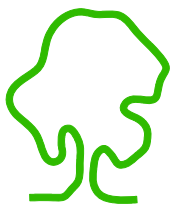


CHIDHURST LIMITED

ST JOHN'S FARM, TROUT LANE, BROOKS GREEN,
HORSHAM, WEST SUSSEX RH13 0JN

Preliminary Contamination Risk Assessment

September 2025



eas ltd

Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	837/Chidhurst/StJohnsFarm/PCRA
Date	September 2025
Client	Chidhurst Limited
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning submission
Revisions	-
Prepared by	Lucy Monday BSc (Hons), ACIEEM  Signed
Approved by	Eur Ing Malcolm McKemey BSc (Hons), CEng, CEnv, MICE, MCIWEM, MIEnvSc  Signed

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Preliminary Contamination Risk Assessment

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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, 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 several barns and hardstanding located on land to the east of Trout Lane. The site excludes an existing dwelling located towards the centre of the site. The site area is approximately 0.7 ha. The Ordnance Survey (OS) map reference for the site is TQ 13275 25517.
- 2.2 It is proposed to redevelop the site for residential use comprising two detached dwellings with surrounding gardens, and four (total) semi-detached dwellings with rear gardens, together with associated access and parking, and soft landscaping.
- 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). There are no records of superficial geology or artificial and made ground within 500 m of the site.
- 3.2 The Department for Environment, Food and Rural Affairs (Defra) online mapping (MAGIC) shows the site to lie within an area of unproductive strata. The site does not lie within a groundwater Source Protection Zone (SPZ). The site is not deemed hydrogeologically sensitive.
- 3.3 According to the EA's online Flood map for planning, the site lies within Flood Zone 1 (low risk of flooding from rivers and/or the sea).

4. SITE DEVELOPMENT HISTORY

- 4.1 The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix B, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date (Scale)	Features on site	Features within surrounding area (<250 m)
1876 (1:2,500)	- The site appears partially developed with Sussex Barn (the existing residence) developed as an 'L' shaped building. - The access route from Trout Lane to the site is developed and extends north through the site generally as seen today. There is a pond within the northeast corner of the site.	The site lies within a rural area, along the southern boundary of Madge Land Wood. Regular shaped fields with tree lined boundaries lie to the south and east. There is a property identified as Heathfields Farm (presumably the farm house) to the southeast of the site, with garden area extending south. There are two ponds to the southeast of the site within/adjacent to the garden area. Jockies Farm lies 200 m south. There is no other development within the area.
1897 (1:2,500)	- Further development has taken place. Sussex Barn is no longer shown as an 'L' shaped building, but is still present. - A new barn/stables has been developed to the west of Sussex Barn within the location of the existing office building (although not thought to be the same structure), together with a small structure to the northeast. - The pond within the northeast corner of the site appears to have been enlarged.	- The field to the east of the site appears to have been planted as an orchard. - The pond to the east of Heathfields Farm is no longer shown to be present. - Both Heathfields Farm house and Jockies Farm house are shown to have a well.
1911 (1:2,500)	- The small structure to the northeast of Sussex Barn has been removed. - A small structure, possibly a garage has been developed to the south of Sussex Barn. - The pond within the northeast corner of the site has been further enlarged.	- Heathfields Farm house has been significantly enlarged with an adjoining wing to the east of the original building. This is a large structure, which dwarfs the original building. - Orchard planting within the field to the east remains present.

1976 (1:2,500)	• The site has been further developed. The building to the west of Sussex Barn appears to be more similar in footprint to that of the office building today, but with an extension to the north. • The barns to the south of the site have been developed, together with the workshop to the northeast of Sussex Barn. • The pond within the northeast corner of the site remains. (The large barn within the northeast corner of the site not yet having been developed).	• Land to the southeast appears to have been redeveloped, and Honeysuckle Cottage developed to the east. • Orchard planting within the field to the east is no longer shown to be present. • Madgeland Wood, previously shown as deciduous woodland, is now shown as coniferous woodland.
1993 (1:2,500)	• The site has been further developed to include a long narrow building to the west of the workshop (no longer present), a large building to the east of the site, and a lean-to structure to the east of the southern barn. • The pond within the northeast corner of the site remains present.	• No significant change in land use shown.
2003 (1:1250)	• The site has been further developed to include the large barn (tractor shed) to the north, and a further barn to the east of the site (within the current parking location), the barn to the south of the southern barn, and the bay (currently used to store wood chippings).	• No significant change in land use shown.

