ANTHONY GROCOTT



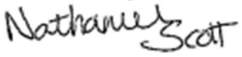
THISTLEDOWN COTTAGE, HARBOLETS ROAD, WEST CHILTINGTON, WEST SUSSEX, RH20 2LG

Preliminary Contamination Risk Assessment

February 2025

eas ltd
Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	**Data**
Report Reference	781/PRowe/Thistledown/PCRA
Date	February 2025
Client	Anthony Grocott
Report type	Preliminary Contamination Risk Assessment
Purpose	To discharge Pre-Commencement Condition 1 (a) under planning application DC/23/1906
Revisions	-
Prepared by	Nathaniel Scott Bsc (Hons), MSc Signed 
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEnvSc Signed 

ANTHONY GROCOTT

THISTLEDOWN COTTAGE, HARBOLETS ROAD, WEST CHILTINGTON, WEST SUSSEX, RH20 2LG

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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 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 single stable building set to the north of Thistledown Cottage, which lies to the west of Harbolets Road (B2133). The site is situated to the south of the village of Broadford Bridge, West Sussex. The site area is approximately 200 m^2. The Ordnance Survey (OS) map reference for the site is TQ 10001 21027. The site elevation is approximately + 34 m OD. See Appendix A for the Existing Site Plans.

2.2 Under the current scheme, it is proposed to convert the existing stable building for residential use to provide for two residential units. The proposed development footprint is limited to the existing building and a small area of surrounding hardstanding. The proposed development plot does not include any soft landscaping/garden areas. See Appendix A for the Proposed Site Plans.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

3.1 According to the British Geological Survey (available online), the site wholly lies on Weald Clay Formation (mudstone).

3.2 The Department for Environment, Food, and Rural Affairs (Defra) online mapping (MAGIC) shows the site to lie on Unproductive Strata (Weald Clay), with a Secondary A aquifer lying approximately 15 m to the northwest of the site. The site does not lie within a groundwater Source Protection Zone (SPZ). The site is not considered 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). The EA's online 'Risk of Flooding from Surface Water' map shows that the site is at a low risk of

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surface water flooding. The site does not lie within 500 m of a watercourse classified as a main river by the EA.

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)
1876-1877 (1:2,500)	The site is set within an area of woodland identified as Cannon Copse.	A number of dwellings lie to the north and south of the site with a larger area of woodland, identified as Harbolets Copse lying approximately 100 m to the south of the site. A pond is shown approximately 110 m to the east of the site. Arable land lies within the surrounding area of the site.
1897 (1:2,500)	Woodland within the eastern extent of the site has been cleared.	Additional ponds situated approximately 130 m to the southeast and 110 m to the north of the site have been identified.
1911 (1:2,500)	A building has been developed within the site.	No significant changes to the surrounding area have been identified.
1977 (1:2,500)	An additional outbuilding has been developed within the site. The dwelling to the south of the site has been identified as Thistledown Cottage.	The residential dwelling immediately to the north of the site has been identified as Hillside. The northern extent Harbolets Copse 250 m to the south of the site has been cleared. A nursery has been developed within this area.
1933-1994 (1:2,500)	No significant changes to the site.	No significant changes to the surrounding area.
2003 (1:1,250)	One of the outbuildings has been removed from the site. One building remains.	No significant changes to the surrounding area.
2012 (1:10,000)	No significant changes to the site.	A pond has been identified approximately 250 m to the southwest of the site.

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4.2 The recent 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
WC/87/97	Erection of stables site.	✓ 06/11/1997
DC/21/1473	Prior notification for the change of use of an agricultural building to residential (Class C3) to form 1No. dwelling with associated operation development.	× 09/08/2021
DC/23/1158	Prior notification for the demolition of non-agricultural outbuilding.	*Permission not required* 07/07/2023
DC/23/1481	Prior notification for change of use from an agricultural building to 2No. dwellings (Class C3 Use).	× 22/09/2023

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
29/08/1999	View of the site is obscured by significant tree cover.	A residential development (Thistledown Cottage) lies to the south of the site. Pastoral and arable land surrounds the site.
17/04/2005	One building is present within the site, as existing.	No significant changes to the surrounding area.
13/09/2012	No significant changes to the site.	No significant changes to the surrounding area.
14/05/2018	No significant changes to the site.	No significant changes to the surrounding area.
24/04/2021	No significant changes to the site.	No significant changes to the surrounding area.

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5. THE EXISTING SITE

5.1 The site was visited on 5 December 2024. Photographs of the site are provided in Appendix C.

5.2 The site is approximately 200 m^2 and comprises a single stable building wholly under hardstanding. The site lies within the ownership associated with Thistledown Cottage, which lies to the south of the site. The site is accessed via a gated drive which lies to the west of Harbolets Road (B12133).

5.3 The surrounding area can be characterised as a mosaic of pastoral and agricultural land with parcels of deciduous woodland. A paddock lies immediately to the northwest of the site.

5.4 The existing stable building is of brick construction with a tiled pitched roof. The roof tiles are suspected to comprise Asbestos Containing Materials (ACMs) but this has not been confirmed. The building comprises five stalls and is partially used as a chicken coop. The stable and the surrounding area are wholly on hardstanding.

5.5 A second stable building lies to the north of the site and lies outside the designated red line boundary. This is of wooden construction with a corrugated composite (non-asbestos) pitched roof and consists of two stalls. A small lean-to is situated on the building's southern façade and is utilised as a wood store. Flooring within the stable consists of hardstanding and the building is understood to be used periodically to stable horses.

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 are highlighted below.

6.1.1 *Historical Land Use*

There is one record of potentially contaminative land use recorded from standard 1:10,560 and 1:10,000 scale historic mapping within 500 m of the site. This record is for a nursery situated 216 m to the south of the site.

Records for historical energy features from 1:1,250 and 1:2,500 scale historic maps indicate no historic energy features within 500 m of the site.

Records of tanks from 1:1,250 and 1:2,500 scale historic maps indicate no tanks within 500 m of the site.

6.1.2 *Landfill and Other Waste Sites*

There are no records of historic landfill sites within 500 m of the site.

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There are 18 records of waste exemptions within 500 m of the site. Of these, the closest records include a total of six exemptions associated with Old House Farm situated 122 m to the southeast and include the use and burning of waste.

No other records of industrial sites holding licensed and/or authorisations have been identified within 500 m of the site.

6.1.3 *Current Land Uses*

There are no current land uses within 500 m thought to be of significant contamination risk to the site.

There are no records of high-voltage underground electricity cables or high-pressure underground gas pipelines within 500 m of the site.

6.1.4 *Environmental Permits, Incidents, and Registers*

Four pollution incidents have been recorded within 500 m of the site. The closest of these records was located 110 m to the south of the site.

There are a total of four records of licensed discharge to controlled waters. The most recent record from 1995, is situated 428 m to the northwest and involved the discharge of sewage.

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

6.1.5 *Hydrology and Flood Risk*

The site lies on Unproductive strata (Weald Clay). Groundwater vulnerability within the site is rated as low. The site does not lie within a groundwater Source Protection Zone.

The site lies within Flood Zone 1 (low risk of flooding from tidal and fluvial sources). There is a negligible risk of surface water flooding within the site.

Additionally, there are no records of abstractions within 2000 m of the site and the site does not lie within 20 m of a Main River (as identified by the EA).

6.1.6 *Designated Environmentally Sensitive Sites*

The site does not lie within 2000 m of any Sites of Scientific Interest (SSSI), Conserved Wetland sites (Ramsar sites), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), National Nature Reserves (NNRs), or Local Nature Reserves (LNRs). However, the site does lie within an SSSI Risk Impact Zone. All new developments that require a public water supply require an HRA to assess the impacts of groundwater abstraction on Arun Valley SPA, SAC, and Ramsar.

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There are a total of 13 areas of deciduous ancient woodland within 2000 m of the site. The closest of these lies 127 m to the south of the site.

