



Preliminary Investigation Report

at

**Westons Farm, Dorking Road, Warnham,
Horsham, West Sussex RH12 3QQ**

for

Warnham Estate

**Reference: 22047/PIR Rev1.0
August 2025**

Control Document

Project

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This is not a valid document for use in the design of the project unless it is titled Final in the document status box.

Current regulations and good practice were used in the preparation of this report. The recommendations given in this report must be reviewed by an appropriately qualified person at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.



Commission

This document comprises the Preliminary Investigation Report (PIR) and incorporates the results, discussion, and conclusions to this desk study. General site data is recorded below:

Commission Record	
Client	Warnham Estate
Site Name	Westons Farm, Dorking Road, Warnham, Horsham, West Sussex RH12 3QQ
Grid Reference	516500, 133730
Soils Limited Quotation Ref	Q30229, dated 14 th July 2025
Clients Purchase Order	Q30229, dated 18 th July 2025

The record of revision is presented below:

Record Of Revisions		
Revision	Date	Reason
1.0	August 2025	Original to the Client

Note: The latest revised document supersedes all previous revisions of the PIR produced by Soils Limited.

Documents associated with this development that must be referred to are given below.

Record Of Associated Documents			
Reference	Type	Date	Creator
7596-SK01A	Proposed Site Layout	April 2025	ECE Architecture
-	Planning Statement	January 2025	Batcheller Monkhouse

Caveats

Whilst reasonable skill and care has been taken to determine the site history and the environmental setting within the time constraints applied by the project, it should be appreciated that uncertainties may occur owing to the natural variability of soil material within a defined area or as a result of unknowns that are associated with contaminated land assessment in general. The site conditions may be different from that indicated by this Preliminary Investigation, particularly on a site with a history of past development. No responsibility can be accepted should such conditions alter the recommendations made in this report.

Without a drainage survey it is not possible to establish if the surface water drainage is to the main drainage system or soakaways. If there are soakaways on-site, they could act as a potential source. The geology on-site to an extent may determine if soakaways were likely to have been adopted.

Ordinary watercourses (OWs) are defined as rivers (which are not designated as main rivers), streams, ditches, drains, culverts, cuts and sewers (other than public sewers). This includes all OWs that are not mapped. Ordinary watercourse consent (OWC) is required from the Lead Local Flood Authority (LLFA) when changing/adapting/adding to the cross sections of OWs. Installations of any structure or obstruction into an OW that impedes the flow without consent is prohibited by the Land Drainage Act 1991 Section 23.

Failure to remove obstructions may result in legal action by the LLFA with powers under Section 25 of the Land Drainage Act 1991.

Soils Limited suggest surveying the site for OW usually seen in rural areas as boundary ditches in order to avoid potential impacts to residents downstream and prosecution. OWC can be applied for from your LLFA.

This Preliminary Investigation does not include a detailed UXO risk assessment, it does however contain a basic assessment in accordance with CIRIA C681 and C785. In preparing a Preliminary Investigation reference is made to historical maps and web based sources to assess the risk of the site potentially having been impacted by bombing during the World Wars. The data readily available is not necessarily definitive. Certain areas were bombed heavily such as centres of industrial manufacture, airfields, shipyards, docklands, railways sidings and junctions. The assessment is based on the likely area risk, bomb patterns (i.e. lines of recorded bomb impacts with gaps where an impact would be anticipated) and the age of structures on and in close proximity to the site.

Explanations

The Preliminary Investigation Report was undertaken to advise the client on the risk pertaining to the site, with special reference to historic and current potential contaminative activities and processes. This also included the assessment of their impact on current and future sensitive receptors such as human health, controlled waters, ecological features, building structures and services.

During the site walkover observations were made in relation to current activities, evidence of historical activities, sources of potential contamination such as fuel storage tanks, oil drums and chemical storage and evidence of contamination. The walkover also looked for evidence of soil contamination in the form of staining odours and stressed or discoloured vegetation.

To assess the vulnerability of groundwater to contamination, consideration must be given to the leaching characteristics of the overlying soils and the characteristics of the strata in the unsaturated zone. Information on the geological strata such as lithological type and permeability characteristics has been combined with the physical properties of the soil to produce varying degrees of vulnerability.

The object of the historic map study was to report on the evidence of site history and redevelopment of the site and its environs from available County Series and Ordnance Survey Maps dating from the mid to late 19th Century to the present day as downloaded from Landmark Environmental.

The published maps only represent a “snap shot” of the site and its environs at the date of the survey. The detail of the information recorded can vary between epochs, map scale and county areas. It should be noted that changes in land uses, processes or activities may have occurred outside of published epochs and these may not have been recorded on subsequent epochs. Also note that as methods of projection, production and

recording have changed over time, this can result in geo-reference errors that may indicate the established site boundary is off-centre from its true location on older historical maps. Where this is potentially significant it will be noted.

Any distances quoted for features remote from the site have been scaled from the maps and are only approximate. Where dates have been noted in brackets, these are the actual dates applicable to the map editions and may not reflect the date of the original survey it is based on. The information reported might not represent all pertinent information that could be obtained. The interpretation of the maps and/or other data commented on in this report is subjective.

As part of the review of the historical plans, only features considered to have or to have had a potential contaminative impact on the site and usually within a notional 250m radius are discussed. The north point and approximate extent of the site are indicated on each figure.

Dataset survey is undertaken, and the extent of the search has initially been limited to a radius of 250m as it is considered that sources of contamination beyond 250m are unlikely to impact on the site.

The BGS soil chemistry for environmental assessments dataset coverage, was developed from BGS G-BASE and Imperial College Wolfson Atlas data. It contains estimated ambient As, Cd, Cr, Ni and Pb background concentrations for rural topsoils across Great Britain. It also contains the locations and measured concentrations (mg kg⁻¹) of As, Cd, Cr, Cu, Ni, Pb, Sn and Zn in urban topsoil samples, collected from geochemical surveys in 23 major urban centres.

In accordance with CIRIA C681 and C785 a review has been undertaken of the historic maps and the Zetica UXO risk website.

Legislation and Liability

The primary legislative mechanism for contaminated land management in the UK is Part 2A of the Environmental Protection Act, 2021 (EPA). Part 2A was introduced into the EPA under Section 57 of the Environment Act 1995 to help deal with the substantial legacy of land contamination. The legislation provides powers in relation to the identification, remediation and apportionment of liability for contaminated land. Part 2A applies where there is unacceptable risk, assessed on the basis of the current use and the relevant circumstances of the land. It is not directed to assessing risks in relation to a future use of the land that would require a specific grant of planning permission.

Under Part IIA of the Environment Act 2021, Local Authorities are required to identify contaminated land and serve on every person who is an appropriate person a remediation notice setting out what is to be done by way of remediation and the period within which it must be done.

If the person who caused, or knowingly permitted, the contaminating substance cannot be found, the owner and/or, occupier for the time being, of the property can be the

appropriate person.

Under the legislation, Contaminated Land is defined as: -

“Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being, or is likely to be caused.”

Where the Act defines harm as:

“harm to the health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property.”

and pollution of controlled waters is defined as: -

“the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter.”

In addition, The Radioactive Contaminated Land (Modification of Enactments) (England) Regulations 2006 introduced the supplementary definition of harm to include: lasting exposure to any person resulting from the after-effects of a radiological emergency, past practice or past work activity.

With regard to contaminated waters, the Environment Act 1995 amends the Water Resources Act 1991 and provides the Environment Agency with the power to force clean-up of historical contamination by issuing a Works Notice, with remediation paid for by the responsible parties.

The Groundwater Regulations (1998) stated that entry of List 1 substances into groundwater must be prevented, and List II substances must be controlled.

This PIR was made to comply with planning requirements and only covers contaminative land issues unless otherwise specifically noted.

Limitations and Disclaimers

This Preliminary Investigation Report relates to the site located at Westons Farm, Dorking Road, Warnham, Horsham, West Sussex, RH12 3QQ and was prepared for the sole benefit of the Client for the brief described in the Commission of this report.

The contents, recommendations and advice given in the report are subject to the Terms and Conditions given in the Soils Limited Quotation and the subsequent Clients Purchase Order.

Soils Limited disclaims any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report has been prepared by Soils Limited, with all reasonable skill, care and diligence within the terms of the contract with the Client, incorporation of our General

Conditions of Contract of Business and taking into account the resources devoted to us by agreement with the Client.

The report is personal and confidential to the Client and Soils Limited accept no responsibility of whatever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report wholly at its own risk.

The Client may not assign the benefit of the report or any part to any third party without the written consent of Soils Limited.

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief. As such these do not necessarily address all aspects of ground behaviour at the site.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

There may be other sources of information not included in those listed that hold data relevant to the Preliminary Investigation Report undertaken at the site that could materially affect the conclusions made in this report.

It should be noted that a detailed survey of the possible presence or absence of invasive species, such as Japanese Knotweed, is outside of the scope of investigation.

Ownership of land brings with it onerous legal liabilities in respect of harm to the environment. "Contaminated Land" is defined in Section 57 of the Environment Act 2021.

Where a contaminative use is identified in the Preliminary Investigation Report this does not determine whether contamination has actually occurred, or if it has the degree to which it may have taken place. An intrusive investigation(s) and analysis is required to establish the nature and degree of any contamination present.

All works are undertaken in the context of, and in compliance with, BS10175+A2 2017 and LCRM (EA 2021) and all other pertinent planning, standards, documentation and guidance appropriate to the site at the time of production which may include, but are not necessarily limited to, documents provided by BS/CEN/ISO, NHBC, AGS, CIEH, CIRIA, SoBRA and CLAIRE.

Ownership of copyright of all printed material including reports, survey data, drawings, laboratory test results, trial pit and borehole log sheets, including drillers log sheets remains with Soils Limited. License is for the sole use of the client and may not be

assigned, transferred or given to a third party. This license is only valid once we have been paid in full for this engagement. In the event of non-payment for our services, we reserve the right to retract the license for all project data, preventing their use and any reliance upon such data by the client or any other third party. We may also contact parties other than the client to notify them of this retraction.

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Section I Site Conditions and Proposed Development

I.1 Site Walkover

A site walkover was undertaken in August 2025, by Soils Limited. The notes of the site walkover are presented in Table 1.1 and Table 1.2.

Table 1.1 Site Walkover Record (On-site)

Use of Site Structures	The site comprised 12 No former agricultural buildings which formed part of a pig farming business for over 30 years. These buildings were used as pig feed store (No. 1), rearing shed (No. 2), grain store (No. 2A), open pig barns (No. 3 and 3A), store (No. 8), sow cubicles (No.4 and No.9), machinery store (No. 5), weaner rearing sheds (No. 6 and 7) and farm office (No. 10). Some metal silos were noted onsite. Most of the farm buildings on the site have disused from pig farming, but still retain the established agricultural use. Unit No.5 has been used as an agricultural store.
Site Topography	The site was slightly sloping down to the east at a gradient of circa 1°
Site Covering	Majority of the site was covered with weeds, shrubs with semi/mature trees spread across the site. Some pavement and driveway were covered with tarmac and concrete in a poor state with cracks/weeds.
Vegetation	
Potential Contamination Sources	Agricultural machinery, equipment and storage may potentially leak engine oil, fuel oils, PAHs and heavy metals. Asbestos roofing material may release fibres.
Odour	None noted
Drainage	Downpipes were noted in some of the buildings

Table 1.2 Site Walkover Record (Off-site)

Use of Land	Within a 250m radius of the surroundings, residential houses with private gardens were noted to the northwest and north. There were arable and poultry farms in the remaining areas.
Area Topography	The wider site sloped down the east towards the Boldings Brook at a gradient of circa 3°.
Vegetation	Within a 250m radius, vegetation included grass, shrubs, and both immature and mature tree species identified in proximity to agricultural farmland, residential dwellings, and adjacent to roadway verges.
Potential Contamination Sources	Arable and poultry farms noted in the surroundings may potentially use pesticides and herbicides and have PAHs remaining on ground.

I.2 Site Drainage

There were downpipes noted to some of the buildings. No drainage features noted in some parts of the site, so they are anticipated to be free draining.

I.3 Site Photographs

The site photographs have been included within Appendix F.

I.4 Proposed Development

With reference to planning statement provided by the Client and the planning application ref: DC/24/1819, the proposal comprised the conversion of the Unit 1, 3, 5 and 7 into 5 residential dwellings with associated car parking spaces, soft-landscaping and private gardens comprised of the following:

- (i) Unit 1 is proposed to be a 2-bedroom 4-person two storey dwelling
- (ii) Unit 3 is proposed to be a 4-bedroom 7-person single storey dwelling
- (iii) Unit 5 is proposed to be a pair (2) of semi-detached 3-bedroom 5-person two storey dwellings
- (iv) Unit 7 is proposed to be a 4-bedroom 6-person single storey dwelling

In compiling this report reliance was placed on information listed in the Commission section. The recommendations provided within this report are made exclusively in relation to the scheme outlined above and must not be applied to any other scheme without further consultation with Soils Limited. Soils Limited must be notified about any change or deviation from the scheme outlined.