4.2 The post war development history may also be traced from the planning history of the site. The significant applications relating to the site are summarised in Table 4.2 below. These include applications for the wider farm (in grey), which give indication of adjacent land uses.

TABLE 4.2
A SUMMARY OF RECENT PLANNING APPLICATIONS

Ref. Nos.	Description	Decision & Date
DC/25/1196	Prior notification for the erection of an agricultural building for the storage of hay, silage and agricultural machinery and equipment. (<i>Outside the site boundary on land to the east</i>).	Permitted 15/09/2025

DC/24/1766	Conversion of detached garage into a one bedroom residential annex ancillary to St Johns Farm. (<i>Outside the site boundary on land to the east</i>).	Permitted 07/01/2025
DC/21/2396	Change of use of building from agricultural to a mix of agriculture alongside drying, processing and storage of firewood (Sui Generis) (Retrospective) (<i>Outside the site boundary on land to the east</i>).	Permitted 03/02/2022
DC/20/2385	Application to confirm the continuous use of a silage clamp for storage and distribution of woodchip purposes for a period in excess of ten years.	Permitted 16/04/2021
DC/20/1653	Application to confirm the continuous use of plant hire and store/workshop for a civil engineer (Sui Generis) purposes for a period in excess of ten years. (<i>Southwest bay of the tractor shed</i>)	Withdrawn 24/11/2020
DC/20/1652	Application to confirm the continuous use of a former silage clamp for the storage and distribution of woodchip to fuel biomass boilers purposes for a period in excess of ten years.	Withdrawn 24/11/2020
DC/20/0272	Change of use of building from B1 use, vehicle servicing and repairs, to B2 use, car servicing, repairs and MOT. Erection of a single storey side/rear extension.	Permitted 07/04/2020
DC/11/0721	Prior notification for construction of farm building. (<i>Outside site boundary on land to the east</i>)	Permission not required
DC/09/0314	2-Bay garage and store. (<i>Outside site boundary on land to the east</i>)	Permitted 14/04/2009
SP/18/03	Erection of replacement storage building. (<i>No plans uploaded to planning portal</i>)	Withdrawn 18/09/2003
SP/16/02	Single-storey extension. (<i>No plans uploaded to planning portal</i>)	Permitted 16/05/2002
SP/60/01	Change of use of buildings to workshops and long term storage and office.	Permitted 20/03/2002
SP/43/98	Single-storey extension (<i>at Sussex Barn</i>)	Permitted 21/10/1998
SP/21/95	Continued use of building for B1 use (small vehicle and car pairs and minor spraying) (<i>No plans uploaded to planning portal</i>).	Permitted 15/08/1995
SP/2/95	Conversion of barn to 2-bedroomed house (<i>Sussex Barn</i>)	Permitted 31/03/1995

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. Photographs between 1999 and 2021 show the site generally as existing.

5. THE EXISTING SITE

- 5.1 The site was visited on 16 September 2025. Photographs of the site are provided in Appendix C.

- 5.2 The site comprises a farm yard with numerous buildings of varying construction type. Current uses include agricultural storage and maintenance/workshop use, and an MOT / servicing garage. Some units are now vacant but have recently included lawn mower servicing. Part of the site is also used by an arboricultural company for the storage and chipping of wood prior to removal from site for biomass use.

- 5.3 Adjacent land comprises woodland to the north and west, and residential use to the east and south. There is an existing residential dwelling located towards the centre of the site which is to remain as existing and is excluded from the study area.

5.4 *Access*

- 5.4.1 The site is accessed from Trout Lane via a tarmac access road which extends through the site to further property to the east of the site.

5.5 *Workshop*

- 5.5.1 The workshop is a small building clad in corrugated asbestos sheets. To the front (east) of the workshop is a small concrete apron and track which extends south towards Sussex Barns (the existing residential dwelling located towards the centre of the site). There is a skip to the east of the building. Inside the building are a variety of small tools and maintenance equipment including oils and fuels. Within the southern section of the building is a gas oil tank adjacent to which is a pallet with old vehicle batteries and fuel containers.