The site and the surrounding area lie within an SSSI Impact Risk Zone. The proposed development is not thought likely to impact any statutory or non-statutory sites. The site does not lie within a Nitrate Vulnerable Zone.

There are four records of Priority Habitat within 250 m of the site. These are for areas of deciduous woodland with the closest area lying adjacent the site, to the west.

6.1.7 *Natural Hazards Findings and Mining*

There is a negligible - low risk rating for natural hazards (shrink-swell, running sand, compressible deposits, collapsible deposits, landslides, and soluble rocks) within 50 m of the site as identified from BNG GeoSure Data.

There are no records of BritPits within 500 m. Records show ground surface workings associated with ponds to have taken place 158 m southeast of the site. Records also suggest underground non-coal mining works may have taken place within the surrounding area, including the site. A mining cavity has been identified 717 m to the southwest of the site.

The site lies within an area where radon is estimated to affect less than 1% of properties. No Radon Protection Measures are required in this case.

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Land use history at the site has comprised:

- Unknown use (Circa 1911)
- Agricultural use as part of the wider site (Circa 1977)
- Agricultural use as existing (unknown date)

7.2 Potential contamination from historic land use appears to be limited to that associated with agricultural storage (including the keeping of livestock).

7.3 The post-development agricultural use may have included the storage and maintenance of farm equipment and vehicles within the site, along with the storage and usage of potentially contaminative fluids, including fuels and oils. There was no evidence of vehicle maintenance or fuel storage at the time of our visit to the site.

7.4 The building within the site is wholly situated on hardstanding which extends to the west, which would minimise any risk of contamination of the underlying natural ground.

7.5 It is possible that agricultural waste may have been burned on the site in the past, although there is no apparent evidence of this, and the existing hardstanding would minimise any exposure.

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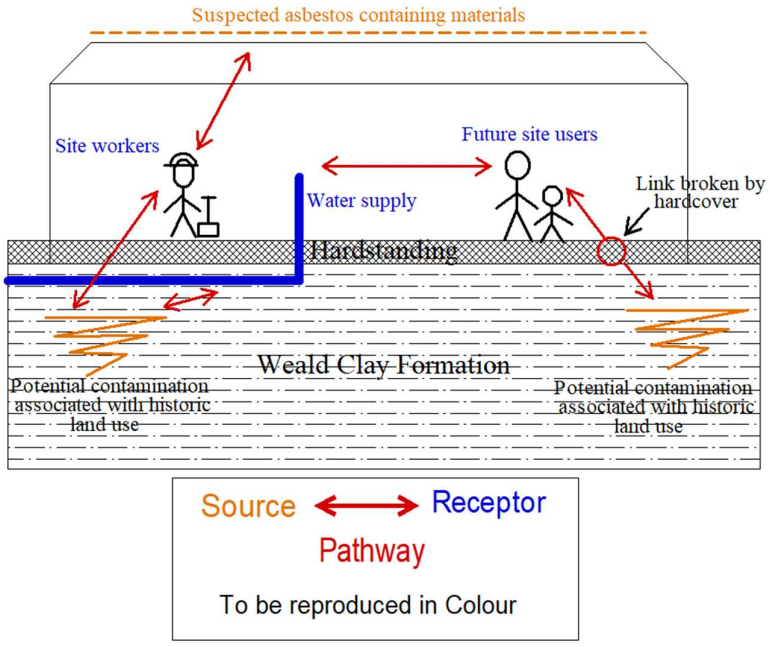
7.6 Potentially contaminants associated with the above-mentioned land use may include Polycyclic Aromatic Hydrocarbons (PAHs), Petroleum Hydrocarbons (TPHs), and heavy metals. It is possible that herbicides and/or pesticides may have been kept within the building in the past however, due to the nature of the building and adjacent paddocks this is thought unlikely.

7.7 Potential ACMs (Asbestos Containing Materials) were identified on site, including the roofing materials present on the existing stable building. These materials have not been tested but should be treated as asbestos waste, unless confirmed otherwise during the redevelopment of the site, to minimise the risk of exposure to site workers engaged in the removal of these materials from the building and during offsite disposal.

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 Diagram 8.1 below:

DIAGRAM 8.1
CONCEPTUAL MODEL



8.2 Source

8.2.1 From a review of available information, it is considered that there is some (generally minor) potential for contamination associated with the historic land use of the site. Potential soil contaminants may include Polycyclic Aromatic Hydrocarbons (PAHs), Petroleum Hydrocarbons (TPHs), and heavy metal contamination at the site. Asbestos containing building materials are also thought to be present on the existing stable building.

8.3 Receptor

8.3.1 It is proposed to redevelop the site for residential use. The development area comprises the existing building footprint and an area of hardstanding which surrounds the existing building. There are no proposed soft landscaping/garden areas included within the application.

8.3.2 In this case, potential *receptors* may include site workers (during the development and future maintenance of the site), future site users (considered to include children), buildings and services (including underground water mains).

8.4 Source – Receptor Pathway

8.4.1 Site workers (which may include demolition and ground workers) may come into contact with buildings and materials containing asbestos, and possibly contaminated soil, during the development of the site. Appropriate hygiene measures will be required to reduce the risk of exposure to workers during the development phase. See recommendations in section 10 below.

8.4.2 In the absence of remediation, future site users/maintenance workers may come into contact with potentially contaminated soils. Exposure to contamination in this case may be via dermal contact, inhalation, and/or ingestion. Further investigation and/or protection measures may be required in relation to the proposed development. See recommendations in section 10 below.

8.4.3 Future site users may be exposed to tainted water supplied via underground mains to the site where any contamination with the 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.

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TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

Source		Pathway	Receptor	Risk
Contaminated soil	**Contaminated groundwater**			
Minor contamination risk associated with agricultural use.	No significant risk.	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 Weald Clay Formation, classified as Unproductive Strata. The site does not lie within a groundwater Source Protection Zone (SPZ) and is not considered to be 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 is not within a radon affected area.

9.3 The land use history at the site has comprised agricultural use thought most likely to be associated with agricultural storage and the keeping of livestock. There is a potential risk of historic contamination from agricultural storage, maintenance activities and possible historic burning of waste (although unconfirmed) within the site. The current land use is limited to the keeping of livestock. No evidence of the current storage of fuels or fluids, or any evidence of burning waste was identified during the site walkover assessment.

9.4 The roof tiles present on the existing stable are suspected to be Asbestos Containing Materials (ACMs). These materials are to be removed from the site as part of the site's redevelopment.

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9.5 The site lies within an SSSI Impact Risk Zone. All new developments that require a public water supply require a HRA to assess the impacts of groundwater abstraction on Arun Valley SPA/SAC/Ramsar.

9.6 It is proposed to redevelop the site for a more sensitive land use, residential use. The plot is limited to the existing building and a small area of hardstanding which surrounds the site. There are no soft landscaping or garden areas associated with the development.

9.7 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.

9.8 In this case, potential contamination at the site has been identified but appears minimal. The probability of impact for residential land use, in this case, is low as the building and surrounding area will be under hard cover. There is no garden/soft landscaping area associated with the proposed development.

10. RECOMMENDATIONS

10.1 Under the current plans, no further intrusive site investigation is indicated, unless it is proposed to include any soft landscaping within the site. Should any garden areas be included in the future, it is recommended that further investigation be undertaken to confirm suitability for use.

10.2 All Asbestos Containing Materials (ACMs) should be removed from the site as part of the site's redevelopment. While these materials do not present a significant risk while they remain in place and undamaged, cutting, abrading, and breaking should be avoided to prevent the release of hazardous fibres. All ACMs should be removed in accordance with appropriate safety and disposal precautions. No asbestos containing materials should be retained on site.

