**J A HENDRIKSEN**

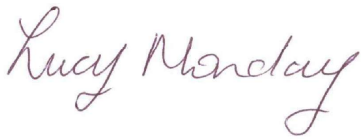
WESTLANDS FARM, BILLINGSHURST ROAD, ASHINGTON,
WEST SUSSEX, RH20 3BB

# Preliminary Contamination Risk Assessment

April 2025

eas ltd
Environmental Assessment Services Ltd

# REPORT DATA SHEET

| **Requirement** | **Data** |
|---|---|
| Report Reference | 795/PRowe/Hendriksen/WestlandsFarm/PCRA |
| Date | April 2025 |
| Client | J A Hendriksen |
| Report type | Preliminary Contamination Risk Assessment |
| Purpose | Planning submission |
| Revisions | - |
| Prepared by | Federica Roseo BSc (Hons)<br><br>Signed |
| Approved by | Lucy Monday BSc (Hons), ACIEEM<br><br>Signed |

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**Preliminary Contamination Risk Assessment**

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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 (and Environmental Management), plus the Environment Agency (EA). For 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, metal frame, agricultural barn located to the northeast of an existing residential plot, southwest of Billinghurst Road in Ashington, West Sussex. The redline boundary area is approximately 0.03 ha. The Ordnance Survey (OS) map reference for the site TQ 12933 17592. The site elevation is approximately + 30 m OD.

2.2 It is proposed to convert the existing barn to provide 2No. residential dwellings utilising the existing site access, to be shared with the existing residential dwelling. The redline boundary for the site does not include any external space which may be used as garden area, however, there is a narrow strip of land adjacent to the barn which supports a line of mature oak trees which will need to be retained and maintained as existing in order to protect the trees and roots. It is also noted that the barn lies within a wider plot (without any boundary features) which forms part of an existing residential garden. See Appendix A for existing and proposed site plans.

## 3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

3.1 According to the British Geological Survey (available online), the site lies on Head (Clay, Silt and Sand) over Weald Clay Formation (Mudstone).

3.2 The Department for Environment, Food and Rural Affaires (Defra) online mapping (MAGIC) shows the site to lie on Unproductive Strata. The site does

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not lie within a groundwater Source Protection Zone (SPZ). The site is not deemed to be hydrogeologically 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).

## 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 across the boundary of two fields to the southwest of Billingshurst Road. There is no development on or immediately adjacent to the site. | The site lies within a rural area with little development. There is no development within the field which extends west of the site. There are four small buildings (including Prior's Barn) ~120 – 150 m southeast of the site.<br><br>Billingshurst Road lies to the north, north of which is Spearhill Farm. The buildings associated with the Farm lie ~50 m northeast of the site.<br><br>There are three ponds within 250 m of the site. One is located northeast of site at Spearhill Farm, the second is located ~100 m south and the third is located ~120 m southeast to site. |
| 1897 (1:2,500) | The site remains undeveloped. | Spearhill Farm is now identified as Bennetts Farm, with orchard planting between 90-260 m north of the site. |
| 1909 (1:10,560) | The site remains undeveloped. | Some additional development has occurred within 250 m of the site, but none with likely to impact the site. |

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| | | |
|---|---|---|
| 1911 (1:2,500) | The site remains undeveloped. | Land to the east of Bennetts Farm is identified as Stream Farm including a few buildings ~200 m east of the site. |
| 1939 (1:2,500) | The site remains undeveloped. | No significant changes. |
| 1946 (1:10,560) | The site remains undeveloped. | No significant changes to the surrounding site. |
| 1957 (1:10,560) | The site has been developed with a structure of similar shape, but smaller than that observed on site today. | Adjacent land remains undeveloped. |
| 1974 (1:2,500) | Mapping at this scale shows the barn to be open to the north, south and east (differing to the current barn observed on site today). | Two buildings south and east adjacent to site have been developed. Land to the west remains undeveloped.<br><br>Ponds adjacent to Prior's Farm and Bennetts Farm are no longer shown to be present.<br><br>Prior's Barn southeast of the site, Bennetts Farm to the north and Stream Farm to the east of the site have each been further developed. And two buildings identified as Batts Farm are now present ~225 m east-southeast.<br><br>A cutting east of site, adjacent to Billinghurst Road is seen. This later becomes to new route of the Billingshurst Road. |
| 1980 (1:10,000) | No evident changes to site, but development of immediately adject land has occurred, including the development of the existing Westlands Farm house. | One building (the existing house) adjacent to the southwest of the site has been developed and named Westlands Farm.<br><br>Two buildings one of large and one of smaller dimensions, adjacent to the east of the site, have been developed. |

