

BENJAMIN ALLEN CONSTRUCTION LTD

**WOODHOUSE FARM, WHEATSHEAF ROAD,
WOODMANCOTE, WEST SUSSEX**

Preliminary Contamination Risk Assessment

Addendum June 2026

1. BACKGROUND

- 1.1 This addendum has been prepared in relation to the proposed installation of a new watermain to connect planned dwellings at Woodhouse Farm in Woodmancote, West Sussex to the existing mains water system at Furners Lane, Henfield to the south of the site.
- 1.2 This addendum includes a summary of the findings of the Preliminary Contamination Risk Assessment prepared for the site in February 2025, together with a further assessment of the proposed route of the new connection to the mains (completed in June 2026), assessment of the potential contamination risk/s to pipework and water supply, and recommendations as appropriate.

2. THE SITE & PROPOSED DEVELOPMENT

- 2.1 The site, prior to development, has comprised two agricultural barns (known as The Granary and The Cattle Shed) with adjacent yard and soft landscaping at Woodhouse Farm, located to the south of Wheatsheaf Road, Woodmancote (TQ 23035 16545). The site development area is approximately 0.46 ha.
- 2.2 Both barns are to be converted to residential use with associated access, parking and soft landscaping / garden areas.
- 2.3 As part of the development, it will be necessary to provide a new mains water connection. It is proposed to provide this connection between the new properties and the existing mains water system located along Furners Lane, Henfield, to the south of the site. The proposed route of the mains is discussed further in section 3 below.

3. PROPOSED WATER MAIN CONNECTION ROUTE

- 3.1 The route of the proposed connection is to extend north from Furners Lane through fields to the south of the site. The route will then extend west through a yard area formerly used for agricultural storage including the storage of farm machinery and vehicles. The route will then extend west to the southern barn

conversion, and north through the yard and access route to the northern barn conversion. A plan showing the route of the proposed connection is attached to this addendum.

- 3.2 The site was revisited on 11 June 2026 to make an assessment of land use and likely contamination factors along the route of the proposed new mains between the site and Furners Lane. Photographs of the proposed route have been attached to this addendum.
- 3.3 A summary of the potential risks is given in section 4 below.

4. PRELIMINARY CONTAMINATION RISK ASSESSMENT

- 4.1 A Preliminary Contamination Risk Assessment (PCRA) was undertaken by EAS Ltd in February 2025. The findings of this assessment, together with the findings of the further assessment of the proposed connection route are summarised below.
- 4.2 Development of the immediate area surrounding the site appears to commence during the 1940s, with development including residential and farm uses. The northern section of the site was developed with The Granary by 1974, with the stable and forage store on the eastern side of the barn developed between 1999 and 2009. The southern section of the site was developed, as existing, by 1999. The fields within the area look to be used for both cattle and crops, until 2009 when a larger proportion of the area is clearly used for crops and the smaller fields divided further into small paddocks. The fields between the site and the connection in Furners Lane have remained undeveloped.
- 4.3 Aerial photographs of the site appear to show a series of changes in how the site is used between 1999 and 2021. It appears that cattle farming at the site may have ceased by 2009. The yard areas, notable to the east of the southern barn, have been more and less vegetated, indicating changes in the intensity of use. The proposed connection is to extend through this yard area.
- 4.4 The Granary has been used for maintenance, including the storage and use of maintenance fluids (a potential risk to standard mains pipework), within the northern section of the barn. The southern section has been used as a grain store (no significant risk). There is some evidence of staining on the concrete flooring within the northern section of the barn. It is considered unlikely to have penetrated the concrete to impact the ground below but this cannot be confirmed.
- 4.5 The small yard area to the north of The Granary is of mixed surfacing and has been used for the storage of building materials, including corrugated cement sheets which could contain asbestos. This area could potentially be contaminated. Most likely contaminants may include petroleum hydrocarbons (TPHs), Polycyclic Aromatic Hydrocarbons (PAHs) and heavy metals, including lead.