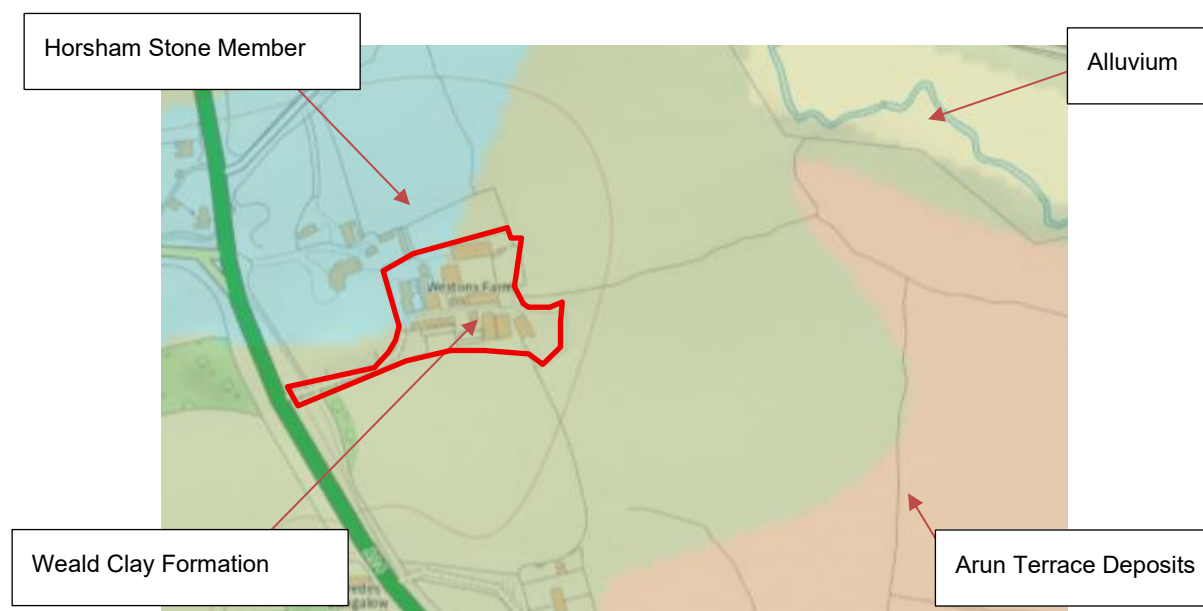
The proposed development plans have been provided in Appendix A.

Section 2 Geology, Hydrogeology, Hydrology and Radon

2.1 Anticipated Geology

The 1:50,000 BGS Geology map showed north/northwest of the site to be situated on the Horsham Stone Member and the rest of the site on Weald Clay Formation bedrock, with no overlying superficial deposits. However, there are Superficial deposits of the Arun Terrace Deposits and Alluvium noted circa 200m east towards the Boldings Brook. The geology is shown below:

- Alluvium (in yellow)
- Arun Terrace Deposits (in orange)
- Horsham Stone Member (in light blue)
- Weald Clay Formation (in green)



2.1.1 Alluvium

Alluvium is the most recent river or estuarine deposit and generally comprises silty clays usually with an appreciable organic content. Lenses of sand and gravel are also commonly found, as are pockets of peat.

The BSI Code of Practice for Foundations, BS8004: 1986, Clause 2.2.2.3.4 Peat and organic soils, includes the caveat that 'all these soils are highly compressible, and even lightly loaded foundations will be subject to considerable settlements over a long period if placed on them. For this reason, these soils are not suitable for carrying the loads for important structures'.

2.1.2 Arun Terrace Deposits

Sand, sandy gravel, and gravel, locally clayey. Gravel component is predominantly subangular flint with subordinate debris of chert, polished quartz grains, and larger fragments of pebbly ferruginous sandstone.

2.1.3 Horsham Stone Member

Sandstone, calcareous, generally fine-grained, micaceous, locally well laminated, pale grey to greenish/olive grey. Contains clayey partings and lignite fragments and rootlet traces. Frequently shows internal slumping and deformation. Informally subdivided by an interposed mudstone, south of Christ's Hospital in the Horsham area.

2.1.4 Weald Clay Formation

The Weald Clay Formation consists of shales and mudstones with occasional thin beds of siltstones, sandstone, shelly limestone and clay ironstone. When fresh the beds are normally dark grey weathering to mottled yellow and brown near the surface or at outcrop. Bands of red clay occur within the bed, usually in association with the sandstone.

2.2 Hydrogeology

Table 2.1 presents the hydrological data that is relevant to the site.

Table 2.1 Hydrogeological Assessment

Hydrogeological Data		Comment
On-site Aquifers	Superficial	None onsite
	Bedrock	Secondary A Aquifer ¹ – Horsham Stone Member Unproductive Strata ² – Weald Clay Formation
Groundwater Vulnerability		High
Source Protection Zones (SPZ)		None within a 1000m radius
Abstraction	Potable	None within a 1000m radius
	Non-potable	841m NE ³
Sensitive Land Uses		513m NW ⁴
Surface Water Features		3m E ⁵
Flood Risk from Rivers or Seas		None onsite
Flood Risk from Surface Water		None onsite
Flood Risk from Groundwater		Limited Potential for Groundwater Flooding to Occur onsite

Note(s): ¹Secondary A are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. ² Unproductive strata are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow ³ Surface water for industrial use – Warnham Brickworks ⁴ Ancient Woodland ⁵ Pond

Any works or development which has the potential to have an impact on surface water, aquifer or groundwater quality must be approved by the Environment Agency prior to implementation.

2.3 Hydrology

The approximate elevation of the site was 54m Above Ordnance Datum (AOD). The anticipated surface water and groundwater flow direction is given in Table 2.2.

Table 2.2 Hydrological Assessment

Type	Direction	Notes
Surface water	E	Anticipated to flow east in line with the dominant surrounding topography
Groundwater	E	Anticipated to flow down through Horsham Stone Member and/or Weald Clay Formation towards the east in line with the dominant surrounding topography.

2.4 Radon Gas

The British Geological Survey, in conjunction with the Radiation Protection Division of the Health Protection Agency, indicates the site to lie within an area where there is a probability of less than 1% of present or future homes being above the action level of 200Bq/m³. As such, the site is not in a radon affected area and protective measures are not required.

Section 3 Site History

3.1 Historic Map Study

The historic maps referred to are appended to this report (Appendix B).

Table 3.1 Historic Development of the Site

Site History	Date Range	
	From	To
The site was noted to be a poultry farm with two farm buildings, one situated near the northwest boundary and the other positioned along the northeast edge of the site. More rectangular shaped buildings / structures and silos were noted onsite since 1974-1984 and remained the same to present.	1875-1876 ¹	2025 ^{2,3}
Note(s): ¹ Earliest readily available map. ² Time of writing: August 2025 ³ Aerial photography from Google Earth		

Table 3.2 Historic Off-site Development

Off-site Development	Date Range	
	From	To
Within a 250m radius of the site, the surrounding area comprised farmland and reed plantations in all directions. Exceptions included the northwest corner, approximately 50m from the site, where building structures were noted. Residential properties with private gardens were also identified approximately 200m to the northwest, with historical mapping indicating their presence from 1932 to the present day.	1875-1876 ¹	2025 ²
Note(s): ¹ Earliest readily available map. ² Time of writing: August 2025		

Table 3.3 Potential Sources of Pollution Indicated from Historic Maps

Source	Direction	Distance (m)	Date Range	
			From	To
Poultry Farm	Onsite		1875-1876	2025
Farmland	N/W/S/E	<250	1875-1876	2025

3.2 Bomb damage and the potential for Unexploded Ordnance

In accordance with CIRIA C681 and C785 a review has been undertaken of the Zetica UXO Map (see Appendix E), which has indicated that the site has been/or is in an area with low risk of being subject to bombing, shelling or has had a military use.

As such, no specialist UXO risk assessment is considered necessary for the proposed development.

Section 4 Environmental Records and Consultation

4.1 Dataset Information

A copy of the report is appended to this report in Appendix C and summarised in Table 4.1, Table 4.2 and Table 4.3.

Table 4.1 Environmental Significance of Data

Source	Direction	Distance (m)
Contaminated Land Register Entries and Notices	None	None
Discharge Consents	S	124 ¹
Integrated Pollution Prevention and Control	None	None
Local Authority Pollution Prevention and Controls	None	None
Local Authority Pollution Prevention and Control Enforcements	None	None
Nearest Surface Water Feature	NE	3 ²
Pollution Incidents to Controlled Waters (Significant Incidents only)	None	None
Prosecutions Relating to Authorized Processes	None	None
Registered Radioactive Substances	None	None
Substantiated Pollution Incident Register	None	None
Nearest Potable Abstraction Point	None	None
Nearest Non-Potable Abstraction Point	None	None
Water Industry Act Referrals	None	None
Source Protection Zones	None	None
Extreme Flooding from Rivers or Sea Without Defences	None	None
Flooding from Rivers or Sea Without Defences	None	None
Areas Benefiting from Flood Defences	None	None
Flood Water Storage Areas	None	None
Flood Defences	None	None
BGS Recorded Landfill Sites	None	None
Historical Landfill Sites	None	None
Licensed Waste Management Facilities	None	None
Local Authority Recorded Landfill Sites	None	None
Potentially Infilled Land (Non-Water)	None	None
Potentially Infilled Land (Water)	Onsite ³	
Registered Landfill Sites	None	None
Registered Waste Transfer Sites	None	None
Registered Waste Treatment or Disposal Sites	None	None
Control of Major Accident Hazards Sites (COMAH)	None	None
Notification of Installations Handling Hazardous Substances	None	None
Planning Hazardous Substance Consents	None	None

Note(s): ¹ Freshwater river discharge dated 30th April 1970 ² Pond ³ Unknown Filled Ground (Pond, marsh, river, stream, dock etc) dated 1961.

The contemporary trades listed in Table 4.2 are only those considered to be viable potential sources of contamination that could impact the site.

Table 4.2 Contemporary Trade Directory

Contemporary Trade Directory within 250m	Direction	Distance (m)	Status
None			

Table 4.3 Geological Hazards

Source	Nearest Distance from Site/Type
Coal Mining Affected Areas	None within a 1000m radius
Mining Instability	None within a 1000m radius
Natural and Mining Cavities	None within a 1000m radius
Potential for Collapsible Ground Stability Hazards	Very low
Potential for Compressible Ground Stability Hazards	No hazard
Potential for Ground Dissolution Stability Hazards	No hazard
Potential for Landslide Ground Stability Hazards	Very low
Potential for Running Sand Ground Stability Hazards	No hazard
Potential for Shrinking or Swelling Ground Stability Hazards	No hazard to low

4.2 Site Sensitivity Maps

No other significant potential sources of contamination were shown on the Landmark Envirocheck Site Sensitivity Maps, which have not been listed in Table 4.1, Table 4.2 and Table 4.3, and copies of which are appended to this report (Appendix D).

4.3 Regulatory Enquires

As part of the Preliminary Investigation Report, Horsham District Council was contacted to provide any available information regarding potential environmental or land-use risks associated with the site. Based on their response (Appendix G), no significant or additional information was identified beyond what is already known.

4.4 Soil Geochemistry

The results of this survey are contoured on the Landmark Envirocheck report (Appendix C). The results of the local soil chemistry are presented in Table 4.4.

Table 4.4 Soil Geochemistry

Determinant	Indicated Soil Geochemistry (mg kg⁻¹)
Arsenic	15 – 25
Cadmium	<1.8
Chromium	60 – 90
Lead	<100
Nickel	30 – 45

Note(s): None were noted exceeding guideline values for a Residential with home-grown produce land use, appropriate to the development.

Section 5 Data Collection Summary

5.1 General

Table 5.1 summarises the site Environs, which include geology, hydrogeology, the risk from radon and potential risk from flooding.

Table 5.1 Site Environs

Environs	Summary
Geology	Horsham Stone Member and/or Weald Clay Formation bedrock.
Hydrogeology	Horsham Stone Member was classed as a Secondary A aquifer and could support shallow and deeper groundwater. The Weald Clay Formation bedrock was Unproductive Strata and acts as an aquiclude to the deep groundwater regime.
Source Protection Zone (SPZ)	None noted within a 1000m radius
Surface Water Flow	Anticipated to flow east in line with the dominant surrounding topography
Groundwater Flow	Anticipated to flow down through Horsham Stone Member and/or Weald Clay Formation towards the east in line with the dominant surrounding topography.
Radon	No protective measures required
Flooding	Limited Potential for Groundwater Flooding to occur onsite
Geological Hazard	No hazard to low
Local Authority Response	No significant or additional information was identified beyond what is already known
Soil Chemistry	None were noted exceeding guideline values for a Residential with home-grown produce land use, appropriate to the development.

Table 5.2 provides a summary of potential on-site and off-site contamination sources identified during the study of the historic maps, the Landmark Envirocheck Dataset Report and the Site Walkover.

