



Land East of Henfield Road, Cowfold

Minerals Safeguarding Assessment

May 2026



Geo-Environmental

MINERAL SAFEGUARDING ASSESSMENT

for the site at

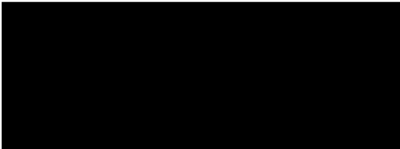
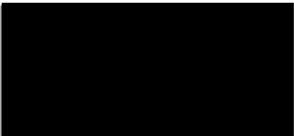
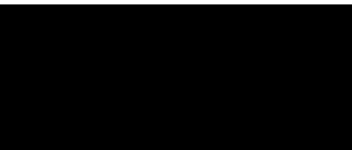
LAND EAST OF HENFIELD ROAD (A281),

COWFOLD,

on behalf of

LANDACRE



Report:	MINERAL SAFEGUARDING ASSESSMENT
Site:	LAND EAST OF HENFIELD ROAD (A281), COWFOLD
Client:	LANDACRE
Date:	14/05/2026
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AMENDMENT RECORD

Revision ref.	Date	Reasons for amendment	Author's initials	Reviewer's initials	Approver's initials
1.0	12/05/2026	First issue	TG	FG	GE
2.0	14/05/2026	Site Layout Plan Included as Figure 3. Project name updated.	TG	FG	GE

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APPENDICES

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APPENDIX B	Emails to Local Operators



1.0 INTRODUCTION

1.1 General

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Landacre (the Client) to undertake an assessment of the possible mineral reserve significance pertaining to the Land off Henfield Road, Cowfield. The site's location is presented in Figure 1.

West Sussex County Council's (WSCC's), West Sussex Joint Minerals Local Plan (adopted July 2018) (JMLP) has defined the subject site to be within a mineral safeguarding area for brick clay. The JMLP serves to protect potential mineral resources from sterilisation due to development. The JMLP has been referred to for this assessment alongside documents which include:

- *Minerals and Waste Safeguarding Guidance*. March 2020, West Sussex County Council in partnership with South Downs National Park Authority.
- *Mineral Resource Information for Development Plans, West Sussex: Resources and Constraints*. British Geological Survey, Technical Report WF/98/5, Mineral Resource Series.

The above reports indicated the site to be located in an area where bedrock brick clay deposits are likely to be present. This area of likely bedrock brick clay associated with the Weald Clay Formation is mapped as potentially being present across the entirety of the site. This is likely to be the reason that the site was designated to be within a mineral safeguarding area.

There could also be potential for viable brick clay to be recovered for use within the development project.

1.2 Objectives

This Mineral Safeguarding Assessment (MSA) has been prepared with respect to the mineral reserve significance for the site and to support determination of possible planning application in due course.

1.3 Scope of Assessment

This report summarises the findings of desk-based information, obtained by Albury S.I Ltd; an assessment of the mineral resources likely to be present based on the information currently available; and potential for resource extraction on site. The findings of the desk-based information are presented in the following sections.

This MSA should be read in conjunction with:

- Phase 1 Desk Study, Henfield Road, Cowfold, Report Reference: 26/13393/KJC Rev1, dated 05.05.2026, completed by Albury S.I Ltd on behalf of Landacre Developments Ltd.

The third-party desk study and obtained data is assumed to be factually correct at the time of writing and no liability is accepted for any inaccuracies in the data or changes in the data that may occur following production of this report.

As part of the MSA, evidence was required of discussions with local operators to confirm the viability of prior extraction, where relevant.

2.0 SITE SETTING

A review of the findings of the third-party desk-based information is presented in the following section. Comments made in the following section regarding possible ground conditions on the site are based purely on the third-party desk-based information.

2.1 Site Description

The site description has been based on the third-party site walkover, conducted on 15th April 2026.

The site was centred on NGR: 521392, 122015 and covered an area of c.2.60ha. The site was comprised primarily of two roughly rectangular open paddocks, each with its own small stable block, with an access strip leading to Henfield Road in the west. The paddocks were divided by hedges and treelines. Topographically, the site was noted to be generally level.

Each parcel of land was bounded by semi mature to mature trees and hedgerows. Cowfold Stream (in parts named Browning's Gill) ran parallel with the southern site boundary.

The village of Cowfold was located to the north of the site beyond Eastlands Lane. Allotments and a Sewage Treatment Works were present to the east and north east, residential properties were present west and north west of the site with Henfield Road to the east. The surrounding land to the south and south east was predominantly open fields.

