrocarbon contamination) is present along the line of the water mains (see current UKWIR guidelines). Those involved in the laying of underground water supply pipes should satisfy themselves that either the route of the water main is free from contamination or appropriate pipework is used.

8.4.4 Petrol, diesel and some fuel additives (such as MTBE) are highly mobile and may cause contamination of the wider area. The proposed development will result in the removal of surfacing materials potentially impacted by any leaks or spills associated with the storage and use of fuels and maintenance fluids on

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site. The change of use from agricultural storage to residential use is considered likely to reduce future contamination risk.

8.5 Potential contaminant linkages between source, pathway and receptor for the site are summarised in Table 8.1 below.

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	**Contaminated groundwater**			
Minor contamination risk associated with existing and past agricultural land use	Minor contamination risk, related to site activities or history	Contact with contaminated soil, or groundwater	Existing and future site users	×
		Ingestion of or skin contact with contaminated soil, dust or groundwater	Maintenance or construction workers engaged in groundworks on the site	?
		Contact with contaminated soil or ground water	Building & services	?
		Leeching of site contaminants into groundwater	Wider environment	×

Key: ✓Significant risk × No significant risk ? Uncertain risk

8.6 In this case, the risk of exposure to future site users is considered to be low, however, protection measures will need to be taken by site workers during the redevelopment of the site, and the route of the proposed water mains should be confirmed as free from contamination or barrier pipes should be used as appropriate where extending through potentially contaminated or at risk areas.

9. CONCLUSIONS

9.1 The site lies within a Secondary A Aquifer (Arun Terrace Deposits over Upper Tunbridge Wells Sand). The site does not lie within a groundwater Source Protection Zone and is moderate to high hydrogeologically sensitive.

9.2 The site is not considered to be at significant risk of ground gas at this time. The site does not lie within 250 m of waste disposal landfill. The site does not lie within a radon affected area.

9.3 There are no asbestos containing materials within or on the existing barn. It is, however, possible that asbestos containing materials may have been present on the site in the past and these could have impacted soils / surfacing on site if

damaged in situ, or if reasonable care was not taken during removal / demolition of the previous buildings, if present.

9.4 There is some potential for contamination associated with past and existing land use, associated with the storage and general maintenance of farm machinery on site. This appears to be limited to the eastern section of the barn, and the northeast corner of the barn where maintenance fluids and vehicle batteries are stored directly on the ground/surfacing.

9.5 It is proposed to redevelop the site for a more sensitive land use, comprising residential use, however, the full extent of the site (within the redline boundary) is to be contained beneath new hard cover. There is to be no garden or soft landscaping areas associated with the proposed dwelling. In this case, the risk of exposure post development is considered to be low.

9.6 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
RISK ASSESSMENT MATRIX

PROBABILITY OF IMPACT	CONTAMINATION POTENTIAL		
	SEVERE	MODERATE OR UNCERTAIN	MINIMAL
High	4	3	2
Medium	3	2	1
Low	2	1	1

1 = low risk, 2 = low to moderate risk, 3 = moderate to high risk, 4 = high risk.

9.7 In this case, there is potential for ground contamination associated with historic and current land use, however, the full extent of the site is to be retained under hard cover, reducing the risk of exposure to future site users. The overall risk rating for the site is low-moderate, which may reduce to low, subject to the implementations of the recommendations given in section 10 below.

10. RECOMMENDATIONS

10.1 The existing surfacing and any underlying natural ground which has obviously been impacted by past land use (i.e. areas of staining) are to be removed and/or capped by permanent hard cover. Should any unexpected contamination be identified during the development phase, the Council are to be notified and any necessary remediation work carried out as required.

10.2 Should any garden or soft landscaping areas be associated with the proposed development in the future, soil testing should be completed in order to confirm the soil is fit for use. At present we are not aware of any such plans to provide a garden area associated with the proposed development. Adjacent land is to

remain in use generally as existing, i.e. site access to the north and grazing paddocks to the south.

10.3 It is the developers responsibility to confirm the route of the proposed water mains is free from contamination which may impact pipework, or barrier pipe is used as appropriate where there is a potential contamination risk.

10.4 All site workers should implement appropriate industrial hygiene measures (gloves, boots, coveralls, masks, no eating within excavation areas etc) whilst working on site. Site workers should also be made aware that asbestos containing materials may have been present on site in the past, for which appropriate observation and protection measures should be taken during ground works on site.