10.3 All site workers should implement appropriate 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.

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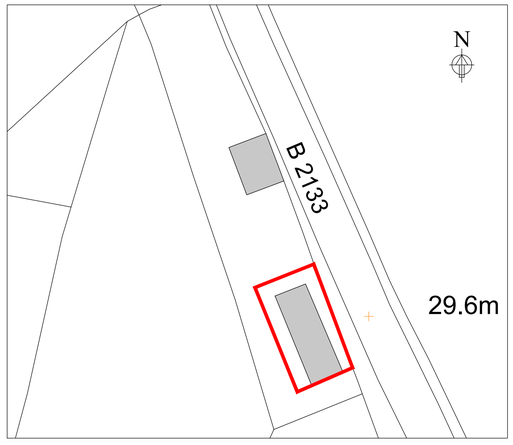
10.4 The route of the proposed water connection should be confirmed to ensure the new connected route is free from contamination. In the absence of this, or should the presence of contamination be confirmed, barrier pipes should be used to protect pipework and the supply for future site use.

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

10.6 No further works in relation to Condition 1, parts b, c, d are indicated in this case.

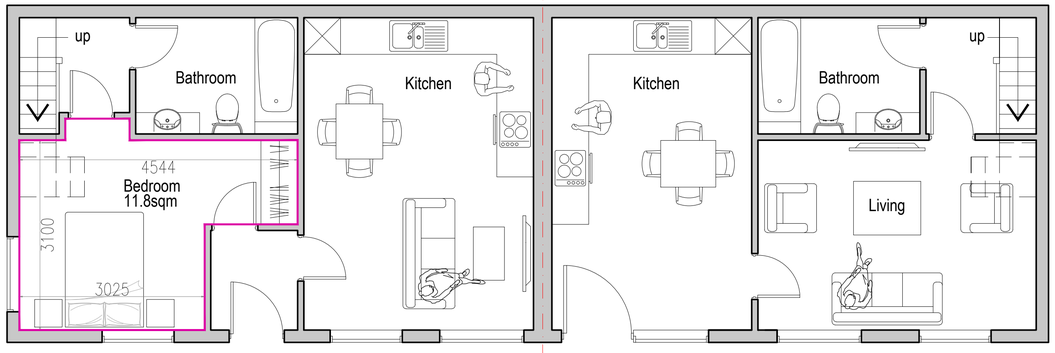
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APPENDIX A
Site Plans

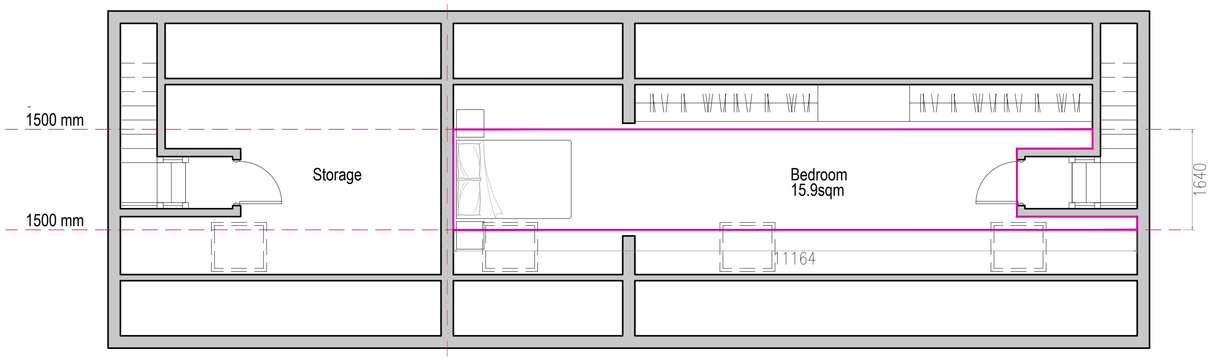


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Scale 1:500



GROUND FLOOR Unit 1 Unit 2

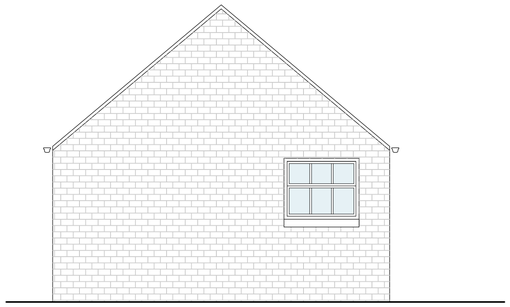


FIRST FLOOR Unit 1 Unit 2

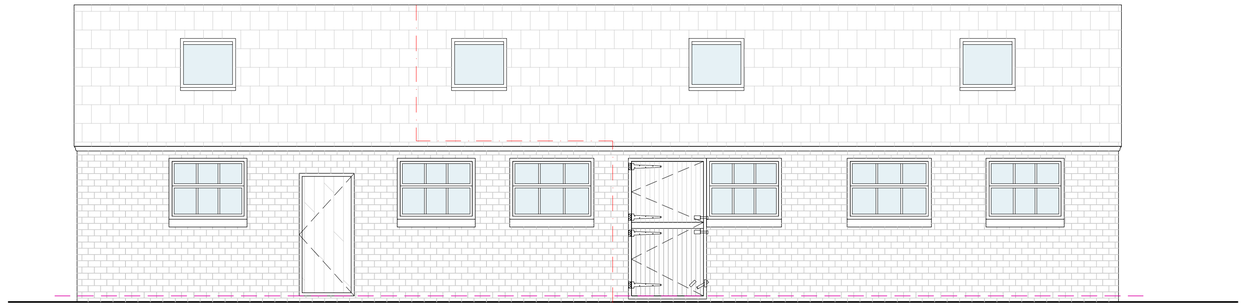
Approximate total gross internal floor space -

Unit 1 - 51.4 m²
- 553 ft²

Unit 2 - 58.6 m²
- 631 ft²

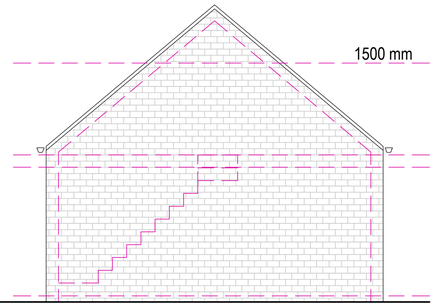


Side Elevation (north west)

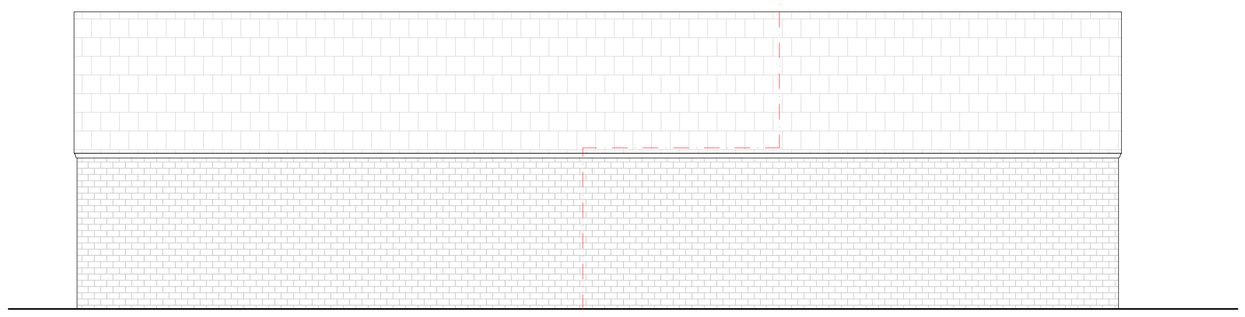


Front Elevation (south west)

Unit 1 Unit 2



Side Elevation (south east)



Rear Elevation (north east)

Unit 2 Unit 1

0 5 10

Scale 1:50

CAD DETAILS
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CTB file: LTscale: Size: A1

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REVISIONS:
REV: DATE: REVISION: BY: RWH