2.2 Geology

Mapped Geology

With reference to British Geological Survey (BGS) mapping. The bedrock geology of the site was anticipated to comprise the Weald Clay Formation - Mudstone. Given the previous agricultural land use and surrounding developed land in proximity to the site, there may be areas of reworked, disturbed or Made Ground across the site. Alluvium (clay, silt sand and gravel) was mapped along the southern site boundary, following the course of Cowfold Stream.

BS5930:2015+A1:2020 defines **Made Ground** as anthropogenic ground in which the material has been placed without engineering control and/or manufactured by man in some way, such as through crushing or washing, or arising from an industrial process. Great variations in material type, thickness and degree of compaction invariably occur and there can be deleterious or harmful matter, as well as potentially methanogenic organic material. In addition, where identified it is not uncommon for asbestos to be present within Made Ground soils.

Alluvium is a general term for clay, silt, sand and gravel. It is the unconsolidated detrital material deposited by a river, stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its floodplain or delta, or as a cone or fan at the base of a mountain slope. Normally soft to firm consolidated, compressible silty clay, but can contain layers of silt, sand, peat and basal gravel. A stronger, desiccated surface zone may be present.

The **Weald Clay** 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.

BGS Boreholes

BGS records identified 4No. unrestricted BGS Borehole records within 1.5km of site, these are detailed in Table

2.1.

Location	Borehole I.D	Length (m bgl)	Ground Conditions
715m N	TQ22SW3	39.62	0.00-39.62 Wealden Clay Groundwater at 19.2m bgl.
900m N	TQ22SW16	63	0.00-5.00 Sandy yellow clay with some small stones 5.00-7.00 Blue Clay 7.00-57.00 Dark Grey Clay 57.00-63.00 Sandstone and sand Groundwater at 57m bgl.
1195m N	TQ22SW14	65	-
1270m N	TQ22SW13	60	0.00-26.00 Grey Clay 26.00-60.00 Hard Sandstone

Table 2.1 BGS borehole records within 1.5km of site

2.3 Hydrogeology

With reference to the Groundsure dataset, the bedrock Weald Clay Formation - Mudstone was classified as unproductive strata.

Unproductive strata are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

The site was not recorded as being located within a Source Protection Zone 1, 2, or 3.

There were no groundwater abstraction records within 1km of the site.

The site was generally indicated to be at negligible to low risk of groundwater flooding with an area of moderate risk identified along the southern site boundary.

2.4 Hydrology

There were 16No. water network features (OS MasterMap) identified within 250m of the site. These are grouped and detailed in Table 2.2.

Location	Type of feature	Ground level	Name
Onsite to 98m W	Watercourse	On ground surface	Browning's Gill
Onsite to 241m NE	Drain	On ground surface	-

Table 2.2 Water network features within 250m of site

The Groundsure dataset identified 30No. discharge consents to surface water within a radius of 500m. 25No. of the consents were associated with the Sewage Treatments Works 3m east of the site, discharging both final/treated sewage and sewage treatment works storm overflow/storm tank discharges into Cowfold Stream.

The site was identified as being in a WFD surface water body catchment for the Cowfold Stream located on-site and with an ecological rating of bad (as of 2020).

The Groundsure report indicated that the flood risk from rivers and the sea was 'high' in the south of the site (greater than or equal to a 1 in 30 chance) and very low in the remainder of site (less than 1 in 1000 chance in any given year). There were no reported findings of historical floods, no existing flood defences or no existing flood storage within 250m of site.

2.5 Sensitive Land Uses

A search was made of environmentally sensitive areas, including areas of green belt, scenic or natural beauty, parks, reserves, nitrate zones, protected conservation and scientific areas.

The site was identified to be within a Site of Special Scientific (SSSI) Impact Risk Zone, this should not require consultation with Natural England per the proposed build form. However, any proposed quarrying development would require consultation with Natural England.

The Groundsure report indicated that there were 3No. records of Designated Ancient Woodland within 1km of site.

Location	Name	Woodland Type
307m SW	Unknown	Ancient & Semi-Natural Woodland
696m NE	Unknown	Ancient & Semi-Natural Woodland
897m E	Unknown	Ancient & Semi-Natural Woodland

Table 2.3 Designated ancient woodland within 1km of site

The Groundsure report identified the Agricultural Land Classification as Grade 3B for the majority of the site, the southern and south western boundaries were classified as Grade 4 and the north western portion of site was classified as 3.