5.6 *Tractor Shed / Northern Barn*

- 5.6.1 The tractor shed is located within the northern section of the site. This is a large metal framed, open-sided structure with metal sheet roofing panels (no asbestos). The internal space is divided into three sections. The main / larger area to the east has a dirt floor and is used for the storage of large farm machinery (including tractors). Other items include two gas oil tanks, wood, a 200 litre drum, jerry cans and a fridge. The western section is divided into two bays, with a concrete floor within the northeast bay and mixed flooring materials within the southeast bay. Both bays are currently vacant with a few items remaining, including a portacabin, piles of bricks and paving and a forklift truck, to suggest these sections may have been used as a builders store. An old metal

tank was previously located within the southwest corner of the building. This has now been removed and there were no signs of any associated staining.

- 5.6.2 To the rear (north of the tractor shed) is woodland. Items stored to the rear of the shed include an old car, tiles, paving slabs and metal sheets. Adjacent to the northwest corner of the shed is waste including concrete, marble and wood materials. To the west of the shed, on the opposite side of an access track, is a pile of mixed earth and rubble. To the east of the shed is loose surfacing and large farm equipment including a plough.

5.7 *Yard Area*

- 5.7.1 To the south of the tractor shed and east of the workshop is a loose surfaced yard area. This area is presently used for the temporary storage of cars associated with the garage / MOT business located within the northern bay of a building on the western boundary of the site, west of the yard.
- 5.7.2 To the south of the yard area is a narrow vegetated strip of land at the boundary of Sussex Barn (the existing residence). Items in this area include a skip and waste 200 litre drums.

5.8 *Garage and Vacant Units*

- 5.8.1 Adjacent to the western boundary of the site is a unit of mixed construction. The northern bay is used as a garage and MOT test centre and includes a recently installed inspection pit within the floor. The flooring is painted concrete, in good condition. The southern section of the building is presently vacant but was used for the storage, maintenance and sale of lawn mowers.
- 5.8.2 To the south of this building is a gravel hard standing / parking area. To the north of the garage is a skip used for metal waste and an informal storage area with a row of shed and shipping containers.

5.9 *Sheds and shipping Containers*

- 5.9.1 To the north of the garage unit, along the western boundary of the site, is a stacked line of shipping containers and similar units/shed used for additional storage.

5.10 *Office Unit*

- 5.11 To the west of Sussex Barn (the existing residence) is a single storey, concrete block office type building with pitched, concrete tile roof, metal window frames and plastic gutters. Staff facilities are located within the western end of the building. This building is presently vacant.
- 5.12 Externally, there is a tank located adjacent to the northwest corner of the office building, together with an inspection cover for an underground feature likely to be for waste water / sewage associated with the toilets in the office building.

5.13 *Southern Barns*

5.14 To the south of the site, east of the tarmac access road, is a metal frame Atcost type barn with corrugated asbestos roofing and wooden cladding, together with a smaller extension to the south of mixed (metal and wood) construction. The flooring within the barns is part compressed dirt, part concrete flooring with matting in the southern barn.

5.15 The northern barn is the larger of the two and contains shipping containers, fuel containers and farming equipment. There was a large pile of untreated wood stacked to the west of the Atcost barn at the time of our visit. We understand that this is to be chipped for biomass.

5.16 There is a Clargester within the smaller southern barn.

5.17 *Storage Bay*

5.17.1 To the south of the site, east of the site access road, is a large open top bay used to store wood chip which is exported from site for biomass fuel. Prior to the current use, this was a silage clamp used for animal feed (as noted on Planning Application No. DC/20/1652).

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 five 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 include unspecified works 447 m northwest (in 1956), brickworks and unspecified pits ~500 m north-northwest (in 1913 and 1956).

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

6.1.2 *Waste and Landfill*

There are no records of active or recent landfill, historical landfill or licenced waste sites within 500 m of the site. However, there are 16 records of waste exemptions within 500 m. These include two records for treating and storing waste associated with the chipping, shredding, cutting or pulverising and secure storage of wood waste on site, as observed during the site walkover assessment. Other records are for offsite waste, none of which are considered likely to impact the study site.

6.1.3 *Current Industrial Land Use*

There are two records of recent industrial land uses within 250 m, both relating to the site. These are for vehicle repair, testing and servicing at Units 1 and 3 as observed on site during the site walkover assessment.

