



MINERAL RESOURCE ASSESSMENT FOR LAND TO THE EAST OF TILLETT'S LANE, WARNHAM

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PROJECT NUMBER	12140	
PROJECT TITLE	Tillett's Lane, Warnham	
CLIENT	<p>The Broadbridge Heath Trust The Estate Office Bailing Hill Farm Warnham West Sussex RH12 3RS</p>	
REPORT TITLE	Mineral Resource Assessment For Land to the East of Tillett's Lane, Warnham	
REPORT REFERENCE	12141OR01	
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REVISION	Date	Checked
Rev00	01/10/2025	CM

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MINERAL RESOURCE ASSESSMENT FOR LAND TO THE EAST OF TILLETT'S LANE, WARNHAM

1 INTRODUCTION

FWS Consultants Ltd (FWS) have been commissioned by Batchellor Monkhouse on behalf of The Broadbridge Heath Trust (the 'Client') to prepare a mineral resource assessment of the approximate 4.25 ha site located to the east of Tillett's Lane, Warnham at approximate National Grid Reference 515602E, 133898N to support a planning application for residential development of 59 houses with associated parking, access, gardens, open space, and landscaped areas. The proposed site layout is presented in Client Drawing 516-TFC-XX-00-DR-L-1001

The site currently comprises agricultural fields with residential housing to the south and east. The main site slopes from approximately 79 m AOD in the northwest to 67 m AOD in the southeast with the track in the southeastern tip of the site sloping down to 58 m AOD and the access road in the northeast sloping down to the east to around 68 m AOD. The site location plan is shown on Client Drawing 6294-PL100 Rev02.

The site lies within a Mineral Safeguarding Area (MSA) identified by West Sussex County Council, who are the mineral planning authority (MPA) for the area. Under policy M9 of the West Sussex Joint Minerals Plan (Ref. 2) any application for surface development requires within an MSA a Mineral Resource Assessment to accompany the application.

2 SOURCES OF INFORMATION

This report is based on current information relating to the geology of the site. The following sources of information have been used: -

- BGS Sheet, TQ13SE, 1:10;560, Solid and Drift Geological Map, 1975 (Ref. 1)
- BGS Geoindex, accessed 29 September 2025.
- West Sussex Joint Minerals Plan, July 2018 (partial review 2021) (Ref. 2)
- West Sussex, Minerals and Waste Safeguarding Guidance, March 2020 (Ref. 3)

No previous studies or site investigations have been made available for review as part of this assessment.

3 GEOLOGICAL AND ENVIRONMENTAL SETTING

3.1 Geological Setting

The BGS GeoIndex and geological map (Ref. 1) do not indicate the presence of artificial made ground underlying the site.

Superficial deposits are not expected to be present, however, thin topsoil and subsoil of <1 m may be present.

Bedrock comprising the Weald Clay Formation comprising dark grey to yellow, thinly bedded mudstones (shales) and mudstones with subordinate siltstones, with sandstones, underlies the site as shown on Drawing 12140OD01.

3.2 Environmental Setting

The site is located on the northern extent of the town of Warnham around 2 km to the northwest of Horsham. The site is agricultural land with mature hedgerows and trees to the field borders. There are residential areas bordering the south and east of the site along with a sport field, with agricultural land to the north and west with sporadic farm houses and hamlets.

There are no environmentally sensitive areas within 1 km of the site. An unnamed tributary of the North River is located around 400 m to the southwest of the site with an unnamed tributary/drain of the Boldings Brook located around 400 m to the east of the site, both of which flow generally to the south.

Perched groundwater may be present in any areas of thin granular superficial deposits if present. The main water table would be expected at depth (>20 m bgl) within the bedrock deposits which are classified as an Unproductive Aquifer.

4 LOCAL AUTHORITY POLICY AND MINERAL PLAN

The West Sussex County Council Joint Minerals Plan (JMP, Ref. 2) defines an MSA as an area designated by an MPA that covers known deposits of minerals, which are desired to be kept safeguarded from unnecessary sterilisation by surface development. The JMP has designated MSAs whose purpose is to ensure effective consultation with the MPA, and to ensure safeguarded mineral resource areas are protected from surface development.