Table 5.2 Summary of Potential Contamination Sources

Contaminative Source	Direction	Distance (m)	Date Range		Data Source
On-Site			From	To	
Asbestos roofing materials	Onsite		1974-1984	2025	SW/HM/GE
Agricultural machinery, equipment, silo	Onsite		1974-1984	2025	SW/HM/GE
Poultry farm	Onsite		1875-1876	2025	SW/HM/GE
Off-Site					
Farmland	N/W/S/E	<250	1875-1876	2025	SW/HM/GE

Note(s): SW – Site walkover, HM – Historic Maps, GE Google Earth

Section 6 Preliminary Conceptual Site Model

6.1 Sources and Pathways of Contamination

The Landmark Site Specific Envirocheck Report and Site Walkover have been used to identify potential contaminative sources. These sources have been presented in Table 5.2. An assessment of the likely pathways and the likelihood of each contaminative source that was considered a risk has been presented in Sections 6.2 to 6.4.

6.2 Potential Pathways

A review of the potential pathways on and off the site has been undertaken based on the site, ground conditions, hydrology and scientific knowledge of the behaviour of the contaminants in the ground. The pathways applicable to the site and the proposed development have been marked in Table 6.1.

Table 6.1 Applicable Pathways

Pathway	Present	Comment
Inhalation of dust	✓	During and post redevelopment
Inhalation of vapour/gases	✓	Post redevelopment
Ingestion and absorption via direct contact	✓	During and post redevelopment
Migration via surface runoff	✓	During and post redevelopment
Migration in solution via groundwater	✓	Secondary A Aquifer of the Horsham Stone Member will allow migration
Migration of gases via permeable soils	✓	Only the northwest portion of the site is underlain by the Horsham Stone Member, classified as a Secondary A Aquifer. This unit may allow limited groundwater and gas migration. The remainder of the site is underlain by the Weald Clay Formation, which is designated as Unproductive Strata and is not expected to support significant migration.
Direct contact with construction material	✓	Post redevelopment
Services and utilities	✓	Post redevelopment

6.3 Potential Sources of On-site Contamination.

The sources are presented in Table 6.2.

Table 6.2 On-site Potential Contamination Sources

Source	Likely	Reasoning
Asbestos-containing roofing	✓	Asbestos fibre may be released during demolition/remodification
Agricultural machinery, equipment, silos	✓	Long history of onsite poultry farming, potentially machinery used onsite leak engine oil, fuels, PAHs and heavy metals

6.4 Potential Off-site Sources of Contamination

These sources are presented in Table 6.3.

Table 6.3 Off-site Potential Contamination Sources

Source	Direction	Distance (m)	Likely	Reasoning
Farmland	N/W/S/E	<250	✓	Long history of arable farming, potentially machinery used leak engine oil, fuels, PAHs and other heavy metals and accumulation of pesticides and herbicides only if arable

6.5 Potential Contaminants

Table 6.4 presents the range of possible contaminants associated with the onsite and off-site activities and sources identified following a review of historical maps and datasets.

Table 6.4 Potential Contaminants

Potential Contaminative Sources	Contaminants / Chemical Properties
Agricultural machinery, equipment, silos, Farmland	Metals, Semi-metals and non-metals, PAHs, TPHs, Asbestos, pH, pesticides and herbicides.
Asbestos-containing roofing	Asbestos

6.6 Potential Exposure Receptors

The assessment for potential receptors is presented in Table 6.5.

Table 6.5 Potential Receptors

Potential Receptor	Present
Human Health	
Future users of the site (End Users)	✓
Construction workers on-site (Site Workers)	✓
Service and maintenance workers (Site Maintenance)	✓
Site neighbours and wider public (Off-site Users)	✓
Groundwater / Controlled Waters	
Surface Water	✓
Shallow Aquifer	✓
Deep Aquifer	✓
Buildings & Materials	
Buildings and Confined Spaces	✓
Buried Structures	✓
Buried Services	✓
Ecosystems	
Flora and fauna	

6.7 Preliminary Conceptual Site Model and Risk Assessment

A preliminary risk assessment has been undertaken based on the proposed development. The assessment has been based on the likelihood of the presence of a pollutant linkage.

A pollutant linkage is the relationship between a contaminant source, a pathway and a receptor. Unless all three elements of a pollutant linkage are present, a risk is not considered to exist. Each of the three elements has been considered within Table 6.1 to Table 6.5. The preliminary conceptual site model and risk assessment is presented in Table 6.6. The classification tables on which the level of risk has been determined have been modified from 'Contaminated land risk assessment: A guide to good practice, 2001, CIRIA C552' and are presented in Appendix H.

Table 6.6 Preliminary Conceptual Site Model and Risk Assessment Methodology

Source (Table 6.2 & Table 6.3)	Potential Contaminant (Table 6.4)	Exposure Pathway (Table 6.1)	Receptor (Table 6.5)	Initial Assessment from Preliminary Investigation Report Information			Comments	Proposed Investigation
				Severity	Probability	Risk		
Agricultural machinery, equipment, silos, Farmlands On-site historic and current site usage. Off-site sources from which potential contamination would have migrated onto the site.	Metals, Semi-metals and non-metals, PAHs, asbestos, pesticides and herbicides	Inhalation of dust	Site Workers/Site Maintenance	Mild	Low	Low	Site is partially located (only NW portion) on bedrock of the Horsham Sand Member, which was classified as a Secondary A Aquifer, permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.	Phase II ground investigation to confirm the ground conditions present and chemical testing prior to undertaking a generic quantitative risk assessment.
			End Users	Minor	Unlikely	Very low		
			Off-site Users	Minor	Unlikely	Very low		
	PAHs, TPHs	Inhalation of vapour/gases (including Radon)	Site Workers/Site Maintenance	Minor	Unlikely	Very low		
			End Users					
			Off-site Users	Minor	Unlikely	Very low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH, pesticides and herbicides	Ingestion and absorption via direct contact	Site Workers/Site Maintenance	Mild	Low	Low	Most of the site is located on the Weald Clay Formation which are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.	
			End Users	Mild	Low	Low		
	Metals, Semi-metals and non-metals, PAHs, TPHs, pH, pesticides and herbicides	Migration via surface runoff	Surface Water	Mild	Low	Low		
			Surface Water	Mild	Low	Low		
		Migration in solution via groundwater	Shallow Aquifer	Mild	Low	Low		
			Deep Aquifer	Mild	Low	Low		
		Direct contact with construction material	Buried Structures	Mild	Low	Low		
			Buried Services					
	PAHs, TPHs	Migration of gases via permeable soils	Site Workers/Site Maintenance	Minor	Unlikely	Very low		
			End Users					
			Off-site Users	Minor	Unlikely	Very low		
			Building and Confined Spaces					
Asbestos-containing roofing On-site historic and current site usage.	Asbestos	Inhalation of dust	Site Workers/Site Maintenance	Medium	Likely	Moderate	During demolition, asbestos fibres may potentially be released and inhaled by construction workers.	To consult a Licensed Asbestos Specialist prior to demolition.
			End Users	Minor	Unlikely	Very low		

Section 7 Recommendations

7.1 General

Based on the information obtained during the compilation of this Preliminary Investigation and the preliminary conceptual site model, a potential for a **moderate to very low** risk of contamination has been identified.

7.2 UXO

No specialist UXO risk assessment is considered necessary for the proposed development.

7.3 Radon

The site is not in a radon affected area, so protective measures will not be required.

7.4 Proposed Further Site Works

The general requirements for further environmental investigation are presented in Table 7.1.

Table 7.1 Proposed Further Environmental Investigation

Proposed Works	General Purpose	Required
Investigatory Holes	To collect sufficient samples for a robust assessment	✓
Laboratory Testing	To quantify the risks identified in the Conceptual Site Model	✓
Risk Assessment	Assess pollutant linkages based on current contaminated land guidance and screening criteria's	✓
Borehole well installation	To allow for continued groundwater and/or gas monitoring	X
Remediation	If the site-specific risk assessment reveals that the site was contaminated	TBC
Validation & Verification	To validate and verify the remedial objectives based on the site-specific risk assessment	TBC
Note(s): TBC – To be confirmed		

7.5 Discovery Strategy

There may be areas of contamination not identified during the investigation. Such occurrences may also be discovered during the demolition and construction phases for the redevelopment of the site.

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Appendix B	Country Series and Ordnance Survey Maps
Appendix C	Landmark Envirocheck Report
Appendix D	Site Sensitivity Maps
Appendix E	Zetica UXO Map
Appendix F	Site Photographs
Appendix G	LA response
Appendix H	Risk Assessment Criteria



Figure 1 – Site Location Map and Site Plan

Job Number

22047

Project

Westons Farm, Dorking Road, Warnham, Horsham, West Sussex RH12 3QQ

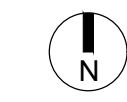
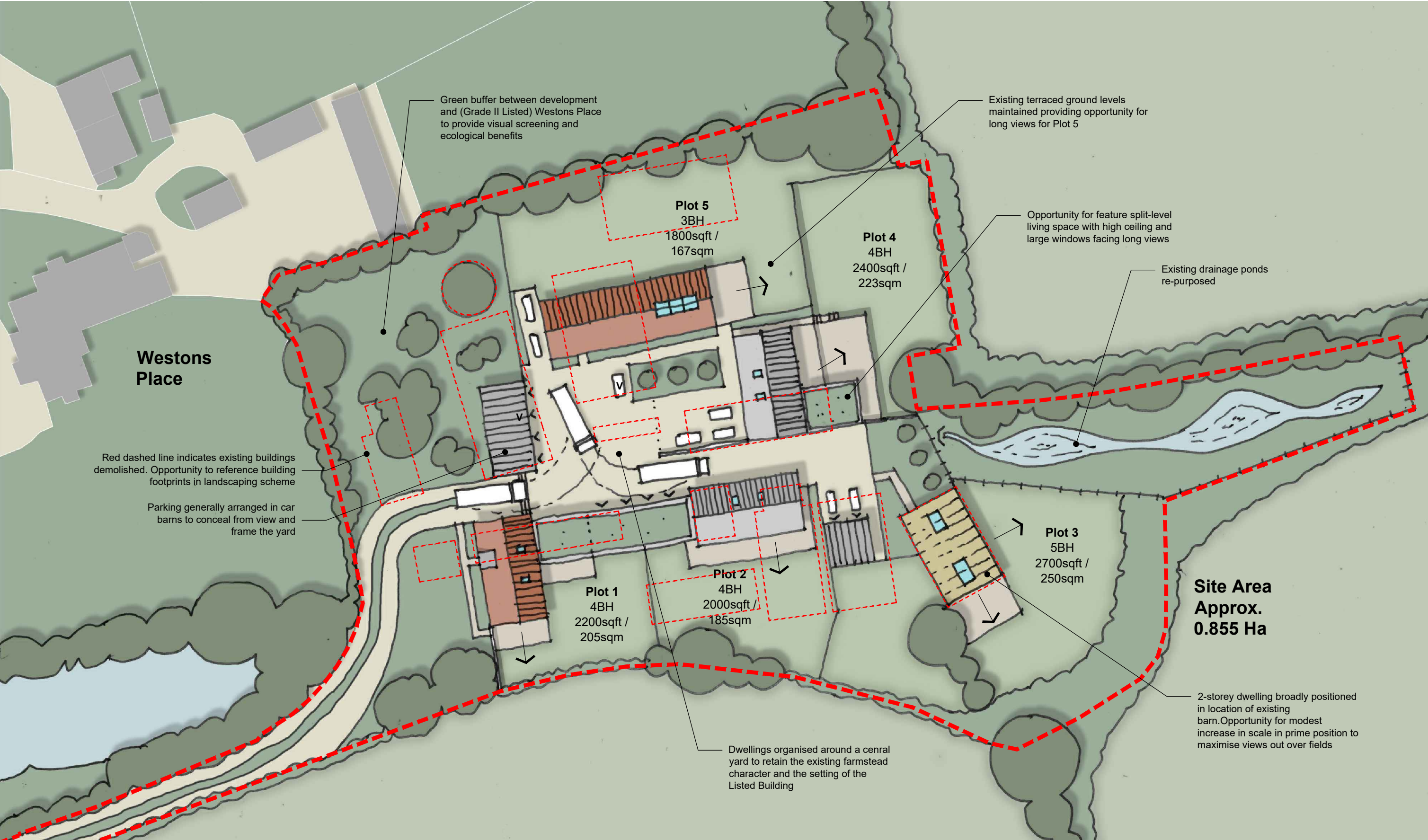
Client

Warnham Estate

Date

July 2025

Appendix A Proposed Development Plans



Client's Name	Westons Farm Trust
Job Title	Westons Farm

Drawing Title	Proposed Site Layout
Scale	1:500 @ A3

Drawn	Checked	Date
DP	MG	17.04.25
Job No	Drawing No	Rev
7596	SK01	A
Status	PRELIMINARY	

A		05.06.25	Minor graphical amendments	DP	MG	
-		01.05.25	Draft Issue	DP	MG	
Rev	Date	Revision Details			Dr	Ch



