MR SEAN BIDWELL

AGRICULTURAL BARN AT CIBSES COTTAGE, KIDDLERS LANE, HENFIELD, WEST SUSSEX BN5 9AB

Preliminary Contamination Risk Assessment

August 2024

eas ltd
Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	PRowe/SBidwell/CibsesCot/PCRA
Date	August 2024
Client	Mr Sean Bidwell
Report type	Preliminary Contamination Risk Assessment
Purpose	Submission to Planning: Condition 1, Part (a)
Revisions	-
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August 2024

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 two adjoining agricultural barns and an area of concrete hardstanding located to the south of Cibses Cottage, at the western end of Kiddlers Lane, in a rural location between Henfield and Shermanbury. The Ordnance Survey (OS) map reference for the site is TQ 20552 17731. The site elevation is approximately + 6.2 m OD.

2.2 Prior approval is required and granted for the change of use of the existing agricultural structure to a single dwelling house. The curtilage within the redline boundary of the site includes the two adjoining barns to be converted for residential use, approximately 1/3 of an existing area of concrete hardstanding to the south of the buildings which is to be replaced with a patio area, and a narrow strip of grassland to the east and west of the building and the hardstanding, which is to remain soft landscaping.

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

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

3.1 According to the British Geological Survey (available online), the site lies on River Terrace Deposits (sand and gravel) over Weald Clay Formation (Mudstone).

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3.2 The Department for Environment, Food and Rural Affaires (Defra) online mapping (MAGIC) shows the site to lie on a Secondary Aquifer (associated with the River Terrace Deposits) over Unproductive Strata (the Weald Clay Formation). The site does not lie within a groundwater Source Protection Zone (SPZ). The site is considered to be moderately hydrogeologically sensitive.

3.3 The site lies approximately 300 m south of the River Adur (a main river). 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). Land within 100 m to the north of the site lies within Flood Zone 3, associated with the River Arun.

4. SITE DEVELOPMENT HISTORY

4.1 The site development history is derived from a review of historic maps and other references. 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)
1874	• Two rectangular barns set in parallel with the central (roughly square) yard.	• Cibses Cottage present, but the site is identified as Sibbs Farm. • Pond to the southeast of the site (remains present today). • Westlands Barn located at the end of the track from Kiddlers Lane to the west of the site. • A Malthouse is located adjacent to the River Arun to the northeast of the site. • Railway line crosses the Adur to the west of the site.
1909	• No significant change.	• Cibses Cottage present, and a well shown at the house. • Pond to the southeast of the site (remains present today). • Westlands Barn located at the end of the track from Kiddlers Lane to the west of the site. • A brewery located adjacent to the River Arun to the northeast of the site. • Railway line crosses the Adur to the west of the site.
1946	• No significant change.	• No significant change

4.2 The post war development history may also be traced from the planning history of the site. Two applications (excluding the current application) have been identified on the planning records, both relate to the Cottage building. These are summarised in Table 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
DC/08/2517	Chimney to side elevation	22/01/2009 ✓
HF/86/80	Extension	Details not provided online

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

5. THE EXISTING SITE

5.1 The site was visited on 12 August 2024. Photographs of the site are provided in Appendix B.

5.2 The site comprises the southern of two agricultural barns which predate 1874. The original barns lie in parallel with a central yard area which is roughly square in shape. To the north of the original southern barn is a modern 'Atcost' type structure (barn/shelter) which occupies the southern half of the central yard. The original barn to the north, together with the northern half of the yard, is excluded from the development area. There is a concrete apron to the south of the original southern barn, 1/3 of which is included within the redline boundary, together with a strip of grassland to the east and west of the buildings and hardstanding.

Original Southern Barn

5.3 The original barn is a classic Sussex Barn with flint walls and a pitched, clay-tiled roof. Internally the barn is divided into two sections. The eastern section, accessed from the eastern façade, has a concrete floor in good condition.

5.4 The eastern section is used for general garden and house maintenance equipment and tools. There is a small amount of maintenance fluid storage, but this is in small quantities and there is no sign of any significant spillage or leak etc.

5.5 The western section of the barn is disused (empty). It has a part dirt floor and part cobbled floor, which has mostly broken away.

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Atcost Type Barn

5.6 The Atcost type barn has a concrete floor and sheet asbestos cement roof. The walls of the barn utilise the northern façade of the original barn and the original flint walls of the central courtyard, which have been extended with brick.

5.7 Some broken roofing sheets have been staked against the northern wall of the original barn within the southeast corner of the Atcost barn. Otherwise, the barn is empty and disused.

Southern Concrete Apron

5.8 The concrete apron to the south of the barn is used for storage of surfacing and building materials and some green waste. At the time of our visit a small heap of road planings were present within the northeast corner of the concrete apron, a skip was located towards the centre, east of which was a pile of building rubble, and within the southwest corner was a pile of clay tiles. This waste appeared generally inert.

5.9 Within the northeast corner of the concrete apron, adjacent to the southeast corner of the building is what appears to be a mount with a light-weight metal frame. This does not appear typical of a mount for an above-ground fuel tank. The shape of the metal work would suggest a small grain feed store, perhaps for livestock sheltered within the barn. There was no sign of staining or other use at the base.

Soft landscaping within the Site

5.10 There is a narrow strip of soft landscaping (grass) ~1 m wide between the Atcost barn and the tarmac access road to the east of the barns. Soft landscaping surrounds the concrete apron to the south, and grassland with a dry ditch lies to the east of the barns.

Adjacent Features (outside the site boundary)

5.11 The site will utilise the existing tarmac access road which leads up to the entrance on the eastern façade of the original barn.

