



Land East of Henfield Road, Cowfold

Phase 1 Desk Study

May 2026

PHASE 1 DESK STUDY

Site

**LAND EAST OF HENFIELD ROAD,
COWFOLD, WEST SUSSEX
RH13 8DT**

Client

LANDACRE DEVELOPMENTS LTD

Report Ref

26/13393/KJC REV 1

Issued

MAY 2026

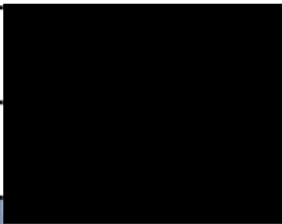
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The following foreword should be read in conjunction with this report. Any variations on the general procedures outlined below are indicated in the text.

FOREWORD

The recommendations made and opinions expressed in this Report are based on the strata conditions revealed by the fieldworks as indicated on the exploratory records, together with an assessment of the data from in situ and laboratory tests. No liability can be accepted for conditions which have not been revealed by the fieldworks, for example, between exploratory positions. While this Report may offer opinions on the possible configuration of strata, both between the excavations and below the maximum depth achieved by the investigation, these comments are for guidance only and no liability can be accepted for their accuracy. The data obtained relate to the conditions which are relevant at the time of the investigation.

The groundwater observations entered on exploratory records are those noted at the time of the investigation. The normal rate of progress does not usually permit the recording of any equilibrium water level for any one water strike. It should be noted that groundwater levels are prone to seasonal variation and to changes in local drainage conditions. The word 'none' indicates that groundwater was sealed off by the borehole casing or that no water was observed in the exploratory hole upon completion.

It should be appreciated that this report does not constitute a Geotechnical Design Report (GDR) as defined in Eurocode 7 and no aspect of this report constitutes a design. Specific sections of this report are generally in line with the guidance set out in Eurocode 7 for a Ground Investigation Report (GIR), as defined within BS EN 1997:-2 (2024). This provides guidance on the number and spacing of investigation positions, methods of investigation and sample quality class to be achieved which may not have been met by this investigation.

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REPORT REF: 26/13393/KJC REV 1
CONTRACT: HENFIELD ROAD, COWFOLD

TABLE OF CONTENTS

DOCUMENT CONTROL
FOREWORD

1 INTRODUCTION..... 1

2 THE SITE..... 1

3 SITE HISTORY 2

4 GEOLOGY 5

5 ENVIRONMENTAL SETTING 6

6 SITE RECONNAISSANCE 6

7 PRELIMINARY RISK ASSESSMENT..... 7

REFERENCES
LIST OF ABBREVIATIONS

FIGURES

- 1 Proposed Layout
- 2 Photograph Index
- 3 Site Photographs

APPENDICES

- 1 Groundsure Data

1 INTRODUCTION

1.1 Objectives

The Desk Study comprises a review of the readily available geological, historical and environmental sources for information about the site, together with a walkover survey of the area. This includes the commissioning of an Enviro+Geo Insight report supplied by Groundsure Ltd. This report presents the findings of the Desk Study together with an outline Conceptual Site Model and preliminary risk assessment, based upon identified potential sources of contamination which may pose a significant risk to receptors or end-users of the site.

In preparing this report reference has been made to relevant guidance, which includes the 'Investigation of potentially contaminated sites. Code of Practice.' (BSI, 2011) and the Land Contamination: risk management (LCRM) guidance (2020).

1.2 Proposed Development

It is understood that it is proposed to develop an area of land east of Henfield Road, Cowfold ("the site"). The proposed layout is included as Figure 1 and will entail 40 residential units.

2 THE SITE

2.1 Site Location

The site covers an area of approximately 2.59ha (6.4acres) and is located at Ordnance Survey National grid reference 521392, 122016. The site appears to comprise two fields. The site is directly accessed from Henfield Road in the north west corner of the site. Four residential properties are present on the western site boundary together with a commercial venture. The residential properties in South Leas are present on the north west boundary with open land on the northern section. A sewage works and allotment gardens are noted on the eastern boundary. A water course forms the southern boundary with open land further south.