Minerals Safeguarding Policies in the Joint Minerals Local Plan (2018) Policy M9: Safeguarding Minerals state:-

- (a) Existing minerals extraction sites will be safeguarded against non-mineral development that prejudices their ability to supply minerals in the manner associated with the permitted activities.
- (b) Soft sand (including potential silica sand), sharp sand and gravel, brick making clay, building stone resources, and chalk reserves (Appendix E) will not be permitted unless:
 - (i) mineral sterilisation will not occur; or
 - (ii) it is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or
 - (iii) the overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible.

5 IDENTIFICATION OF POTENTIAL MINERAL RESOURCES

The site is underlain by thin /no superficial deposits with only thin top soil and clayey subsoil expected on the site.

The entire site is directly underlain bedrock comprising the Weald Clay Formation comprising mudstone with subordinate siltstones and sandstones.

The site is located within the Mineral Safeguarding Area for brick clay (Weald Clay) (Ref. 3) as shown on Drawing 121140R01. However, due to the broad extent and the lesser demand of the Weald Clay the MSA excludes urban areas. The site is on the edge of the urban area extent around Warnham which is in a conservation area.

The Weald Clay Formation underlies the site and is present close to the ground surface across the site. In the west area of the proposed development a section (approximately 110 m x 190 m) is present which could initially be considered as a potential extraction resource, with the eastern part of the site (approximately 100 m x 55 m) likely to be more restricted. However, any potential extraction processes may pose additional planning constraints on the site such as those related to noise, dust or transport movements, along with constraints to the extent of the works where residential properties border the south and east of the site.

There are three current active brick works present across the West Sussex area, the closest of which is the Warnham Brickworks, Langhurstwood Road, located approximately 2.5 km to the northeast of the site. All of these brick works are significantly larger than the potential extraction area related to the development with between 15 and 20 years of reserves, and this would suggest that the brick clay at the site would not be economically viable for extraction.

The site is outside all other Mineral Consultation areas.

6 CONCLUSIONS

From the geological map and BGS GeoIndex website, the development area is shown to be underlain by localised thin/no superficial deposits with Weald Clay Formation present across the site.

Although the site lies within the Weald Clay Formation Mineral Consultation Areas, the brick clay resource does not merit extraction as it is considered too small a volume to be economically viable to extract with constraints to the residential development, and, due to the likely planning constraints (i.e. within 250 m urban buffer, with nearby residential development to south and east it is unlikely to be acceptable for future extraction as a resource.

Therefore, no further consideration is necessary in relation to mineral resources for this site as set out in the West Sussex County Council Joint Minerals Plan (Refs. 2).



A ROBINSON
PRINCIPAL CONSULTANT



C MILLER
DIRECTOR

7 REFERENCES

- 1 BGS Sheet, 1975. Horsham, TQ13SE, 1:10;560, Solid and Drift Geological Map
- 2 West Sussex Joint Minerals Plan, July 2018 (partial review 2021).
- 3 West Sussex County Council, March 2020. Minerals and Waste Safeguarding Guidance.