| | | |
|---|---|---|
| | | Billinghurst Road now extends through the cutting to the southeast. |
| 1992 – 1993 (1:2,500) | Access to the barn is shown to be from the east (not the west, as is the case for the current day barn). | The buildings to the southeast of the site are more clearly shown at this scale together with the adjacent hard standing areas.<br><br>The pond ~100 m south from site remains present. |
| 1995 (1:2,500) | A larger barn, more similar in size, appears to occupy the location of the former smaller barn on site. But this barn still appears to be associate with land to the east, not the west as present. The barn appears to be open to the south and east. | Two buildings ~100 m north of site have been developed.<br><br>One building ~100 south of site in close proximity to the remaining pond has been built. |
| 2003 (1:1,250) | No evident changes to the site. | No evident changes to the surrounding area. |

4.2 The post war development history may also be traced from the planning history of the site. The significant applications relating to the site are summarised in Table 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

| Ref. Nos. | Description | Decision & Date |
|---|---|---|
| DC/18/0370 | Variation of Condition 1 (Plan Numbers) to previously permitted application DC/17/0671, and an amended reception area at ground floor level (variation of condition A of planning permission DC/12/1276). Retrospective application for amendments during the course of construction including extensions and alterations to the stable block and bone scan unit, relocation of lunge pen, re-orientation of trot up lane and sand school, creation of services enclosure and amendments to proposed landscaping. | ✓<br>21/02/2018 |

| | | |
|---|---|---|
| DC/19/1421 | Prior approval for the change of use from an agricultural building to dwellings (C3 Use class). | ✓ 04/09/2019 |
| DC/19/2196 | Erection of two x 3 bedroom semi-detached dwellings. | ✓ 26/11/2020 |
| DC/19/2197 | Creation of an agricultural access track and field gate access. | ✓ 23/06/2020 |
| DISC/22/0318 | Approval of details reserved by conditions 3, 4 and 5 to approved application DC/19/2196. | × 19/07/2024 |
| DC/24/0257 | Application to confirm that condition 2 of previously approved application DC/19/2196 (erection of two x 3 bedroom semi-detached dwellings) has been complied with and that the actions and intent of the applicant with regards to prior to commencement conditions 3, 4 and 5 ensures the permission remains extant. | × 16/09/2024 |

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 OF SITE

| Photo date | Features on site | Features adjacent to the site |
|---|---|---|
| 29/08/1999 | Tree canopy obscures view of the barn and land immediately north and south. | Residential dwelling and garden area to the south and west, south of which appears to be grassland with a track leading to a sand school. The southern boundary of the garden area appears to be curved.<br><br>Land to the east comprises four large barns with adjacent access / yard area.<br><br>A crop field lies to the west. |
| 22/08/2009 | Tree canopy obscures view of the barn and land immediately north and south. | The southern boundary of the garden area south of the dwelling is clearly curved. |

| | | |
|---|---|---|
| | | The track leading north-south to the sand school south of the site is no longer evident, but a gateway and track route between the farm yard buildings to the east and the field to the west is now observed.<br><br>There appears to be an oval track within the field to the west. |
| 13/09/2012 | Tree canopy obscures view of the barn and land immediately north and south. | The southern part of a barn and adjacent hardcover to the west of the barn which lies immediately south of the site can just be made out beneath the tree canopy. |
| 26/06/2018 | Tree canopy obscures view of the barn and land immediately north and south. | Land to the east, extending south, has been redeveloped (with what is now the equine hospital).<br><br>The sand school to the south of the site appears to be disused, and the oval track within the crop field to the west is no longer present. |
| 22/04/2021 | Tree canopy obscures view of the barn to a lesser extent and the barn can just be made out, together with two barns and hard standing to the south. | No evident changes to the surrounding area. |

## 5. THE EXISTING SITE

5.1 The site was visited on 27th March 2025. Photographs of the site are provided in Appendix C.

5.2 The site comprises a fairly modern metal frame barn, the orientation of access having been changed with the addition of newer corrugated sheet metal walls.