There are no records of current or recent petrol stations, electricity transmission cables, or gas pipelines within 500 m.

The site has not been determined as Contaminated Land under Part 2a of the Environmental Protection Act 1990, and there are no such sites within 500 m of the site.

There are no records of Control of Major Hazards (COMAH) sites, regulated explosive sites, hazardous substances storage/usage sites, historic licensed industrial activities, licensed industrial activities, licensed pollutant release, radioactive substance authorisations, pollutant release to surface waters, pollutant release to public sewer, list 1 or 2 dangerous substances within 500 m.

There are four records of licenced discharges to controlled waters for sewage. None relate to the site.

There are three records of pollution incidents within 500 m of the site. These are for sewage incidents which each caused a minor water impact.

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

6.1.4 *Hydrogeology, Hydrology and Flood Risk*

The site lies within an area of unproductive strata (low permeability). The site does not lie within a groundwater Source Protection Zone (SPZ).

There are two records for groundwater abstractions within 2000 m of the site. One historic and one active. The active abstraction is for potable use at a site 1692 m northwest.

Watercourses within the area include a forked inland river which lies some 175 m southwest and 240 m west of the site at its closest point. The site lies within the Adur West water body catchment area. The river Adur lies some 915 m northwest of the site. The site lies within Flood Zone 1, low risk of fluvial and/or coastal flooding, and is not identified to lie within an area at high risk of surface water or groundwater flooding.

6.1.5 *Environmental and Habitat Designations*

There are records of 36 designated environmentally sensitive sites within 2000 m of the site. These all relate to designated ancient and semi natural woodland, the closest of which is Madgeland Wood adjacent to the site. Protection measures will be required to ensure that this habitat is not damaged as part of

the proposed development and future use and should ideally result in habitat enhancement.

The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone and within the Sussex North Water Supply Zone. Further information is required regarding the potential water supply impacts to the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site. An assessment regarding water requirements is required in this case. All new development requires a HRA to assess the impact of groundwater abstraction on the Arun Valley SPA/SAC/Ramsar. Water / liquid waste discharges of more than 20m³/day to ground or to surface water may also require consultation.

There are 12 records of Priority Habitat within 250 m of the site. This includes the deciduous woodland neighbouring the site to the north, northwest and west of the site.

The site does not lie within a Nitrate Vulnerable Zone.

6.1.6 *Natural Hazards Findings and Mining*

There is low, very low or negligible risk rating for natural hazards (shrink-swell, landslide, soluble rocks, compressible ground, collapsible rocks and running sand) within 50 m of the site as identified from BGS GeoSure Data.

There are no records of BritPits within 500 m.

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

7. POTENTIAL SOURCES OF CONTAMINATION

- 7.1 The site has a long development history, with first development believed to be Sussex Barn pre-dating 1876. The site has historically been used as a farm yard, with various buildings which have come and gone. More recently the use of the buildings has diversified to include vehicle maintenance / servicing and MOT, wood storage and processing, plant and building material storage, but has also retained an element of agricultural use with agricultural machinery and equipment storage and maintenance undertaken on site.
- 7.2 Potential contamination associated with past land use includes typical contaminants including heavy metals such as lead, which was widely used in the past, petroleum hydrocarbons from fuels, oils and other maintenance fluids, polycyclic aromatic hydrocarbons from the incomplete combustion / burning of waste on site and deposit of ash residues.
- 7.3 A number of the buildings on site include asbestos materials and it is considered likely that other buildings on site in the past may also have incorporated asbestos building materials.

- 7.4 Waste including vehicles, equipment and machinery, and building waste including brick, concrete, tarmac and mixed soils, are also present within and around the site. These present similar contamination risks to those mentioned above.
- 7.5 There is a fuel tank on site, and there is likely to have been other fuel tanks and/or smaller containment of fuels and oils on site for refuelling tractors etc, in the past. Fuel leaks / spillages may have occurred in the past, however, there were no evident spills / staining within the vicinity of the existing tank.
- 7.6 Pesticides and herbicides may have been used and stored on site but these are likely to have been securely stored and application limited.
- 7.7 Potential sources of significant ground gas have not been identified within the site or wider area.