CLIENT
Mr & Mrs Grocott

PROJECT
Thistledown Cottage
Harbolets Road
West Chillington
West Sussex, RH20 2LG

TITLE
Proposed
Floor Plans &
Elevations
Stables

STATUS
Planning

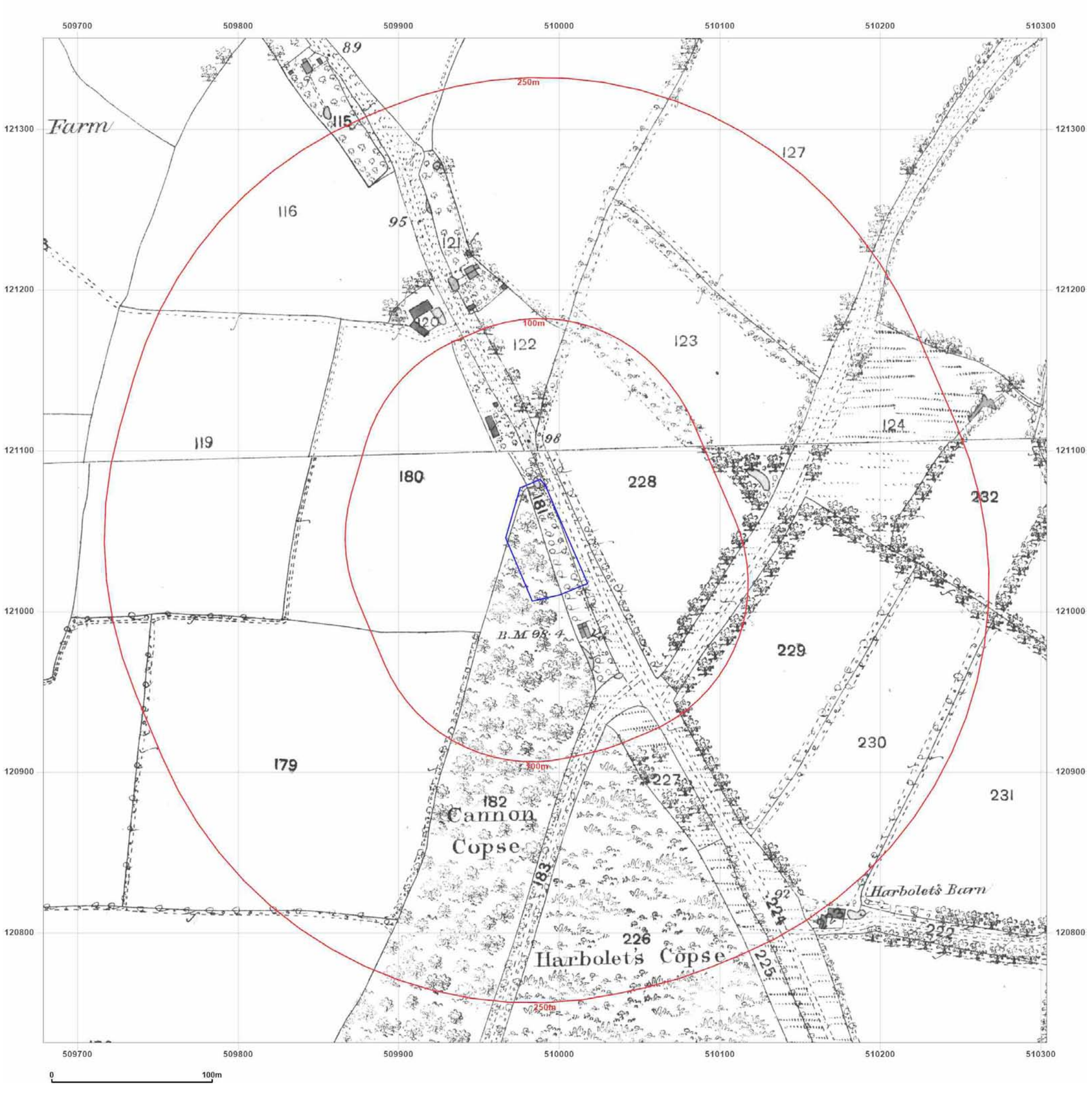
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BOHER ARCHITECTURE

APPENDIX B
Historic Maps



Groundsure INSIGHTS

Site Details:

Thistledown Cottage, Harbolets Road, West Chiltington, RH20 2LG

Client Ref: 781
Report Ref: HMD-47-9N4-RXG-67W-P43
Grid Ref: 509991, 121044

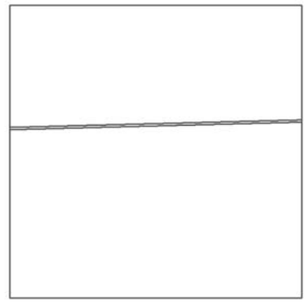
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Map date: **1876-1877**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1877
Revised 1877
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1876
Revised 1876
Edition N/A
Copyright N/A
Levelled N/A

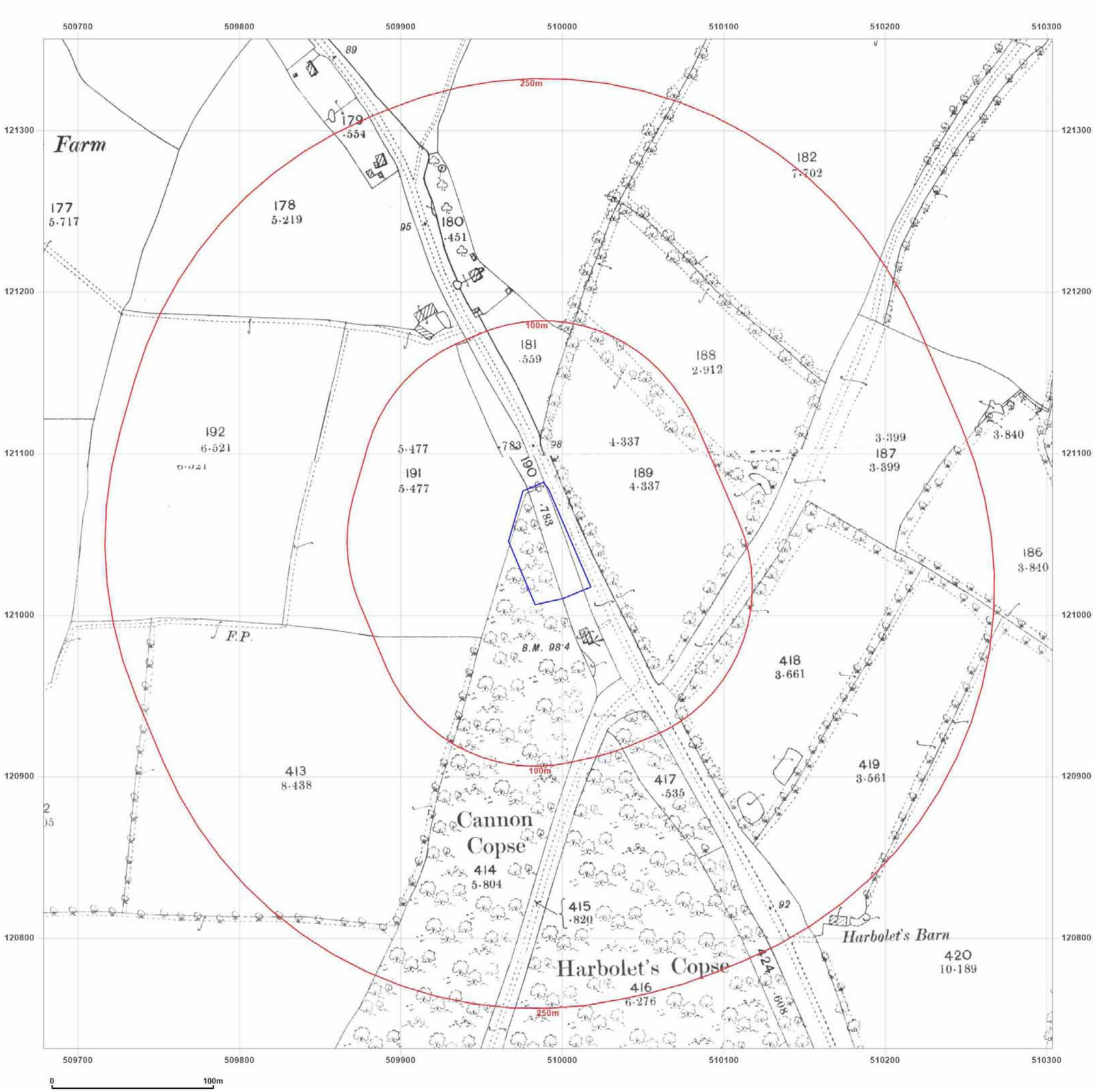
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Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