The older pitched roof and pitch end cladding comprising potential asbestos fibre cement sheets.

5.3 The barn's floor is composed of compressed dirt with presence of chalk and metal sheets have been laid over the ground at the barn entrance. Adjacent to the (current) front access towards the centre of the western façade is a small concrete apron. A concrete track leads to and beyond the concrete apron in front of the barn from the driveway which leads to the house.

5.4 Items stored within the barn at the time of our visit included a pile of corrugated cement roofing sheet (that may contain asbestos), a small propane (6 kg) cylinder and small butane (6 kg) cylinder, two trailers of medium size, chopped wood, plastic chairs and rubbish pile of cardboard and plastic and four residential waste recycling bins.

5.5 Immediately west of the barn are four mature oak trees, the canopy of which overhang the barn. Beneath the trees is a narrow strip of soft landscaping which extends to the north and south of the barn. The soft landscaping to the north and south of the barn comprises rough grassland with brambles and common nettle. The adjacent site access lies to the east of the barn.

5.6 Land to the south of the barn has been subject to recent disturbance, now comprising poach ground with common weeds and grass. It appears that a barn and hardstanding have been removed, and there is a pile of concrete rubble to the southeast of the house, through to be the remains.

## 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 2 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 are for the road cutting on the Billingshurst Road located 169 m southeast of the site, and a nursery located 248 m east.

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

### 6.1.2 *Waste and Landfill*

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

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There are records of 2 activities involving the storage, treatment, use or disposal of waste within 500 m which are exempt from needing a permit. One relates to the use of waste in construction at Westlands Farm and the second relates to the sorting and de-naturing of controlled drugs for disposal undertaken at the equine hospital to the southeast of the site.

6.1.3 *Current Industrial Land Use*

There are no records of current potentially contaminative industrial sites within 250 m.

There are no records of current or recent petrol stations, electricity transmission cables 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, licenced discharges to controlled waters, pollutant release to surface waters, pollutant release to public sewer, list 1 or 2 dangerous substances within 500 m.

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

There is a record of radioactive substance authorisation relating to the equine hospital on the adjacent site to the southeast.

There is no record of pollution of radioactive waste within 500 m of the site.

6.1.4 *Hydrogeology, Hydrology and Flood Risk*

The site lies within a Secondary Undifferentiated superficial aquifer (the Head). This is assigned where it is not possible to attribute either category A or B to a rock type. In general, these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type. The superficial aquifer is of medium vulnerability.

The underlying bedrock (Weald Clay) is an Unproductive Strata. These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow. The bedrock aquifer is of low vulnerability.

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

The site does not lie within a groundwater Source Protection Zone.

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The site does not lie within 20 m of a Main River (as identified by the EA). The closest water feature appears to be a ground level water course, not influenced by normal tidal action located some 110 m southeast of the site. This watercourse forms part of the Adur (Lancing brook) catchment.

The site lies within Flood Zone 1 (low risk of flooding).

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

6.1.5 *Environmental and Habitat Designations*

There are records of 12 designated environmentally sensitive sites within 2000 m of the site. These are all for ancient and semi-natural woodland, the closest recorded approximately 1 km northwest of the site.

Whilst there are no SSSI sites within 1 km of the site, the site does lie within a SSSI Impact Zone associated with the Arun Valley SPA/SAV/Ramsar site. New development that requires a public water supply requires a HRA to assess the impacts of groundwater abstraction on the Arun Valley SPA/SAC/Ramsar.

There are records of 3 listed buildings within 250 m from site. Bennetts Farmhouse located 91 m east, Prior's Barn located 132 m southeast, and Batts Farm located 212 m east of site.

The site does not lie within a Nitrate Vulnerable Zone.

There are 6 records of Priority Habitat within 250 m of the site, all listed as deciduous woodland. The closest is located some 68 m northeast of site.

6.1.6 *Natural Hazards Findings and Mining*

There is low, 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 are no records of BritPits within 500 m.

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

6.1.7 *BGS boreholes*

There are 3 records of boreholes located 250 m from site. One is present 24 m west of the site and is 2 m long, the remaining two are 103 m north and 181 m southeast site and are 3 m long. Geology recorded comprises brown topsoil over a firm sandy brown-grey clay over hard sandy brown-grey mottle clay.

