TIMOTHY SHERLOCK

DUCKMOOR BARN, WOODDALE LANE, BILLINGSHURST,
WEST SUSSEX, RH14 9DZ

Preliminary Contamination Risk Assessment

May 2025

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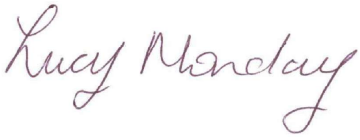
Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	**Data**
Report Reference	807/NJA/TSherlock/DuckmoorBarn/PCRA
Date	May 2025
Client	Timothy Sherlock
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning Submission
Revisions	-
Prepared by	Lucy Monday BSc (Hons), ACIEEM  Signed
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CONTENTS

1. CAUTION

2. THE SITE & PROPOSED DEVELOPMENT

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

4. SITE DEVELOPMENT HISTORY

5. THE EXISTING SITE

6. RECORD DATA SEARCH RESULTS

7. POTENTIAL SOURCES OF CONTAMINATION

8. RISK ASSESSMENT

9. CONCLUSIONS

10. RECOMMENDATIONS

APPENDICES

APPENDIX A: **Site Plans**
APPENDIX B: **Historic Maps**
APPENDIX C: **Photographs**
APPENDIX D: **GroundSure EnviroInsight Report**
APPENDIX E: **Conceptual Model**

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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 Health), 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 an agricultural barn with adjacent access within an agricultural holding located to the southeast of Wooddale Lane, approximately 1 km east of Billingshurst. The site area is approximately 0.06 ha. The Ordnance Survey (OS) map reference for the site is TQ 09961 26278. The site elevation is approximately + 35 m OD.

2.2 A Class Q prior notification for the conversion of an agricultural barn into a dwellinghouse (Class C3).

2.3 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 Weald Clay Formation (mudstone), in an area of low to very low fracture permeability. There is no recorded superficial geology or made ground at or immediately adjacent to the site.

3.2 The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) shows the site to lie on Unproductive Strata. The site does not lie within a groundwater Source Protection Zone (SPZ). The site is not deemed to be hydrogeologically sensitive.

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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 River Adur lies approximately 275 m east of the site.

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 1:2500	The site comprises part of an undeveloped plot of land to the south and east of Wooddale Lane. A path extends through the field east-west, crossing the site where it joins with Wooddale Lane.	Surrounding land comprises irregular shaped fields. The River Arun lies ~275 m east of the site. Buildings associated with Wooddale Farm lie 200 m north. There are at least six ponds between 150 m and 300 m north of the site. Duckmoor Cottage lies ~170 m north-northwest of the site on the edge of Duckmoor Copse and a small structure lies 95 m northwest of the site.
1897 1:2500	No change.	There is a spring shown just north of Duckmoor Cottage. The small structure 95 m northwest has been removed.
1911 1:2500	No change.	No significant change.
1971 1:2500	The line of the footpath crossing the site appears slightly altered, with a wooded boundary to the field.	Overhead power lines and a pylon have been installed ~ 60 m south. Duckmoor Cottage is no longer shown to be present, but a new cottage, Wooddale Cottage has been developed on land to the northeast.
1993 1:2500	The footpath crossing the site is no longer shown to be present.	No significant change.

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2003 1:2500	The site has been developed with the existing barn, which is shown as two adjoining structures (north and south).	Duckmoor Farmhouse has been developed within the field to the east of the site and a new boundary line has been shown separating the field into two plots, one containing the barn and the other containing the Farmhouse. A small structure has been developed within the field to the north of the site, on the northwest side of Wooddale Lane.

4.2 The post war development history may also be traced from the planning history of the site. No relevant applications have been found in this case.

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 4.2 below.

TABLE 4.2
A SUMMARY OF RECENT AERIAL PHOTOGRAPHS

Photo date	Features on site	Features adjacent to the site
29/08/1999	The barn has been developed on site by this time and appears to remain fully intact (i.e. not damaged by fire).	The wider plot appears to comprise rough grassland, with crops and pasture on adjacent land. There is an unidentified feature within rough grassland on the boundary of the field to the east. This looks to be a pond within a landscaped area associated with Duckmoor Farmhouse on later mapping.
17/07/2005	The barn remains but some evidence of damage can be seen on the roof. This does not appear extensive.	Land to the east appears to form part of the garden of Duckmoor Farmhouse, including a small pond.
31/08/2012	It appears that the southern section of the barn roofing is damaged, but the northern section appears intact.	Rubble piles, believed to be those observed on site today, are present on land to the south of the barn, and the land surrounding the barn appears to be less managed, reverting to scrub.

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14/05/2018	The majority of the roofing of the southern section of the barn is now missing, mainly within the southwest corner of the building where most fire damage was evident during the site walkover (see below).	Vegetation has further matured.
24/04/2021	No significant change.	Vegetation has again further matured.

5. THE EXISTING SITE

5.1 The site was visited on 30 April 2025. Photographs of the site are provided in Appendix C.

5.2 The site (within the redline boundary) comprises an agricultural barn together with a strip of land to the north and east of the site and an access strip which extends north to Wooddale Lane. Land surrounding the redline boundary, comprises sparsely vegetated and bare ground.

5.3 The site is accessed via a metal gate from Wooddale Lane to the north of the site. The access track into the site comprises compressed ground, there is no formal surfacing across the site.

5.4 The site excludes a square portion of the existing barn i.e. the southwest corner of the barn. However, this section of the barn is still considered within this assessment as it is deemed relevant to the past use and future use of the remaining area of the barn in terms of contamination potential and exposure. The roofing on this section of the barn will be replaced as part of the wider site's redevelopment for residential use.