2.2 Site Topography

The recent OS mapping indicates levels of 14.9m in Henfield Road, 19.3m to the north west in Henfield Road and 18.4m on a track to the north of the site at the entrance to the allotment gardens.

3 SITE HISTORY

3.1 Historical Mapping

The historical Ordnance Survey mapping contained within the Enviro+GeoInsight report has been reviewed. The maps reviewed are included in Appendix 1.

Table 1 - Historical Mapping Summary

Date	Source Scale	Relevant Information	
		On Site	Off Site
1875-77	1:2500	The site forms the majority of two plots ref 682 and 741.	A number of buildings are recorded to the west of the site called Noah's Ark. Bull's Bridge is shown to the south west over a watercourse which forms the southern boundary and is shown to flow from west to east. Plot 740 is noted to the north of the site. Structures noted to the north of plot adjacent to road (Henfield Road). A small pond and a structure are recorded between plot 740 and northern boundary of the site. Cowfold Lodge recorded just over 100m to the south west. Ponds are noted 100m and 132m east.
1897	1:2500	No change, although plot numbers have changed. Plot 682 is now 498. Plot 741 is now 572 with plot 649 forming the south east corner of the site.	Further structures are present to the north of the pond to the north of the site. Plot 740 now access to the area to the east of the site which is now a Sewage Farm (Horsham R.D.C.) with three sluices and a tank. Allotment Gardens are present to the north of the Sewage Farm.
1911	1:2500	No significant change.	Pond to north of site now enlarged with a possible second water feature. Less buildings are now present. B H (Beer Hall?) now recorded to the north west. Row of four pairs of semi-detached house shown further north west and a Smithy.
1956	1:2500	South east corner of site now shown as wooded.	A number of structures are present to the north of the site with a pond still present. A timber yard is also recorded further north. Original tank on Sewage Farm no longer shown although a number of other tanks are now present. There are now four drains in place of the sluices. The two ponds to the east are no longer shown to be present. Noah's Ark to the west of A281 no longer shown. Three houses and a garage are now present on the western boundary.

	1:2500	Small access track now present from A281 in to north west corner of site.	South Leas Farm with associated buildings and two 'barn' structures now present on northern boundary. Pond no longer present. Sewage Farm appears reduced in size. Drains no longer present – replaced by a Filter Bed? Filling Station now recorded to the west of the A281. Hare & Hounds Public House replaces Beer Hall.
1983*	1:2500	No obvious change.	Filling Station to west now a garage. Timber Yard to north now a Builders Yard.
1985*	1:2500	No obvious change.	Residential development now under way 110m north east.
1987*	1:2500	No obvious change.	Builders yard no longer shown as present. housing estate now present to north and north east. Smithy no longer appears to be present.
1993*	1:2500	Oaklands now present in north west corner of site. Wooded area in south corner no longer shown.	South Leas Farm no longer present. South Leas noted to north east. The larger structures appear to have been removed but a number of smaller structures still remain. Former Builders Yard is now a Works.
2003	1:1250	No obvious change.	No obvious change.

*indicates partial mapping coverage – southern part of maps missing

At the time of the earliest mapping the site formed part of open fields and appears to have remained as such to the present day.

3.2 Aerial Imagery

The modern aerial imagery contained within Google Earth has been reviewed and a summary of the findings are presented below.

Table 2 - Modern Aerials Summary

Date	Relevant Information	
	On Site	Off Site
12/2001	The western part of the site appears to be unused. A number of small square objects are noted within the eastern part of the site.	The area to the north appears to be cultivated.
12/2005	Both parts of the site appear to exhibit lines possible associated with grass cutting.	A number of 'bare' patches are noticeable within the area to the north of the site. Sewage Farm to the east now extends further south.
05/2007	No significant change.	South Leas Farm to the north west has been redeveloped by five detached houses. The area to the north appears to be disused with the area becoming overgrown by vegetation.
09/2012	Part of the western side of the site includes a segregated area for livestock.	Area to north more overgrown.
06/2013	Two structures present within north west corner of the site. Possible vehicle in south west corner. Segregated area no longer shown – replaced with other fencing/hedgerows.	No significant change.
04/2015	Possible vehicle now further north. Pond now present in western part of site.	No significant change.
08/2018	A square structure is now present in the south west corner of the western part of the site and a second is present in the south west corner of the eastern part of the site. Vehicle close to western site boundary.	No significant change.
10/2018	Vehicle not present.	No significant change.
04/2020	Vehicle present again.	Sewage Farm to east shows addition of three circular structures.
03/2022	Vehicle now on southern boundary. Hedgerows/fencelines in north no longer present.	No significant change.
05/2025	No significant change.	Area to north very overgrown.