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## 7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Based on historic mapping, we understand that the site was first developed with a structure similar in shape but smaller in size to the existing barn between 1946 and 1957. The structure is shown to lie within the plot which extends southeast of the site, and not within the plot to the west (which remains undeveloped until the existing house is built). The adjacent land to the southeast is not further developed until as late as 1974, when a second smaller structure is shown immediately to the south and a larger structure is shown to the southeast. The existing dwelling to the southwest, and further buildings to the southeast, appear on mapping from 1980. Mapping suggests that the former barn was replaced by the current barn ca 1994, but that access remained from land to the south and east. This is supported by observations on site. The walls of the barn being newer than the roof.

7.2 In this case, land use history is believed to comprise mainly agricultural use associated with the wider Westlands Farm. The barn now sits within the curtilage of the residential plot and is used for general storage of low contamination risk (with the exception of the cement sheets which may contain asbestos).

7.3 The barn is big enough to have stored agricultural equipment and machinery including tractors in the past. Potential contamination associated with historic agricultural uses may include petroleum hydrocarbons and heavy metals including lead from fuels and maintenance fluids. It is considered unlikely that any waste would have been burnt on site within the immediate vicinity of the barn.

7.4 The existing roofing sheets and pitch roof end panels are cement fibre sheets, which may contain asbestos. They generally appeared to be in good condition, with no signs of damage. However, cladding, which may contain asbestos was also identified in a stack located towards the southern end of the barn. It is believed these sheets may have been taken from the buildings which were removed from land immediately south of the barn. It is considered possible that there may be some potential for asbestos contamination of the soil from chrysotile fibres and/or as cement fragment in the soil / surfacing.

7.5 It is understood that a diesel tank was present on land immediately south of the barn. And diesel has impacted ground conditions, for which remediation should be implemented as part of the sites redevelopment.

## 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. See Appendix E for the site 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 contamination of the soils on site. Potential soil contaminants may include asbestos derived from building materials on site, and petroleum hydrocarbons from the former red diesel tank located adjacent to the site, and from potential historic agricultural uses which may have included the storage and possibly maintenance of farm machinery/tractors. Heavy metals, such as lead which has had wide use (e.g. fuel additive, paint and pipework), may also be present.

8.2.2 Testing on site has confirmed the presence of hydrocarbon contamination within the soil, this may either be from the tank or from the storage of fuels on site.

8.2.3 The site is not likely to be at significant risk of ground gas and does not lie within a radon affected area.

8.3 Receptor

8.3.1 It is proposed to redevelop the site for residential use comprising two semi-adjacent dwellings. The redline boundary of the site excludes the wider soft landscaping area associated with the existing residential dwelling but does include a narrow strip of soft landscaping which supports a line of mature oak trees which are to be retained. The rooting area of these trees will need to be protected, impacting soil treatment as part of the site's redevelopment.

8.3.2 In this case, potential *receptors* may include site workers (during the development and future maintenance of the site), future site users (residents and visitors including adults and children), the building and services (including underground water supply), and the wider environment (not considered particularly hydrogeologically sensitive), but including mature trees within the site which area to be protected and retained.

8.4 Source – Receptor Pathway

8.4.1 Site workers (notably demolition/reconstruction and ground workers) may come into contact with building materials which may contain asbestos and potentially contaminated soils during the redevelopment of the site. Appropriate industrial hygiene measures, including those required for handling asbestos materials and potentially impacted soils, will be required to reduce the risk of exposure to workers during the development phase.

8.4.2 All asbestos containing materials including, those on and within the building, are to be removed from the site as part of the site's redevelopment.

8.4.3 In the absence of remediation, the majority of the site is to be retained under hard cover, breaking the link between future site users and ground contamination. However, future residents may be exposed to contaminated soils present within the strip of soft landscaping between the building and the access

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track, and via tainted water should pipework be impacted by ground contamination.

8.4.4 Petrol, diesel and some fuel additives (such as MTBE) are highly mobile and may cause contamination of the wider area. The wider environment is not considered to be hydrogeologically sensitive, leaching potential is likely to be low in this area, limiting the potential for contamination to spread. However, there is planting on site (notably four mature oak trees) that are to be retained which could be adversely affected by soil contamination.

8.4.5 Remediation, comprising the removal of soils / made ground impacted by fuel (hydrocarbon) contamination will be required to protect the environment and pipework associated with the residential development.

8.4.6 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.