5.12 To the south of the concrete apron (i.e. not on the concrete), is a large propane gas tank.

5.13 To the southeast of the site is a pond which appears to have been recently desilted. As a result, the water quality within the pond does not appear to be in good condition, but this is considered likely to settle as nutrient enrichment balances.

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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 C and any items of potential contamination significance highlighted below.

6.1.1 *Authorised Industrial Processes*

No authorisations or discharge consent were identified within 100 m of the site, and no hazardous sites were identified within 250 m of the site.

6.1.2 *Incidents and Enforcements*

No contraventions were identified within 100 m of the site.

6.1.3 *Landfill and Waste Sites*

No landfill and/or waste sites were identified within 250 m of the site.

6.1.4 *Current Land Use*

No current potentially contaminative land uses were identified within 100 m of the site.

6.1.5 *Historical Land Use*

No historic potentially contaminative land uses or potentially infilled land was identified within 100 m of the site.

6.1.6 *Groundwater Vulnerability*

The site may be vulnerable to groundwater flooding.

6.1.7 *Hydrology and Flood Risk*

There are no drinking water (potable) abstraction licences within 500 m of the site and no non-potable abstraction licences within 100 m of the site.

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

The site lies within Flood Zone 1 (low risk of flooding) but close to Flood Zones 2 and 3 associated with the River Adur to the north of the site.

The site does not lie within 20 m of a Main River (as identified by the EA). The EA should be consulted regarding any development within 20 m of a Main River. The River Adur lies approximately 300 m to the north of the site.

6.1.8 *Designated Environmentally Sensitive Sites*

No designated eco-receptors were identified within 500 m of the site.

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6.1.9 *Natural Hazards Findings and Mining*

There is low, very low or negligible risk rating for natural hazards (shrink-swell, landslide, soluble rocks, collapsible rocks and running sand) within 50 m of the site as identified from BGS GeoSure Data. A moderate risk of compressible ground, associated with land immediately adjacent to the River Arun has been identified.

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

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 The site comprises former agricultural buildings used for livestock and equipment (possibly tractor) storage and possibly maintenance in the past. The barns are now generally redundant / disused. The barns lie in close proximity to the existing dwelling and are generally small, suggesting a low intensity use.

7.2 Typical farmyard waste is likely to have been accumulated within the area to the south of the barns. Today, there is an area of concrete hard standing used to store building materials and a large propane gas tank for the wider property. No above ground fuel tanks were identified on site, however, should a tank have been present, it is considered most likely that it would have been stored immediately south of the barns within the area of the existing concrete apron (but this is not confirmed, and fuel may have been stored elsewhere).

7.3 The site has a long development history. Contaminants typically associated with long-term agricultural land use for similar sites include elevated lead levels (from fuels, paints, pipework etc), Petroleum Hydrocarbons (TPHs from fuels), and Polycyclic Aromatic Hydrocarbons (PAHs from the burning of waste on site). Animal treatments and possibly pesticides may have been stored on site, however, given the small scale of the site this is not likely to be at significant levels.

7.4 The original barns do not contain asbestos materials; however, the modern barn includes asbestos cement roofing materials and rain goods which are to be removed as part of the site's redevelopment. Loose sheets of asbestos cement were also noted within the southeast corner of the Atcost barn. It is not considered likely that these materials will have impacted ground conditions, however, care will need to be taken during removal to prevent exposure to asbestos fibres. See recommendations given in Section 10.

7.5 The existing building materials, rubble and road planings on the concrete surfacing to the south of the site are considered unlikely to have caused any significant contamination likely to impact future site users. These materials are to be moved as part of the sites redevelopment and change of use.

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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. A conceptual model for the site is given in Appendix D.

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

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	**Contaminated groundwater**			
Minor contamination risk from historic agricultural land use	Potential storage of fuel in the past	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

8.3 Source

Potential sources of contamination are associated with the long-term use of the site for agriculture including the housing of livestock, maintenance of farm equipment, storage of fuels and other maintenance fluids, animal treatments, and building materials including asbestos identified on the modern Atcost type barn.

No potential sources of ground gas including landfill sites and made ground with some putrescrible content; leaks, spills and discharges from underground tanks; sewage sludge, dung pits/heaps; burial grounds; mine workings; foundry sands; natural gas supplies; natural ground including organic-rich alluvial deposits, carbonate-rich strata and radon affected areas have been identified from records obtained and review of historic mapping.

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8.4 Receptor

It is proposed to redevelop the site for residential use, comprising one unit. There is a narrow strip of soft landscaping within the redline boundary of the site to the east and west of the building and proposed patio are to the south of the buildings, beyond which there will be further soft landscaping which forms part of the existing garden area of the existing residential curtilage of Cibses Cottage.

Potential receptors will include site workers appointed to complete site clearance and redevelopment works (including those appointed to remove the asbestos materials), future site users (residents including adults and children), services (including below ground water supplies) and the wider environment (considered moderately hydrogeologically sensitive).

8.5 Source – Receptor Pathways

8.5.1 Site workers (notably demolition and ground workers) will come into contact with building materials containing asbestos during the removal of roofing and rain goods from the Atcost type barn. They may also come into contact with contaminated soil during ground works. Appropriate industrial hygiene measures will be required to reduce the risk of exposure to workers during the development phase.

8.5.2 The existing area of hardcover will be contained beneath permanent hard cover, post development, including the footprint of the building and the concrete yard within the redline boundary of the site, which will be replaced with a patio suited to the residential dwelling. The pathway between any potential underlying contamination and identified receptors will be broken by the permanent hardcover.

8.5.3 The strip of grassland to the east of the Atcost barn and to the west of the barns and patio will be retained as soft landscaping within the site. If contamination is present within these soils, there is a potential risk of exposure through direct contact with future users. It may also be reasonable to assume that future site users may come into contact with the soils to the south and west of the barn, including soils exposed following the removal of the southern third of the existing concrete hard standing. Some further assessment of these soils is recommended in this case. See section 10 for recommendations.