4.6 The fibre-cement cladding probably contains asbestos. Whilst this poses minimal risk at present, this material should be removed as part of the site's redevelopment.

4.7 It is possible that farm waste was dumped on the site or waste was burned on the site prior to the development of the site, although there is no apparent evidence of this. The existing paddocks to the east appear to have been used for grazing and crops only.

5. RISK ASSESSMENT

5.1 There are risks associated with past land use within the area of the site which has been developed and used for mixed agricultural land use. Farm machinery and vehicles have been stored and maintained on site. Potential contamination sources associated with this land use include fuels, oils and maintenance fluids which have the potential to degrade polyethylene (PE) pipework and could impact the water source.

5.2 The extent of contamination within the yard, access route through the yard and within the footprint of the buildings proposed for residential use is not known. The soils within these areas are to be retained. No soil testing within the site is scheduled to be carried out until development is complete, when it is planned to test the soils within the proposed garden areas only to confirm that the soils are fit for residential use.

5.3 No potential contamination source/s have been identified along the route of the proposed mains within the fields between the eastern yard gate and Furners Lane. Standard water main pipework is deemed appropriate through the fields and no further soil testing is indicated along this section of the route.

5.4 Further testing would be required along the section of the route which extends through the yard to the east of the site and onwards to each of the dwellings. Contamination within this area, if present, is not considered likely to be widespread but would be a result of accidental spillage or leakage from vehicles causing contamination hotspots. Contamination hotspots can be difficult to identify within areas with a long development history and where mixed materials have been imported for surfacing use, as in this case. It would therefore be difficult to locate contamination hotspots along and/or adjacent to the route of the mains within the yard area and building footprints.