8.5 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** | | | |
| Contamination risk from historic land use and asbestos containing materials | Low contamination risk associate with fuel storage on site | Contact with contaminated soil, groundwater or soil gas | 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

# 9. CONCLUSIONS

9.1 The site lies on Head (Clay, Silt and Sand) over Weald Clay Formation (Mudstone). The site does not lie within a groundwater Source Protection Zone and is not considered hydrogeologically sensitive.

9.2 It is proposed to redevelop the site for residential land use comprising two residential dwellings. Whilst there is no proposed garden areas associated within the proposed development, there is a strip of soft landscaping which supports a line of mature oak trees which are to be retained between the barn and the access track, and the site lies within an existing garden area associated with the existing dwelling.

9.3 The site was first developed for agricultural use, and it is believed that there was a barn on site prior to the current barn. Both barns are large enough to have been used for the storage of agricultural equipment / machinery. Current storage is generally of low contamination risk, however, there is a stack of corrugated sheets which may contain asbestos stored within the barn.

9.4 Potential contamination associated with historic land use may include petroleum hydrocarbons and heavy metals such as lead, and asbestos fibres and/or fragments from building materials. It is considered unlikely that any waste would have been burnt on site and ash is unlikely to have been deposited within the site.

9.5 It is understood that a diesel tank was located to the south of the barn. Given the topography of the site, any spills / leaks are likely to spread further south, and not towards the barn, however, if there was a large spill this could potentially impact the soils within the barn, but it is deemed more likely that any hydrocarbon contamination is more likely to be associated with a leak / spill from storage within the barn.

9.6 The existing barn include asbestos containing materials and there is a pile of corrugate cladding sheets which may also contain asbestos. These materials are to be removed from site as part of the site's redevelopment.

9.7 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 and does not lie within a radon-affected area.

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

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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.

9.9 In this case, there is some potential for contamination, for which further investigation and/or remediation will be required. The current risk rating for the site is low to moderate (2), but may be reduced to low, subject to the implementation of recommendations given in section 10 below.

## 10. RECOMMENDATIONS

10.1 Further investigation and/or remediation and protection measures will be required as part of the site's redevelopment.

10.2 All site workers should implement appropriate industrial hygiene measures (gloves, boots, coveralls, masks, no eating within excavation areas etc) whilst working on site to reduce the risk of exposure during the development phase.

10.3 All asbestos containing materials (ACMs) including roofing, cladding and rain goods on the barn and stacked within the barn should be removed from the site as part of the site's redevelopment. This work should be undertaken by those trained to handle asbestos containing materials, and appropriate protection measures should be implemented to protect site workers, existing site users (which include those of the adjacent sites) and future site users (by avoiding the spread of contamination). Asbestos waste should be disposed of offsite as asbestos contaminated waste.

10.4 Fuel contaminated soils are present within and adjacent (to the south) of the site. The impacted soils should be chased out and replaced as part of the site's redevelopment. This includes the soil within the footprint of the proposed dwelling and to the south as any retained soils that are significantly impacted by fuel contamination may contaminate adjacent retained and replaced soils due to the high mobility of fuel contamination. It should also be noted that fuel contamination may degrade pipework including standard polyethylene (PE) water pipes which may result in a tainted water supply.

10.5 Those appointed to install the new water supply (and any other PVC pipework) should confirm that the route is free from contamination and/or use appropriate barrier pipes in accordance with the current guidelines.

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10.6 The strip of soft landscaping between the barn and the access track supports a line of mature oak trees which are to be retained. It will therefore be necessary to retain the soil within the rooting area to avoid damaging the trees roots. Due to the presence of the trees, it is considered that there is little potential for other use / garden planting within this area. In this case, we propose the following options:

i. Surface level soil samples 3 – 4 may be taken from the upper 300 mm of soil within the strip of land to be retained. If these soil samples are found to be fit for residential use, no further action would be required.

ii. An aboriculturalist should be approached to advise on the installation of a suitable membrane barrier to prevent exposure of future site users and the retained soil. This strip of land should not be used for garden planting without further soil analysis and reporting.