8.5.4 Future site users could 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.

8.5.5 The wider area is not considered likely to be as significant risk of contamination in relation to the proposed development, however, basic surface water runoff

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and dust protection measures should be implemented. See Section 10 below for recommendations.

9. CONCLUSIONS

9.1 The site lies on River Terrace Deposits, a Secondary Aquifer, over Weald Clay Formation (Mudstone), an Unproductive Strata at this location. The site does not lie within a groundwater Source Protection Zone and is not considered particularly 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. There is a long standing pond adjacent to the site, which remains a pond and has not been backfilled. The site is not within a radon-affected area. No gas protection measures are indicated at this time.

9.3 The site has a long development history for agricultural use likely to have included the housing of livestock (small scale only), maintenance of farm equipment, storage of fuels and other maintenance fluids, animal treatments, and building materials including asbestos identified on the modern Atcost type barn.

9.4 Potential contamination associate with historic land use includes elevated lead levels (from fuels, paints, pipework etc), Petroleum Hydrocarbons (TPHs from fuels), and Polycyclic Aromatic Hydrocarbons (PAHs from the burning of waste on site). Animal treatments and pesticides may also have been stored and used on site, however, this associated risks in this case are deemed to be low.

9.5 The are no significant contamination risks associate with the current land use, however, it is recommended that guidance is checked regarding the proximity of propane gas storage tanks to residential units.

9.6 The majority of the site lies under hardcover and will be retained under hardcover post development. There is no significant risk of exposure between any potential ground contamination in these areas and the identified receptors. However, there is some soft landscaping along the margins of the site, and the area to the south of the site will be exposed following the removal of the southern third of the concrete hardstanding. A route of exposure is possible in these areas, therefore the soils conditions should be checked and confirmed suitable for the proposed use (residential with plant uptake).

9.7 The roofing sheets and rain goods on the modern Atcost type barn are considered likely to contain asbestos (testing has not confirmed this). This material is to be removed from the site as part of the site's redevelopment.

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 associated with the long-term historic land use of the site, which may have included activities with the potential to cause soil contamination. It is proposed to redevelop the site for residential land use (a more sensitive land use) including small areas of marginal soft landscaping. In this case, the overall risk rating for the site is low-moderate. Protection measures and some further assessment of soil conditions is recommended in this case. See section 10 below.

10. RECOMMENDATIONS

10.1 All site workers should implement appropriate health and safety protection measures during the course of their work on site.

10.2 The asbestos roofing sheets on the Atcost barn, together with the loose sheets which were stacked against the wall within the southeast corner of the barn at the time of our visit, should be removed from site as part of the site's redevelopment. The sheets should be removed intact (i.e. not broken up on site) and disposed of as asbestos waste. It is recommended that an appropriately experienced and accredited waste removal contractor is appointed to undertake this work in accordance with current guidelines and safety measures. A record of quantity and route of disposal (endpoint) should be obtained as evidence of the appropriate remediation for submission to HDC.

10.3 The condition of soils within the proposed soft landscaping areas should be assessed following the completion of the main redevelopment works, and any remedial action taken prior to occupation. It is recommended that the soils are check post development, as the development is likely to cause disturbance to the soils, asbestos removal works are to be undertaken, and the existing concrete hardstanding to the south is to be removed. Checking of the soils post development will ensure that the soils future site users will be exposed to are tested. If soils are found to unsuitable for use, remedial measures will be recommended as appropriate.

10.4 During development, protection measures should be implemented to protect the adjacent pond. Surface water and wash waters from the development area, which may contain contaminants and high silt levels, should not be permitted to

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enter the pond during development. Dust suspension measures (damping) should also be implemented during activities likely to cause high dust levels to protect the adjacent pond and surrounding vegetation.

10.5 There is a propane tank to the south of the site boundary. While this is not thought to pose a significant contamination risk to the site, checks should be made to confirm relevant regulation regarding proximity to residential dwellings.