5.5 The site comprises a dilapidated, metal frame, agricultural barn partially clad in corrugated asbestos cement fibre sheets and rain goods, which may also contain asbestos. A significant number of the sheets are damaged and fragments (and possibly fibres) from these sheets are considered likely to litter the ground. A pile of fibre cement sheets (likely to contain asbestos) are located adjacent to the western façade.

5.6 We understand that the barn and contents were victim to an arson attack ca 2000. We are told the barn was being used to store vintage cars at the time. The majority of fire damage appears to be located within the southwest corner of the barn, where the metal framework has distorted, and there is no roof cladding present. The pile of corrugated cement sheets mentioned above are believed likely to be from this section of the barn.

5.7 Items now stored / left within the barn include disused and damaged agricultural equipment (non-motorised), and a mower (motorised), cement mixer, Haras type fencing and concrete slabs. An empty metal bin and an empty 200 litre

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drum were also noted within the northeast corner of the barn. There is also a porta-loo within the barn, which appears to be a latter addition, possibly associated with the (partial) clean-up period following the fire.

5.8 Sorted rubble and earth piles lie to the south of the site (outside the redline boundary, but within the wider plot), together with other scattered building materials surrounding the barn. The rubble pile appears to comprise concrete, brick and earth, and may contain asbestos fragments. The earth pile comprises mainly soil with wood and smaller fragments of building materials which may also include asbestos.

5.9 A pylon and wires running roughly east-west, lie immediately south of the site.

6. RECORD DATA SEARCH RESULTS

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

6.1.1 *Past Land Use*

There are two 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 two electricity substations located 339 m north and 341 m north. These installations are not likely to have impacted the site.

6.1.2 *Waste and Landfill*

There is one record of an historic landfill within 500 m of the site. This is listed as an inert, commercial, household waste site located 213 m southwest (to the west of Wooddale Lane) and operating between 1960 and 1965. The licence for the site was issued 1/1/1976, suggesting the landfill was not regulated during operation. The source and type of material in this case may be uncertain.

There are records of seven activities involving the storage, treatment, use or disposal of waste within 500 m which are exempt from needing a permit. Five relate to the storage of sludge, two of which are on land 100 m southwest of the site. One is for the use of waste in construction and one for spreading waste on agricultural land to confer benefit.

6.1.3 *Current Industrial Land Use*

There is one record of current potentially contaminative industrial land uses within 250 m. This relates to a pylon ~54 m south of the site which supports power cables extending east – west.

There is one record of a licensed discharge within 500 m of the site. This is for final/treated effluent discharge into a tributary of the River Adur at Wooddale

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House ~191 m northeast of the site. This is not considered likely to impact the site.

6.1.4 *Hydrogeology, Hydrology and Flood Risk*

The site lies on Unproductive Strata, with a low leaching potential. The closest bedrock aquifer being a Secondary A aquifer located approximately 76 m southwest

The site does not lie within a superficial aquifer. The closest superficial aquifer lies approximately 139 m east, within the adjacent field, associated with River Terrace Deposits (sand and Gravel), associated with the River Adur.

The site does not lie within a groundwater Source Protection Zone and there are no groundwater, surface water and potable water abstraction licences within 2000 m of the site.

The site does not lie within 20 m of a Main River (as identified by the EA). The River Adur lies >250 m east of the site. Other surface water features include a pond located ~225 m northeast, and water features / ponds (likely to be lined ornamental ponds) at Duckmoor Farmhouse located ~ 100 m to the northeast.

The site lies within Flood Zone 1 (low risk of flooding), and at negligible risk of ground and surface water flooding.

6.1.5 *Environmental and Habitat Designations*

There are records of 35 designated environmentally sensitive sites within 2000 m of the site. These include one Site of Special Scientific Interest (SSSI), and 34 areas of designated ancient and semi-natural woodland, the closest of which lies some 118 m to the northeast.

The site lies within the Coneyhurst Cutting SSSI Risk Impact Zone. Coneyhurst Cutting (an earth heritage site) lies some 1740 m south of the site. The conversion of the barn for a single residential dwelling is not considered likely to pose a contamination risk to this site.

The site does not lie within a Nitrate Vulnerable Zone.

The site has not been recorded as priority habitat, but there is recorded priority habitat within 250 m of the site. This includes five areas of deciduous woodland, the closest of which lies some 46 m northwest. The proposed conversion of the barn to a single residential dwelling is not considered likely to impact this 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.

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There are no records of BritPits within 500 m.

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

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 The site was first developed with the existing barn between 1993 and 1999. We understand that the barn was first used in association with the farm, but later used to store vintage cars when it was victim to an arson attack ca 2000. The risk of contamination during the barn's use for agricultural purposes is fairly low, possibly limited to fuel / oil leaks from agricultural machinery / equipment. But the fire is likely to have caused more significant contamination of the ground within and immediately adjacent to the barn. Contaminants may / are likely to include polyaromatic hydrocarbons (PAH) from incomplete combustion, asbestos from the damaged cladding and rain goods, petroleum hydrocarbons from fuels and oils within the vehicles (and which may have leaked prior to the fire), and heavy metals, including but not limited to lead.

7.2 Building materials from the barn have been sorted and there is a rubble pile and an earth pile located within the wider plot to the south of the barn. These materials, together with the remaining scattered building materials in and around the barn, have some potential for contamination, notably asbestos.

7.3 Adjacent land use surrounding the wider plot comprises crop and pasture land together with the grounds associated with the residential property, Duckmoor Farmhouse, owned by the applicant. These land uses are considered to be of generally low contamination risk.