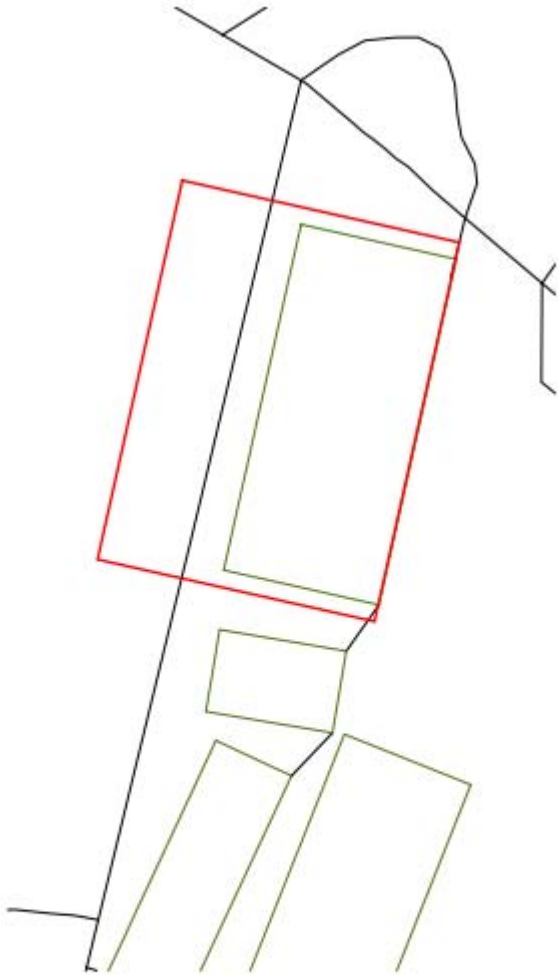
10.7 Should any unexpected contamination be identified during the development phase, the Council will be notified and any necessary remediation work carried out as required.

10.8 Existing soils beneath permanent hardstanding (i.e. the existing access) may be retained, unless is it proposed to replace the existing surfacing, in which case, the surfacing and any underlying made ground should be removed and disposed of offsite and appropriate clean (uncontaminated) materials used.

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APPENDIX A
**Figures**



Block Plan - Building 1

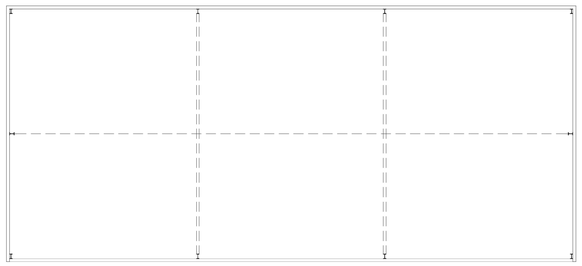
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NOTES

Building 1

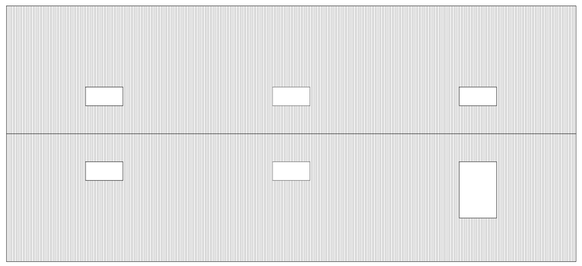
Existing Footprint: - 155.26m²

Proposed Footprint: - 155.26m²
Proposed Curtilage: - 303.89m²



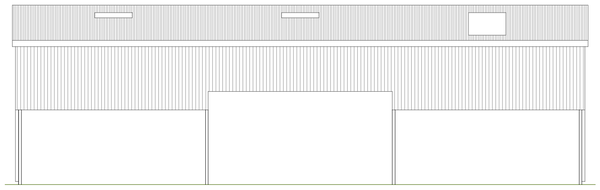
Existing - Floor Plan

1:100



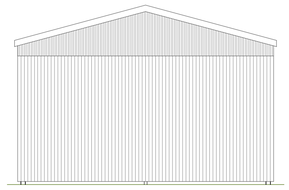
Existing - Roof Plan

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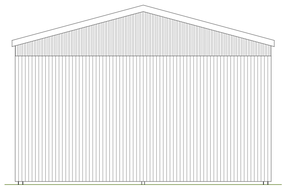
Existing - West Elevation