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

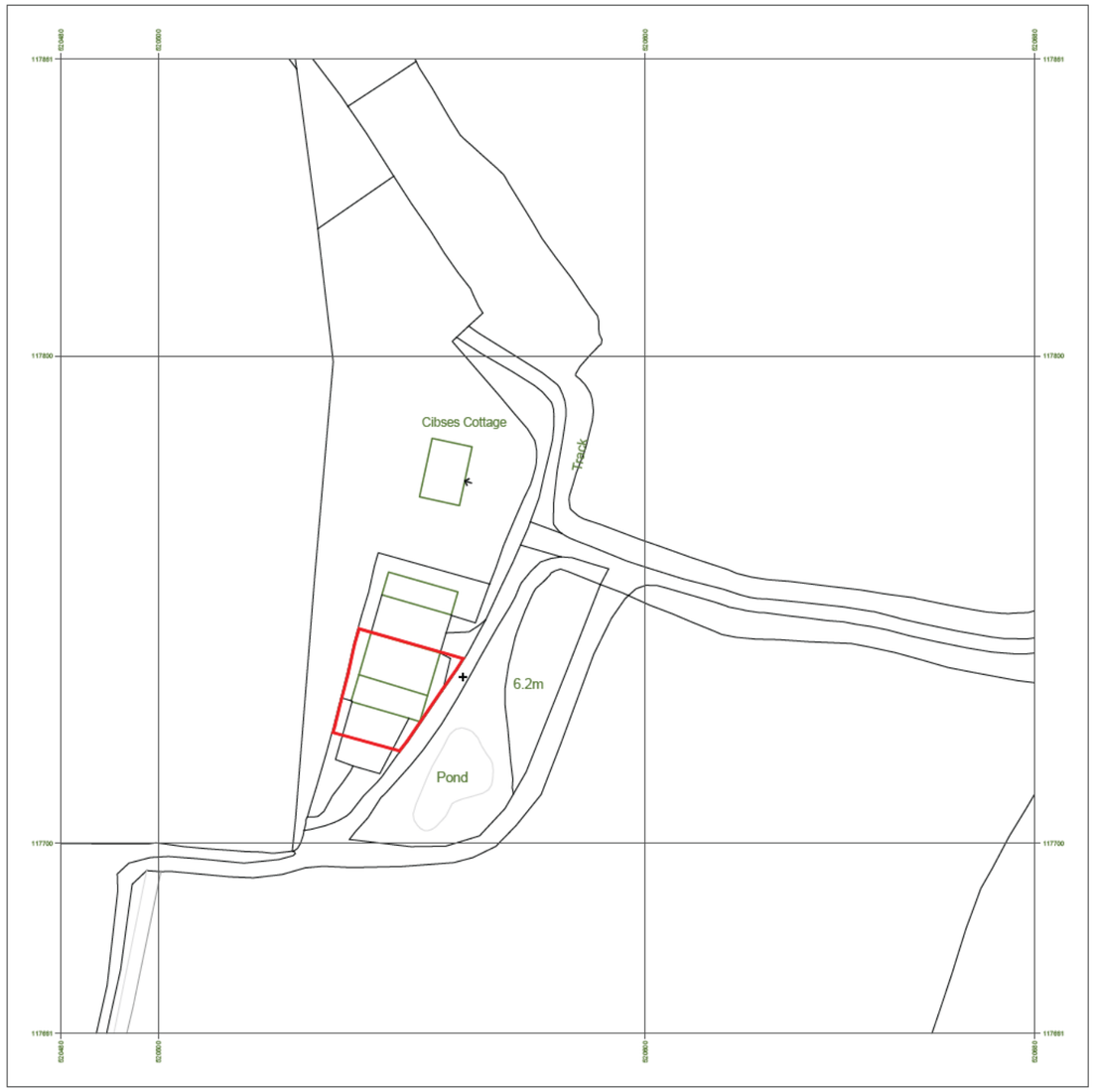
10.7 On completion of the development a verification report should be submitted to the Council confirming actions taken to remove asbestos from the site, and confirmation of the suitability of soils within the soft landscaping areas associated with the site.

☆ ☆ ☆ ☆ ☆ ☆ ☆

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APPENDIX A
Site Plans (Existing and Proposed)

Ordnance Survey
UKmapcentre.com



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Location Plan

1:1250 | EXISTING

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This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.

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Address	Cibses Cottage, Kidders Lane, Henfield, West Sussex, BN5 9AB
Drawing No.	2403CI_R1_000
Scale @ A3	1:1250
Job No.	2403CI_R1
Drawn By	MD
Checked By	BK
Drawn On	23.04.2024
Issued On	23.04.2024
Status	Existing
Drawing	Location Plan
Submission	Planning
Revision	000

N

Indicative: 0.0°

1m @ 1:
50
100
200
500
1250



Footprint:
210.17m²

Curtilage:
416.48m²

Block Plan
1:500 | PROPOSED

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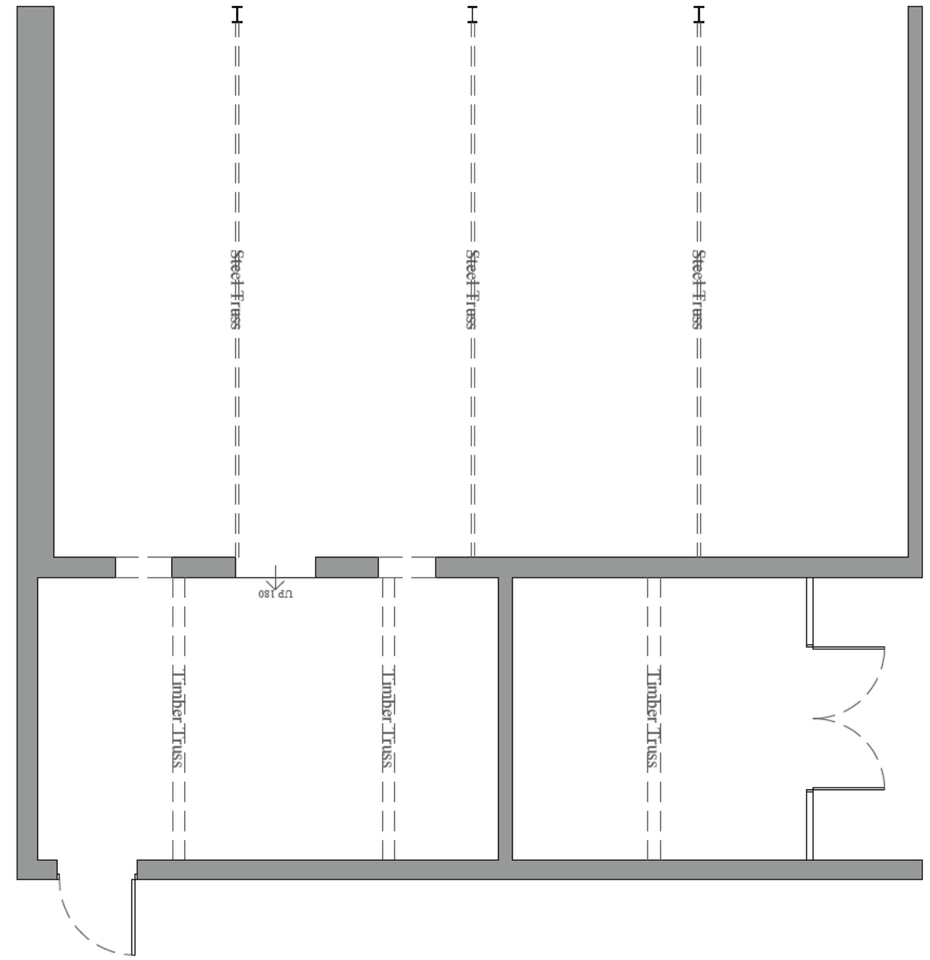
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Drawn By	MD
Checked By	BK
Drawn On	23.04.2024
Issued On	23.04.2024
Status	Proposed
Drawing	Block Plan
Submission	Planning
Revision	000

.