5.5 See section 6 below for recommendations.

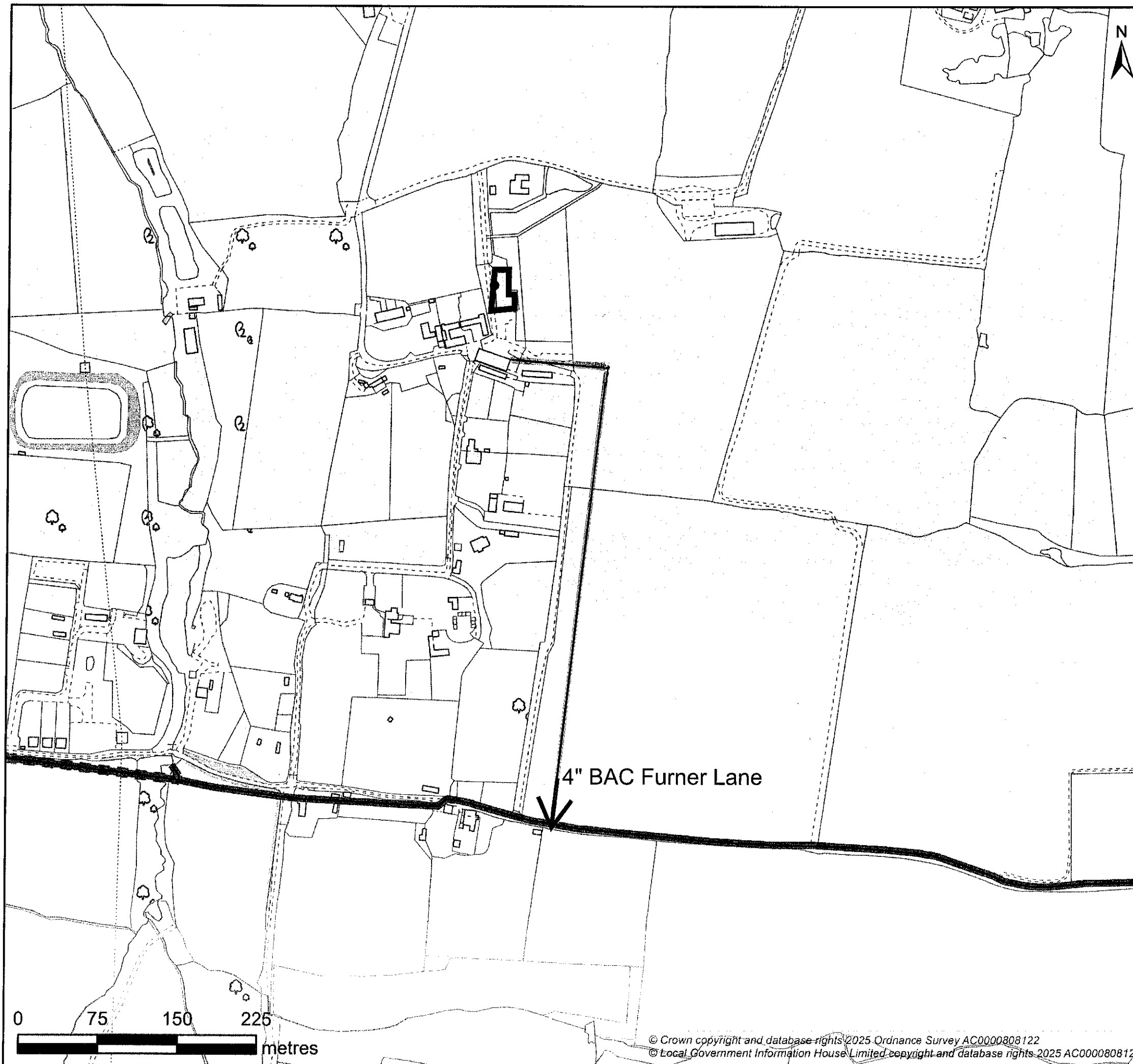
6. CONCLUSIONS & RECOMMENDATIONS

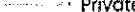
6.1 No potential contamination risk has been identified along the proposed route of the mains through the undeveloped fields between Furners Lane and the eastern yard gate, located to the east of the site. Standard PE pipework may be used along this section of the proposed connection route.

- 6.2 However, there is a significant potential for contamination which may impact standard PE pipework within the yard area to the east of the site, and along the route to each of the proposed dwellings.
- 6.3 It is therefore recommended that barrier pipe be used along the route of the proposed mains through the former yard area to the east of the site from the gate line between the field and the yard, up to the entrance point into each of the dwellings.

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Proposed Water Main Connection Route Plan



Boundary Box		Break Pressure Tank		Capped End	
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Hydrant				Pressure Monitoring	
	Emptying Plug		Fire Hydrant		Washout Hydrant
					Logger
Site				Service Reservoir	
	Abstraction Point		Supply Works		Covered
	Booster Station		Transfer Station		Tower
	Surface Reservoir		Underground Source		Meter
Valve - Controllable					
	Open Valve		Closed Valve		Stop Tap
Valve - Flow					
	Air Valve		Non-Return Valve		Washout Empty Valve
Valve - Pressure					
	Pressure Reducing Valve		Pressure Sustaining Valve		
Water Pipe					
	Communication		Trunk		Decommissioned
	Distribution		Raw		Discolouration
	Non-Potable		Private		
Pipe Bridge		Water Area			
	Pipe Bridge		Water Supply Zone		District Meter Area

Map Title: SW Print

Printed By: Dan.Smith2

Date Printed: 08/10/2025

Map Scale: 5000

The information provided is believed to be correct but is provided on an 'as is' basis and without any warranty or condition express or implied, statutory or otherwise as to its quality or fitness for purpose. Actual positions of assets should always be determined on site.



Photographs – 11 June 2026



Photographs 1 – 4: Farm Yard and Buildings proposed for residential use.



Photographs 5, 6 and 7: Southern section of connection route north of Furners Lane.



Photographs 8 and 9: Northern section of connection route through fields north of Furners Lane.



Photograph 10:

Access point between fields and yard area.

Standard PE pipework to be used through fields to stop at this point and barrier pipe work to be used through yard to proposed dwellings.