1:100



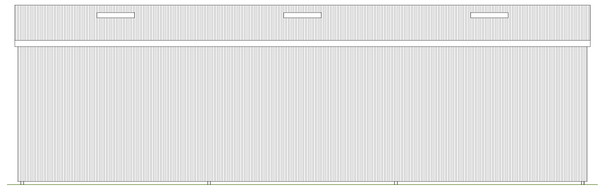
Existing - South Elevation

1:100



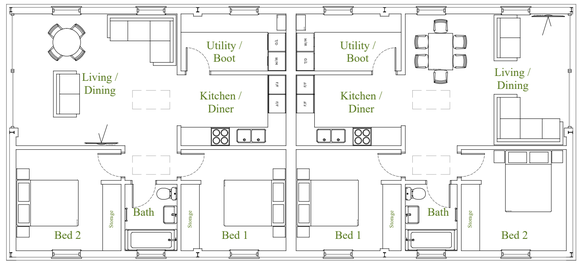
Existing - North Elevation

1:100



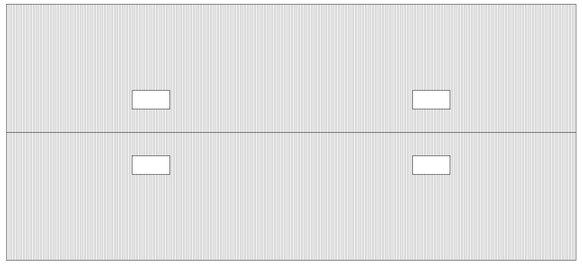
Existing - East Elevation

1:100



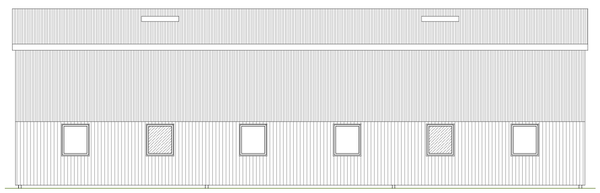

Proposed - Floor Plan

1:100



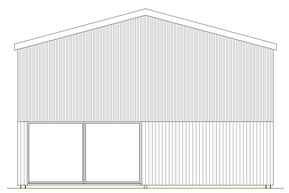
Proposed - Roof Plan

1:100



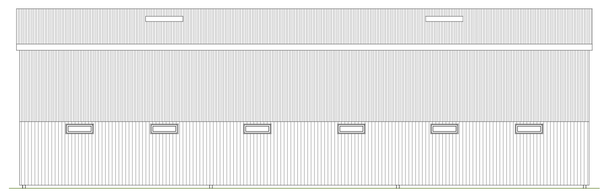
Proposed - West Elevation

1:100



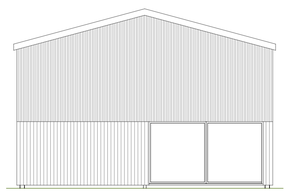
Proposed - North Elevation

1:100



Proposed - East Elevation

1:100



Proposed - South Elevation

1:100

Address
Westlands Farm
Billingshurst Rd, Ashington,
Pulborough, West Sussex,
RH20 3BB

Drawing
Building 1 - Existing & Proposed

Job No. 1904WE
Drawing No. 100

Drawn By MD
Checked By BK

Drawn Date 02.08.2019
Issue Date 02.08.2019

Scale @ A1 1:100

Status
PLANNING

Revision
001 - Layout & elevations revised to mitigate Eastern overlook

MANORWOOD
Building on Tradition

Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
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email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

1m @ 1:
50
100
200
500
1250

N

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Do not scale from this drawing except for Local Authority planning purposes

All dimensions must be checked on site prior to commencement of works

APPENDIX B
**Historic Maps**

See separate file

APPENDIX C
**Photographs**



**Photograph 1:**

Western view of the site. Four mature oak trees lie within a strip of soft landscaping between the barn and the concrete access track.



**Photograph 2:**

Soft landscaping to the north of the barn.





**Photographs 3 and 4:** At the time of our visit, the barn was being used for the storage of chopped logs, residential recycling bins, a trailer and two gas canisters, plus a pile of corrugated fibre cement sheets which may contain asbestos. The flooring within the barn is not sealed.

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**Photographs 4 and 5:** The barn is accessed from the western façade via a concrete apron and concrete track which adjoins the residential driveway and access onto Billingshurst Road to the north of the site.



**Photograph 6:**

Soft landscaping to the south of the barn and a barn on the adjacent plot which forms part of the equine hospital.