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 heavy metals such as lead, petroleum hydrocarbons (TPHs) and polycyclic aromatic hydrocarbons (PAHs) contamination associated with historic and current site uses as detailed in section 7 above (*source*).

8.3 Receptor

- 8.3.1 It is proposed to redevelop the site for residential use including private gardens and communal soft landscaping. In this case, potential *receptors* may include site workers (during the redevelopment and future maintenance of the site), future site users (considered to include adults and children), buildings and services (including underground water mains) and the wider environment which includes the neighbouring ancient, replanted woodland Madgeland Wood.

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 soils and groundwater (where encountered). 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 (e.g. gardeners) may come into contact with contamination within the gardens / soft landscaping areas.
- 8.4.3 Future site users may come into direct contact with contaminated soils in garden areas, and/or may consume produce grown within the garden. Exposure to contamination in this case may be via dermal contact, inhalation and/or ingestion.
- 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 Underground structure and service mains may be damaged by contamination and contamination may leach from the site effecting the wider environment. Petrol, diesel and some fuel additives (such as MTBE) are highly mobile and may cause contamination of the wider area. Madgeland Wood lies immediately adjacent to the site and will be vulnerable to pollution (air, water and soil).
- 8.4.6 Old fill materials can contain levels of sulphate which pose a risk to concrete, which may include new building foundations.
- 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			
Moderate contamination risk associated with past land uses	Minor risk – unproductive strata	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

- 8.6 In this case there is some potential for contamination which may be significant in relation to the proposed redevelopment of the site for a more sensitive land use. Further quantitative data is required from onsite soil (and where encountered, groundwater) sampling and analysis to confirm the presence / likely absence of contamination and, where present, make an assessment of the likely impact on receptors and identify appropriate remediation measures.

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 hydrogeologically sensitive.
- 9.2 The site is not considered to be at significant risk of ground gas at this time. The site is not within a radon-affected area.
- 9.3 The site has a long development history including some land uses with the potential to cause ground contamination. This includes the storage and use of oils, fuels and other maintenance fluids, heavy metals historically present within a wide variety of products and polyaromatic hydrocarbons.
- 9.4 A number of the buildings on site include asbestos containing materials which will need to be removed as part of the sites redevelopment. It is also considered possible that past buildings may also have included asbestos materials but we have no record of this. Further assessment and treatment / removal of asbestos containing materials will be required.
- 9.5 There is waste including vehicle and machinery waste, and building and soil waste piles, which will need to be removed from the site as part of the site's redevelopment. An appropriate waste contactor should be appointed for the removal of waste.
- 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, there is some potential for contamination across the site. The probability of impact should contamination be present, is moderate to high for a residential land use with private gardens and soft landscaping. The overall risk rating for the site is 2 - 3, moderate to high risk. Further assessment is recommended in this case to identify if contamination is present and, where present, to confirm remedial actions to be taken as part of the site's redevelopment.

10. RECOMMENDATIONS

- 10.1 All asbestos containing materials (ACMs), including roofing, cladding and rain goods, should be removed from the site as part of the site's redevelopment. It is recommended a pre-demolition survey is completed in accordance with HSG264 prior to the commencement of works and, where asbestos containing materials are confirmed to be present, a remedial mitigation scheme to control risk to future site users should be prepared and implemented as appropriate.
- 10.2 A scheme of intrusive site investigation should be agreed with the Council and implemented prior to the commencement of the redevelopment of the site. The findings of the intrusive site investigation should be submitted to the Council, together with a scheme of remediation should any significant contamination be identified.
- 10.3 Should any unexpected contamination be identified during the redevelopment phase, the Council should be notified and any necessary remediation work carried out as required.
- 10.4 All site workers, including those engaged in further intrusive site assessment, should implement appropriate industrial hygiene measures (gloves, boots, coveralls, masks, no eating within excavation areas etc) whilst working on site to reduce the risk of exposure.

★ ★ ★ ★ ★ ★ ★

APPENDIX A: **Site Plans**



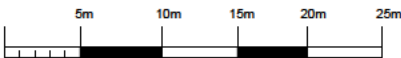
Note:
Drawings are based on Site Survey information issued by the client.
All dimensions shown are indicative and should be checked on site.

STARC + Robinson Leigh Architects

LONDON
starc-architects.com



PLANNING



REV.	NOTES	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

TITLE: PROPOSED SITE PLAN - GROUND FLOOR DWG NO: - 01_101

REV: .