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T 0117 214 1101 E bristol@ecwestworks.com

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CAD Plot date: 5/06/2025 - 11:40:37

7596 feasibility_layout.dwg

Appendix B Country Series and Ordnance Survey Maps

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit

Sand Pit

Other Pits

Quarry

Shingle

Orchard

Osiers

Reeds

Marsh

Mixed Wood

Deciduous

Brushwood

Fir

Furze

Rough Pasture

Arrow denotes flow of water

Trigonometrical Station

Site of Antiquities

Bench Mark

Pump, Guide Post, Signal Post

Well, Spring, Boundary Post

-285 Surface Level

Sketched Contour

Instrumental Contour

Main Roads

Fenced

Un-Fenced

Minor Roads

Fenced

Un-Fenced

Sunken Road

Raised Road

Road over Railway

Railway over River

Railway over Road

Level Crossing

Road over River or Canal

Road over Stream

County Boundary (Geographical)

County & Civil Parish Boundary

Administrative County & Civil Parish Boundary

County Borough Boundary (England)

County Burgh Boundary (Scotland)

Rural District Boundary

Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry

Gravel Pit

Sand Pit

Disused Pit or Quarry

Refuse or Slag Heap

Lake, Loch or Pond

Dunes

Boulders

Coniferous Trees

Non-Coniferous Trees

Orchard

Scrub

Coppice

Bracken

Heath

Rough Grassland

Marsh

Reeds

Saltings

Building

Glasshouse

Direction of Flow of Water

Shingle

Sand

Sloping Masonry

Pylon

Electricity Transmission Line

Pole

Cutting

Embankment

Standard Gauge Multiple Track

Standard Gauge Single Track

Siding, Tramway or Mineral Line

Narrow Gauge

Geographical County

Administrative County, County Borough or County of City

Municipal Borough, Urban or Rural District, Burgh or District Council

Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries

Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

Gravel Pit

Refuse tip or slag heap

Rock

Rock (scattered)

Boulders

Boulders (scattered)

Shingle

Mud

Sand

Sand Pit

Slopes

Top of cliff

General detail

Underground detail

Overhead detail

Narrow gauge railway

Multi-track railway

Single track railway

County boundary (England only)

Civil, parish or community boundary

District, Unitary, Metropolitan, London Borough boundary

Constituency boundary

Area of wooded vegetation

Non-coniferous trees

Non-coniferous trees (scattered)

Coniferous trees

Coniferous trees (scattered)

Positioned tree

Orchard

Coppice or Osiers

Rough Grassland

Heath

Scrub

Marsh, Salt Marsh or Reeds

Water feature

Flow arrows

MHW(S)

Mean high water (springs)

MLW(S)

Mean low water (springs)

Telephone line (where shown)

Electricity transmission line (with poles)

Bench mark (where shown)

Triangulation station

Point feature (e.g. Guide Post or Mile Stone)

Pylon, flare stack or lighting tower

Site of (antiquity)

Glasshouse

General Building

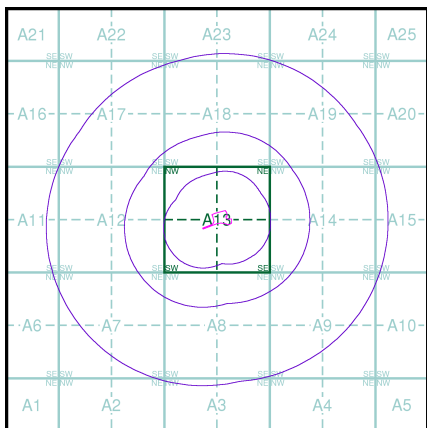
Important Building



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Surrey	1:10,560	1874	2
Sussex	1:10,560	1879 - 1880	3
Sussex	1:10,560	1898 - 1899	4
Surrey	1:10,560	1898	5
Sussex	1:10,560	1913 - 1914	6
Surrey	1:10,560	1919 - 1920	7
Surrey	1:10,560	1920	8
Sussex	1:10,560	1932	9
Sussex	1:10,560	1938	10
Ordnance Survey Plan	1:10,000	1961 - 1962	11
Ordnance Survey Plan	1:10,000	1966	12
Ordnance Survey Plan	1:10,000	1980 - 1982	13
Ordnance Survey Plan	1:10,000	1991 - 1993	14
10K Raster Mapping	1:10,000	1999 - 2000	15
10K Raster Mapping	1:10,000	2006	16
VectorMap Local	1:10,000	2025	17

Historical Map - Slice A



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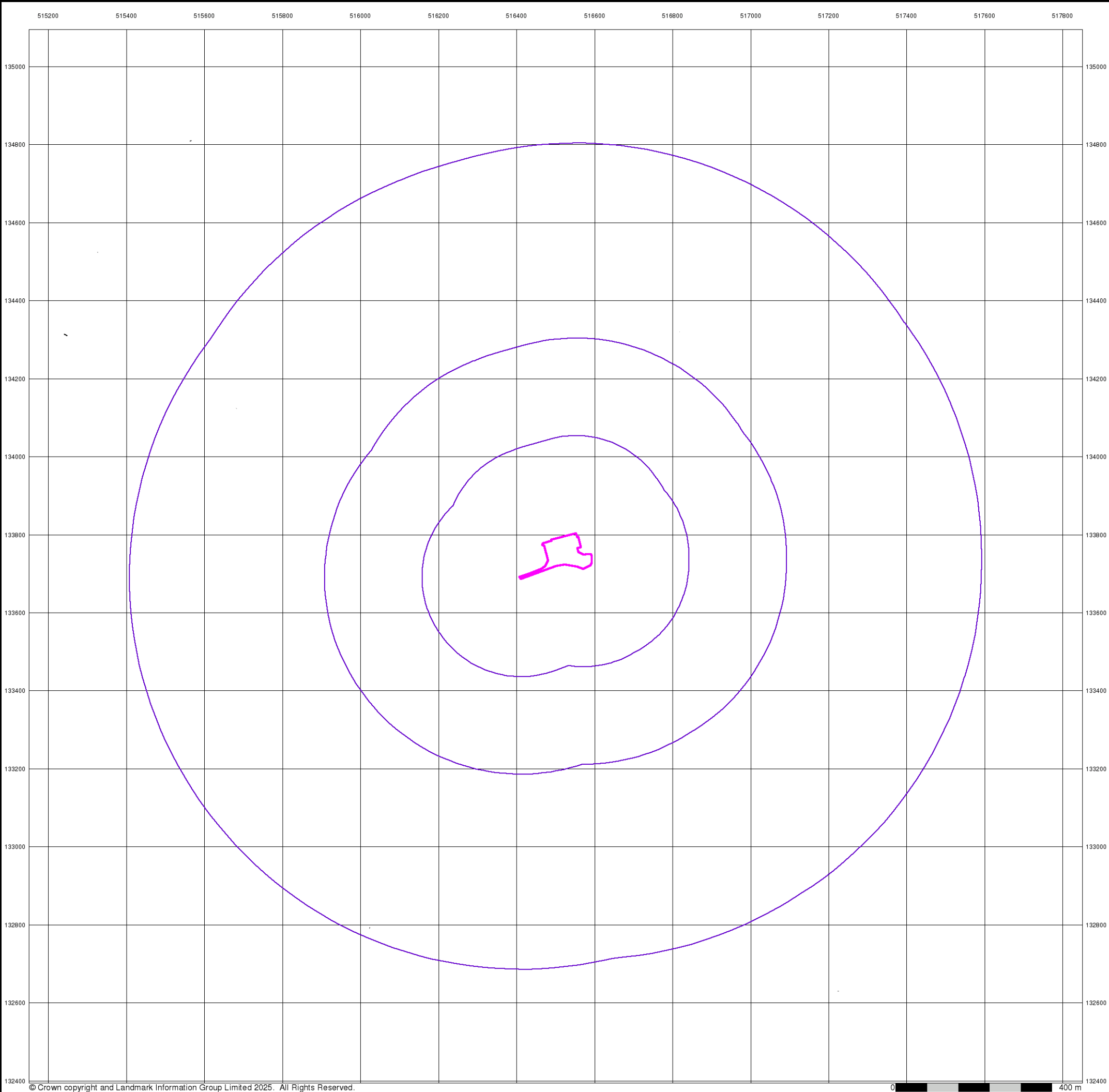
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Search Buffer (m): 1000

Site Details

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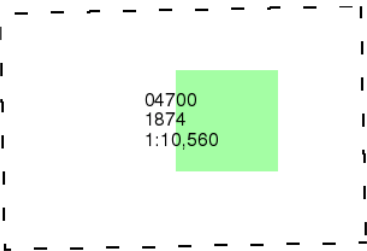
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Published 1874

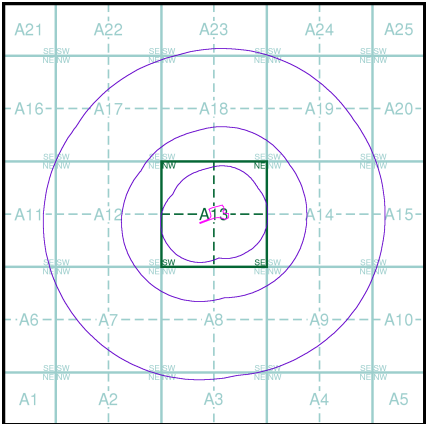
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Map Name(s) and Date(s)



Historical Map - Slice A



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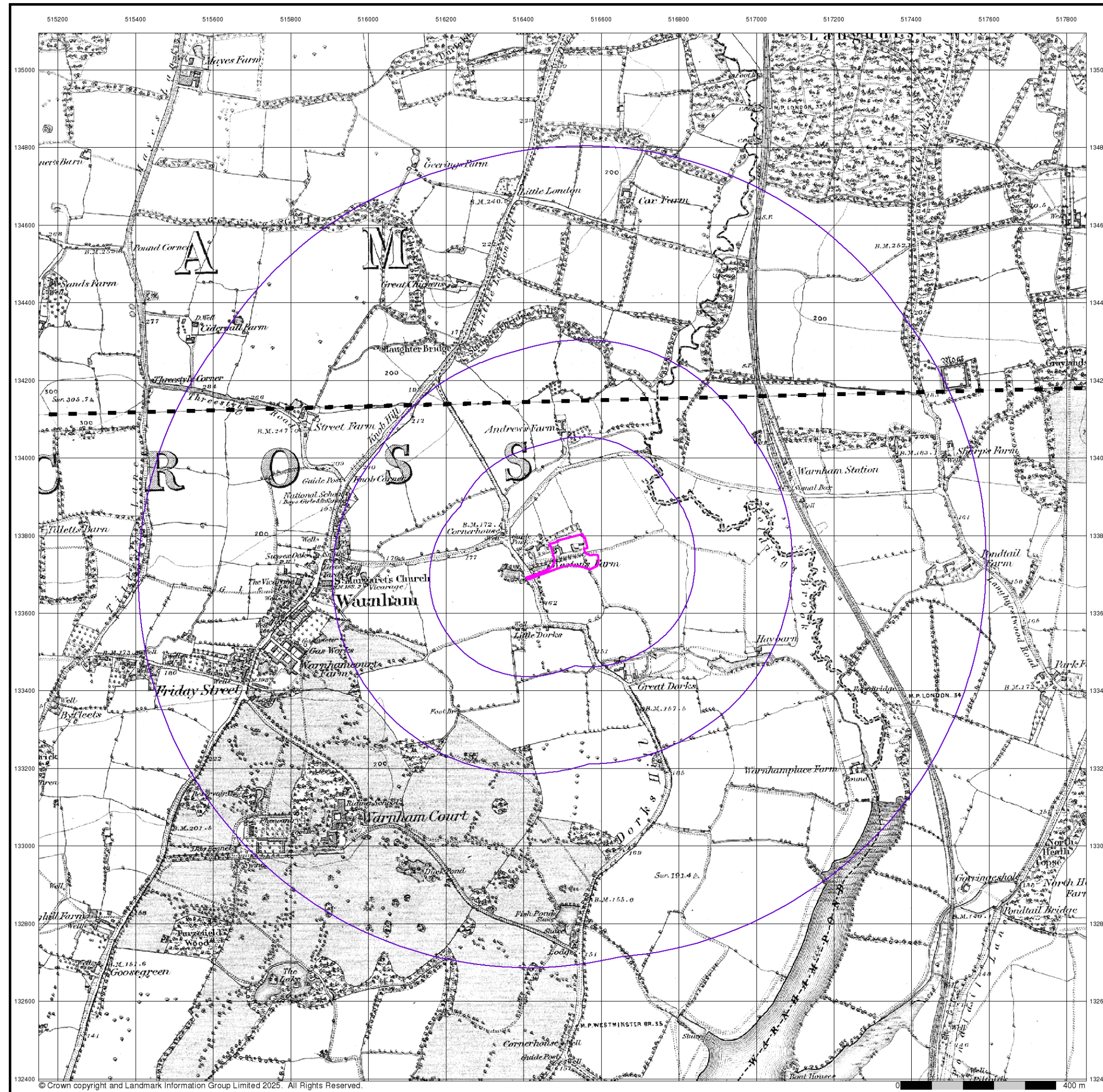
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Sussex