Grade 3 agricultural land is defined as Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

Grade 3B is denoted as Moderate quality agricultural land. Land capable of producing moderate yields of a narrow range of crops, principally cereals and grass or lower yields of a wider range of crops or high yields of grass which can be grazed or harvested over most of the year.

Grade 4 agricultural land is defined as Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

The site was covered by the Countryside Stewardship (Middle Tier) scheme between 2021 and 2025 which provided financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

The site was listed as an existing Nitrate Vulnerable Zone

- Adur East (Sakeham); Type – Surface water; Status – Existing; Location – On site.

There were no records of SSSI, Conserved wetland sites, Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserves (NNR), or Local Nature Reserves (LNR) within 500m of the site.

2.6 Environmental Data

Searches of other various environmental databases were made as part of the desk study, including air pollution control sites, Part IIA contaminated land, Integrated Pollution Control (IPC) and Integrated Pollution Prevention and Control (IPPC) site, registered radioactive substances, Control of Major Accident Hazard (COMAH) sites,



explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS) sites, planning permissions for sites involving hazardous substances, recent industrial land use entries and fuel station registers.

The Groundsure report identified 10No. recent industrial land uses within 250m of site:

Location	Company	Address	Activity	Category
13m W	Clark Cranes	West Sussex, RH13	Construction and Tool Hire	Hire Services
15m E	Sewage Works	Henfield Road, Cowfold, Horsham, West Sussex, RH13 8DT	Waste Storage, Processing and Disposal	Infrastructure and Facilities
15m E	Works	Henfield Road, Cowfold, West Sussex, RH13 8BS	Unspecified Works Or Factories	Industrial Features
36M E	Sludge Tanks	West Sussex, RH13	Waste Storage, Processing and Disposal	Infrastructure and Facilities
42m NW	S M G	West Sussex, RH13	New Vehicles	Motoring
56m N	Ribin Lackford Motor Engineering	West Sussex, RH13	Vehicle Repair, Testing and Servicing	Repair and Servicing
57m N	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities
73m N	Works	West Sussex, RH13	Unspecified Works Or Factories	Industrial Features
213m N	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities
245m N	Telephone Exchange	West Sussex, RH13	Telecommunications Features	Infrastructure and Facilities

Table 2.4 Industrial Land Uses within 250m of Site

The National Geographic Database (NGD) identified 9No current or recent tanks within 250m of the site.

Location	Tank Description	Activity	Date First Identified
15m E	Open Sludge Tank	Utility or Environmental Protection	11/05/2021
25m E	Open Sludge Tank	Utility or Environmental Protection	11/05/2021
26m E	Open Sludge Tank	Utility or Environmental Protection	11/05/2021
36m E	Open Sludge Tank	Utility or Environmental Protection	25/05/2000
44m NE	Open Sludge Tank	Commercial Activity: Distribution or Storage	25/05/2000
51m NE	Open Sludge Tank	Commercial Activity: Distribution or Storage	25/05/2000
52m E	Open Sludge Tank	Utility or Environmental Protection	25/05/2000
53m E	Open Sludge Tank	Utility or Environmental Protection	25/05/2000
78m W	Buried Storage Tank	Commercial Activity: Distribution or Storage	06/01/2021

Table 2.5 Current or Recent Tanks within 250m of the Site

The Groundsure report identified 7No. past industrial land uses within 250m of site. These are detailed in Table 2.6.

Location	Land Use	Dates Present
On Site	Sewage Farm	1896-1912
On Site	Sewage Farm	1978
14m E	Unspecified Tank	1978

Location	Land Use	Dates Present
45m N	Unspecified Depot	1962
53m NE	Unspecified Tank	1912
132m N	Smithy	1912
183m N	Smithy	1962-1978

Table 2.6 Past industrial land use within 250m of site

The Groundsure report identified 8No. records over the mapping period which relates to historical tanks within 250m of site. These are grouped based on locations and detailed in Table 2.7.

Location	Use	Date
16m E	Tanks	1997
32m E	Tanks	1956-1993
44m E	Tanks	1972-1993
50m NE	Unspecified Tank	1897-1911
54m NE	Unspecified Tank	1972
54m E	Unspecified Tank	1997
55m E	Unspecified Tank	1997
59m NE	Tanks	1956

Table 2.7 Historical tanks within 250m of the site

The Groundsure report also identified 3No. records which relates to historical energy features within 250m of the site.

Location	Land Use	Date
62m N	Electricity Sub Station	1987-1997
213m N	Electricity Sub Station	1985
213m N	Electricity Sub Station	1987-1997

Table 2.8 Historical Energy Features within 250m of the site

There was 1No. record over the mapping period which relates to a historical petrol station garage within 500m of site:

- 7m NW; Filling Station; Dated: 1972.