3.3 Internet & Planning Database Review

A review of the historical planning records stored on the Horsham District planning portal did not note any entries for the site.

3.4 Unexploded Ordnance

A review of the Zetica website indicates that the site lies within an area at low risk of aerial delivered unexploded ordnance (UXO) and specific assessment or mitigation is not warranted.

4 GEOLOGY

4.1 Published Geology

An examination of the 1:50,000 British Geological Survey (BGS) mapping and the data contained within the Enviro+GeoInsight report indicates the presence of bands of Alluvium and River Terrace Deposits associated the water course on the southern site boundary. The site itself is underlain by the Weald Clay Formation of Cretaceous age. Locally to the north east the Horsham Stone Member (Sandstone) outcrops at surface.

4.2 Historical Borehole Records

The records of the BGS have been reviewed and no borehole records in the vicinity of the site were found.

4.3 Hydrogeology

The southern site boundary is underlain by a superficial Secondary (A) or minor aquifer associated with the watercourse on this boundary. The Weald Clay Formation is an unproductive stratum of negligible permeability. The site is not underlain by a drinking water Source Protection Zone [SPZ].

There are no abstraction points within 1475m of the site.

4.4 Radon

The Enviro+Geo Insight report indicates that the site is in a lower probability radon affected area as less than 1% of properties are above the action level. Moreover, no protective measures as described in BRE report BR211 are necessary in the construction of new properties or extensions.

5 ENVIRONMENTAL SETTING

5.1 Hydrology & Flood Risk

An inland river, Cowfold Stream, is present on the southern site boundary which flows eastwards. The southernmost part of the site is at high risk of flooding from this feature together with the risk of flooding from both groundwater and surface water.

5.2 Landfill Data

There are no active or inactive registered landfill sites listed in the Enviro+Geo Insight report within 350m of the site. There is an entry for historical landfill 387m east at Cowfold Eastlands Farm. No historic ground workings have been identified. Hence, ground gases are not thought to represent a risk and monitoring is not warranted.

5.3 Recent & Current Land Use

The site is currently grazed by ponies. No development has taken place and it would appear that the site may have been used for the keeping of livestock. No other relevant trade directory information is available for the site. Two garages are recorded in the Enviro+GeoInsight report with a former fuel station listed 7m northwest in 1972. One is on the western boundary and is a plant hire operation and the second lies to the west of Henfield Road and is a VW dealership. A Sewage farm is present on the western site boundary. South Leas Farm was present on the north west corner prior to it being redeveloped by five houses. The remnants of the farm buildings are still present on the northern site boundary.

5.4 Ecologically Sensitive Receptors

There are no sensitive environmental or ecological receptors and highlighted within the Enviro+Geo Insight report within 2000m. However, ancient and Semi-Natural Woodland are recorded 307m south west, 696m north east and from 897m to 1988m north.

6 SITE RECONNAISSANCE

A visit to site was made on 15th April 2026 using the procedures outlined in CLR 2. At the time of the survey the conditions were dry and overcast.

The whole of the area is covered by short grass and the site is accessed directly from Henfield Road in the north west corner.

The site boundaries are generally fenced and trees and hedgerows are present. An area of vegetation divides the site into two parts with a gated access between the two areas. Trees are present in the east of the site and along the southern boundary. A small timber building is present in each of the two areas and a small pond is present on the southern boundary in the eastern part of the site. A vehicle was parked in the western part close to the southern boundary. A number of mature oak trees are present within the site boundary. At the time of the site visit a number of ponies were present on site.