Published 1879 - 1880

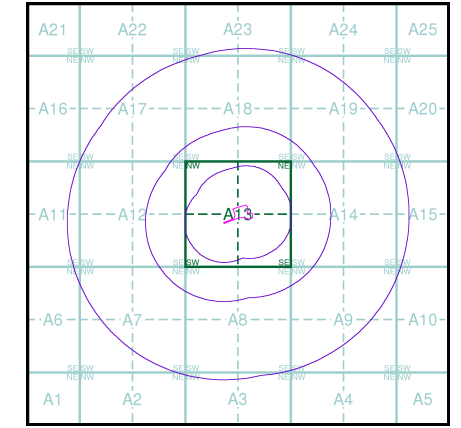
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Historical Map - Slice A



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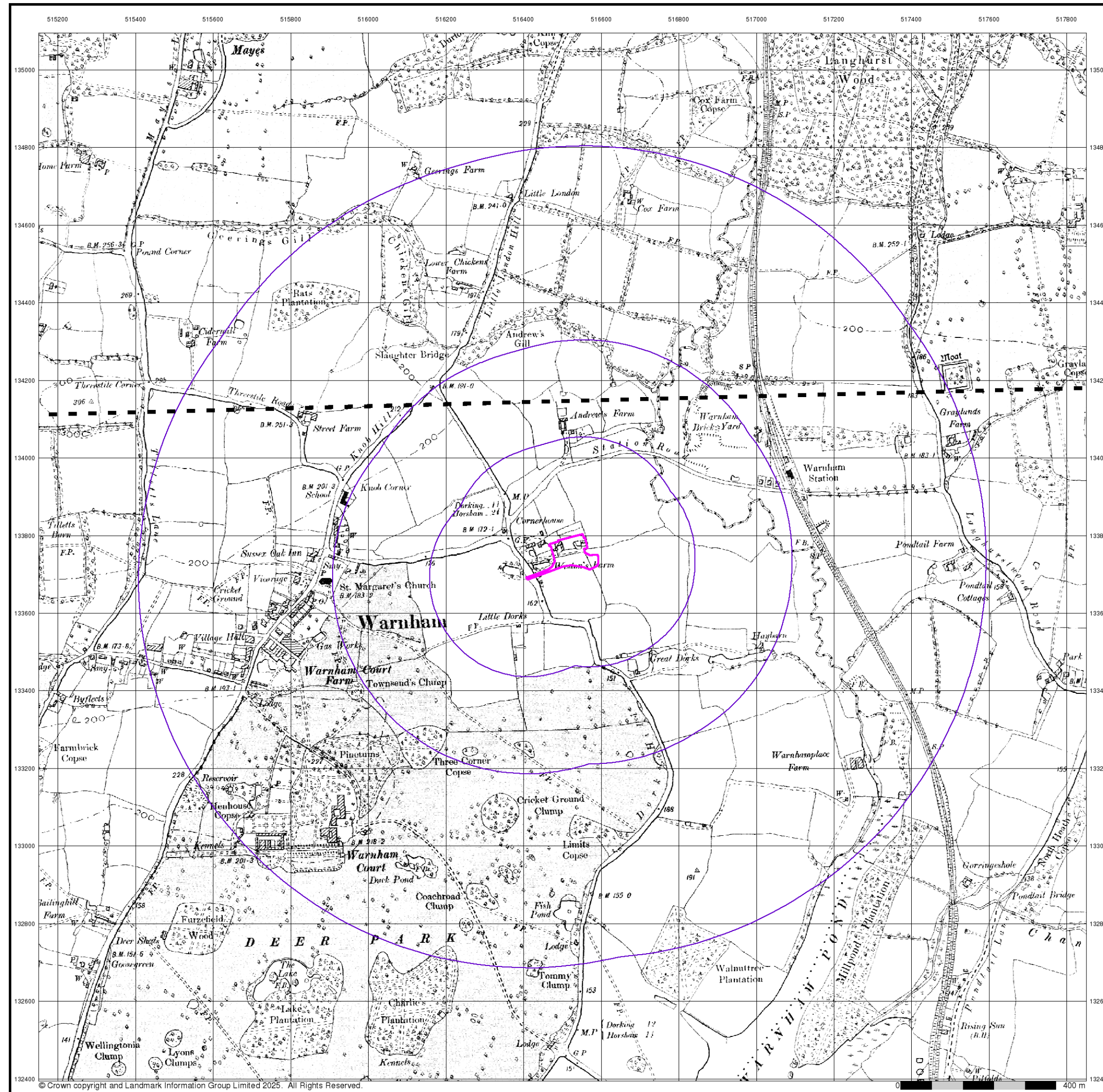
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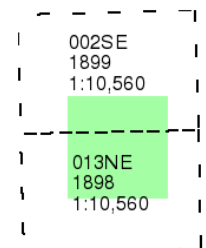
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Published 1898 - 1899

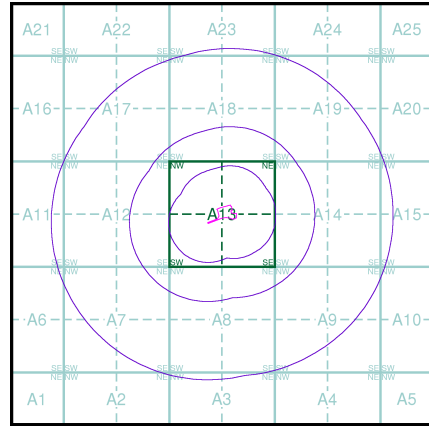
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Map Name(s) and Date(s)



Historical Map - Slice A



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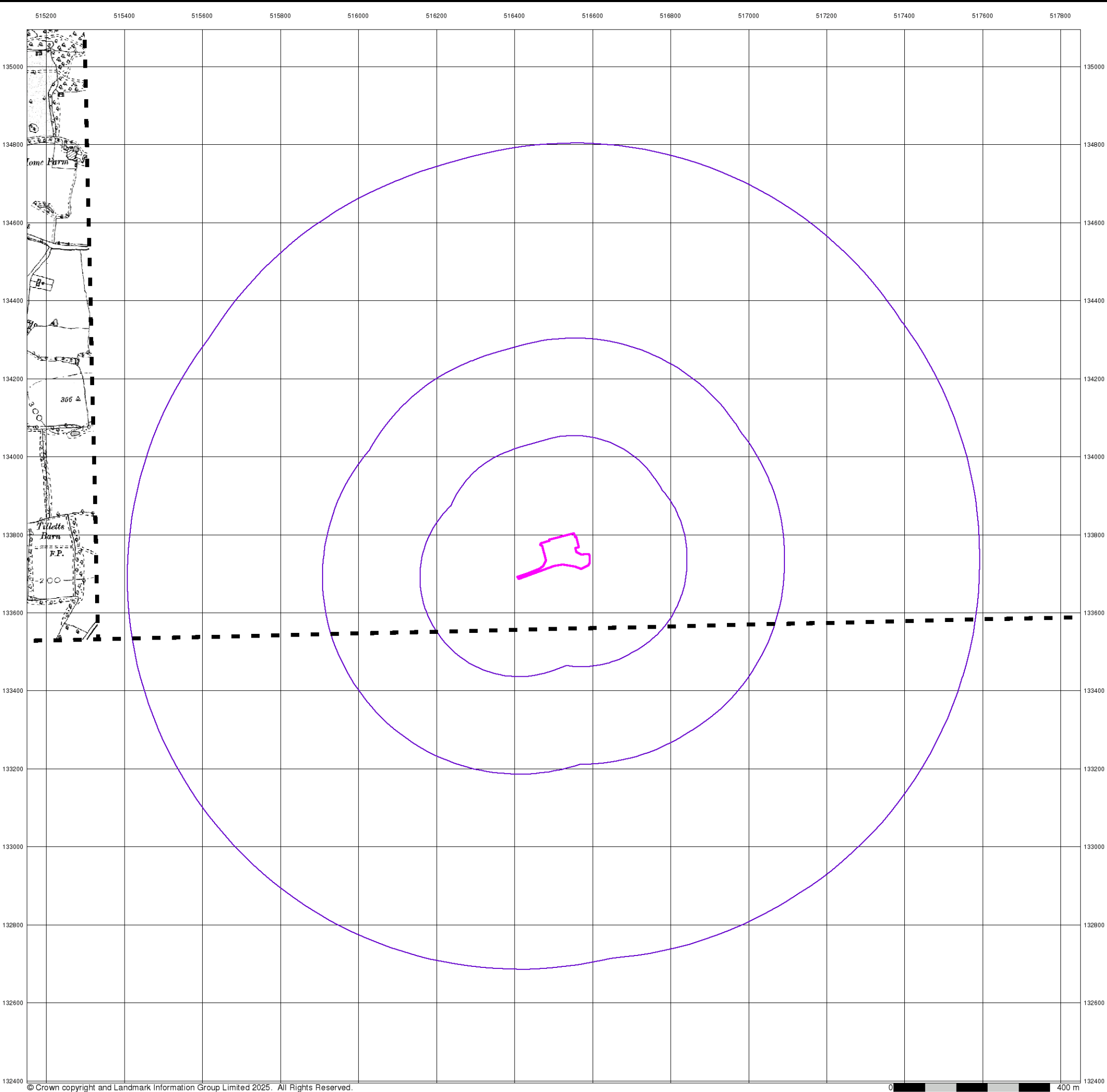
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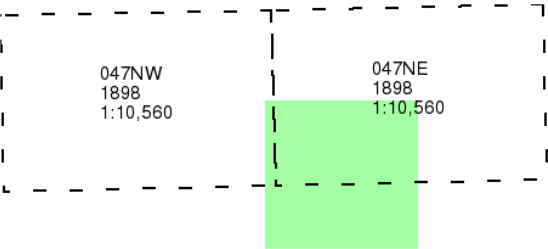
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Published 1898

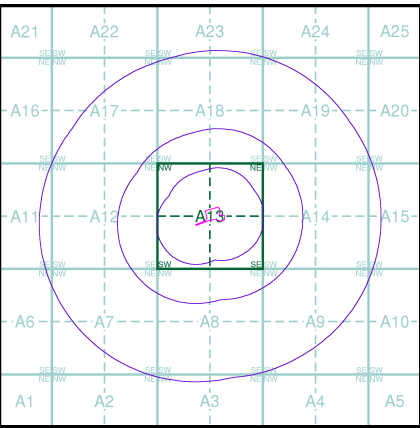
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Map Name(s) and Date(s)



Historical Map - Slice A



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Sussex

Published 1913 - 1914

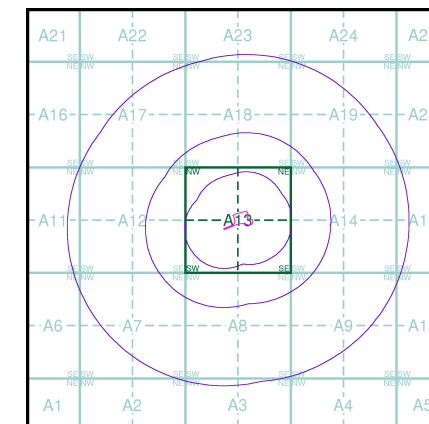
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Map Name(s) and Date(s)

002SE
1914
1:10,560
013NE
1913
1:10,560

Historical Map - Slice A



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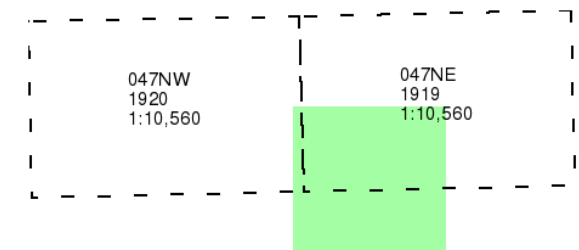
Surrey

Published 1919 - 1920

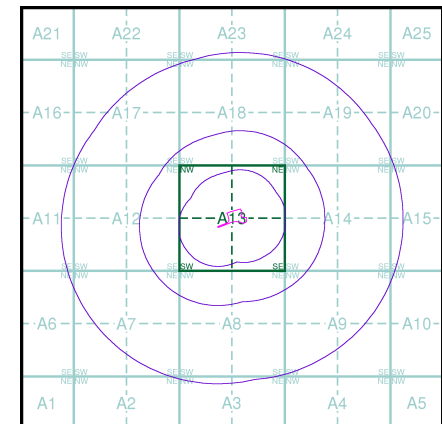
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Map Name(s) and Date(s)