The Groundsure report identified 5No. records which relates to historical garages within 250m of the site.

Location	Land Use	Date
On Site	Garage	1997
On Site	Garage	1983-1993
8m W	Garage	1956-1972
8m NW	Garage	1997
10m NW	Garage	1983-1993

Table 2.9 Historical Garages within 250m of the site

There were 2No. Pollution Incidents identified within 500m of site. These are presented in Table 2.10.

Location	Date	Air Impact	Land Impact	Water Impact	Pollutant
46m N	18/03/2002	Category 3 (Minor)	Category 3 (Minor)	Category 3 (Minor)	Sewage Materials
57m N	14/11/2002	Category 4 (No Impact)	Category 4 (No Impact)	Category 4 (No Impact)	Sewage Materials

Table 2.10 Pollution Incidents within 500m of the site.

2.7 Geochemistry

Data obtained as part of the Groundsure Report provides details on the estimated soil chemistry for natural soils on site. The estimated quality of natural soils beneath the subject site is presented in Table 2.11.

Determinands	Estimated concentration (mg/kg)
Arsenic	15-35
Cadmium	1.8
Chromium	60-90
Lead	100-1200
Nickel	15-45

Table 2.11 Summary of site geochemistry

The natural background concentrations were below respective published Suitable for Use Levels (S4ULs) and Category 4 Screening Levels (C4SLs) for the protection of human health under a residential land use with plant uptake with the exception of Lead. The soil screening value for Lead for a residential land use with plant uptake is 200mg/kg.

However, these values are not necessarily representative of the site's soil chemistry, nor do they account for a site's historical uses, nor the presence or condition of any Made Ground soils. Furthermore, some S4ULs and C4SLs are dependent on soil organic matter content. Therefore, concentrations of specific determinands and the utilised S4ULs/C4SLs cannot be determined without site specific investigation and analysis.

2.8 Landfill and Ground Workings

A search of BGS recorded landfill sites, IPC registered waste sites, licensed waste management facilities, local authority recorded landfill sites, other registered landfill sites, waste transfer stations, and other waste treatment or disposal sites was undertaken as part of the desk study. Such sites may form an artificial source of ground gases, such as carbon dioxide and methane, where wastes are buried or disposed of to landfill.

The Groundsure report identified 7No. records of waste exemptions within 250m of site, these are detailed below in Table 2.12.

Location	Reference	Sub Type	Address	Category	Description
14m SW	WEX420342	Not on a Farm	-	Using waste Exemption	Use of waste in construction
14m SW	WEX288990	Not on a Farm	-	Using waste Exemption	Use of waste in construction
23m W	WEX224030	Not on a Farm	-	Using waste Exemption	Storage of waste in a secure place
23m W	WEX348568	Not on a Farm	-	Using waste	Storage of waste

Location	Reference	Sub Type	Address	Category	Description
				Exemption	in a secure place
79m NW	WEX179192	Not on a Farm	Cedar Leas, Henfield Road, Cowfold, Horsham, RH13 8DT	Using waste exemption	Burning waste in the open
173m N	WEX177682	Not on a Farm	Cowfort WTW, Eastlands Lane, Cowfold, Horsham, RH13 8DR	Using waste exemption	Use of waste in construction
221m N	EPR/AE5751 FF/A001	Non-Agricultural Waste Only	Ellerslie Henfield Road Horsham West Sussex RH13 8DR	Using waste exemption	Use of waste in construction

Table 2.12 Waste Exemptions within 250m of site.

The Groundsure report identified 1No. record of non-coal mining within 1km of the site, which is presented in Table 2.13.

Location	Commodity	Class	Description
On site	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

Table 2.13 Non-coal mining within 1km of site.

BritPits identified 1No. underground mineral working as summarised in Table 2.14.

Location	Name	Status	Description
484m NW	Cowfold Brick Field	Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

Table 2.14 BritPit Records within 500m of Site.

There were 6No. records of surface ground workings identified within 250m of the site.

Location	Land Use	Year
On Site	Sewage Farm	1978
On Site	Sewage Farm	1912
On Site	Sewage Farm	1896
165m E	Pond	1875
167m E	Pond	1896
247m SW	Pond	1875

Table 2.15 Surface Ground Working within 250m of Site.

There was 1No. historic landfill identified within 500m of the site.

Location	Address	Waste type	Operator
387m E	Cowfold Eastlands Farm, Dragons Lane, Cowfold, Sussex	Unknown	Unknown

Table 2.16 Historic Landfill Sites within 500m of Site.