Three blue above ground covers were apparent during the walkover. It is understood that they are associated with the completion of investigatory boreholes to monitor the long-term groundwater levels.

During the visit a number of photographs were taken. Figure 1 includes the proposed layout. A Photo Index is presented in Figure 2 and the photographs taken on the site form Figure 3 to this report.

7 PRELIMINARY RISK ASSESSMENT

7.1 Conceptual Site Model

In accordance with current LCRM guidance, a Conceptual Site Model has been prepared for this site. The model prepared for the site in tabular format below lists potential sources of contamination, identified receptors on and within the immediate vicinity of the site, together with the pathways between them. A pathway must exist for an identified source to pose a risk to a receptor, thereby forming an active pollutant linkage. The primary receptors are considered to be future residents (human health), surrounding ecology (plants and animals), controlled waters and proposed buildings.

A qualitative assessment of the risk of each potential pollutant linkage is given based upon the CIRIA guidance document 'Contaminated Land Risk Assessment: A Guide to Good Practice' (Rudland, Lancefield and Mayell, 2001). The risk is a combination of the probability or frequency of occurrence of a defined hazard and the magnitude of the consequences of the occurrence.

Table 3 - Preliminary Conceptual Site Model

Source(s)	Potential Pathway(s)	Receptor(s)	Risk Level
Minor vehicular activity Garage to west - <i>hydrocarbons</i>	Migration, ingestion and inhalation	Site Workers, End-Users	Very low
Sewage Farm (off-site) - <i>heavy metals</i> - <i>organics</i>	Migration and ingestion, Surface water run-off	Site Workers, End-Users	Low
Garage on western boundary (off-site) Former filling station northwest - <i>heavy metals</i> , <i>hydrocarbons</i> Former Timber yard and Works to north	Migration and ingestion	Site Workers, End-Users	Very low

The site has remained undeveloped but there is a very low likelihood that it may have been cultivated in the past with the potential use of organic herbicides and/or pesticides, which have comparatively short half-lives and, whilst the persistence of certain herbicides can vary and depends upon the conditions, any residual contamination will have dispersed within 5-10 years. Therefore, specific testing for organic herbicides or pesticides is not considered necessary.

Given the anticipated underlying geology will act to restrict lateral migration of mobile contaminants from off-site sources, the risk from these features is deemed to be low.

7.2 Groundwater

The site is underlain by the Weald Clay Formation, which is an unproductive stratum. Hence, it is unlikely that there would be any significant groundwater flow within this aquiclude.

7.3 Geotechnical Hazards

The site is indicated as being within an area at low risk of the presence of shrinkable soils associated with the Weald Clay Formation. Hence, this aspect to the soils engineering characteristics will need to be considered in the design of foundations with respect to the presence of a number of mature oak trees.

7.4 Conclusions & Recommendations

No potential sources of contamination of significance have been identified on the site, although a number of sources are present within the immediate vicinity of the site. However, these are deemed to which may pose a very low to low risk to the proposed development. Hence, it is considered that some specific, targeted investigation is warranted, primarily along the eastern boundary with the former sewage farm and western boundary with the garage.

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LIST OF ABBREVIATIONS

AOD	-	Above Ordnance Datum
ACM	-	Asbestos-containing Material
AST	-	Above-ground Storage Tank
BGS	-	British Geological Survey
BH	-	Borehole
BRE	-	Building Research Establishment
BSI	-	British Standards Institution
BS	-	British Standard
C4SL	-	Category Four Screening Level
CIRIA	-	Construction Industry Research and Information Association
CP	-	Cable Percussive
DPH	-	Dynamic Probing Heavy
DPSH	-	Dynamic Probing Super Heavy
EA	-	Environment Agency
GAC	-	Generic Assessment Criteria
LL	-	Liquid Limit
mAOD	-	Metres Above Ordnance Datum
mBGL	-	Metres Below Ground Level
mOD	-	Metres Ordnance Datum
OS	-	Ordnance Survey
PAH	-	Polycyclic Aromatic Hydrocarbons
PCB	-	Polychlorinated Biphenyl
PID	-	Photo Ionisation Detector
PL	-	Plastic Limit
PSD	-	Particle Size Distribution
SGV	-	Soil Guideline Value
SOM	-	Soil Organic Matter
SPT	-	Standard Penetration Test
SPZ	-	Source Protection Zone
SVOC	-	Semi-volatile Organic Compounds
TPH	-	Total Petroleum Hydrocarbon
UST	-	Underground Storage Tank
UXB	-	Unexploded Bombs
UXO	-	Unexploded Ordnance
VOC	-	Volatile Organic Compound