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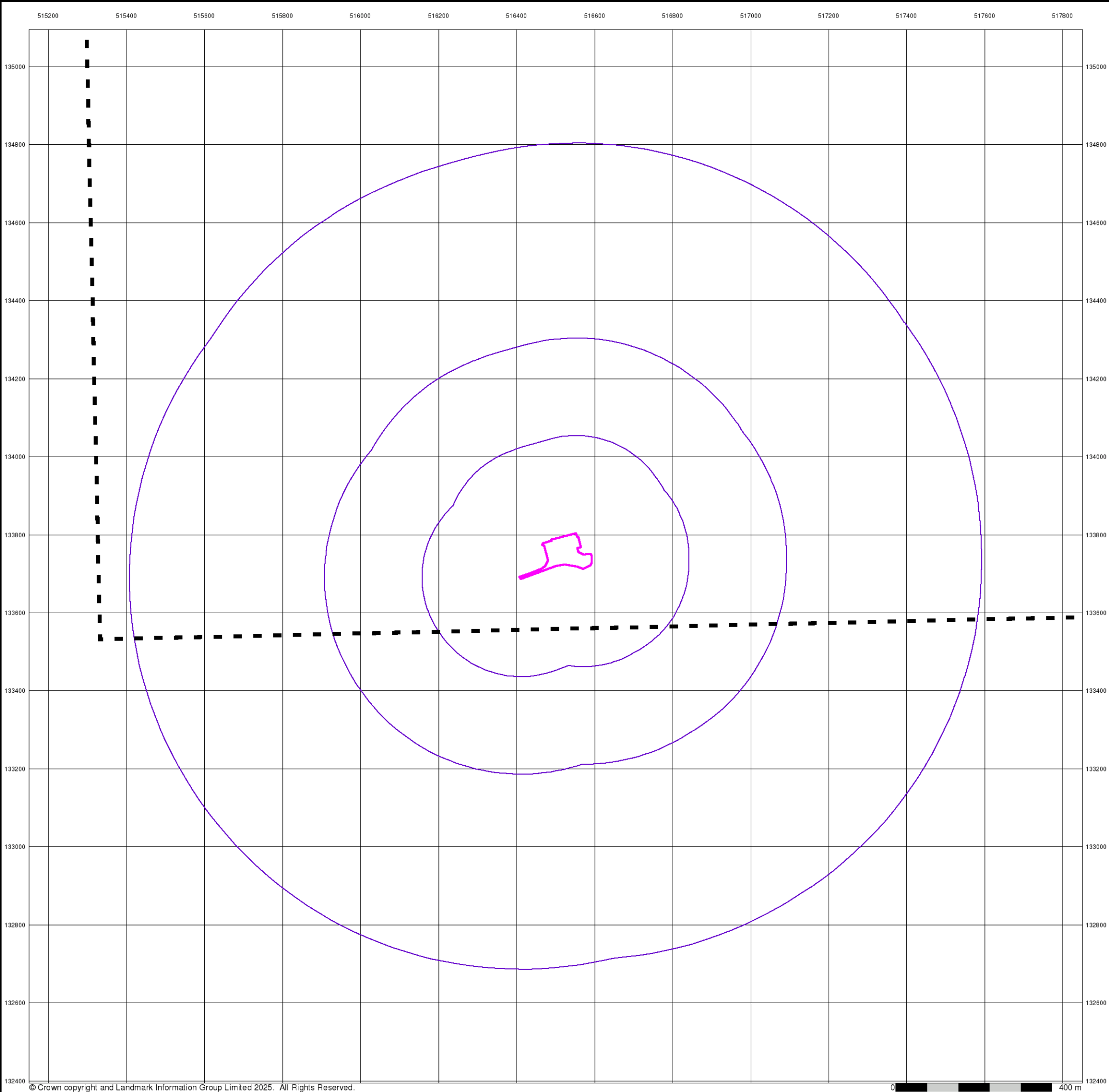


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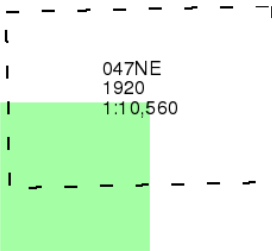
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Published 1920

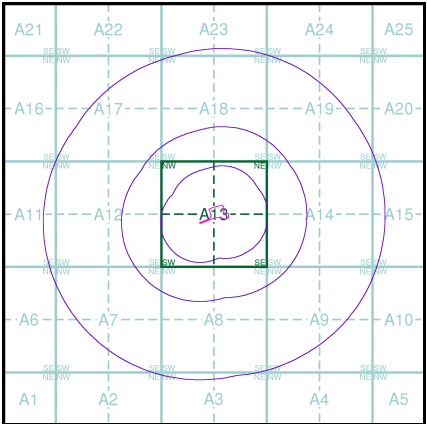
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

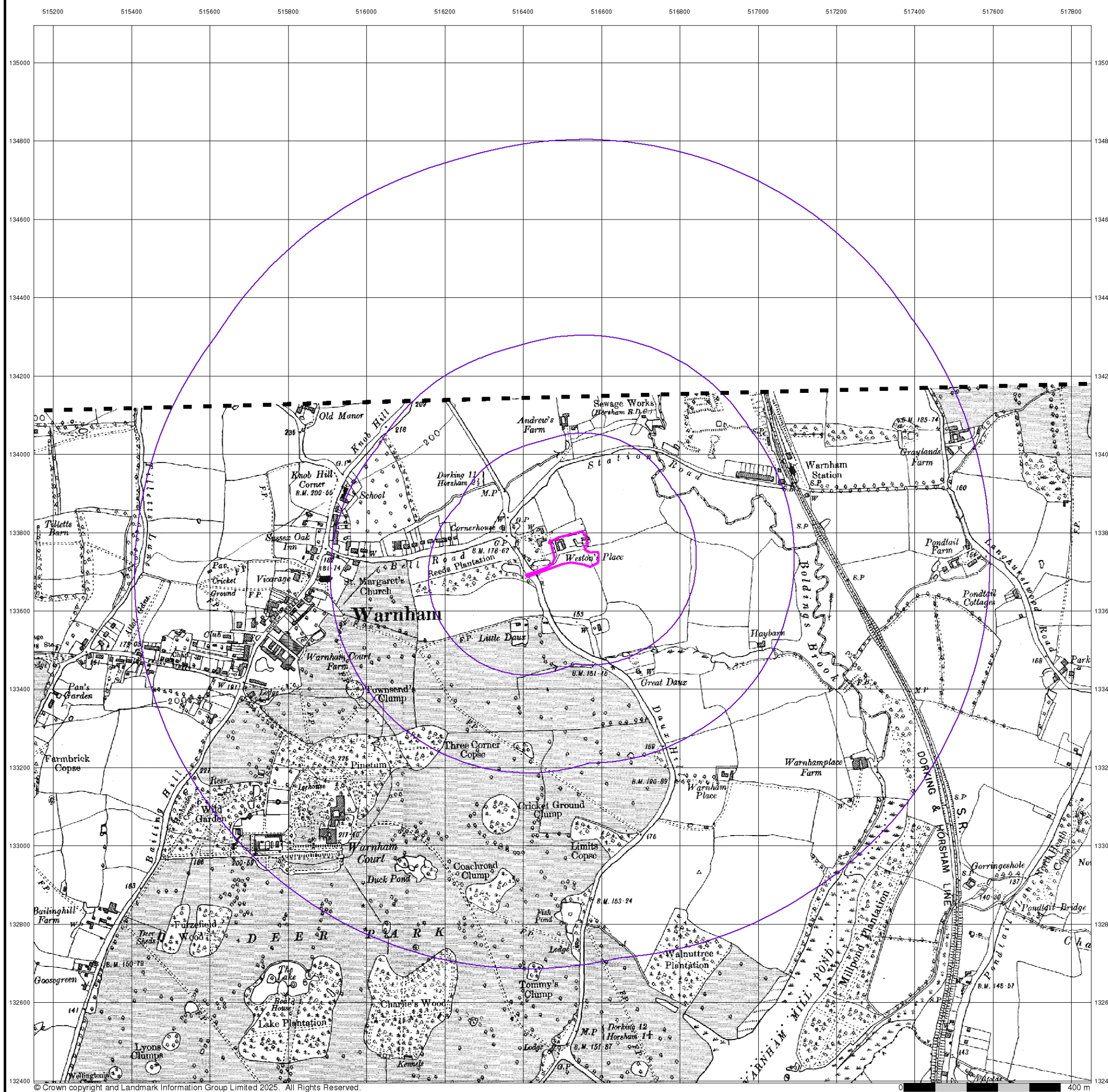
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Customer Ref: 22047/ML
National Grid Reference: 516500, 133730
Slice: A
Site Area (Ha): 0.79
Search Buffer (m): 1000

Site Details

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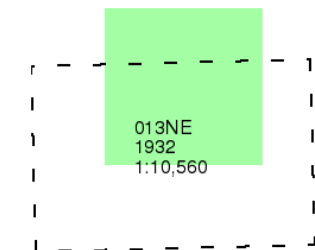
Sussex

Published 1932

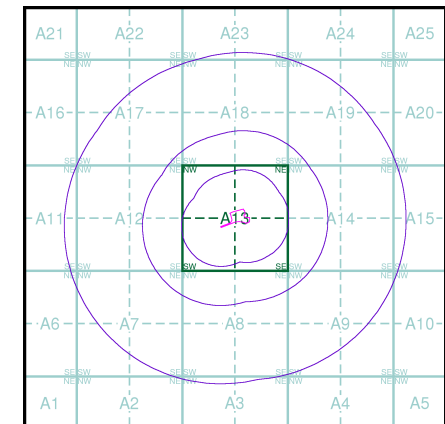
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

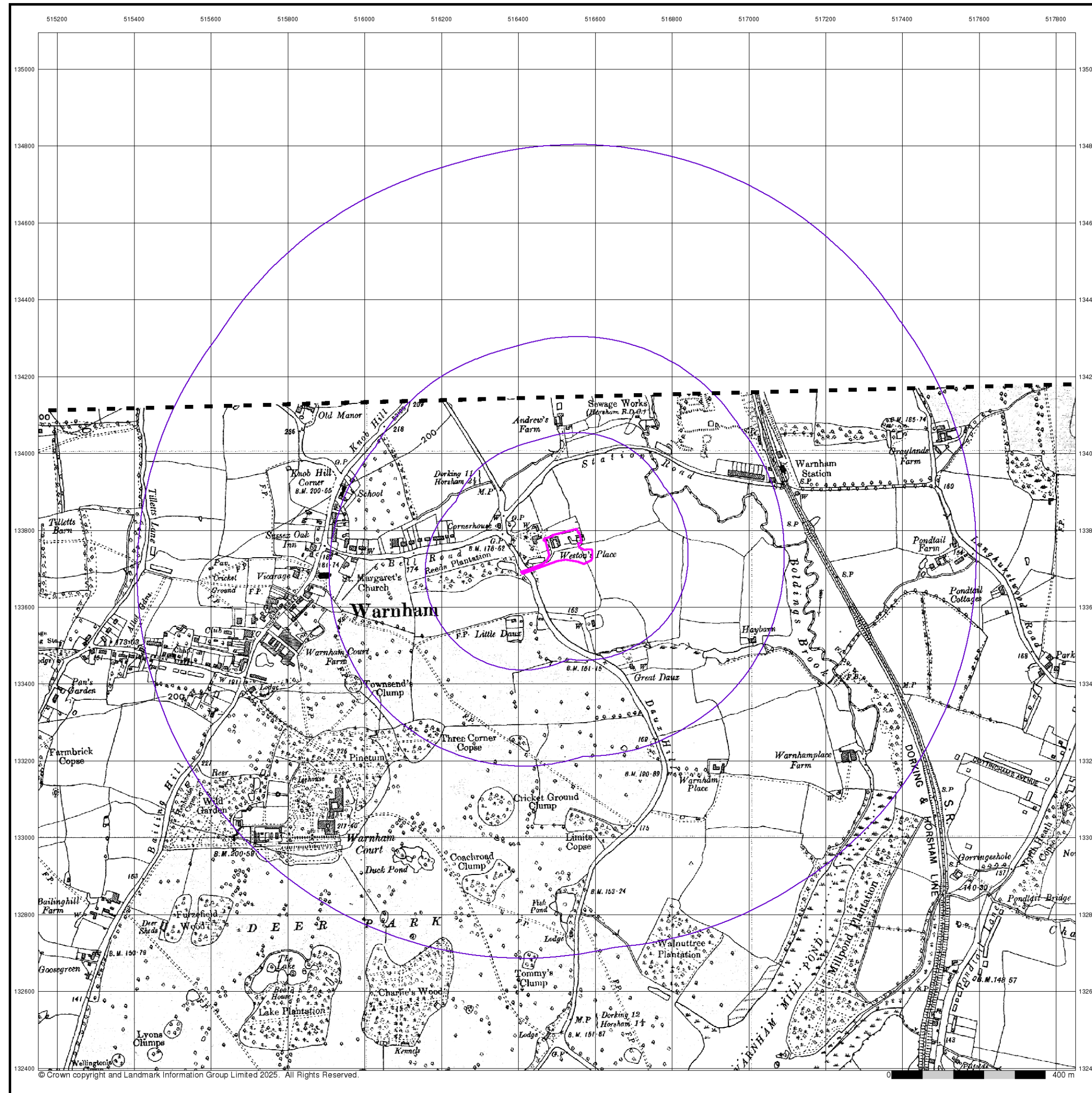
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Customer Ref: 22047/ML
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Slice: A
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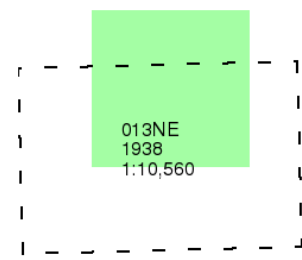
Sussex