2.9 Historical Mapping

From 1875 to present day mapping the site has remained largely unchanged. The site comprised two open fields, separated by a hedgerow and trees, with a meandering footpath running across the centre of the site, from west to east. Cowfold Stream follows the southern site boundary. Aerial imagery shows the southern and eastern site boundaries as tree lined. Two small stables are shown, one in each field in the southern half of the site.

The land surrounding the site initially comprised various cottages, farms, small areas of woodland and Cowfold, which was located c.450m to the north. The Sewage Farm was first mapped in 1896. The village of Cowfold was shown to steadily expand southwards along the A281, with residential properties neighbouring the site by 1962.

2.10 Previous Ground Investigations

Geo-Environmental has not been provided with details of any previous ground investigations pertaining to the site.

2.11 Generic Contamination

The site was shown by historical mapping to comprise open fields, the third-party Desk Study Report concluded 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'. The Desk Study Report included a site walkover. Photographs of the two stable buildings on-site show corrugated sheet roofing, which may contain asbestos.

A review of the land uses covered by the National House Building Council (NHBC), Environment Agency (EA) and Chartered Institute of Environmental Health (CIEH) publication 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2008), which provides a summary of industrial profiles (1995 - 1996) published by the former Department of the Environment (DoE) (now part of the Department for Environment, Food and Rural Affairs [DEFRA]) has been undertaken. However, no specific profiles relating to the previous and current land use of the site or surrounding uses have been identified.

The potential contaminants associated with the site former and current land use as agricultural land and surrounding land uses identified include:

- Limited areas of Made Ground may be present associated with stable buildings. Made Ground or shallow soils may contain contaminants of concern, including metals, non-metals, inorganic contaminants, organic contaminants (including such as poly-aromatic hydrocarbons (PAH), petroleum hydrocarbons/oils) and asbestos (potentially introduced in any Made Ground if present).
- Pesticides/herbicides may have been used at the site due to historic open fields and likely agricultural use.
- In addition, contamination associated with proximal land uses (sewage farm, garages, petrol filling station) may have migrated onto the site surface and shallow soils including E.Coli, heavy metals, organic pollutants such as polyaromatic hydrocarbons (PAH), petroleum hydrocarbons/oils, VOC's and inorganic compounds.

3.0 PLANNING STATUS OF THE SITE

A search was made on 05/05/2026 of the registered planning applications on the West Sussex County Council website (ref: <https://westsussex.planning-register.co.uk/Search>) and Horsham District Council's website (ref: <https://horsham.gov.uk/planning/planning-applications>) no applications or decisions pertinent to the proposed development were found.

4.0 MINERAL POTENTIAL

The mineral potential of the site has been assessed based on the third-party desk-based information presented in the section above and available pertinent information regarding the site and surrounding area.

4.1 Policy

The West Sussex Joint Minerals Local Plan, July 2018 (Partial Review March 2021) contains Policy M9, Safeguarding Minerals, which states:

(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 are safeguarded against sterilisation. Proposals for non-mineral development within the Minerals

Safeguarded Areas (as shown on maps in 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.*

The West Sussex Minerals and Waste Safeguarding Guidance, March 2020 indicates that any residential development on a Mineral Safeguarding Area for brick clay that is greater than 3 hectares in total would require consultation. As the proposed development is less than 3ha (2.6ha) it is considered consultation with the Mineral Planning Authority is not required.

According to Section 6.9.10:

There are five active brickworks within West Sussex, with their own supplies of clay, which have a total permitted reserve of 18.7mt (2016 data). West Hoathly brickworks is supplied by clay from an adjacent quarry that has a consent until 2028.

4.2 Anticipated Ground Conditions

The geology of the site is anticipated to comprise brick clay of the Weald Clay Formation. Given the site's use comprises horse paddocks, with associated stables, it is considered that there may be small areas of reworked, disturbed or Made Ground within the site. However, this is not anticipated to be extensive and would most likely occur in isolated areas. In addition, possible historical working for iron ore (see Section 2.8) might already have depleted any mineral reserve.

4.3 Anticipated Groundwater

Groundwater is anticipated to be present at depth, based on the BGS boreholes (19.2m bgl to 57m bgl) and that seasonal variation is the depth to groundwater is likely, with it being shallowest during prolonged wet winter periods.

4.4 Mineral Quality and Quantity

The WSJMLP indicated that the site was located in an area designated as a 'Mineral Consultation Area'. The WSJMLP identified brick clay present across the site, as such there could be potential for viable brick clay deposits to be recovered from the site, should they be present.