FIGURE 1

PROPOSED LAYOUT



Key:

- Site Boundary [2.53 Ha approx]
- Existing Structures to be Removed
- Affordable Rent Tenure
- Shared Ownership Tenure
- Existing Tree
- Existing Tree / Shrub Groups
- Category A Tree Root Protection Area
- Category B Tree Root Protection Area
- Category C Tree Root Protection Area
- 10 metre offset from top of bank
- Odour Contours [88th % Concentration (OUE/m³)
- 1.5 - 3.0
- 3.0 - 5.0
- 5.0 - 10.0

Accommodation Schedule

Affordable Rental Dwellings (15no. - 25%)				
2no.	1-Bedroom Maisonettes	2 Storeys	Semi-Detached	540sqft CPS
1no.	1-Bedroom FOD	2 Storeys	Terminated	625sqft CPS/HCP
1no.	2-Bedroom Houses	2 Storeys	Terminated	890sqft CPS/HCP / 2CPS
2no.	3-Bedroom Houses	2 Storeys	Semi / Terminated	1005sqft CPS/HCP / 2CPS
Shared Ownership Dwellings (15no. - 15%)				
2no.	2-Bedroom Houses	2 Storeys	Terminated	890sqft 2CPS/HCP / 2CPS
2no.	3-Bedroom Houses	2 Storeys	Semi-Detached	1005sqft 2CPS/HCP
Open Market Dwellings (25no. - 60%)				
2no.	2-Bedroom Chalets	2 Storeys	Semi-Detached	1000sqft 2CPS+GAR
1no.	3-Bedroom Chalet	2 Storeys	Detached	1150sqft 2CPS+GAR
1no.	2-Bedroom House	2 Storeys	Terminated	805sqft 2CPS
1no.	3-Bedroom House	2 Storeys	Semi-Detached	1005sqft 2CPS+GAR
4no.	3-Bedroom Houses	2 Storeys	Detached	1200sqft 2CPS+GAR
2no.	3-Bedroom Houses	2 Storeys	Detached	1380sqft 2CPS+GAR
2no.	4-Bedroom Houses	2 Storeys	Detached	1400sqft 2CPS+GAR
2no.	4-Bedroom Houses	2 Storeys	Detached	1725sqft 2CPS+GAR
2no.	4-Bedroom Houses	2 Storeys	Detached	1750sqft 2CPS+GAR
Total:	40 Dwellings	[2.53 Ha approx, to Red Line - 16.8 Dwellings]		

Car Parking Generally:
2-3 spaces per 2 and 3-Bedroom Dwelling (incl. car berms)
3 spaces per 4-Bedroom House (incl. garages)
25 visitor spaces (approx. 1 per 1.5 dwellings)

C	18.03.26	Updated	AK	AK
B	08.03.26	Updated	AK	AK
A	25.03.26	Updated	AK	AK
Rev	Date	Revision Details	Dr	Ch



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Job Title
Land East of A281, Cowfold, Horsham, West Sussex