10.5 Should any potential ACMs be identified on site during ground and/or building works, works should cease and testing should be undertaken to inform treatment.

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APPENDIX A
FIGURES

FIGURE 1: **Site Location Plan**

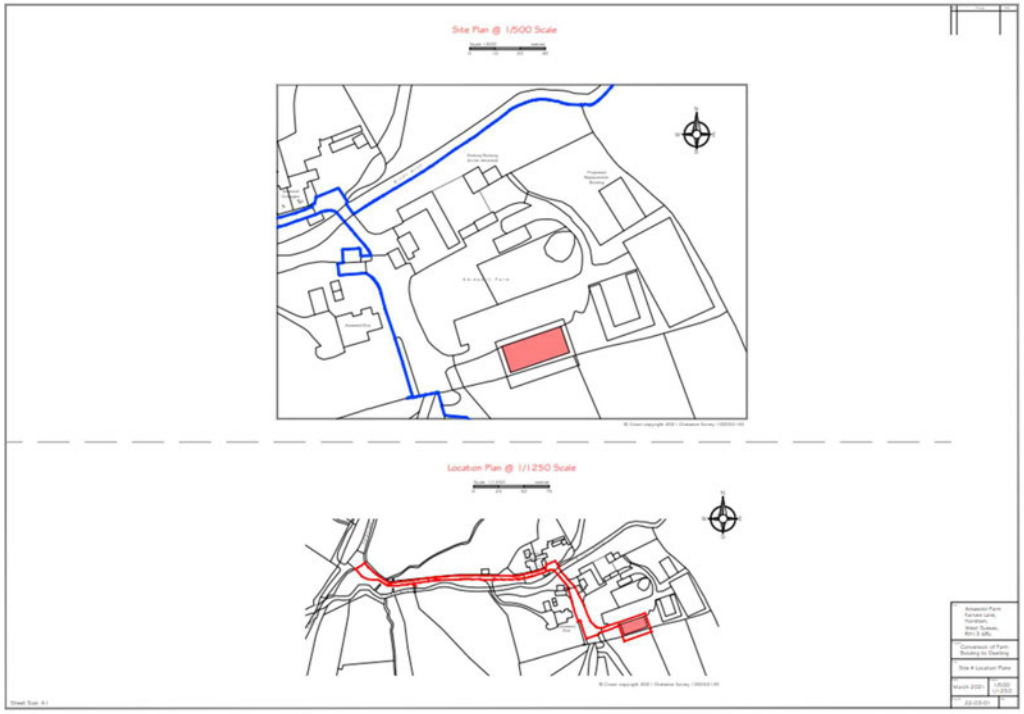


FIGURE 2: **Existing Site Layout**

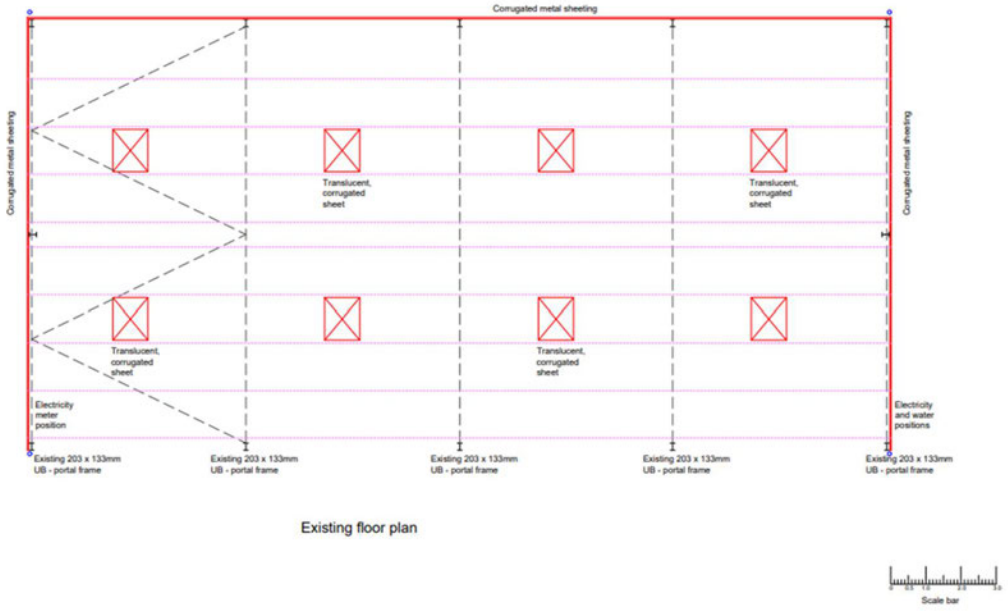
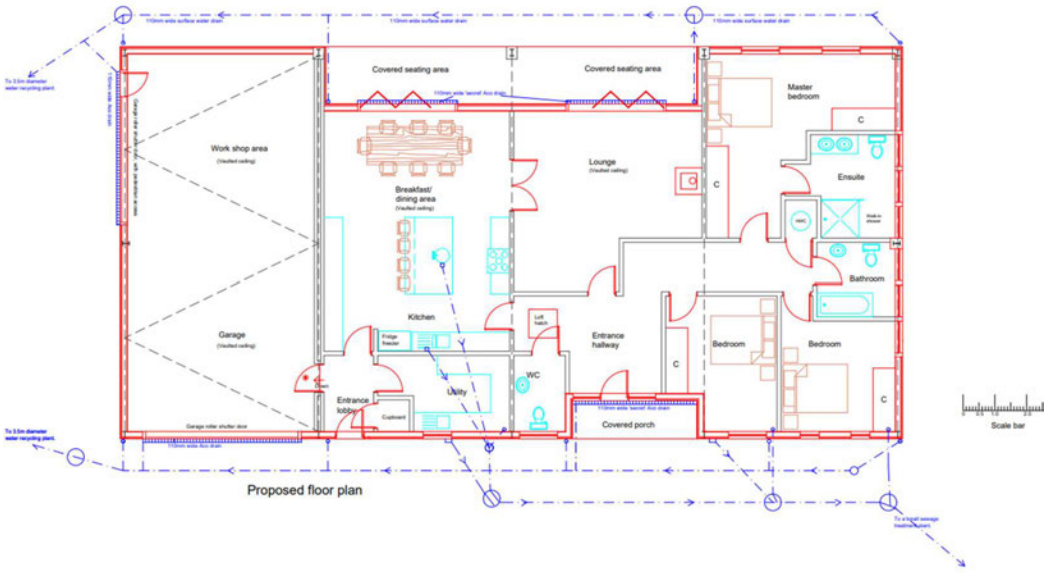
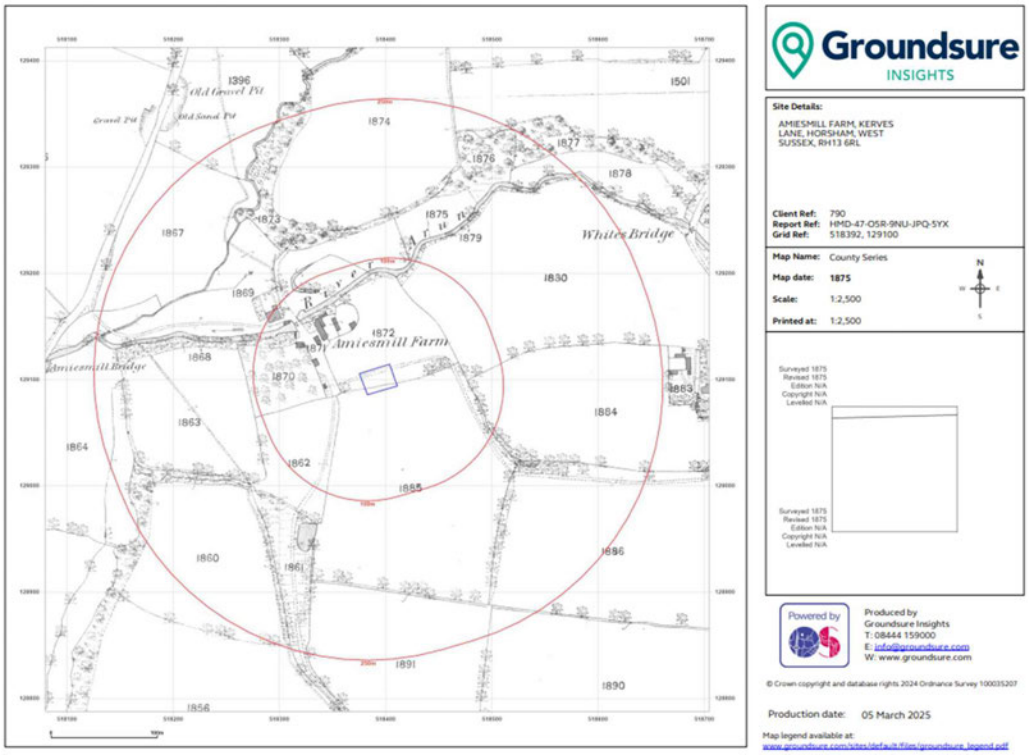
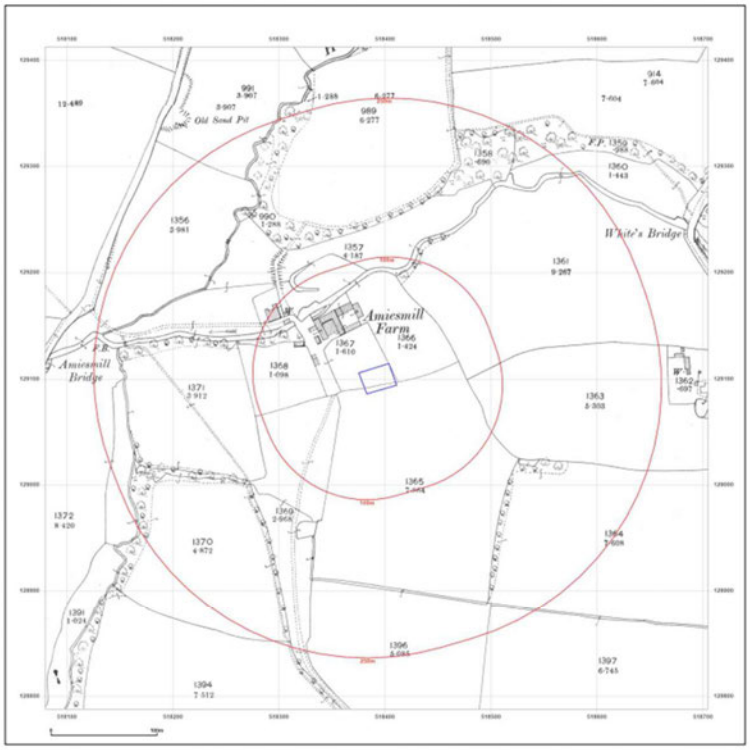