Quality and Quantity

The Weald Clay Formation was shown, by geological mapping per the BGS, to extend across the entirety of the site. BGS boreholes within 1.5km (see Section 2.2) of the site show the varying lithology of the Weald Clay Formation. These lithologies are all viable sources of brick clay.

Sensitive land uses

There are also a number of physical constraints to opencast (mass excavation) methods on this site. The WSJMLP notes that, *Minerals sites and facilities can be large in scale and sometimes give rise to significant impacts. The fact that minerals can only be worked where they occur in economically viable quantities means that development sometimes needs to take place in sensitive locations. The nature of some minerals developments is such that they can be particularly energy intensive, for instance as a result of transportation requirements and the operational processes involved in processing and management of the mineral. Careful design and a comprehensive approach to minimisation and mitigation of adverse impacts can help support developments that would otherwise be unacceptable.* Specific separation distances are not stated in the WSJMLP, however, sensitive land use buffer zones of 250m are referenced with regard to preventing land use conflict with mineral and sensitive land uses.

The site lies in the vicinity to several residential properties to the north, west and south. In the absence of a defined buffer zone for such sensitive land uses, zones of 50m have been assumed for the assessment. These sensitive land uses and associated buffer zones are shown in Figure 2.

Groundwater

The presence of groundwater cannot be discounted on site; groundwater is anticipated to be present at depth, based on the BGS boreholes and that seasonal variation in the depth to groundwater is likely, with it being shallowest during prolonged wet winter periods. The feasibility of dewatering to the full potential depth of the mineral resource would provide onerous recovery for little gain. Any dewatering and discharge of extracted water would require assessment in terms of the hydrological and hydrogeological characteristics of the site including the underlying unproductive strata.

4.5 Opportunities for Prior Extraction

Current policy (Policy M9) and guidance advocate the extraction of minerals prior to non-mineral development, where practicable. The term 'practicable' relates not only to how prior extraction could be managed but also relates to the viability of mineral extraction and applies to post extraction reclamation such that this does not then prevent the non-mineral development taking place.

There are no specific freight rail hubs at or near this location by which material would be transferred to wagons for onward rail transfer. The site is situated c.3.25 miles from the A23 providing good road connections, accessible via the A281 and A272 which pass through residential areas (Cowfold). Heavy goods vehicles would be required to transfer the extracted material from the site. In addition, suitable backfill material would also need to be transported by heavy goods vehicle from multiple 'donor' sites. These heavy goods vehicle movements have the potential to cause significant adverse impacts to the local communities and local road networks.

In backfilling the site following any mineral resource extraction, the engineering properties of the ground would be altered. This would potentially require changing any current foundation solution. The concrete requirements

for this solution might also be more onerous, therefore increasing the carbon footprint and embodied carbon within the post-extraction development, causing an adverse impact to the environment. In general terms, backfilled materials would not be considered geotechnically suitable as a foundation bearing stratum and thus, a deep foundation solution such as piled foundations might be required within areas of the site where extraction had occurred.

4.6 Opportunities for Incidental Extraction

Much like the opportunities for prior extraction, current policy and guidance advocate the incidental extraction of minerals during the non-mineral development, where practicable. Such incidental extractions may be possible during the groundworks and foundation excavation stage. Any excess materials excavated during the development could be placed on CL:AIRE's register of materials, following best practice.

Incidental use of site won soils might be feasible if/where ground level raising is required, or for earthworks associated with future development of the site. Re-use of site won soils could reduce or remove a requirement to import specific earthworks fill materials, thereby preserving other deposits/resources off-site whilst maximising the re-use potential of any on-site resource as general earthworks fill rather than necessarily as an aggregate or other mineral resource.

5.0 OPINIONS OF LOCAL OPERATORS

Consultation was made with local operators with regards to the commercial interest and viability of the potential mineral deposits on the subject site.

MBH PLC provided the following response:

'I know from previous experience with these situations that this would not offer a commercially viable source of materials for us.'

Britania Crest provided the following response:

No Response

Grundon provided the following response:

No Response

Tarmac provided the following response:

No Response

Copies of these consultations are included in Appendix B.

6.0 CONCLUSIONS

The third-party desk-based assessment has identified the likely presence of brick clay (Weald Clay Formation) beneath the site. Adjacent sensitive land uses present constraints to the area of mineral resource which could be extracted. These constraints include adjacent sensitive land uses (residential), transport access and viability.

It is concluded that prior extraction is not feasible at the site.