Published 1938

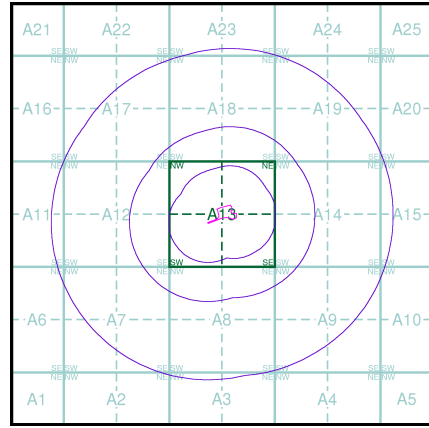
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 381793792_1_1
Customer Ref: 22047/ML
National Grid Reference: 516500, 133730
Slice: A
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Ordnance Survey Plan

Published 1961 - 1962

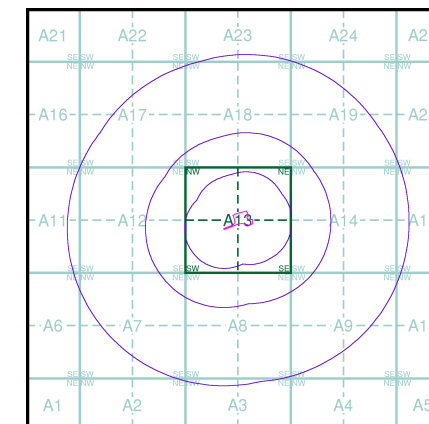
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TQ13NE	1962	1:10,560
TQ13SE	1961	1:10,560

Historical Map - Slice A

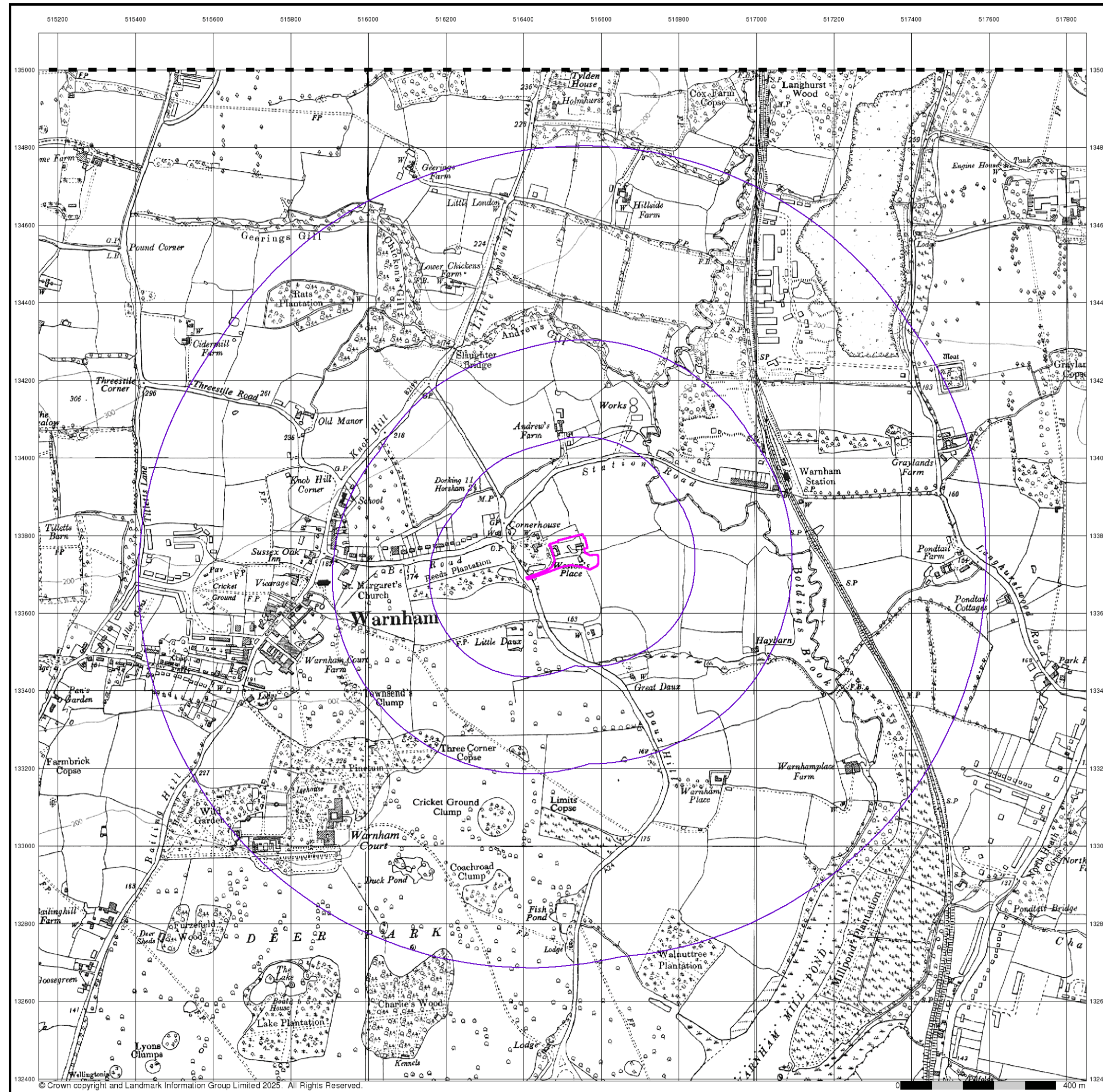


Order Details

Order Number: 381793792_1_1
Customer Ref: 22047/ML
National Grid Reference: 516500, 133730
Slice: A
Site Area (Ha): 0.79
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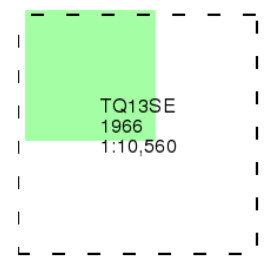
Ordnance Survey Plan

Published 1966

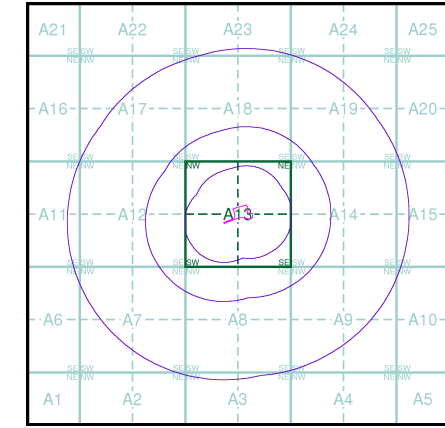
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

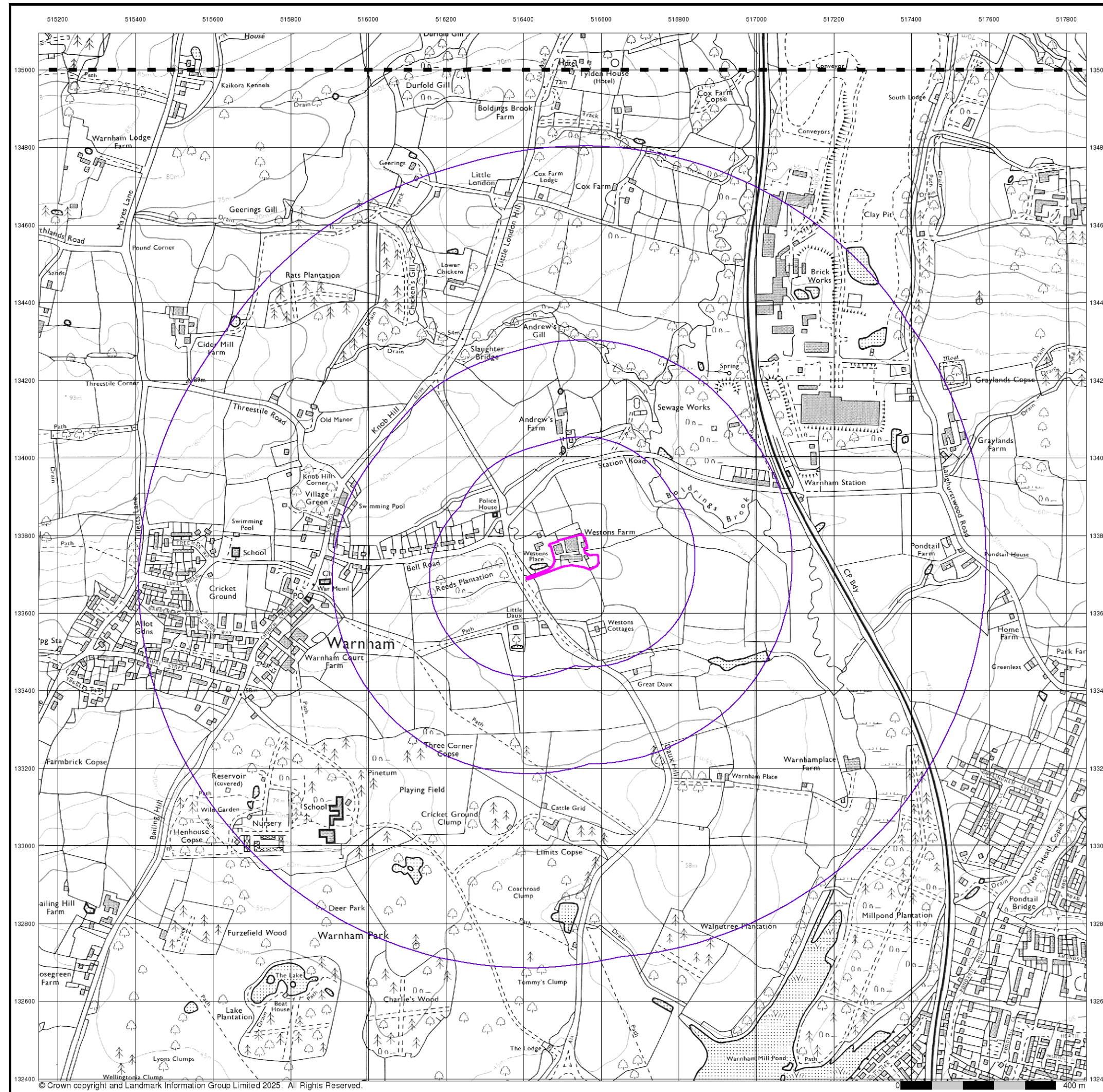
Order Number: 381793792_1_1
Customer Ref: 22047/ML
National Grid Reference: 516500, 133730
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Ordnance Survey Plan

Published 1980 - 1982

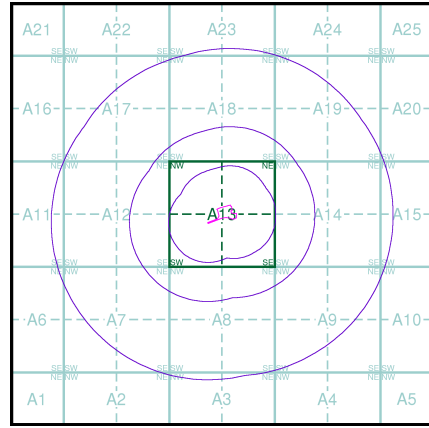
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TQ13NE	1980	1:10,000
TQ13SE	1982	1:10,000