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Production date: 05 December 2024

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



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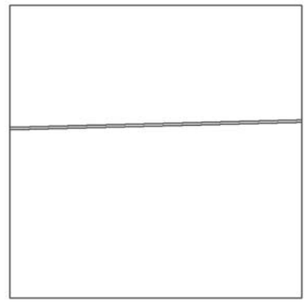
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Scale: 1:2,500

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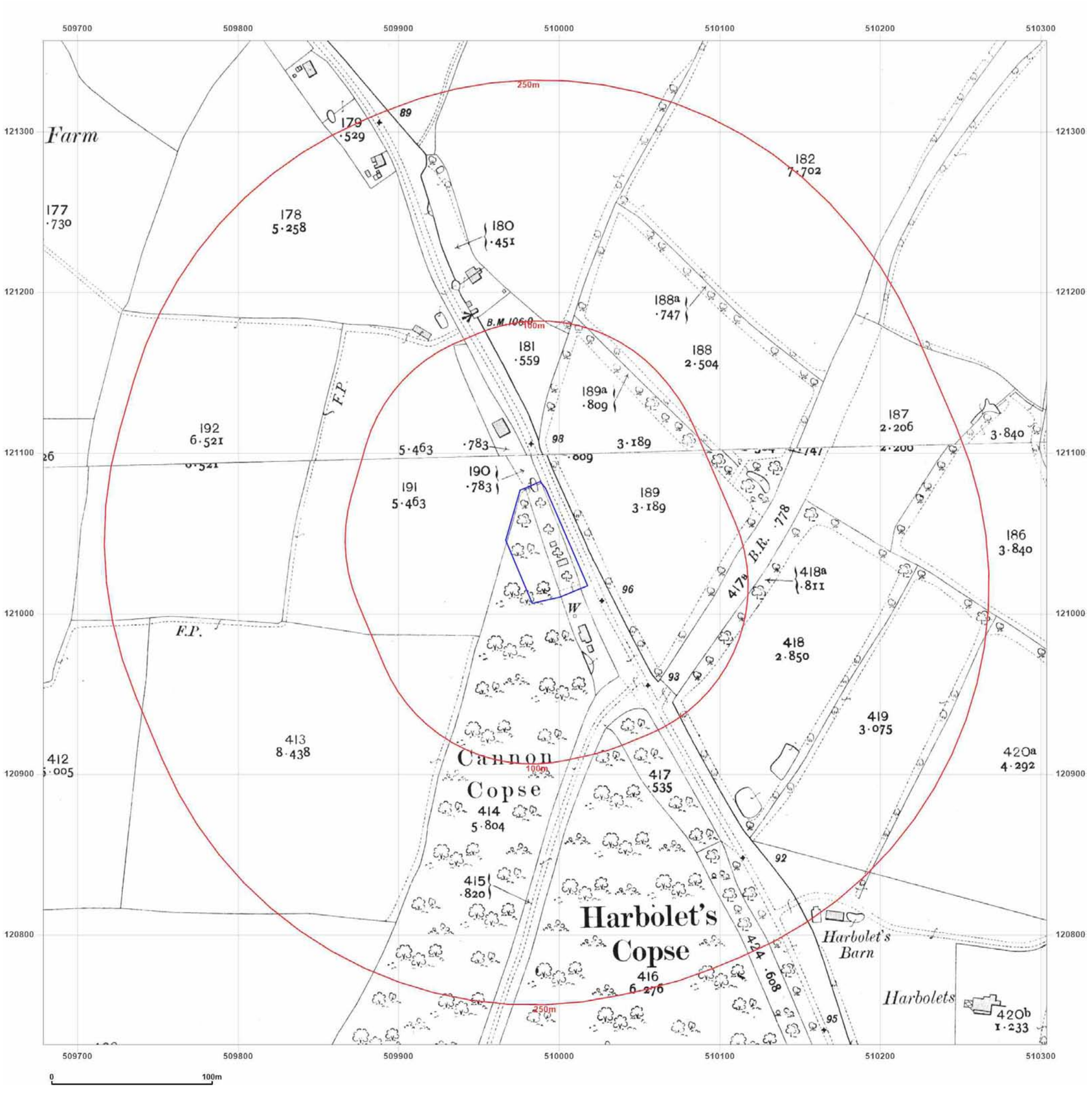
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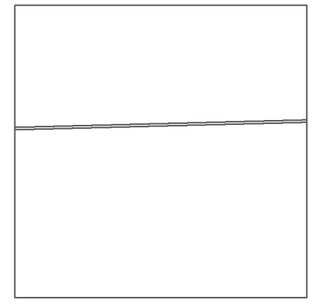
Thistledown Cottage, Harbolets Road, West Chiltington, RH20 2LG

Client Ref: 781
Report Ref: HMD-47-9N4-RXG-67W-P43
Grid Ref: 509991, 121044

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

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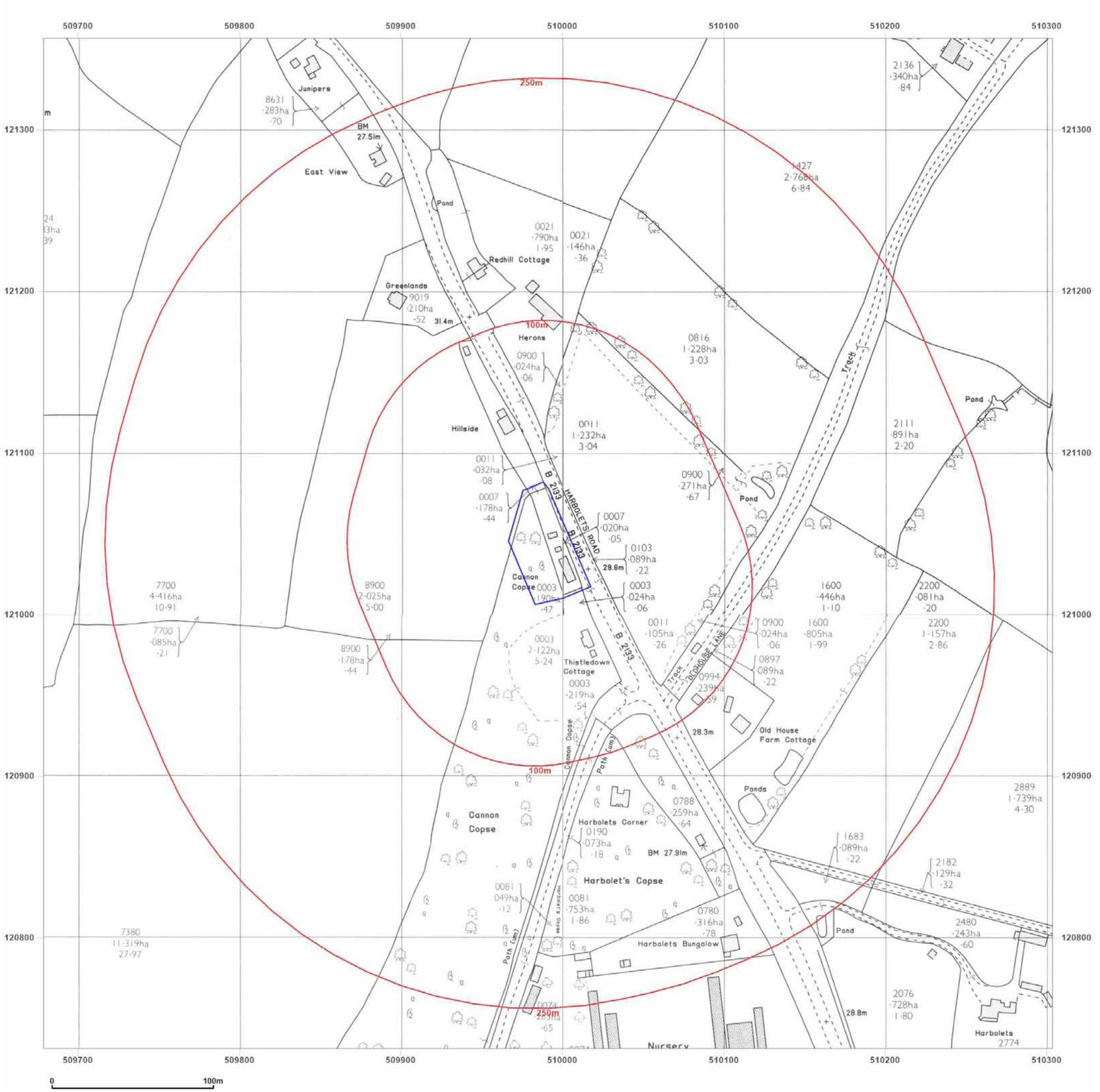
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Site Details:

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Client Ref: 781
Report Ref: HMD-47-9N4-RXG-67W-P43
Grid Ref: 509991, 121044

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

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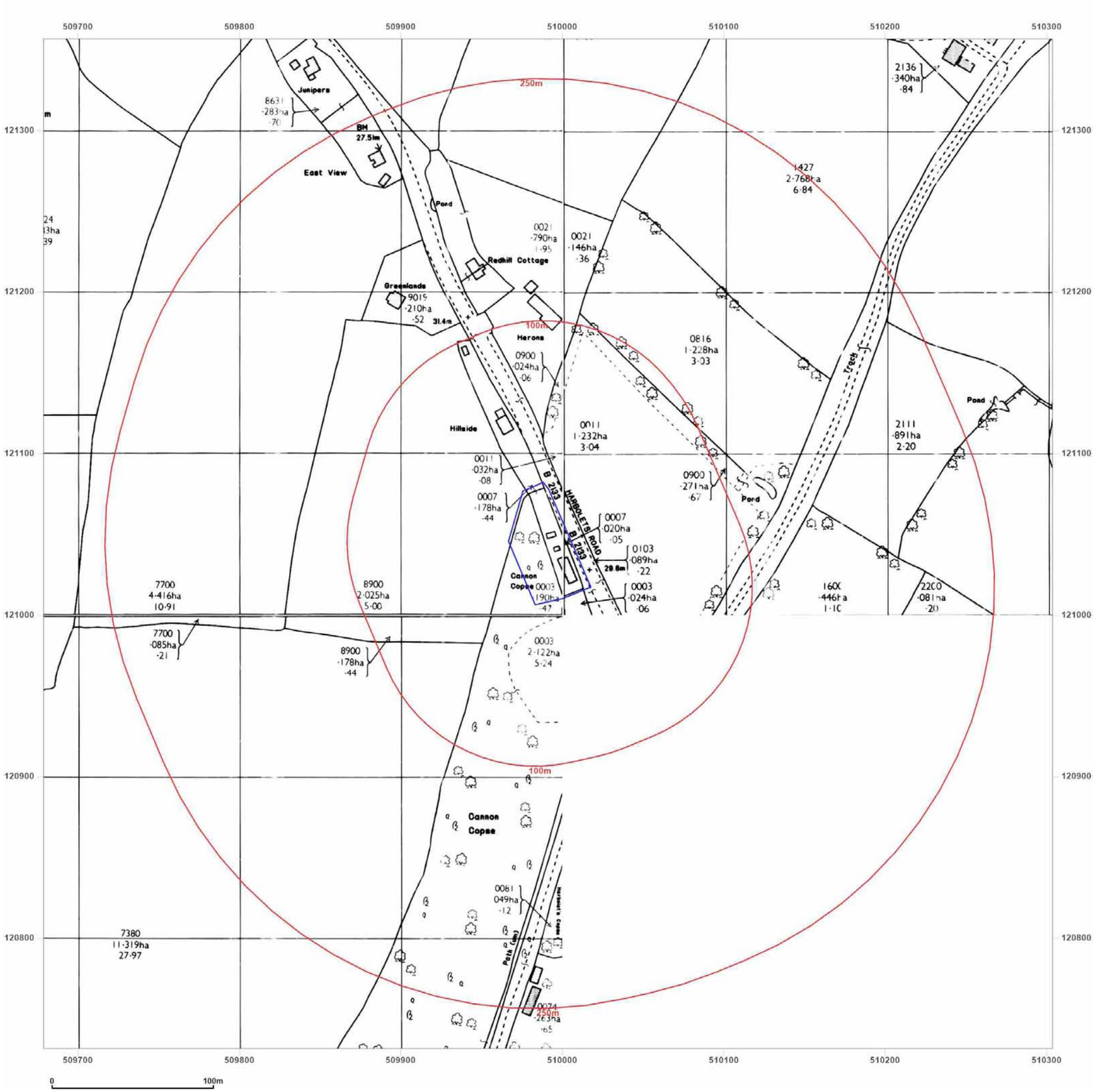
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Client Ref: 781
Report Ref: HMD-47-9N4-RXG-67W-P43
Grid Ref: 509991, 121044