Drawing Title
Feasibility Site Layout Survey, Tree and Odour Overlays

Scale
1:500 @ A1 / 1:1000 @ A3

Drawn	LG	Checked	AK	Date	16.02.26
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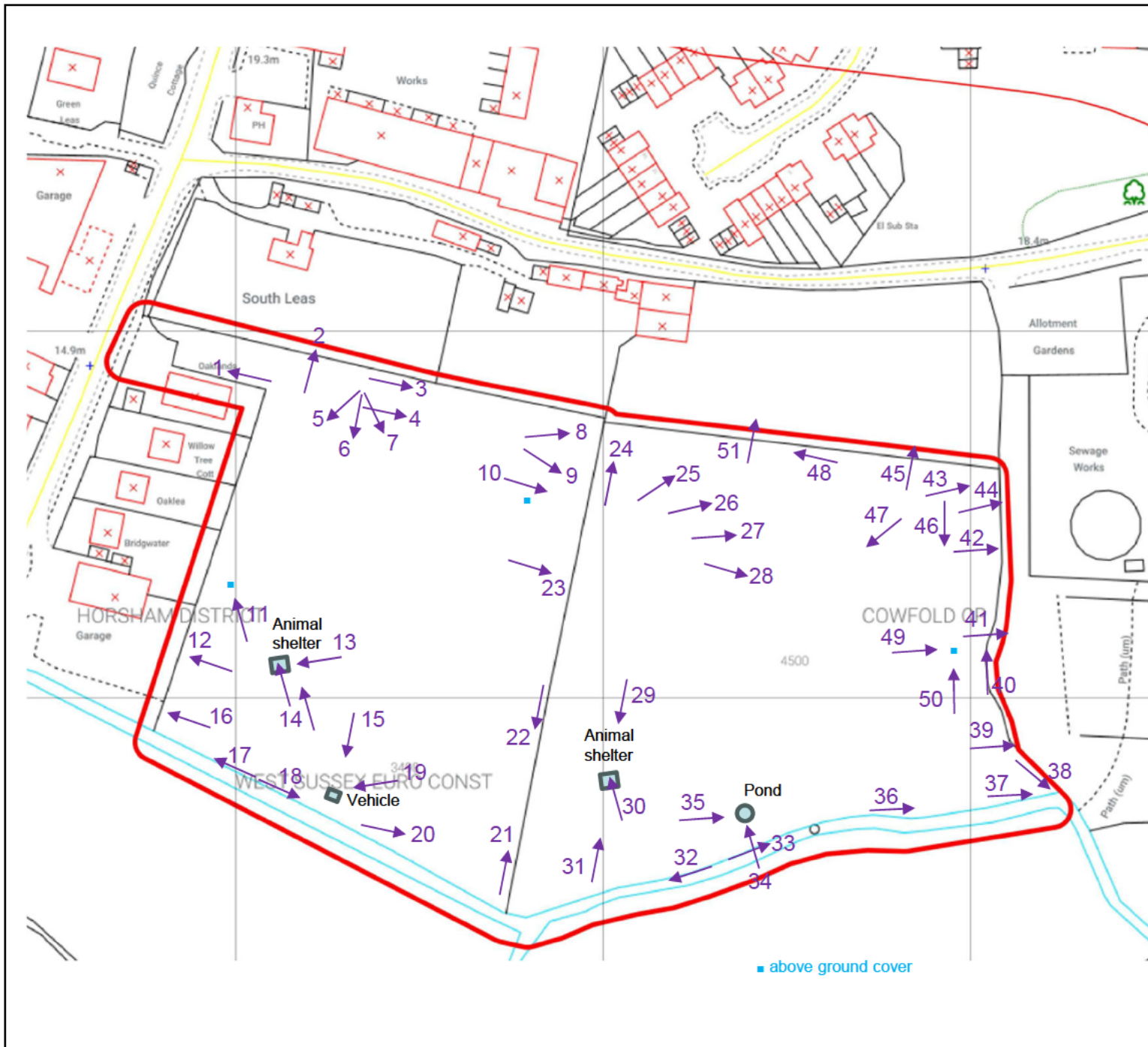
Job No	MP-LA-CO	Drawing No	SK06	Rev	C
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Status
PRELIMINARY



FIGURE 2

PHOTOGRAPH INDEX



■ above ground cover

Title: Site Photographs
 Dwg No: 26/13393/1 Rev 1
 Drawn by: KJC

Client: Landacre
 Developments Ltd
 Contract: Henfield Road,
 Cowfold

Job Ref: 26/13393/KJC Rev 1
 Scale: NTS
 Revision: 1
 Issue Date: 05/05/2026

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