FIGURE 3: **Proposed Site Layout**



APPENDIX B
Historic Maps





Groundsure INSIGHTS

Site Details:
AMIESMILL FARM, KERVES LANE, HORSHAM, WEST SUSSEX, RH13 6RL

Client Ref: 790
Report Ref: HMD-47-OSR-9NU-JPQ-5YX
Grid Ref: 518392, 129100

Map Name: County Series
Map date: 1897
Scale: 1:2,500
Printed at: 1:2,500

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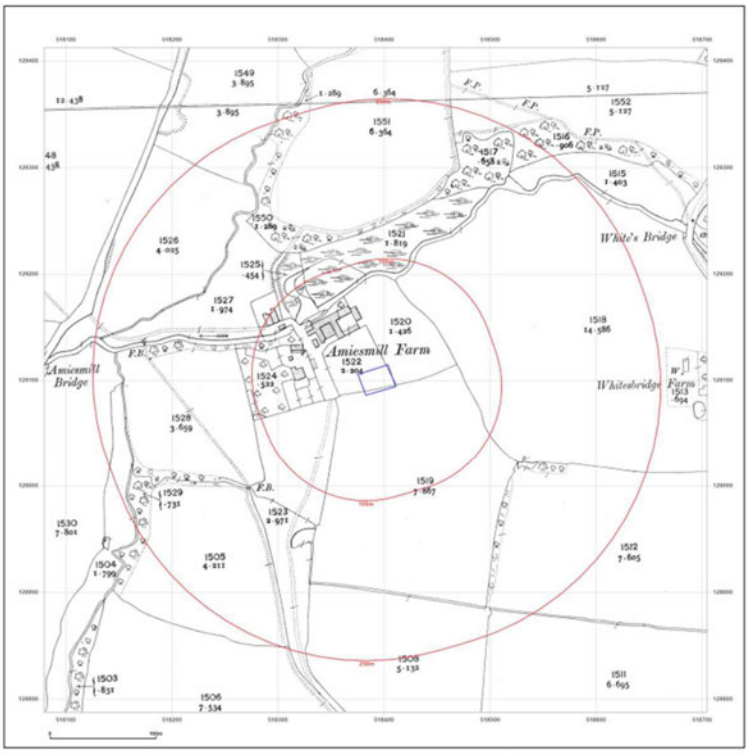
Production date: 05 March 2025