N

Indicative: 0.0°

1m @ 1:
50
100
200
500
1250



Ground Floor Plan

1:100 | EXISTING

Footprint:
210.17m²

GIA:
186.97 m²

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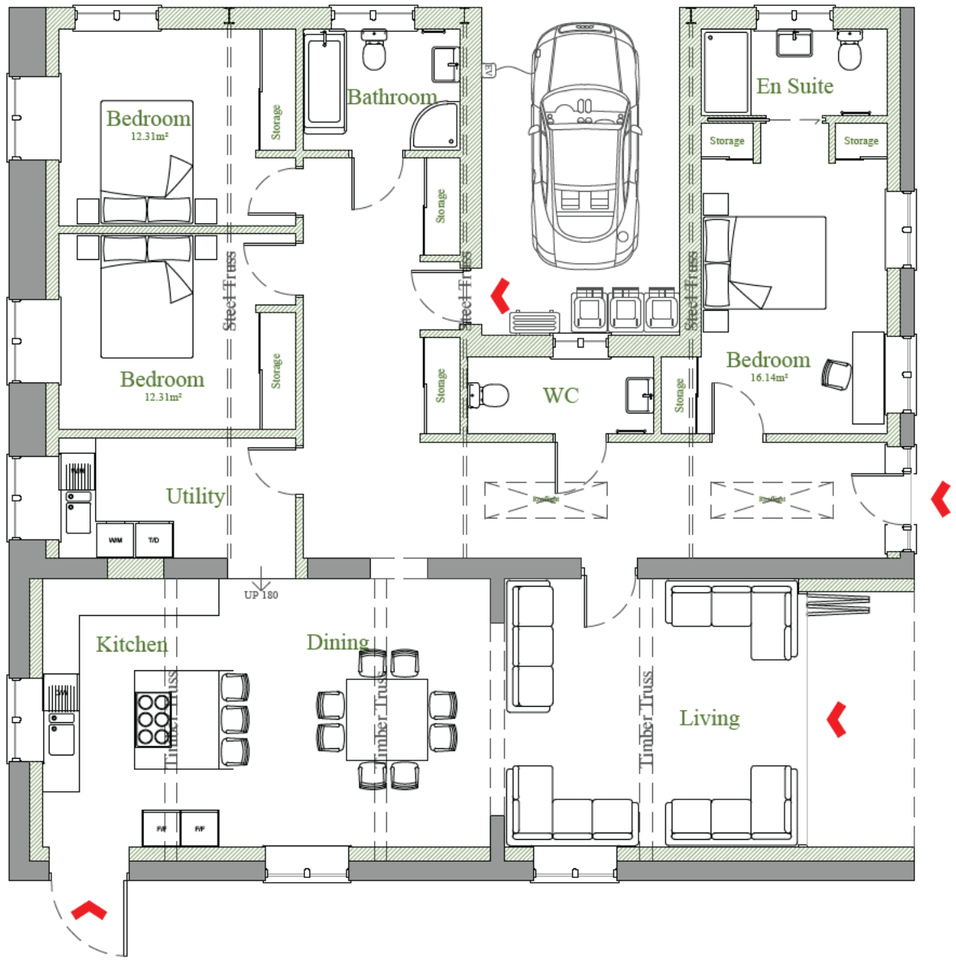
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Scale @ A3	1:100
Job No.	2403CI_R1
Drawn By	MD
Checked By	BK
Drawn On	23.04.2024
Issued On	23.04.2024
Status	Existing
Drawing	Ground Floor Plan
Submission	Planning
Revision	000