APPENDIX 1
DRAWINGS

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NOTES / KEY

— Site Boundary

■ Weald Formation

DRAWING TITLE

BEDROCK DEPOSITS IN RELATION TO PROPOSED DEVELOPMENT

PROJECT TITLE

MINERAL RESOURCES ASSESSMENT, PROPOSED RESIDENTIAL DEVELOPMENT TILLETT'S LANE, WARNHAM

CLIENT

The Broadbridge Heath Trust

STATUS

FINAL

PROJECT NUMBER

12140

DRAWN BY

CM

DATE

September 2025

SCALE

As Shown

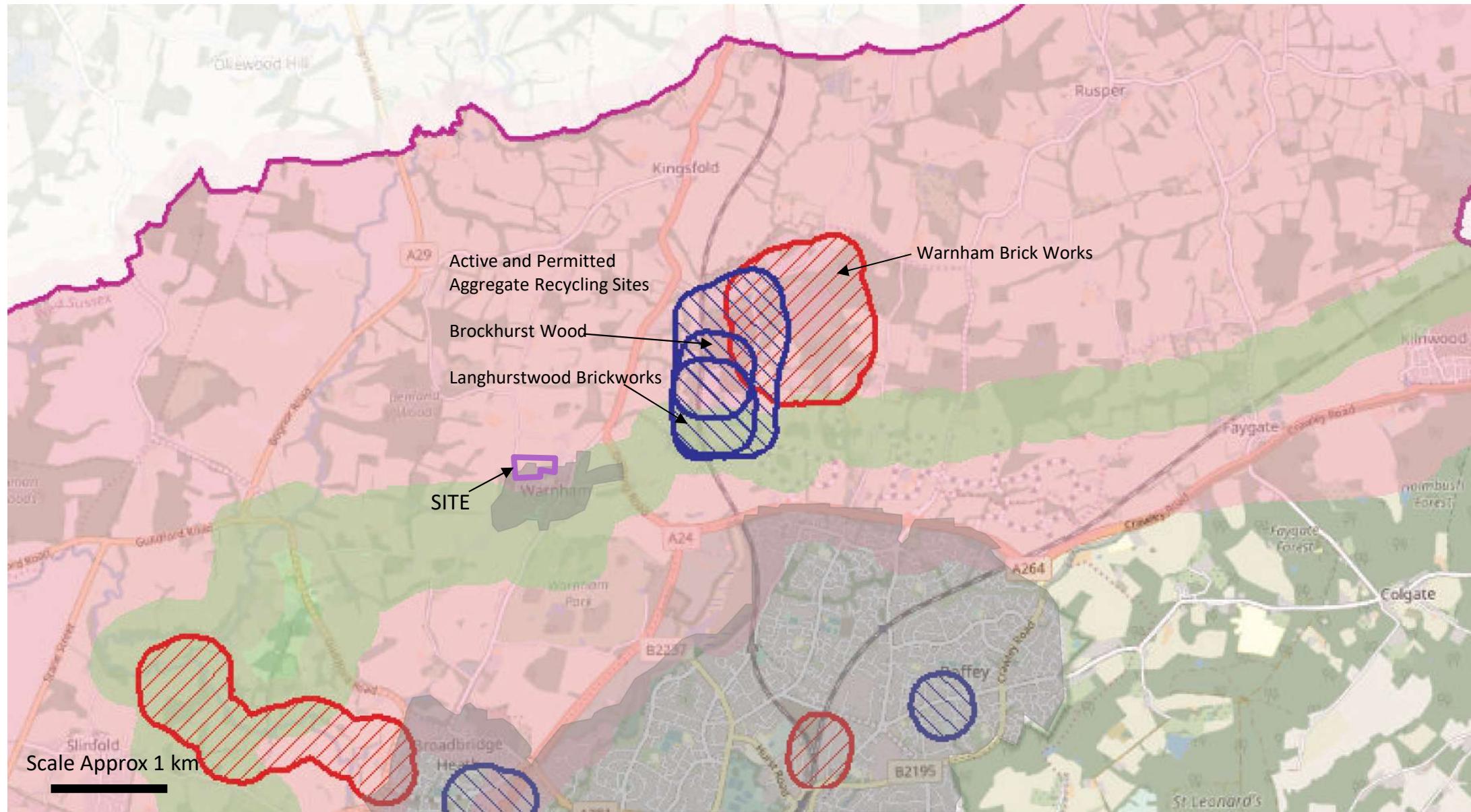
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12140OD01

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NOTES / KEY

SITE BOUNDARY

URBAN AREAS (WARNHAM/HORSHAM)