Historical Map - Slice A



Order Details

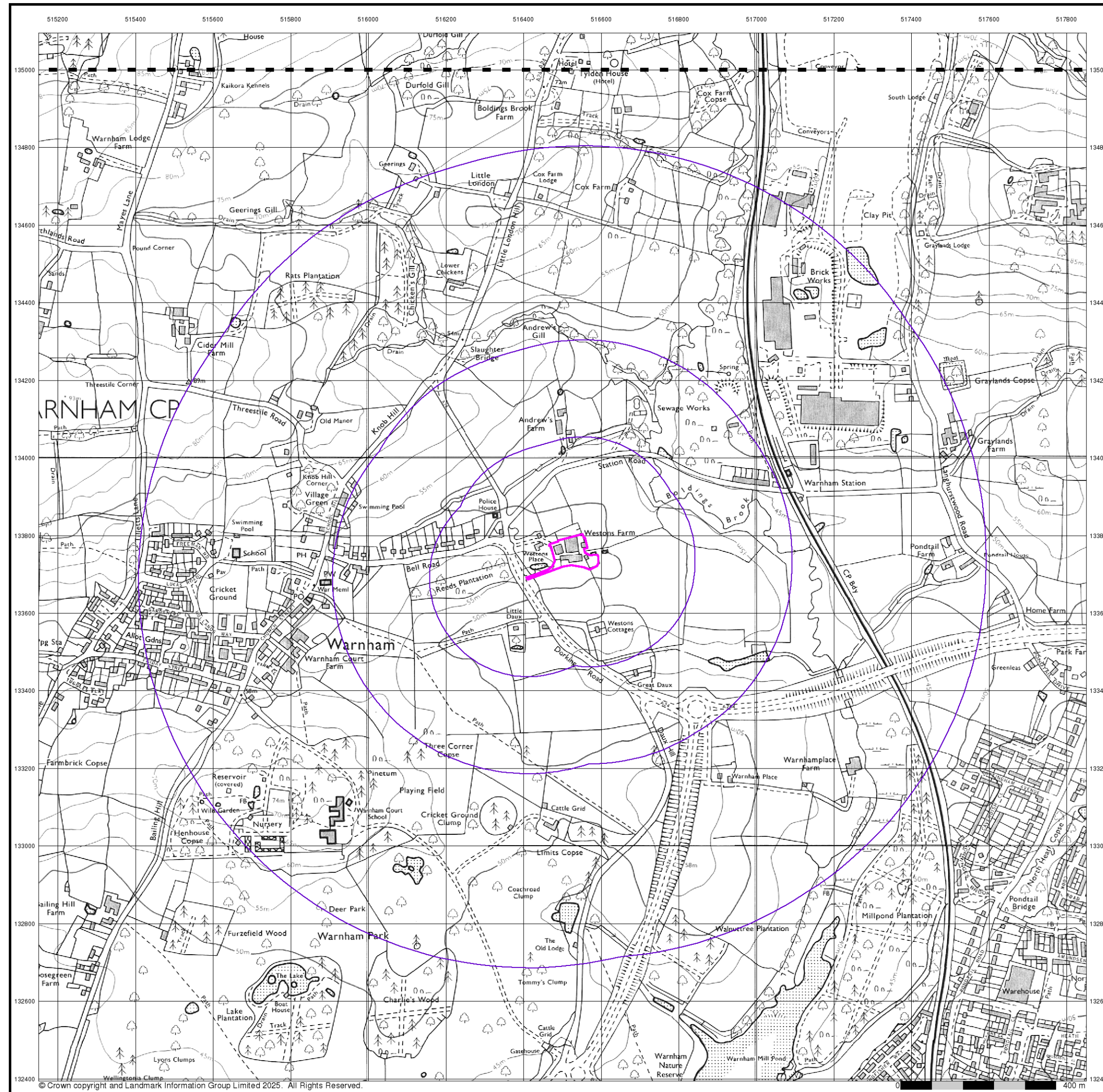
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Ordnance Survey Plan

Published 1991 - 1993

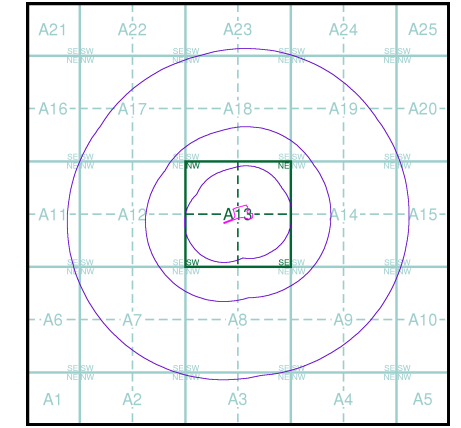
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TQ13NE	1991	1:10,000
TQ13SE	1993	1:10,000

Historical Map - Slice A



Order Details

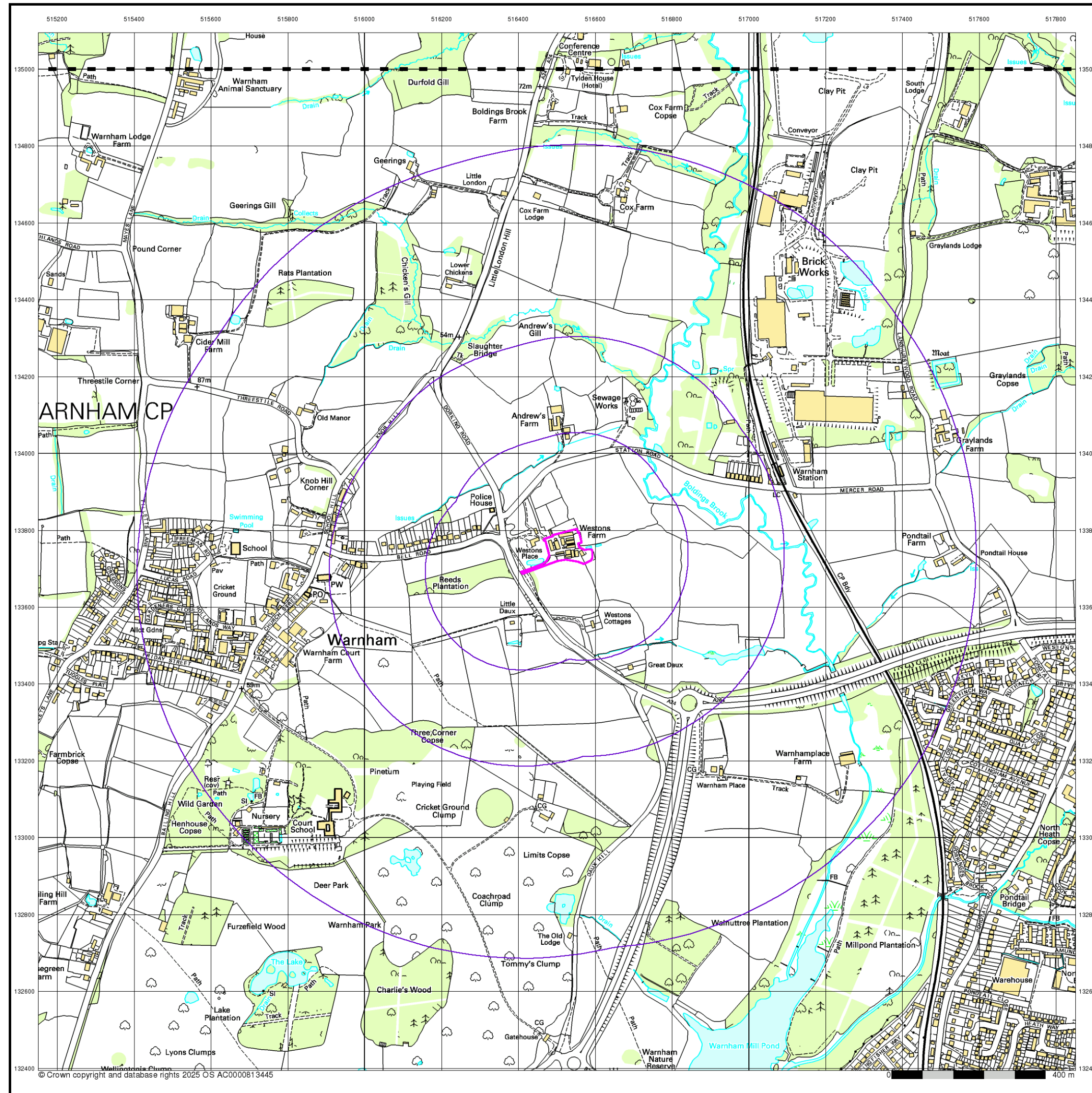
Order Number:	381793792_1_1
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10k Raster Mapping

Published 1999 - 2000

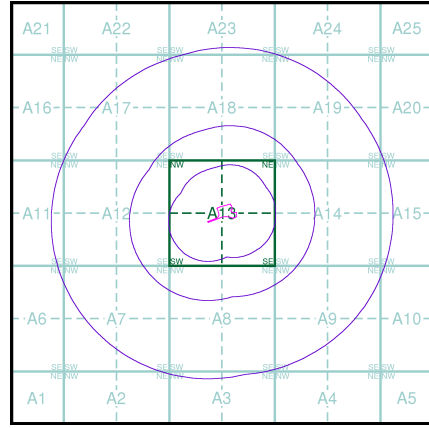
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TQ13NE	1999	1:10,000
TQ13SE	2000	1:10,000

Historical Map - Slice A



Order Details

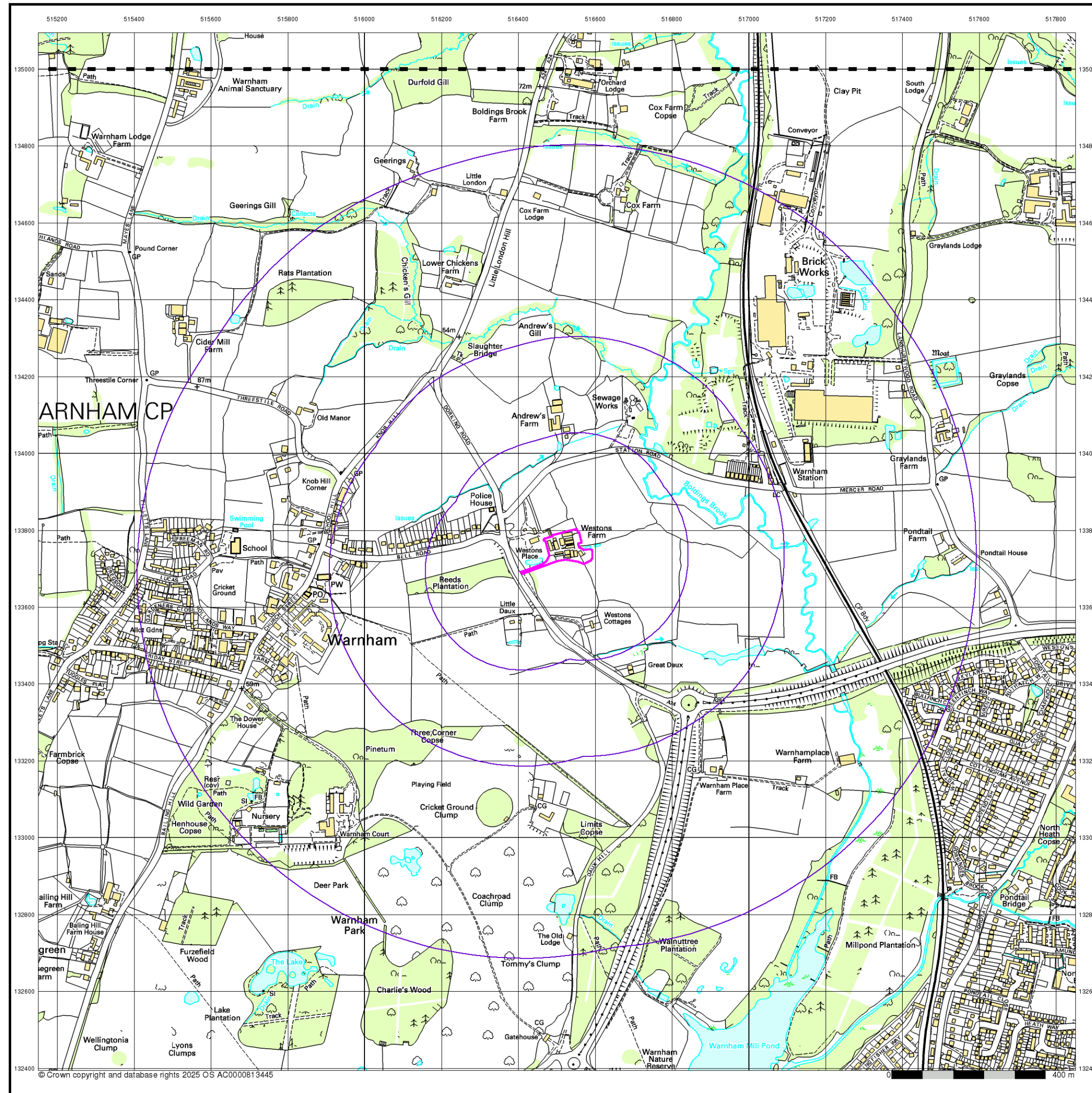
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Customer Ref:	22047/ML
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Search Buffer (m):	1000

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10k Raster Mapping

Published 2006

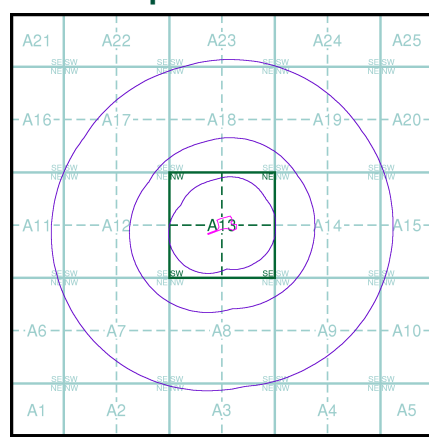
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

TQ13NE	2006	1:10,000
TQ13SE	2006	1:10,000

Historical Map - Slice A



Order Details

Order Number:	381793792_1_1
Customer Ref:	22047/ML
National Grid Reference:	516500, 133730
Slice:	A
Site Area (Ha):	0.79
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