Consultation with local operators (one response received) has demonstrated that the site does not currently represent a commercially viable source of extraction.

There could be potential for incidental extraction as part of a development of the site with any such soils won from development-based excavation and construction work placed on CL:AIRE's register of materials, following best practice. Incidental extraction is only likely to generate a small volume of low-quality material which is unlikely to be brought to market.

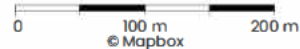
Incidental use of site won soils might be feasible if/where ground level raising is required, or for earthworks associated with future development of the site. Re-use of site won soils could reduce or remove a requirement to import specific earthworks fill materials.

FIGURES





Legend
Site Boundary

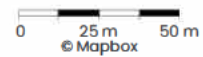


Geo-Environmental
Produced by **DatanesLeath**

Title: Site Plan		
Client: LANDACRE		Size: A4
Project: LAND EAST OF HENFIELD ROAD, COWFOLD	Drawn: TG	Figure No.: 1
Date: 06-05-2026	Checked: TG	
Proj No: GE23858	Scale: 1:5828	Version: 1



- Legend**
- 50m buffer around Residential Properties to the North
 - Residential Properties to the North
 - 50m buffer around Sewage Works to the East
 - Sewage Works to the East
 - 50m buffer around Commercial Property to the West
 - Commercial Property to the West
 - 50m buffer around Residential Properties to the West
 - Residential Properties to the West
 - Site Boundary



Geo-Environmental
Produced by **DatanestEarth**

Title: Constraints Plan		
Client: LANDACRE		Size: A4
Project: LAND EAST OF HENFIELD ROAD, COWFOLD	Drawn: TG	Figure No: 2
Date: 06-05-2026	Checked: TG	
Proj No: GE23858	Scale: 1:2346	Version: 1



Key:

- Site Boundary [2.59 Ha approx]
- Category A Tree Root Protection Area
- Category B Tree Root Protection Area
- Category C Tree Root Protection Area
- Removed Tree Root
- Existing Trees Retained
- Existing Tree / Shrub Groups Retained

Accommodation Schedule

2no.	1-Bedroom Maisonettes	2 Storeys	Semi-Detached	540sqft	CPS
1no.	1-Bedroom FOG	2 Storeys	Terraced	625sqft	CPS+CP
7no.	2-Bedroom Houses	2 Storeys	Terraced	850sqft	CPS+CP / 2CPS
2no.	2-Bedroom Chalets	1.5 Storeys	Semi-Detached	1000sqft	2CPS+GAR
6no.	3-Bedroom Houses	2 Storeys	Semi / Terraced	1005sqft	CPS+CP / 2CPS
8no.	3-Bedroom Houses	2 Storeys	Semi-Detached	1005sqft	2CPS+GAR
1no.	3-Bedroom Chalet	1.5 Storeys	Detached	1150sqft	2CPS+GAR
5no.	3-Bedroom Houses	2 Storeys	Detached	1200sqft	2CPS+GAR
2no.	3-Bedroom Houses	2 Storeys	Detached	1350sqft	2CPS+GAR
3no.	4-Bedroom Houses	2 Storeys	Detached	1400sqft	2CPS+GAR
2no.	4-Bedroom Houses	2 Storeys	Detached	1725sqft	2CPS+GAR
1no.	4-Bedroom Houses	2 Storeys	Detached	1750sqft	2CPS+GAR

Total: 40 Dwellings [2.59 Ha approx. to Red Line - 15.43 Dw/Ha]

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

Accommodation Schedule

Affordable Rented Dwellings (10no. - 25%)					
2no.	1-Bedroom Maisonettes	2 Storeys	Semi-Detached	540sqft	CPS
6no.	2-Bedroom Houses	2 Storeys	Terraced	850sqft	CPS+CP / 2CPS
2no.	3-Bedroom Houses	2 Storeys	Semi / Terraced	1005sqft	CPS+CP / 2CPS
Shared Ownership Dwellings (4no. - 10%)					
1no.	1-Bedroom FOG	2 Storeys	Terraced	625sqft	CPS+CP
3no.	3-Bedroom Houses	2 Storeys	Semi-Detached	1005sqft	2CPS+CP
Open Market Dwellings (26no. - 65%)					
6no.	2-Bedroom Houses	2 Storeys	Terraced	850sqft	CPS+CP / 2CPS
2no.	2-Bedroom Chalets	1.5 Storeys	Semi-Detached	1000sqft	2CPS+GAR
4no.	3-Bedroom Houses	2 Storeys	Semi / Terraced	1005sqft	CPS+CP / 2CPS
5no.	3-Bedroom Houses	2 Storeys	Semi-Detached	1005sqft	2CPS+GAR
1no.	3-Bedroom Chalet	1.5 Storeys	Detached	1150sqft	2CPS+GAR
2no.	3-Bedroom Houses	2 Storeys	Detached	1200sqft	2CPS+GAR
2no.	3-Bedroom Houses	2 Storeys	Detached	1350sqft	2CPS+GAR
3no.	4-Bedroom Houses	2 Storeys	Detached	1400sqft	2CPS+GAR
2no.	4-Bedroom Houses	2 Storeys	Detached	1725sqft	2CPS+GAR
1no.	4-Bedroom Houses	2 Storeys	Detached	1750sqft	2CPS+GAR