7.4 However, there is a record of an historic landfill located ~213 m southwest (to the west of Wooddale Lane). The site is listed to have taken inert, commercial, and household waste between 1960 and 1965. The licence for the site was issued 1/1/1976, suggesting the landfill may not have been regulated during operation. The source, type and volumes of materials in this case may be uncertain. The location of this site lies within an area identified as Unproductive Strata of low leaching potential. There is a strip of Secondary A bedrock between the study site and the landfill area, which extends southeast-northwest. It is not known if the wider area has been impacted by leachate or ground gas from this source.

7.5 Sludge has also been stored on land ~ 100 m southwest of the site on Duckmoor Farm. This is believed to lie within the Secondary A Aquifer located to the south of the site. Sludge may also be a potential source of gas.

7.6 Further investigation is required in this case to confirm gas risk posed to the site. Whilst gas risk decreases with time, the type, volume and depth of material deposited is not confirmed.

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7.7 Approximately 54 m south of the site is a pylon which supports power cables extending east – west. High-voltage pylons emit static and magnetic fields which may pose a risk to site users.

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.

8.2 Source

8.2.1 From a review of available information, it is considered that there is some potential for asbestos, PAH, TPH and heavy metal contamination of the site associated with historic land use and a fire which significantly damaged the building. The site may also be at risk of ground gas associated with a local landfill and sludge pit, and the site lies within ~50 m of a high voltage power line.

8.3 Receptor

8.3.1 It is proposed to redevelop the site for residential use. The redline boundary does not include any proposed garden / soft landscaping, but the site does lie within a wider plot subject to related contamination concerns. 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) and the wider environment (not considered to be particularly hydrogeologically sensitive).

8.4 Source – Receptor Pathway

8.4.1 Site workers (notably demolition and ground workers) may come into contact with building materials containing asbestos, contaminated soil, groundwater and/or soil gas during the development of the site. Appropriate industrial hygiene measures will be required to reduce the risk of exposure to workers during the development phase.

8.4.2 In the absence of remediation, future site users and maintenance workers may come into contact with contamination.

8.4.3 Whilst the redline boundary is limited to the footprint of the dwelling and the adjacent area which will form the future access and parking area (hard cover), future site users may still come into direct contact with contaminated soils present within the wider surrounding plot, and/or may consume produce grown within this area. Exposure to contamination in this case may be via dermal contact, inhalation and/or ingestion.

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8.4.4 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).

8.4.5 Future site users and the new dwelling may be exposed to ground gas and possibly leachate associated with the landfill and sludge pit. The risk is reduced by the low permeability of soils both at the landfill site and at the study site, but it is noted that a Secondary A Aquifer lies between these two sites. Further assessment and/or protection measures will be required.

8.4.6 Future site users may be impacted by electric and magnetic fields from the power lines which cross land to the south of the site. The full impacts of exposure are not fully known, but the risk is considered likely to increase with duration of exposure.

8.4.7 The wider area is not considered likely to be at risk from contamination within the site, due to the low permeability of soils in this area.

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 associated with fire damage and the presence of damaged ACMs.	Contamination risk associated with historic fire, landfill and sludge pit.	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 (mudstone), which is an Unproductive Strata. The site does not lie within a groundwater Source Protection Zone and is not considered to be hydrogeologically sensitive.

9.2 It is proposed to redevelop the site for residential use. While the redline boundary of the site is restricted to the building footprint and adjacent access, the site does lie within a wider vegetated plot likely to be subject to similar contamination risks.

9.3 The site has been used for agricultural use and vehicle storage, but has also been subject to significant fire damage, likely to have cause ground contamination. There are building materials on site likely to contain asbestos. The site also lies within 250 m of historic landfill and 50 m of high voltage power lines.

9.4 The site is considered likely to be at risk of asbestos, PAH, TPH, and heavy metal contamination, and may be at risk from ground gas and electric and magnetic radiation.

9.5 The site is not within a radon-affected area.

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

TABLE 9.1
RISK ASSESSMENT MATRIX

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

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

9.7 In this case, potential for moderate contamination has been identified. The probability of impact for residential use where the site is restricted to hardcover only is low-moderate, but may be increased where future site users have access to the wider plot, also likely to be subject to the same contamination factors. The risk of exposure to ground gas and radiation is presently unknown and will require further investigation / assessment. The overall risk rating for the site at the present time is 2 – 3, moderate risk.

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10. RECOMMENDATIONS

10.1 Further investigation and remediation is required in relation to the proposed redevelopment of this site. The scope of such works should be agreed with the local planning authority / Environmental Health.