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

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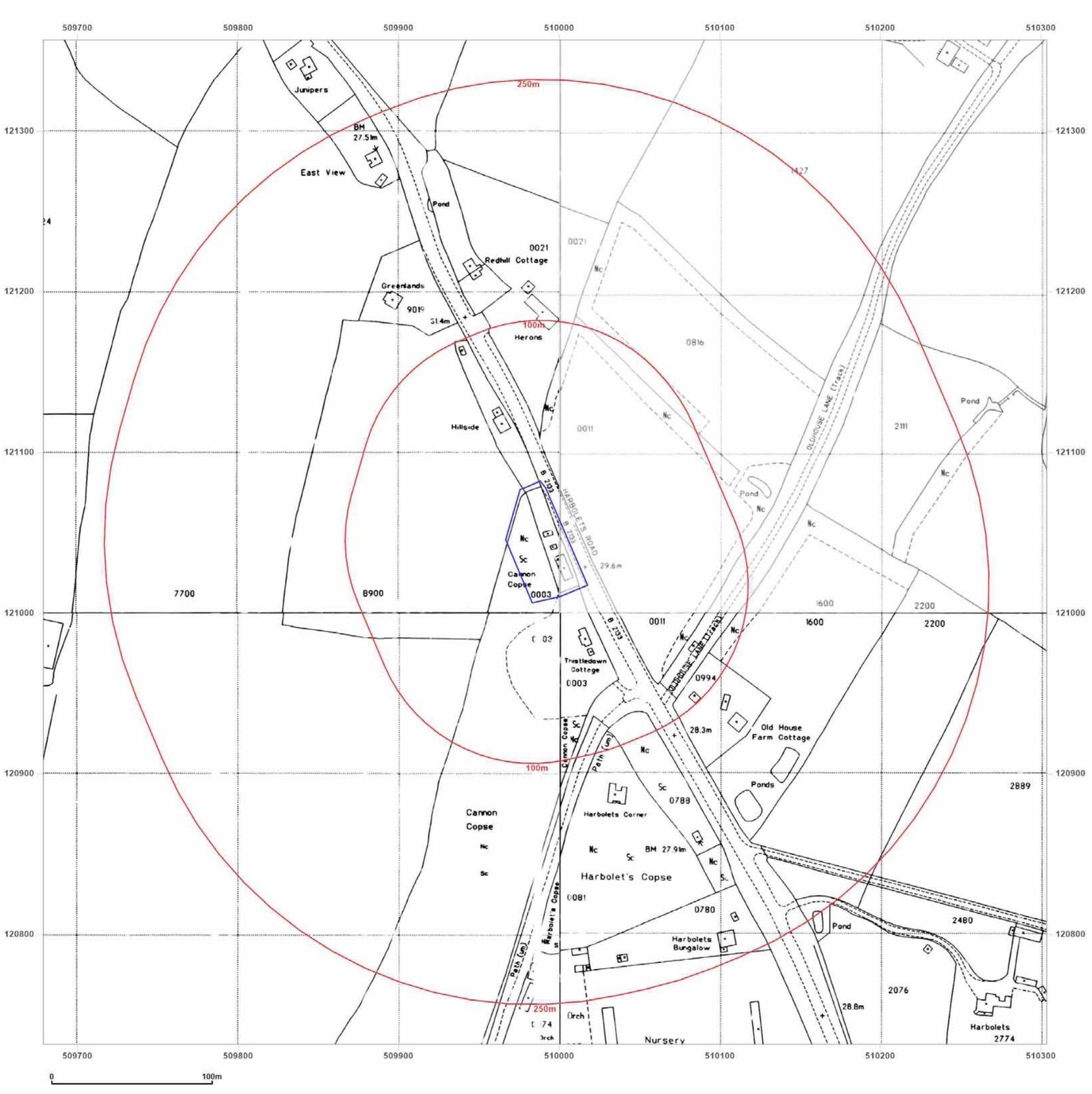
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Site Details:

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Client Ref: 781
Report Ref: HMD-47-9N4-RXG-67W-P43
Grid Ref: 509991, 121044

Map Name: National Grid
Map date: **1993-1994**
Scale: 1:2,500
Printed at: 1:2,500

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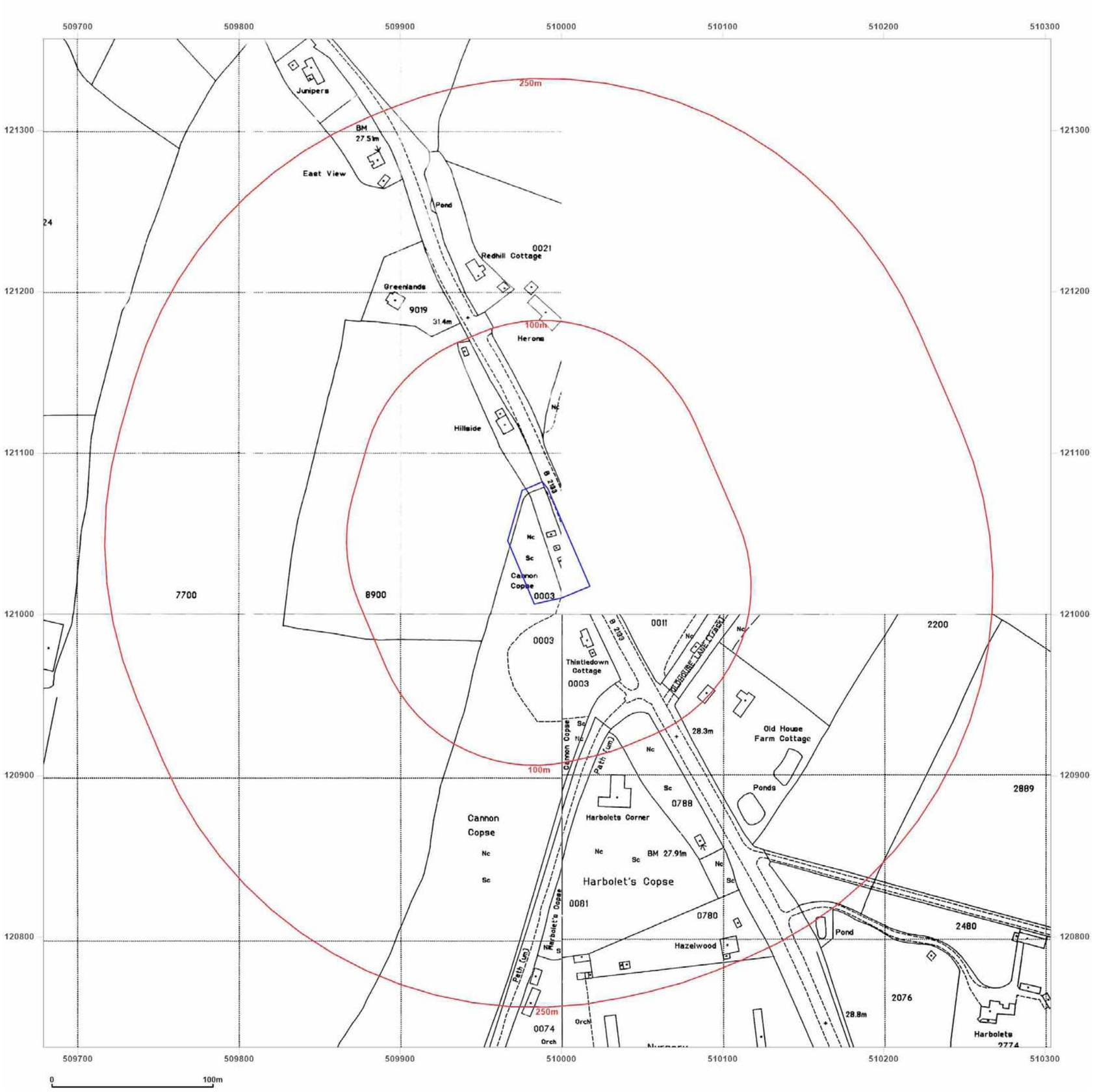
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Site Details:

Thistledown Cottage, Harbolets Road, West Chiltington, RH20 2LG

Client Ref: 781
Report Ref: HMD-47-9N4-RXG-67W-P43
Grid Ref: 509991, 121044

Map Name: National Grid

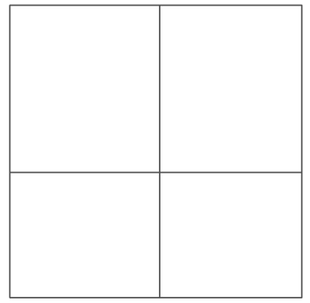
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Scale: 1:2,500