Map legend available at: www.groundsure.com/sites/default/files/groundsure_legend.pdf



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Site Details:
AMIESMILL FARM, KERVES LANE, HORSHAM, WEST SUSSEX, RH13 6RL

Client Ref: 790
Report Ref: HMD-47-OSR-9NU-JPQ-5YX
Grid Ref: 518392, 129100

Map Name: County Series
Map date: 1911
Scale: 1:2,500
Printed at: 1:2,500

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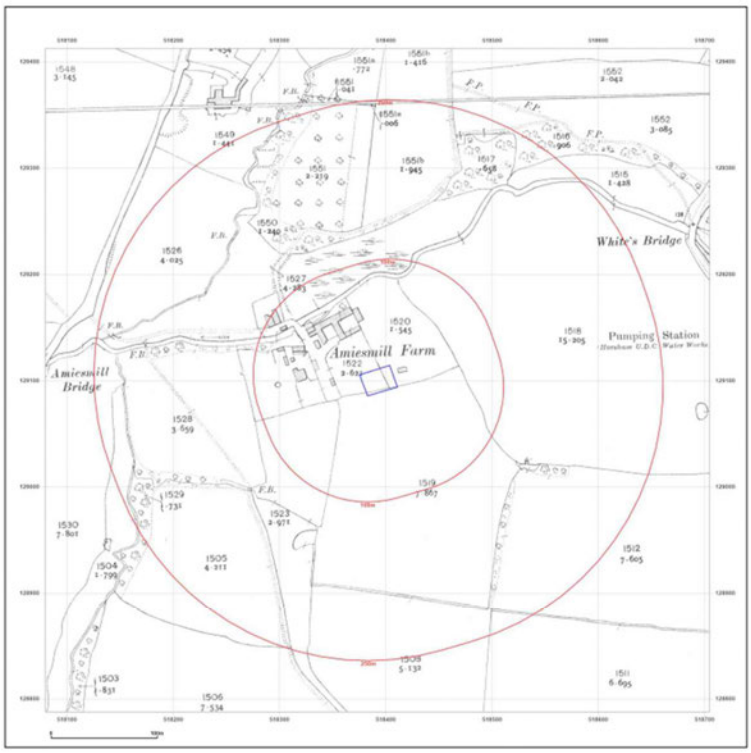

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Site Details:
AMIESMILL FARM, KERVES LANE, HORSHAM, WEST SUSSEX, RH13 6RL

Client Ref: 790
Report Ref: HMD-47-OSR-9NU-JPQ-SYX
Grid Ref: 518392, 129100

Map Name: County Series
Map date: 1932
Scale: 1:2,500
Printed at: 1:2,500

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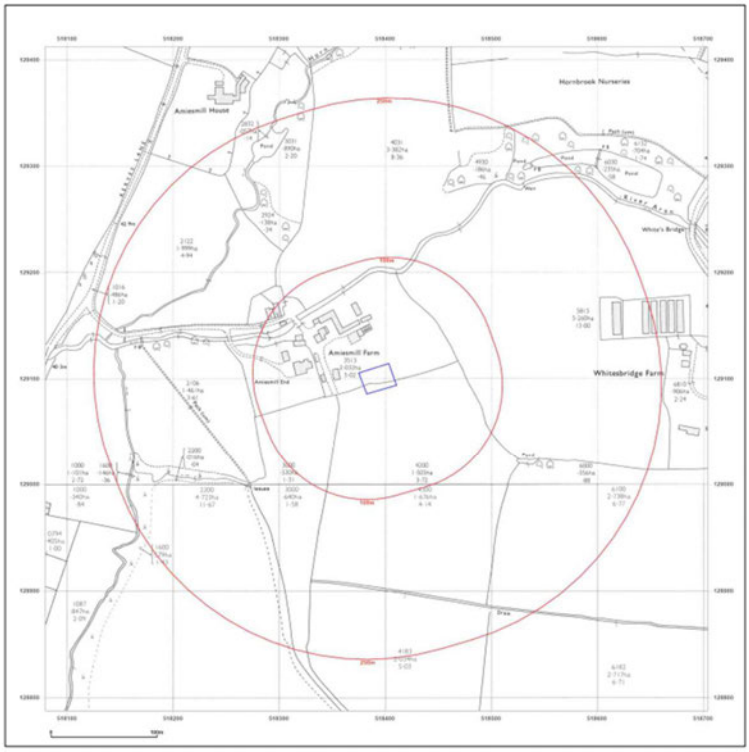
Production date: 05 March 2025