Indicative: 16.0°

1m @ 1:
50
100
200
500
1250



Ground Floor Plan

1:100 | PROPOSED

Footprint:
210.17m²

GIA:
187.72 m²

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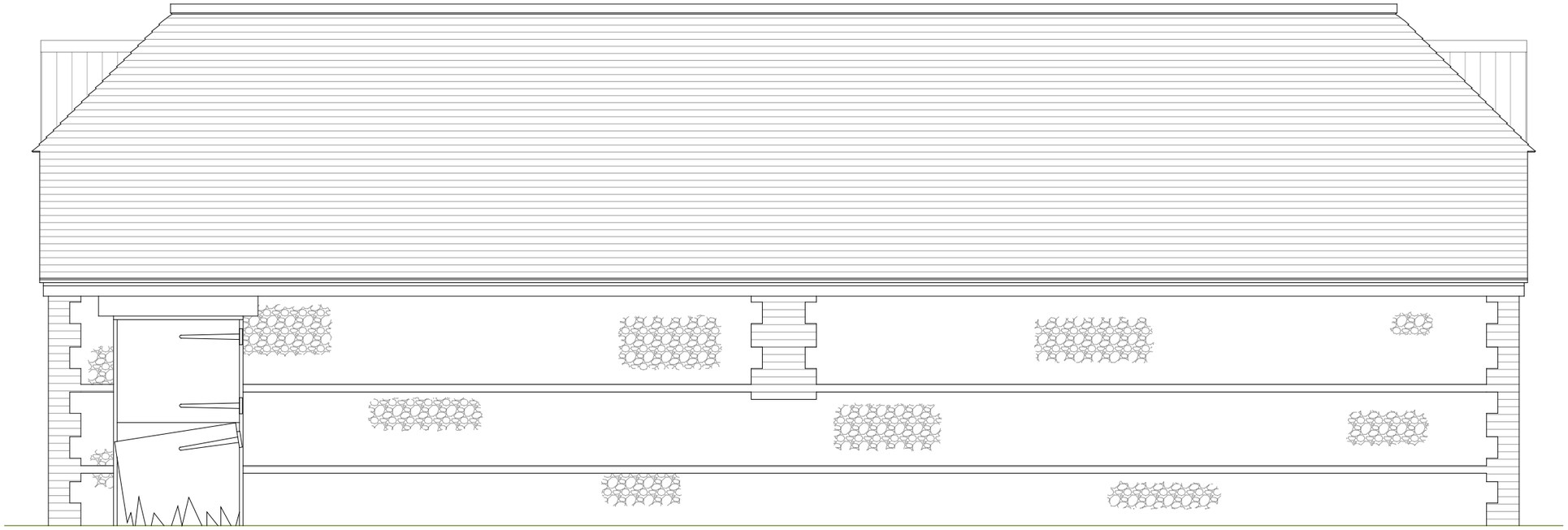
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Scale @ A3	1:100
Job No.	2403CI_R1
Drawn By	MD
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Drawn On	23.04.2024
Issued On	23.04.2024
Status	Existing + Proposed
Drawing	Ground Floor Plan
Submission	Planning
Revision	000

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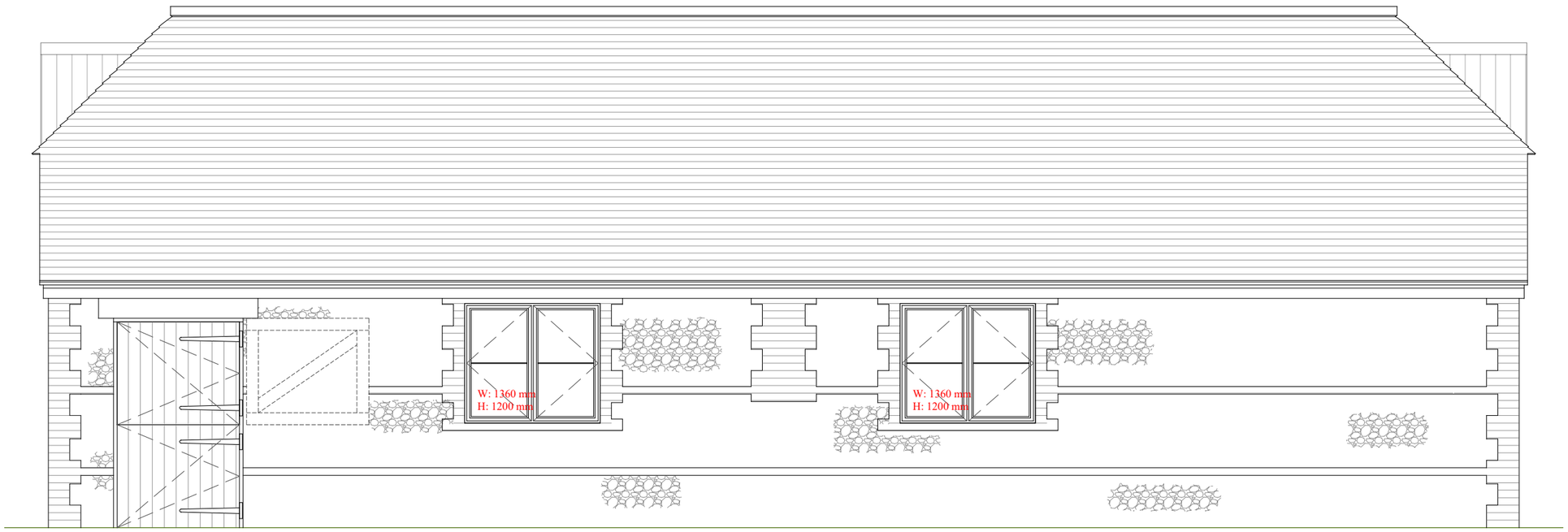
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South

1:50 | EXISTING



South

1:50 | PROPOSED

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Construction (Design and Management) Regulations 2015

This drawing is intended for Planning purposes only and as such does not highlight residual design related health and safety risks.

This information can be provided on request; however, it is anticipated that the full extent of residual risks will be identified during the detailed Building Regulations or construction design Status and prior to construction works commencing on site.

All responsibilities and duties of Principle Designer as stated within the above regulations now revert to the client unless Manorwood are appointed to undertake Building Regulations or construction drawings.

MANORWOOD
building on tradition

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26 The Hornet
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PO19 7BB

tel: 01243 201 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk

Address

Cibses Cottage, Kidders Lane, Henfield, West Sussex, BN5 9AB

Drawing No.	2403CI_R1_102
Scale @ A3	1:50
Job No.	2403CI_R1
Drawn By	MD
Checked By	BK
Drawn On	23.04.2024
Issued On	23.04.2024
Status	Existing + Proposed
Drawing	South
Submission	Planning
Revision	000

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1m @ 1:
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1250