CONSULTATION AREAS

BUILDING STONE

BRICK CLAY

MINERALS INFRASTRUCTURE

WASTE INFRASTRUCTURE

DRAWING TITLE

MINERALS CONSULTATION AREAS FOR SANDY

PROJECT TITLE

MINERAL RESOURCES ASSESSMENT, PROPOSED
RESIDENTIAL DEVELOPMENT TILLETT'S LANE,
WARNHAM

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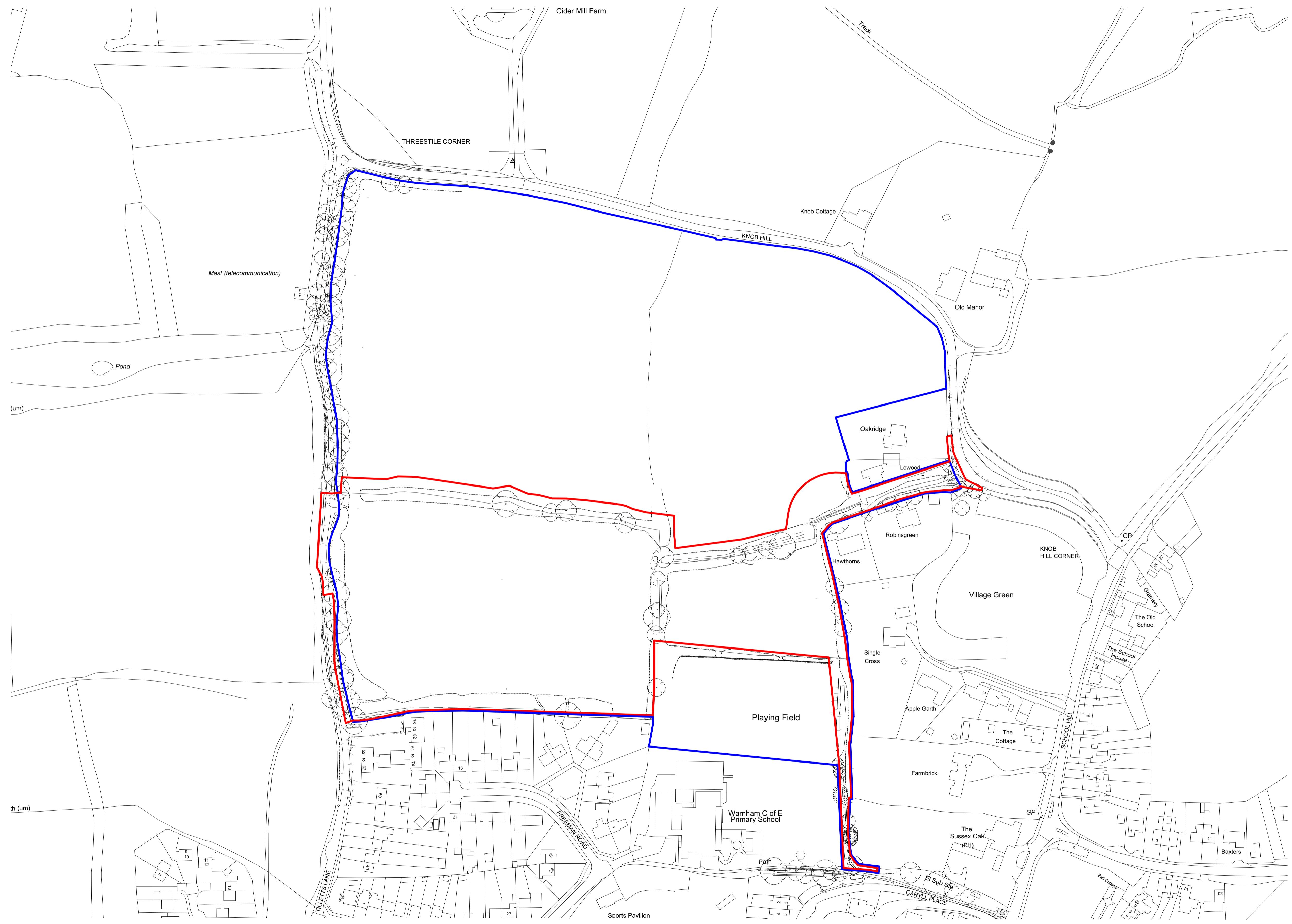
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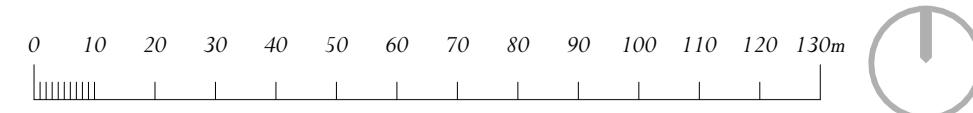
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Key:

- Site boundary
- Other land in Applicant's ownership



Land to the East of Tilletts Lane, Warnham

Scale: 1:1250 @ A1
Drawing Number: 6294-PL100 Rev 02 | 2025/09/10 | Drawn By: LL/CB



APPENDIX 2
NOTES ON LIMITATIONS

NOTES ON LIMITATIONS

1 FWS Consultants Ltd ("FWS") has prepared this report solely for the use of the client and/or his agent (the "Client") on the basis of exchange(s) of written proposals and instructions, and FWS accepts no responsibility or liability:-

- a) for use of this report by any party other than the person for whom it was commissioned, or;
- b) for the consequences of the report being used for any purpose other than that for which FWS was instructed to prepare it.

Should any third party wish to use or rely upon the contents of the report, written approval from FWS must be sought.

2 All information supplied by the Client, the Client's staff and professional advisers, local authorities, other statutory bodies, investigation agencies and publicly accessible databases, shall be provided to FWS in writing, and is accepted as being correct unless otherwise specified in writing by the discloser of the information.

3 The conclusions and recommendations in this report represent the professional opinions of FWS derived from currently accepted industry practices, and through the exercising of reasonable skill and care to be expected of a professional geosciences and environmental consultancy of similar size and experience. The assessments and judgments given in this report are directed by and limited to both the finite data on which they are based and the proposed works to which they are addressed.

4 Environmental and geotechnical desk studies comprise a study of available information obtained from various identified sources, authorities and parties. The information reviewed cannot be exhaustive and has been accepted in good faith as providing representative and true data pertaining to site conditions. For clarity, no independent verification of this data is carried out by FWS and it is accepted at face value. Any identified risks in desk study reports are perceived risks based on the information available at the time. Actual risks can only be assessed after carrying out a thorough physical investigation of the site that serves to validate such identified risks.

5 Data acquisition during site investigations is subject to the limitations of the methods of investigation used, site conditions and access constraints. Exploratory holes undertaken during fieldwork, particularly boreholes and/or trial pits, investigate a small volume of ground in relation to the size of the site and thus can only provide an indication of site conditions. The opinions provided and recommendations given in this report are based on the desk study information and ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions elsewhere onsite that have not been disclosed by the investigation and which therefore have not been taken into account in this report. FWS will take all due care and make commentary on the adequacy of data collection and therefore the ability to highlight the presence or otherwise of exceptional conditions.

6 Owing to the natural variation of the systems that are being investigated, and the anthropological impact similarly changing through time, the findings and opinions in this report are relevant to the dates of the site works and should not be relied upon to represent conditions after a reasonable passing of time. Site conditions will change over time due to natural variations and human activities. The comments made on groundwater, surface water and soil gas conditions are based on observations made at the time that the site work was carried out. It should be noted that these conditions will vary owing to seasonal, tidal and meteorological effects. Variation in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time, or subsequent developments or activities on the site or adjacent area.

7 The scope of the investigation, as agreed between FWS and the Client, was undertaken based on the specific development proposals of the Client and may be inappropriate to another form of development or scheme.

8 The opinions expressed in this report regarding contamination, geotechnical and/or waste assessments are based on simple statistical analysis and comparison with available guidance values. No liability can be accepted for the retrospective effects of any changes or amendments to these values.