Map legend available at: www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:
AMIESMILL FARM, KERVES LANE, HORSHAM, WEST SUSSEX, RH13 6RL

Client Ref: 790
Report Ref: HMD-47-OSR-9NU-JPQ-SYX
Grid Ref: 518392, 129100

Map Name: National Grid
Map date: 1976-1977
Scale: 1:2,500
Printed at: 1:2,500

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Client Ref: 790
Report Ref: HMD-47-O5R-9NU-JPQ-5YX
Grid Ref: 518392, 129100

Map Name: National Grid
Map date: 1977
Scale: 1:2,500
Printed at: 1:2,500

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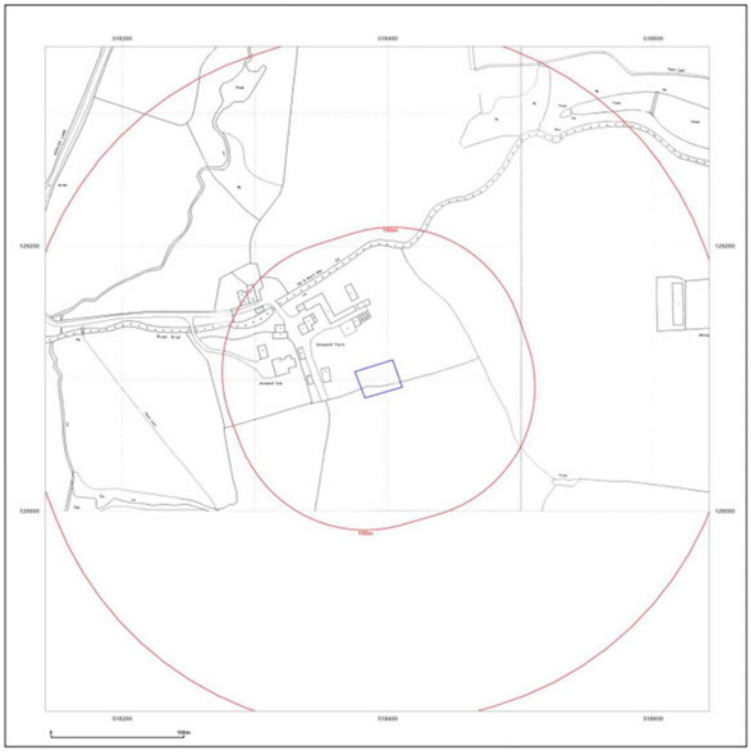

Groundsure INSIGHTS

Site Details:
AMIESMILL FARM, KERVES LANE, HORSHAM, WEST SUSSEX, RH13 6RL

Client Ref: 790
Report Ref: HMD-47-O5R-9NU-JPQ-5YX
Grid Ref: 518392, 129100

Map Name: National Grid
Map date: 1993
Scale: 1:1,250
Printed at: 1:2,000

Surveyed 1993
Revised N/A
Edition N/A
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Production date: 05 March 2025

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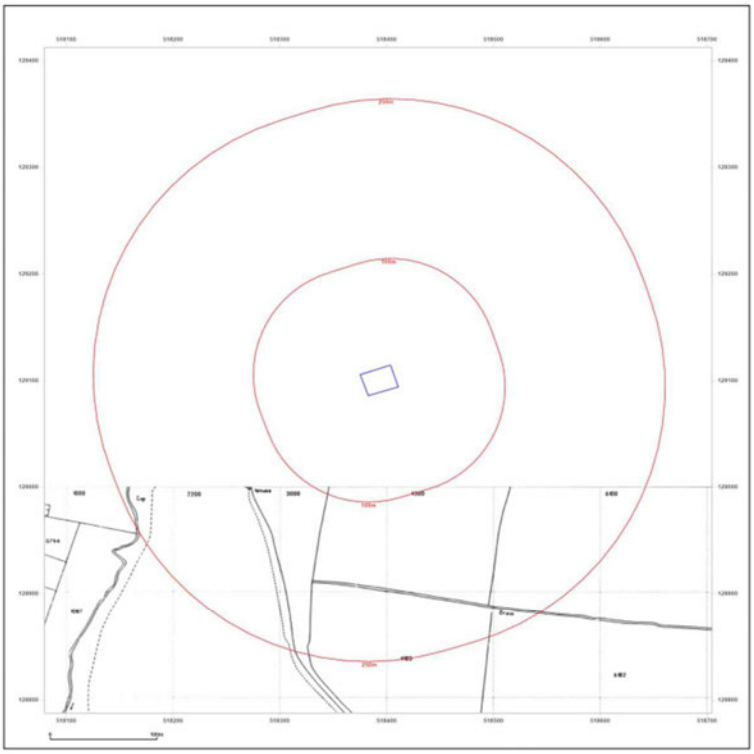