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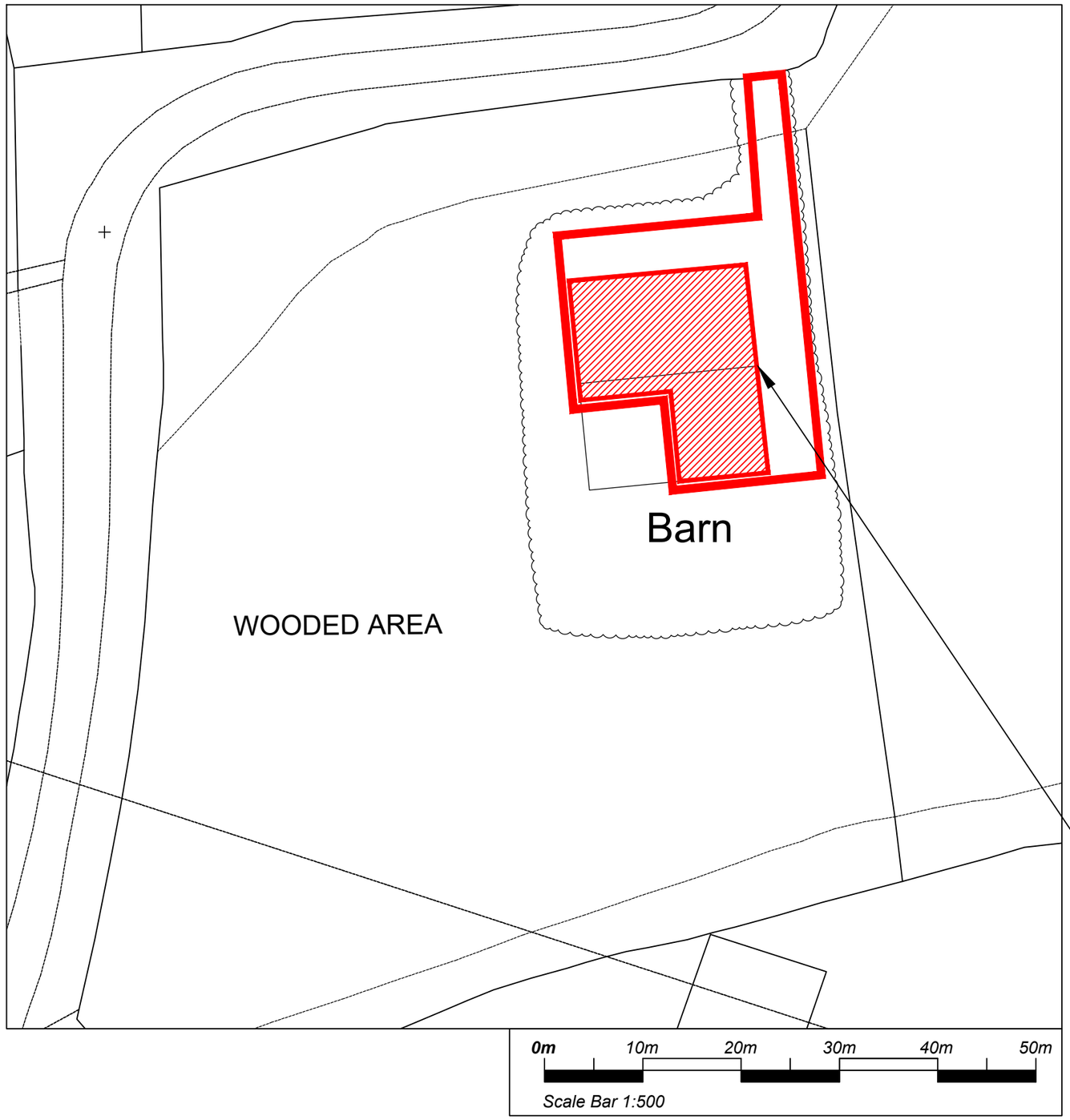
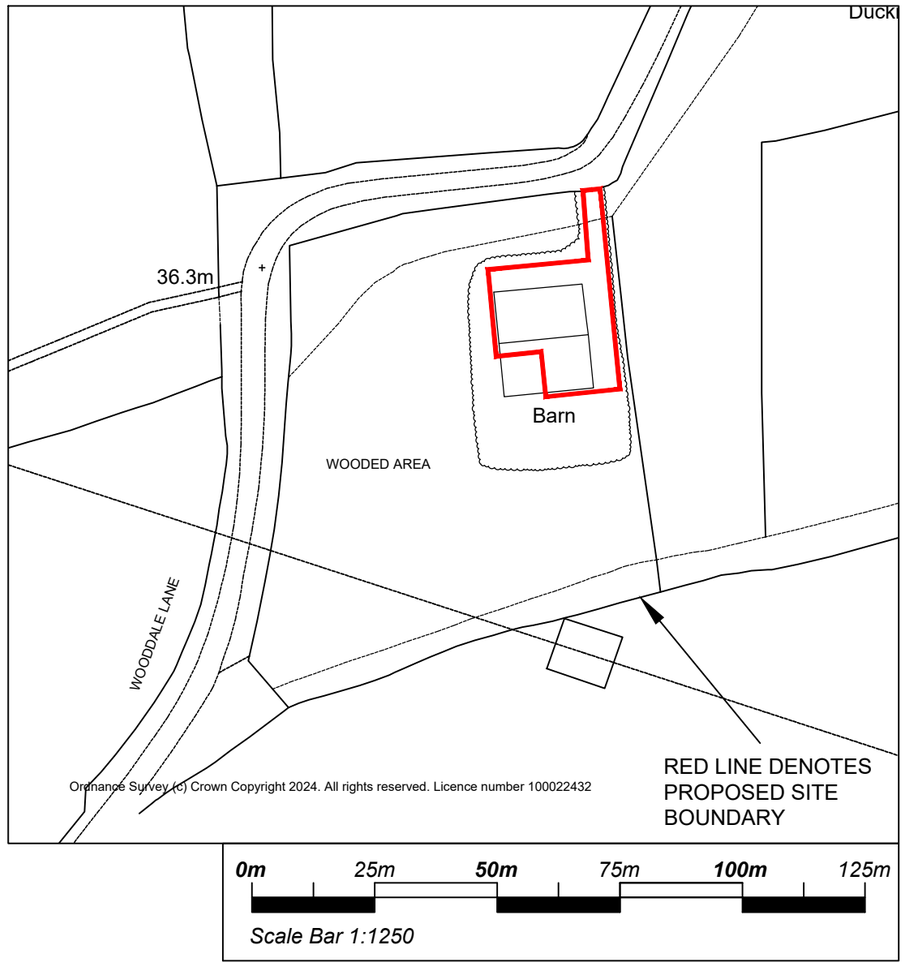
APPENDIX A
Site Plans



SITE BLOCK PLAN (1:500)

NORTH



SITE LOCATION PLAN (1:1250)