East

1:50 | EXISTING



West

1:50 | PROPOSED

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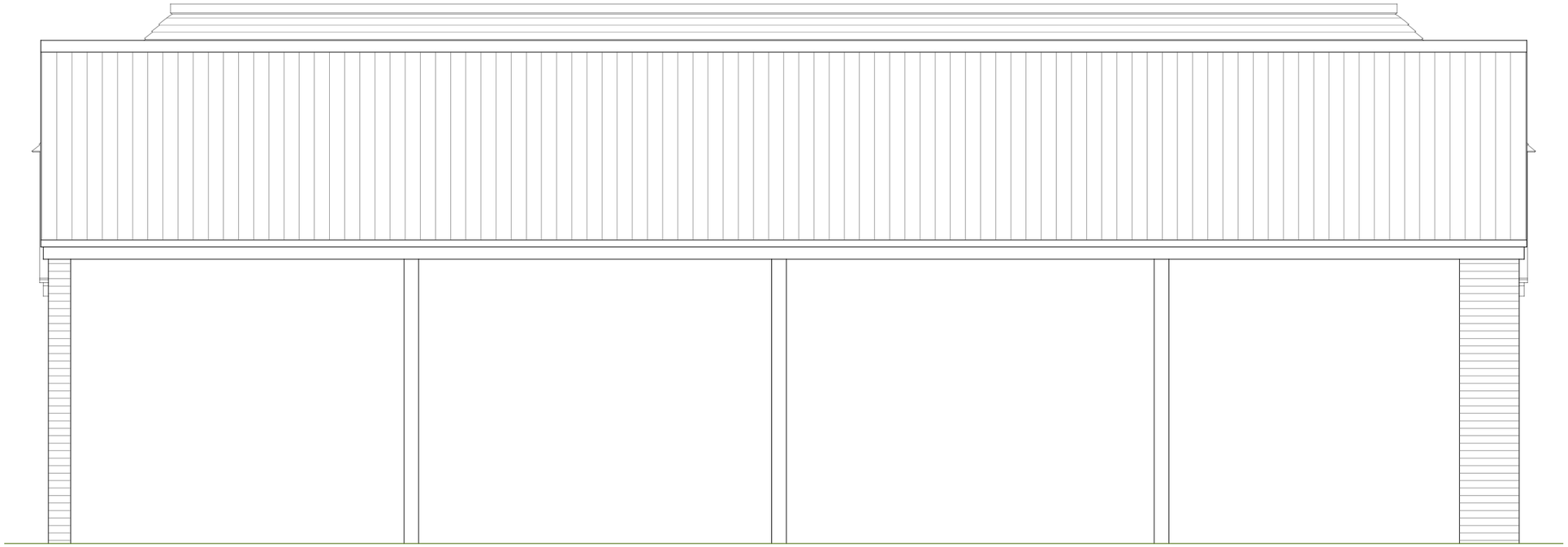
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Cibses Cottage, Kidders Lane, Henfield, West Sussex, BN5 9AB

Drawing No.	2403CI_R1_103
Scale @ A3	1:50
Job No.	2403CI_R1
Drawn By	MD
Checked By	BK
Drawn On	23.04.2024
Issued On	23.04.2024
Status	Existing + Proposed
Drawing	East
Submission	Planning
Revision	000

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North

1:50 | EXISTING



North

1:50 | PROPOSED

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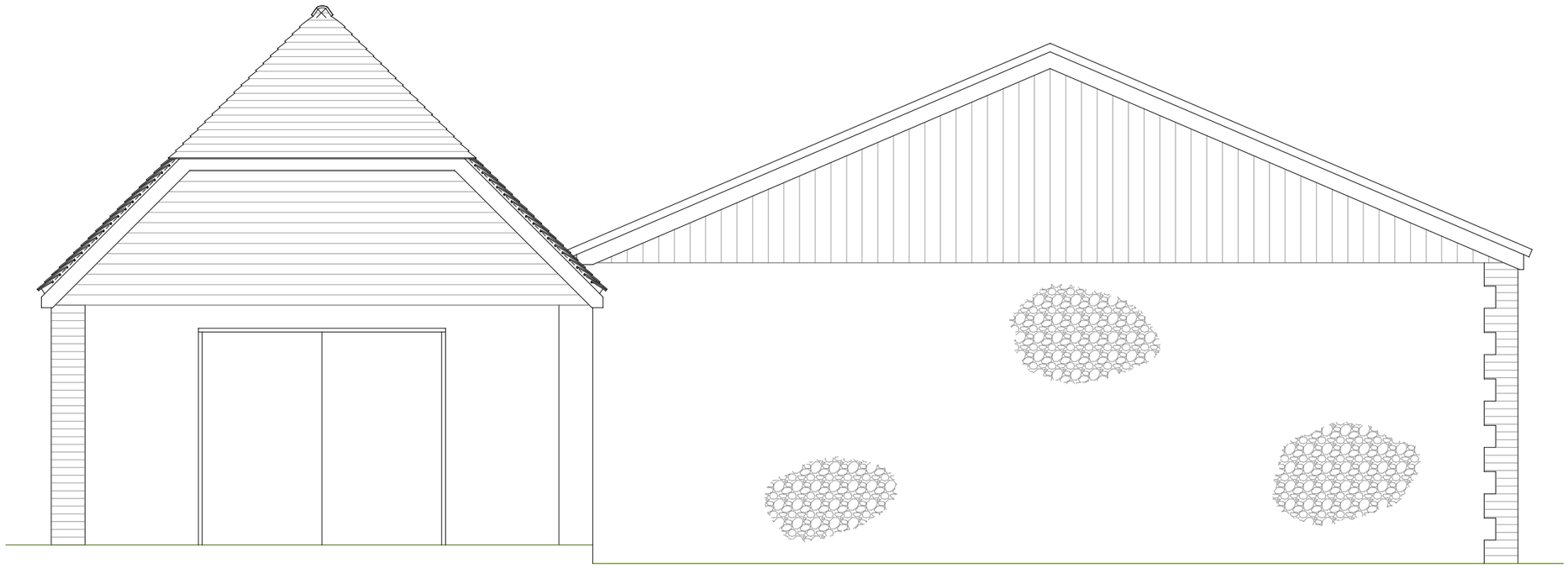
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Checked By	BK
Drawn On	23.04.2024
Issued On	23.04.2024
Status	Existing + Proposed
Drawing	North
Submission	Planning
Revision	000

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East

1:50	EXISTING



East

1:50	PROPOSED

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Drawing No.	2403CI_R1_105
Scale @ A3	1:50
Job No.	2403CI_R1
Drawn By	MD
Checked By	BK
Drawn On	23.04.2024
Issued On	23.04.2024
Status	Existing + Proposed
Drawing	East
Submission	Planning
Revision	000

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APPENDIX B
Photographs



Photograph 1:

Southern barn and concrete hard standing to the south of the site.