PROJECT: ST JOHN'S FARM, TROUT LANE PROJ REF: 102

SCALE: 1:500@A3 1:250@A1

DATE: APRIL 2024

APPENDIX B: **Historic Maps**

See separate file

APPENDIX C: **Photographs**



Photographs 1 and 2: Workshop and tractor shed (behind) within the northern section of the site.



Photographs 3 and 4: Items within the workshop.



Photographs 5 and 6: Southwest corner of the building illustrating tank removal.



Photographs 7 and 8: Tractor shed.



Photographs 9 and 10: Hard standings and waste piles to the west of the tractor shed and land to the rear of the tractor shed.



Photographs 11 and 12: Garage and (now) vacant units to the west of the site.



Photograph 13:

Row of shipping containers and storage sheds adjacent to the western boundary of the site to the north of the garage.



Photograph 14:

Office building and tank adjacent to northern facade.



Photographs 15 and 16: Atcost barn and adjoining extension to the south of the site.

APPENDIX D: **GroundSure EnviroInsight Report**

See separate file

APPENDIX E: **Conceptual Model**

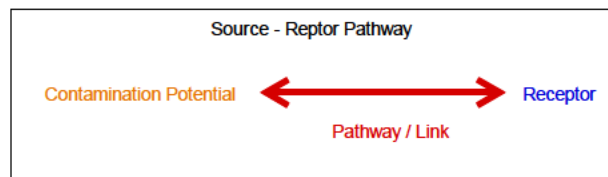
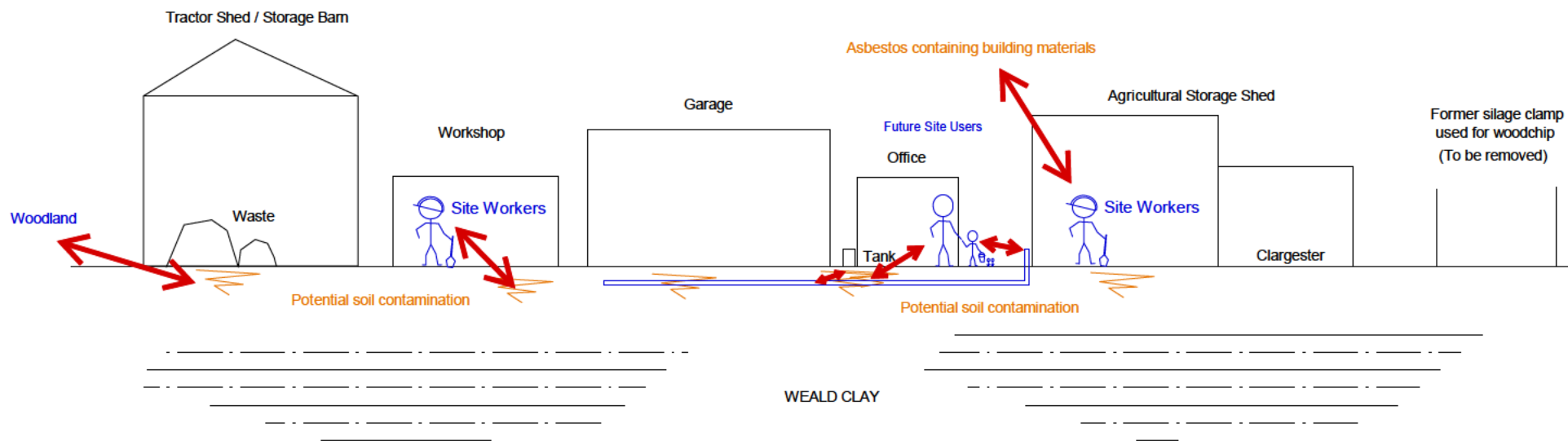
CHIDHURST LIMITED

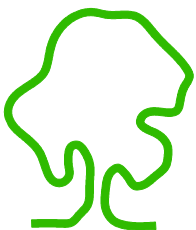
ST JOHN'S FARM, TROUT LANE, BROOKS GREEN,
HORSHAM, WEST SUSSEX RH13 0JN

Preliminary Contamination Risk Assessment

Conceptual Model - September 2025

Land to be redeveloped for residential use including private gardens and soft landscaping





eas ltd

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