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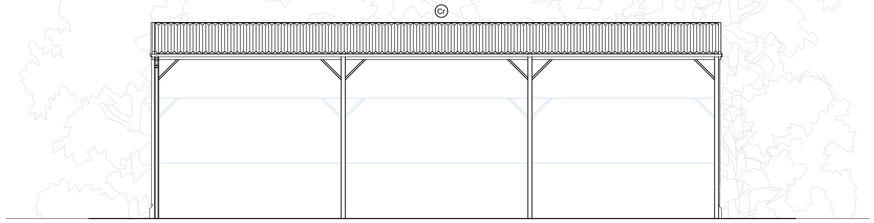
CLIENT: MR AND MRS SHERLOCK

PROJECT: CLASS Q CONVERSION

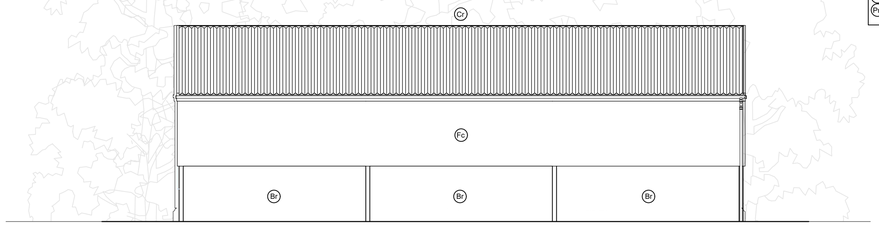
REV	DESCRIPTION	DATE
P1	ISSUED FOR PLANNING	04.2025

DRAWING: SITE LOCATION & BLOCK PLAN
DUCKMOOR BARN, WOODDALE LANE,
BILLINGSHURST, WEST SUSSEX, RH14 9DZ

SCALE @ A3	DATE	DRG No	REVISION
1:500 , 1:1250	APRIL 2025	NJA015 / 01	P1



EXISTING NORTH ELEVATION
SCALE 1:100



EXISTING SOUTH ELEVATION
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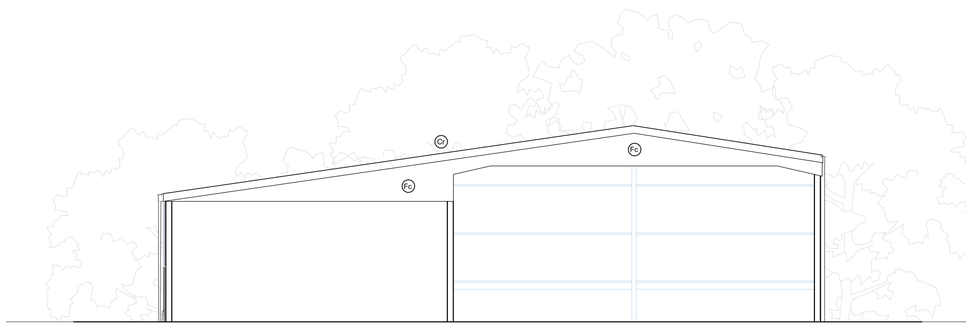

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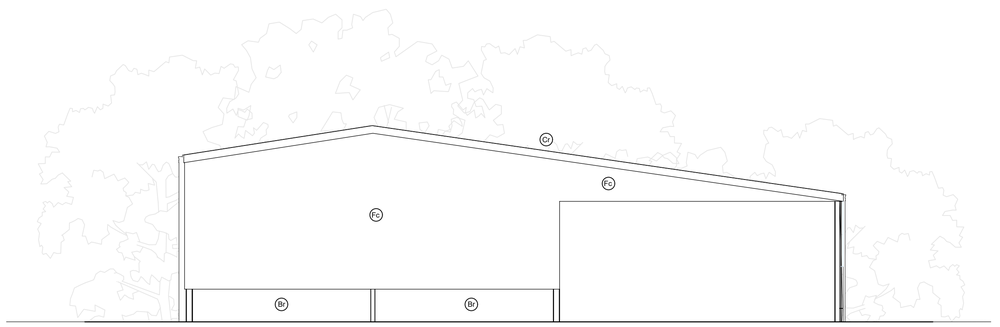

EXISTING WEST ELEVATION
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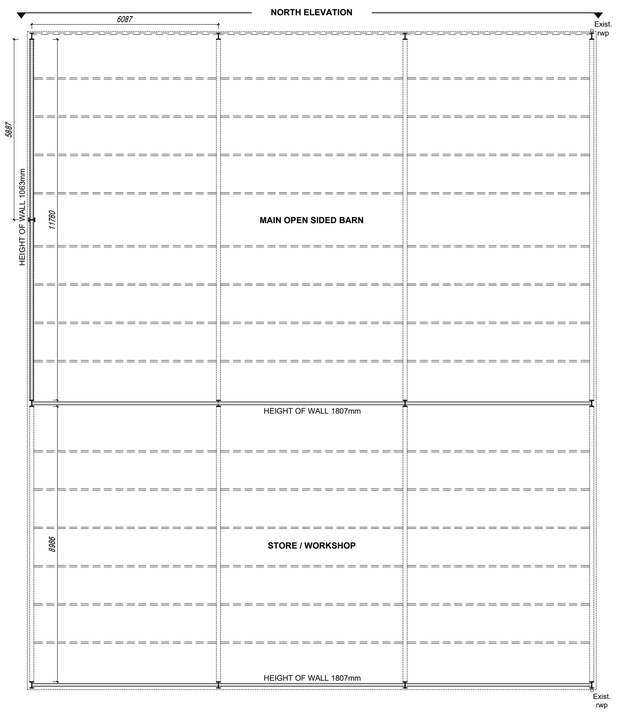
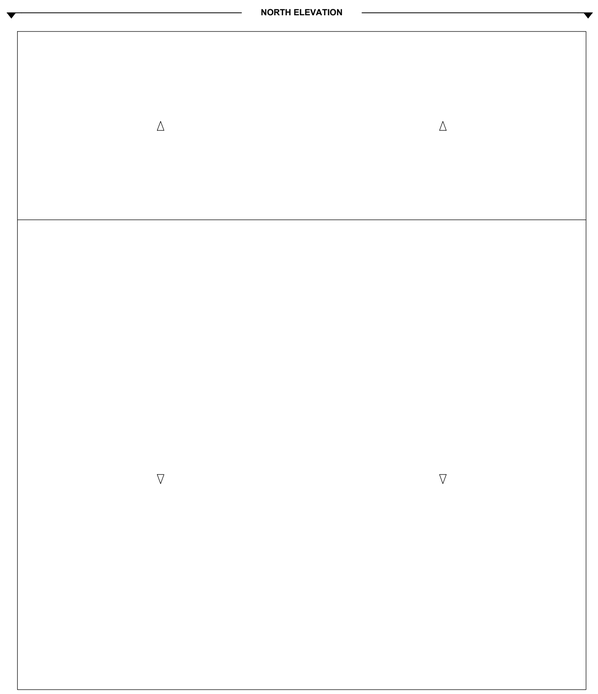
N O R T H