Printed at: 1:2,500

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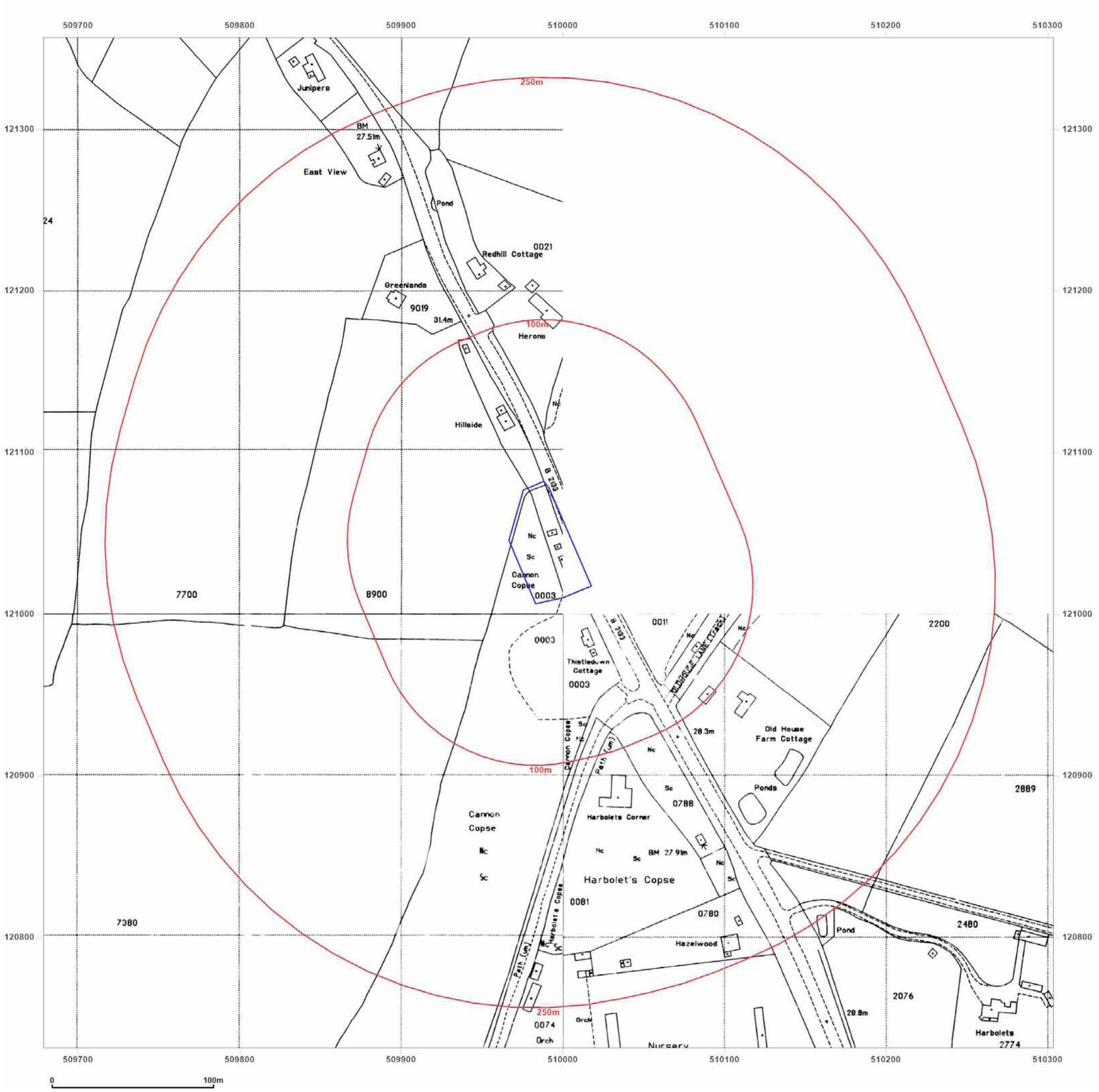
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Client Ref: 781
Report Ref: HMD-47-9N4-RXG-67W-P43
Grid Ref: 509991, 121044

Map Name: National Grid
Map date: **1993-1994**
Scale: 1:2,500
Printed at: 1:2,500

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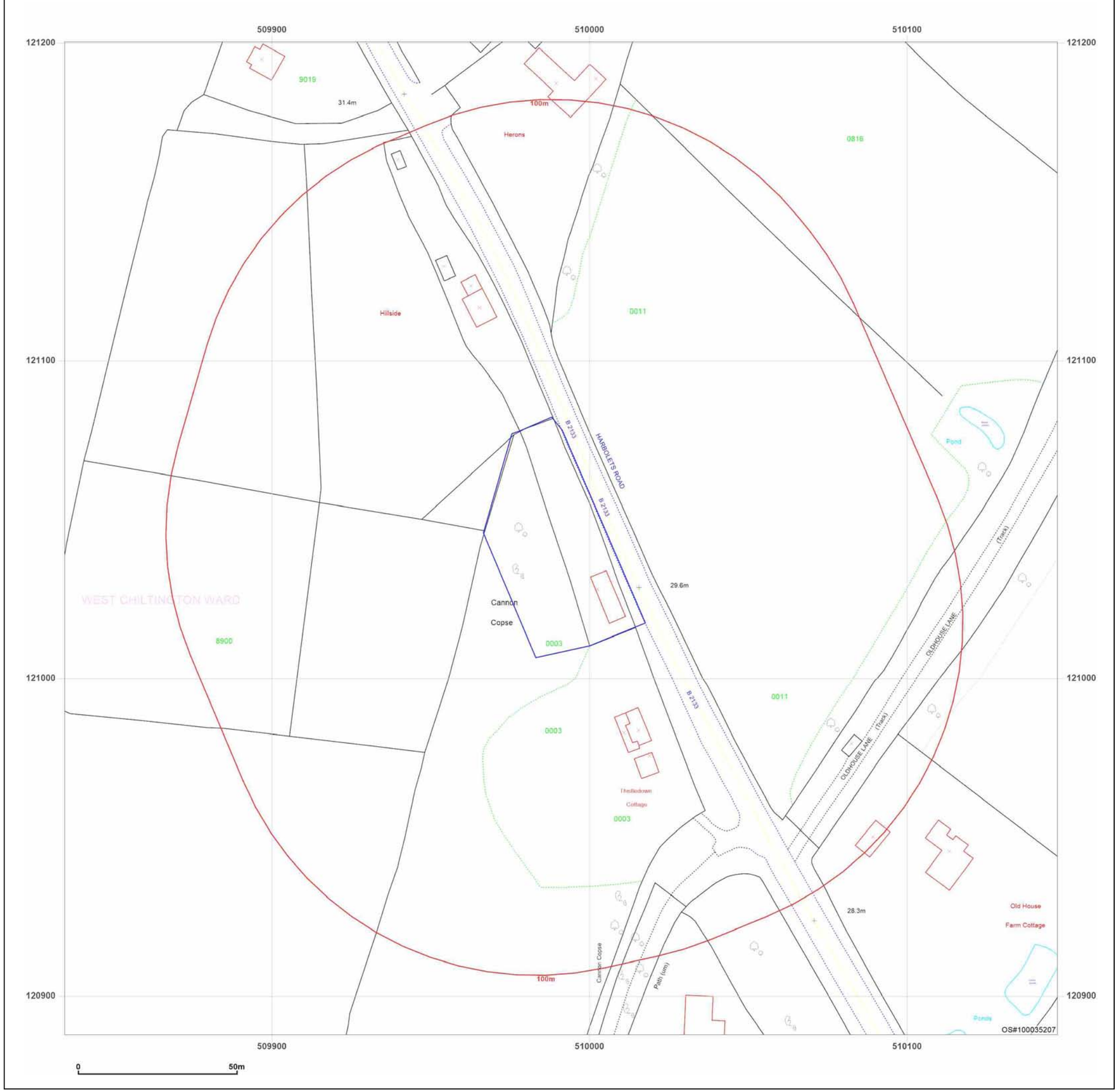
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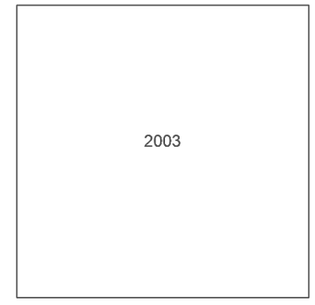
Site Details:

Thistledown Cottage, Harbolets Road, West Chiltington, RH20 2LG

Client Ref: 781
Report Ref: HMD-47-9N4-RXG-67W-P43
Grid Ref: 509991, 121044

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

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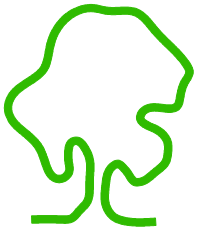
APPENDIX C
Photographs



Photograph 1: Stable building to be converted.

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APPENDIX D
GroundSure EnviroInsight Report
(Sent separately)



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web site : www.easltd.co.uk