Photograph 2:

Northern 'Atcost' type barn.



Photograph 3:

Asbestos roofing sheets within the southeast corner of the northern barn.

© Environmental Assessment Services Limited



Photograph 4:

Concrete apron to the south of the barns.



Photograph 5:

Concrete base and metal work located adjacent to the southeast corner of the southern barn.



Photograph 6:

Propane gas tank to the south of the site (located outside the red line boundary of the development site).

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APPENDIX C
SiteSolutions Residence Report

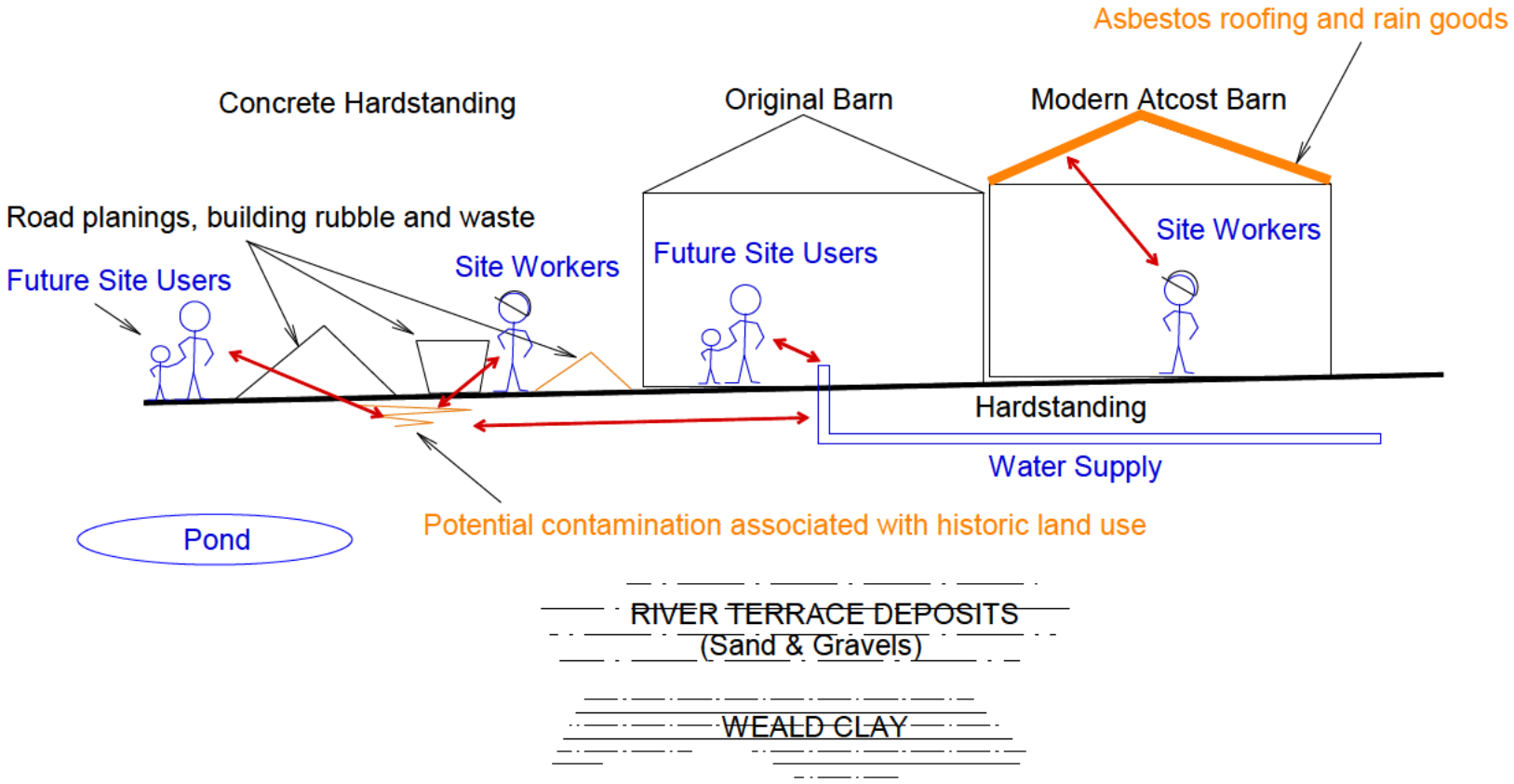
See separate file

APPENDIX D
Conceptual Model

MR SEAN BIDWELL

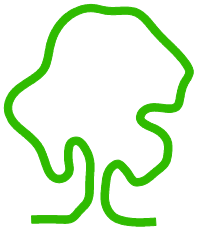
AGRICULTURAL BARN AT CIBSES COTTAGE,
KIDDLERS LANE, HENFIELD, WEST SUSSEX BN5 9AB

Conceptual Model



To be reproduced in Colour

Prepared by EAS August 2024



eas ltd
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