EXISTING GROUND FLOOR PLAN
SCALE 1:100



EXISTING ROOF PLAN
SCALE 1:100

0m 1 2 3 4 5

Scale Bar 1:100

MATERIALS KEY:

- (T) Concrete interlocking tile roof.
- (Pt) Plain clay tile roof.
- (Fr) Flat Roof.
- (Cr) Fiber Cement Roof.
- (Ir) Insulated Roof Panels
- (St) Slate Tile Roof.
- (Br) Brickwork.
- (Th) Tile hanging.
- (Re) Render Finish.
- (Tc) Timber Cladding.
- (Fc) Fiber Cement sheets
- (Sn) Stone Finish
- (Pr) Pebble Dash Render

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Notes

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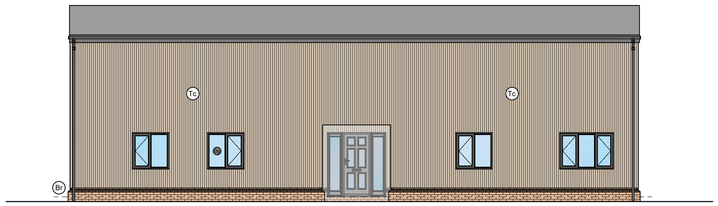
CLIENT
MR AND MRS SHERLOCK

PROJECT
CLASS Q CONVERSION

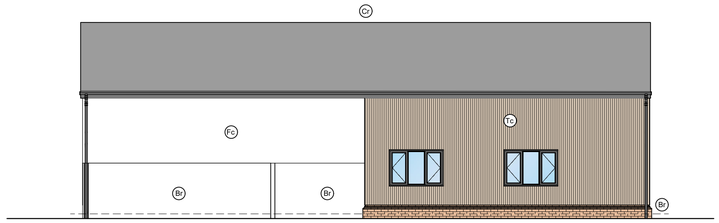
DRAWING
EXISTING PLANS AND ELEVATIONS
DUCKMOOR BARN, WOODDALE LANE,
BILLINGSHURST, WEST SUSSEX, RH14 9DZ

STATUS
PLANNING

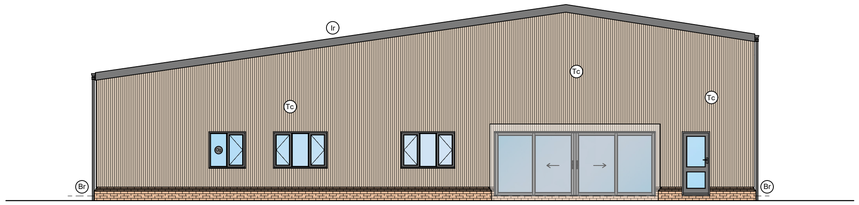
SCALE @ A1	DATE	DRG No	REVISION
1:100	APRIL 2025	NJA015 / 02	P1



