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23<sup>rd</sup> January 2026

Dear Sir / Madam

**DC/25/0126 – Westons Farm, Dorking Road, Warnham, West Sussex  
Discharge of Condition 1 (A) – (C)**

This letter accompanies a Discharge of Condition application relating to the change of use of agricultural buildings (units 1, 3, 5 and 7) into 5 residential dwellings with associated operational development.

**Background**

Prior Approval was granted under reference DC/25/0126 for the following:

***Prior Notification for the change of use of agricultural buildings (units 1, 3, 5 and 7) into 5 residential dwellings with associated operational development.***

The approval was subject to Pre-Commencement Condition 1 which requires the following:

- 1 **Pre-Commencement Condition:** No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

- (a) A preliminary risk assessment which has identified:
  - all previous uses
  - potential contaminants associated with those uses
  - a conceptual model of the site indicating sources, pathways and receptors
  - Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

- (b) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

- (c) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.
- (d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

### Condition 1

A Preliminary Investigation Report (PIR) has been prepared by **Soils Limited** (Ref: **22047/PIR Rev 1.0, August 2025**) for Westons Farm, Dorking Road, Warnham, Horsham, West Sussex, RH12 3QQ, in support of the proposed conversion of existing agricultural buildings to residential use.

The PIR was undertaken in accordance with **BS10175:2011+A2:2017**, the **Environment Agency Land Contamination Risk Management (LCRM, 2021)** guidance, and relevant CIRIA publications. The assessment comprised a desk study, review of environmental datasets, consultation with Horsham District Council, a site walkover, and the development of a Preliminary Conceptual Site Model (CSM). The site has a long-established agricultural history, having been used for poultry and pig farming since the late 19th century. No evidence of industrial or inherently high-risk contaminative land uses was identified on-site or within the surrounding area. Historical mapping and environmental records confirm that the site and its environs have remained predominantly rural, with no landfill sites, waste facilities, pollution incidents, or regulatory enforcement actions recorded.

The walkover survey identified typical agricultural features only. Potential sources of contamination were limited to low-level risks commonly associated with historic agricultural use, including agricultural machinery, fuel residues, and asbestos-containing materials within existing building fabric. No visible signs of contamination such as soil staining, odours, stressed vegetation, or evidence of spills were observed.

Environmental data review confirmed that:

- The site is not located within a Source Protection Zone.
- There are no potable groundwater abstractions within 1 km.
- The underlying geology comprises predominantly **Weald Clay Formation (unproductive strata)**, with a limited area underlain by the **Horsham Stone Member (Secondary A Aquifer)**.
- The site is not within a radon-affected area and does not require radon protection measures.
- Soil geochemistry data indicates background concentrations of metals are within guideline values appropriate for **residential use with home-grown produce**.

A preliminary qualitative risk assessment was undertaken using source–pathway–receptor principles. The assessment concluded that all identified potential pollutant linkages present **low to very low risk** to future residents, construction workers, controlled waters, and the wider environment. No significant contaminant linkages were identified that would result in unacceptable risks under the proposed residential end use.



A Phase II Contamination Assessment was then commissioned to undertake further testing which was undertaken by Land Science in November 2025. The intrusive investigation included 12no. hand pits to a maximum of 1.20mbgl.

Groundwater was not encountered during excavation of any of the investigative positions within a depth of 1.20mbgl. Excavations are likely to remain generally stable, however, excavations below the water table may become highly unstable. Buried structural concrete may be designed to DS-1 and AC-1 in accordance with BS8500. Water supply pipe work will require protection from aggressive soil contaminants. No issues with respect to ground gases have been identified. No Radon Protection Measures (RPM) are required for new dwellings and extensions at this location. Soil testing has identified elevated levels of lead, beryllium and PAHs. Requirements for remediation have been identified in Section 11. Chemical results on most soils corresponded to Non-hazardous waste classification, however the Reworked Fill corresponded to Stable non-reactive hazardous waste. Natural soils are anticipated to generally be Inert waste with further testing.

A remedial method statement prepared by Land Science and dated 16 January 2026 accompanies this submission. It details the scope of works necessary to remove or reduce potential risks to any sensitive receptors.

The submitted Phase I & II Contamination Assessments reports and remedial method statement are considered sufficient to allow Condition 1 parts A to C to be discharged.

Please do not hesitate to contact me if you have any queries or require further information.

Yours faithfully



**Charlotte Catton-Giltinane AssocRTPI**  
**Senior Planner**  
**Planning and Development**

Enc.  
Phase I Contamination Assessment  
Phase II Contamination Assessment  
Remedial Method Statement