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APPENDIX D
**GroundSure EnviroInsight Report**

See separate file

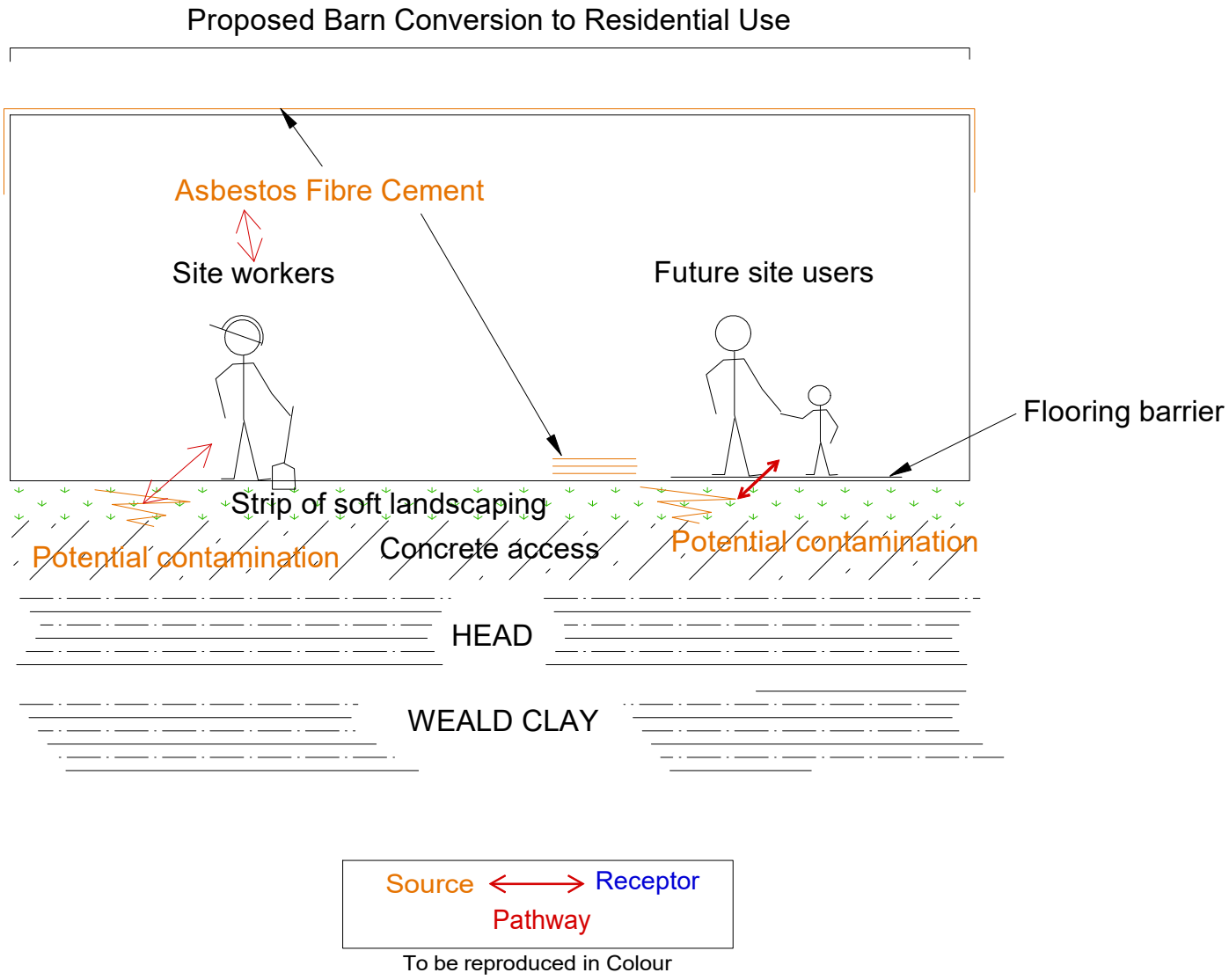
APPENDIX E
**Conceptual Model**

**J A HENDRIKSEN**

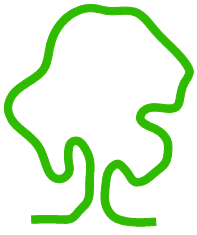
WESTLANDS FARM, BILLINGSHURST ROAD, ASHINGTON,
WEST SUSSEX, RH20 3BB

**Preliminary Contamination Risk Assessment**

**Conceptual Model - April 2025**




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