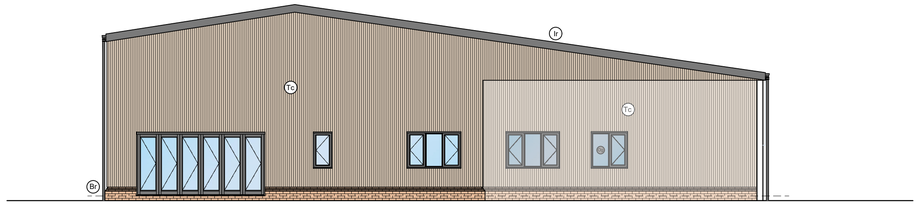
PROPOSED NORTH ELEVATION
SCALE 1:100



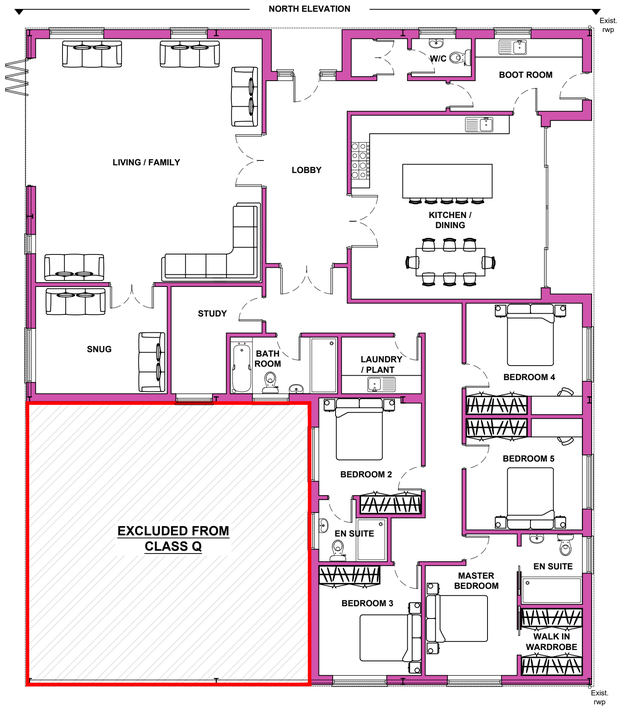
PROPOSED SOUTH ELEVATION
SCALE 1:100



PROPOSED EAST ELEVATION
SCALE 1:100

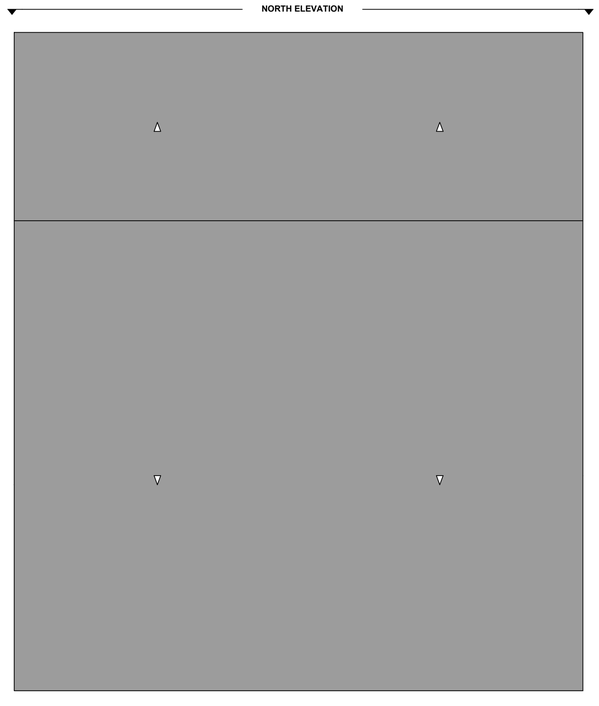


PROPOSED WEST ELEVATION
SCALE 1:100



0m 1 2 3 4 5
Scale Bar 1:100

PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED ROOF PLAN
SCALE 1:100

N O R T H

MATERIALS KEY:

- (T) Concrete interlocking tile roof.
- (Pt) Plain clay tile roof.
- (Fr) Flat Roof.
- (Zr) Zinc Seam Roof.
- (Sr) Shingle Roof.
- (St) Slate Tile Roof.
- (Br) Facing Brickwork.
- (Th) Tile hanging.
- (Re) Render Finish.
- (Tc) Timber Cladding.
- (Pc) PVC Cladding.
- (Sn) Stone Finish
- (Pr) Pebble Dash Render
- (uW) uPVC sealed double glazed casement units.
- (Us) Sealed double glazed sliding sash all bar.
- (Og) Obscure glazed.
- (Bd) Bi-Fold doors - PC Aluminium
- (Pd) Patio Doors
- (Vw) Velux window.

This drawing is to be read in conjunction with all other relevant drawings and specifications.
Do not scale from this drawing. Use figured dimensions only. All levels and dimensions to be checked on site. All dimensional discrepancies are to be brought to the immediate attention of DMA BUILDING DESIGNS.
Responsibility cannot be accepted for alteration and/or deviation from this design without prior knowledge of DMA BUILDING DESIGNS.
Copyright reserved. This drawing may only be used for the client and location specified in the title block. It may not be copied or disclosed to any other third party without prior written consent from DMA BUILDING DESIGNS.
Prior to any works commencing on site, DMA BUILDING DESIGNS is to be contacted regarding the current status, revision or regulatory approval of this drawing.

Notes

Proposed GIA

Ground floor - 273.5m²

Total - 273.5m²

REV	DESCRIPTION	DATE
P1	ISSUED FOR PLANNING	04.2025

DMA BUILDING DESIGNS
UNIT 4B, RUDGWICK BRICKWORKS, LYNWICK ST
RUDGWICK, HORSHAM, WEST SUSSEX, RH12 3DH.
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CLIENT
MR AND MRS SHERLOCK

PROJECT
CLASS Q CONVERSION

DRAWING
PROPOSED PLANS AND ELEVATIONS
DUCKMOOR BARN, WOODDALE LANE,
BILLINGSHURST, WEST SUSSEX, RH14 9DZ

STATUS
PLANNING

SCALE @ A1	DATE	DRG No	REVISION
1:100	APRIL 2025	NJA015 / 03	P1

APPENDIX B
Historic Maps

See separate file

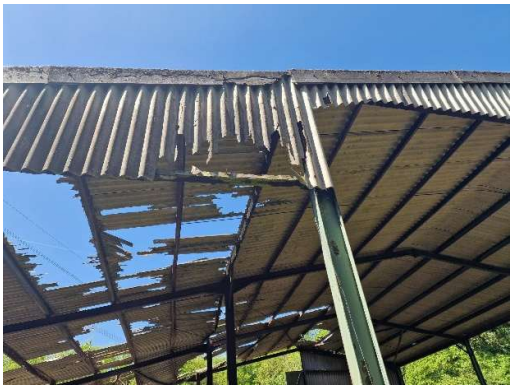
APPENDIX C
Photographs



Photograph 1:

The site comprises a dilapidated, metal frame, agricultural barn partially clad in corrugated asbestos cement fibre sheets and rain goods, which may also contain asbestos.