Groundsure INSIGHTS

Site Details:
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Client Ref: 790
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Grid Ref: 518392, 129100

Map Name: National Grid
Map date: 1993
Scale: 1:2,500
Printed at: 1:2,500

Surveyed 1993
Revised N/A
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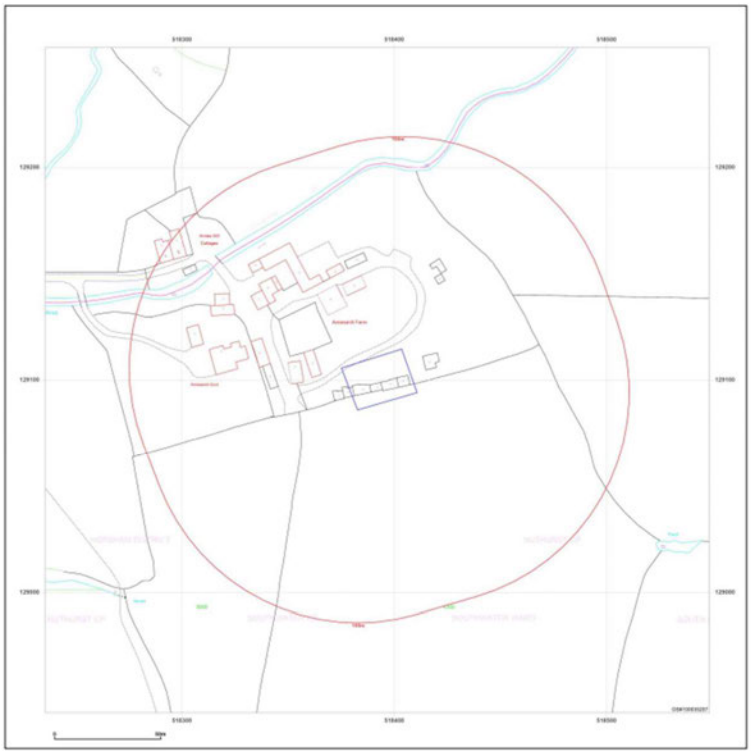

Groundsure INSIGHTS

Site Details:
AMIESMILL FARM, KERVES LANE, HORSHAM, WEST SUSSEX, RH13 6RL

Client Ref: 790
Report Ref: HMD-47-O5R-9NU-JPQ-5YX
Grid Ref: 518392, 129100

Map Name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250

2003

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Production date: 05 March 2025

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APPENDIX C
Photographs



Photograph 1
Southern façade, adjacent to paddock



Photograph 2
North façade and access.

© Environmental Assessment Services Limited



Photograph 3
Western façade and adjacent land used for storage.



Photograph 4
Land to the west used for storage.

© Environmental Assessment Services Limited



Photograph 5
Plastic pipework stored in a wooden shed adjacent to the southwest corner of the barn.



Photograph 6
Hay stored within the western third of the barn.

© Environmental Assessment Services Limited



Photograph 7
Tractors stored within the eastern two thirds of the barn.



Photograph 8
Maintenance fluids and equipment located within the northeast corner of the barn.

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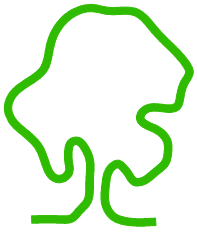
APPENDIX D
GroundSure EnviroInsight Report

See separate file



eas ltd
Environmental Assessment Services Ltd
Unit 4B, The Courtyard, Holmsted Farm, Staplefield Road, Cuckfield,
West Sussex, RH17 5JT
Phone : +44 (0) 1444 882552 email : info@easltd.co.uk
web site : www.easltd.co.uk