A pylon and power lines lie immediately south of the site.





Photographs 2 and 3: A significant number of the roofing sheets are damaged and fragments (and possibly fibres) from these sheets litter the ground. A pile of fibre cement sheets (likely to contain asbestos) are located adjacent to the western façade.



Photograph 4:

Southern section of the barn. The distorted metal frame damaged by fire can be seen here.

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Photograph 5:

Items now stored / left within the barn include disused and damaged agricultural equipment (non-motorised), and a mower (motorised), cement mixer, Haras type fencing and concrete slabs. There is also a porta-loo within the barn, which appears to be a latter addition, possibly associated with the (partial) clean-up period following the fire.





Photograph 6 and 7: An empty metal bin and an empty 200 litre drum were noted within the northeast corner of the barn.



Photograph 8:

Sorted rubble and earth piles lie to the south of the site (outside the redline boundary, but within the wider plot). The rubble pile appears to comprise concrete, brick and earth, and may contain asbestos fragments. The earth pile comprises mainly soil with wood and smaller fragments of building materials which may also include asbestos.

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Photographs 9 and 10: Scattered building rubble adjacent to the barn.

APPENDIX D
GroundSure EnviroInsight Report

See separate file

APPENDIX E:
Conceptual Model

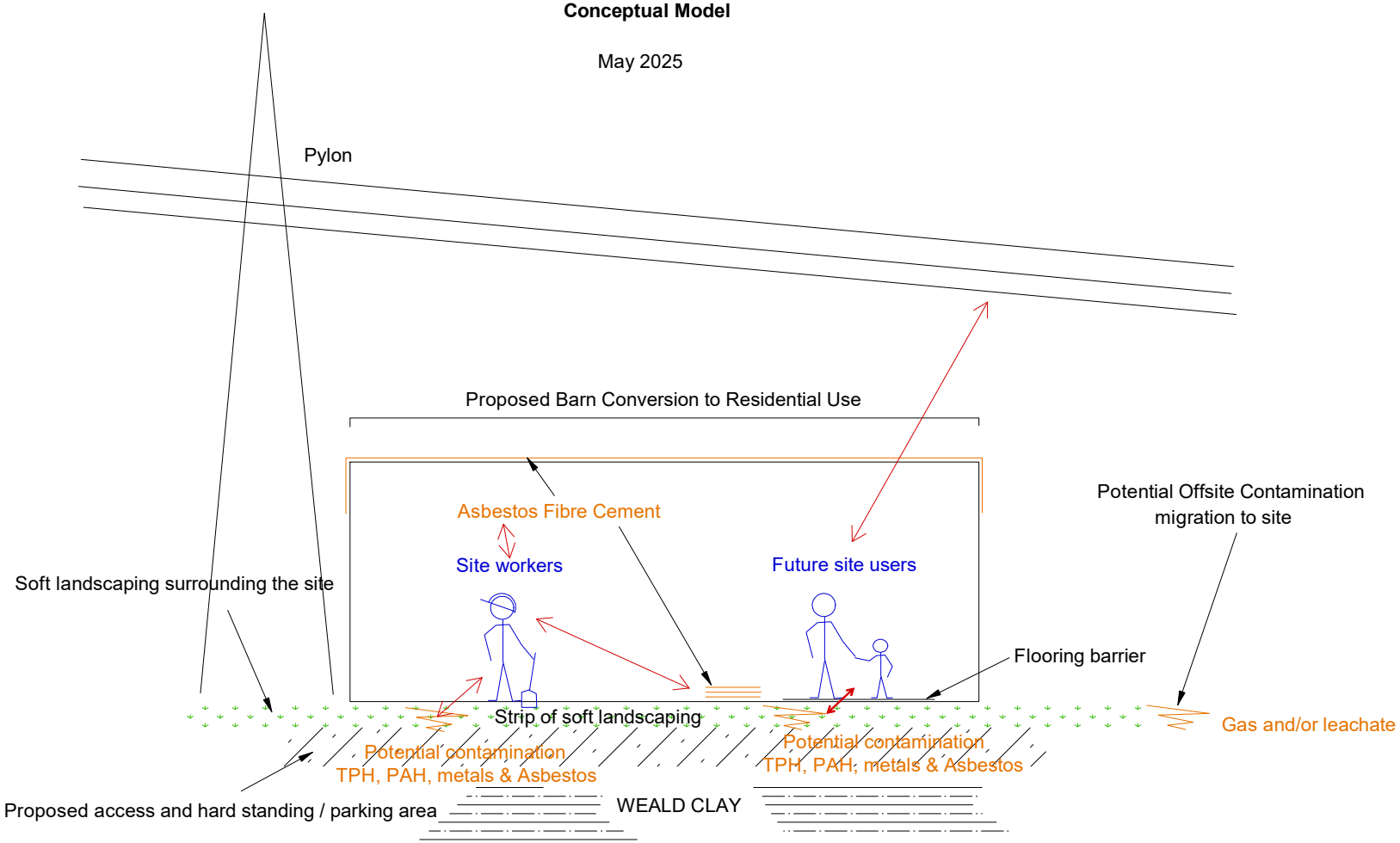
TIMOTHY SHERLOCK

DUCKMOOR BARN, WOODDALE LANE, BILLINGSHURST,
WEST SUSSEX, RH14 9DZ

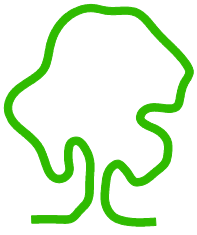
Preliminary Contamination Risk Assessment

Conceptual Model

May 2025



To be reproduced in Colour



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