Total: 40 Dwellings [2.53 Ha approx. to Red Line - 15.8 Dw/Ha]

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

B	06.05.26	Updated following consultant information	AC	AK
A	28.04.26	Updated following consultant information	AC	AK
Rev	Date	Revision Details	Dr	Ch



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Client's Name
Landacre Developments

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

Drawing Title
Proposed Site Plan - Coloured

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

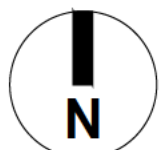
metres 10 20 30 40 50

Drawn EB Checked AK Date 09.04.26

Job No 7724 Drawing No PL03 Rev P2

Status
PRELIMINARY

CAD Plot date: 6/05/2026 - 11:51:19 7724-cowfold mast dwg



APPENDIX A

Third Party Desk Study



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

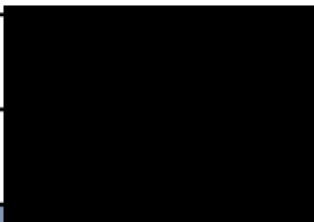
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DOCUMENT CONTROL				
Report Title	Phase 1 Desk Study			
Contract	Henfield Road, Cowfold			
Client	Landacre Developments Ltd			
Report Reference	26/13393/KJC REV 1			
Prepared by	K J Clark BSc Hons Director			
Approved by	G C D Owens BSc MSc FGS MEnvSc Director			
DOCUMENT HISTORY				
Revision	Status	Date	Issued by	Revision Detail
0	Final	27/04/2026		
1	Final	05/05/2026		2.1 Site Location; 5.3 Recent & Current Land Use 6 – Paragraph 2

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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.

This Report is prepared for the specific purpose stated and in relation to the development proposals or usage indicated to Albury S.I. Limited at the time of preparation. The recommendations should not be used for adjacent schemes and may not be appropriate for alternative proposals.

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

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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	850sqft	CPS/HCP / CPS
2no.	3-Bedroom Houses	2 Storeys	Semi / Terminated	1005sqft	CPS/HCP / CPS
Shared Ownership Dwellings (10no. - 15%)					
2no.	2-Bedroom Houses	2 Storeys	Terminated	850sqft	ZCPS/HCP / ZCPS
2no.	3-Bedroom Houses	2 Storeys	Semi-Detached	1005sqft	ZCPS/HCP
Open Market Dwellings (25no. - 50%)					
2no.	2-Bedroom Chalets	2 Storeys	Semi-Detached	1000sqft	ZCPS+GAR
1no.	3-Bedroom Chalet	2 Storeys	Detached	1150sqft	ZCPS+GAR
1no.	2-Bedroom House	2 Storeys	Terminated	805sqft	ZCPS
8no.	3-Bedroom Houses	2 Storeys	Semi-Detached	1005sqft	ZCPS+GAR
4no.	3-Bedroom Houses	2 Storeys	Detached	1200sqft	ZCPS+GAR
2no.	3-Bedroom Houses	2 Storeys	Detached	1350sqft	ZCPS+GAR
2no.	4-Bedroom Houses	2 Storeys	Detached	1400sqft	ZCPS+GAR
2no.	4-Bedroom Houses	2 Storeys	Detached	1725sqft	ZCPS+GAR
2no.	4-Bedroom Houses	2 Storeys	Detached	1750sqft	ZCPS+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	18.03.20	Updated	AK	AK
B	08.03.20	Updated	AK	AK
A	25.03.20	Updated	AK	AK
Rev	Date	Revision Details	Dr	Ch



E: info@eceaarchitecture.com Creativity. Quality. Commerciality.
W: eceaarchitecture.com Homeware. Wellbeing possible.

Client's Name
Landacre Developments

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	Checked	Date
LG	AK	16.02.26

Job No	Drawing No	Rev
MP-LA-CO	SK06	C

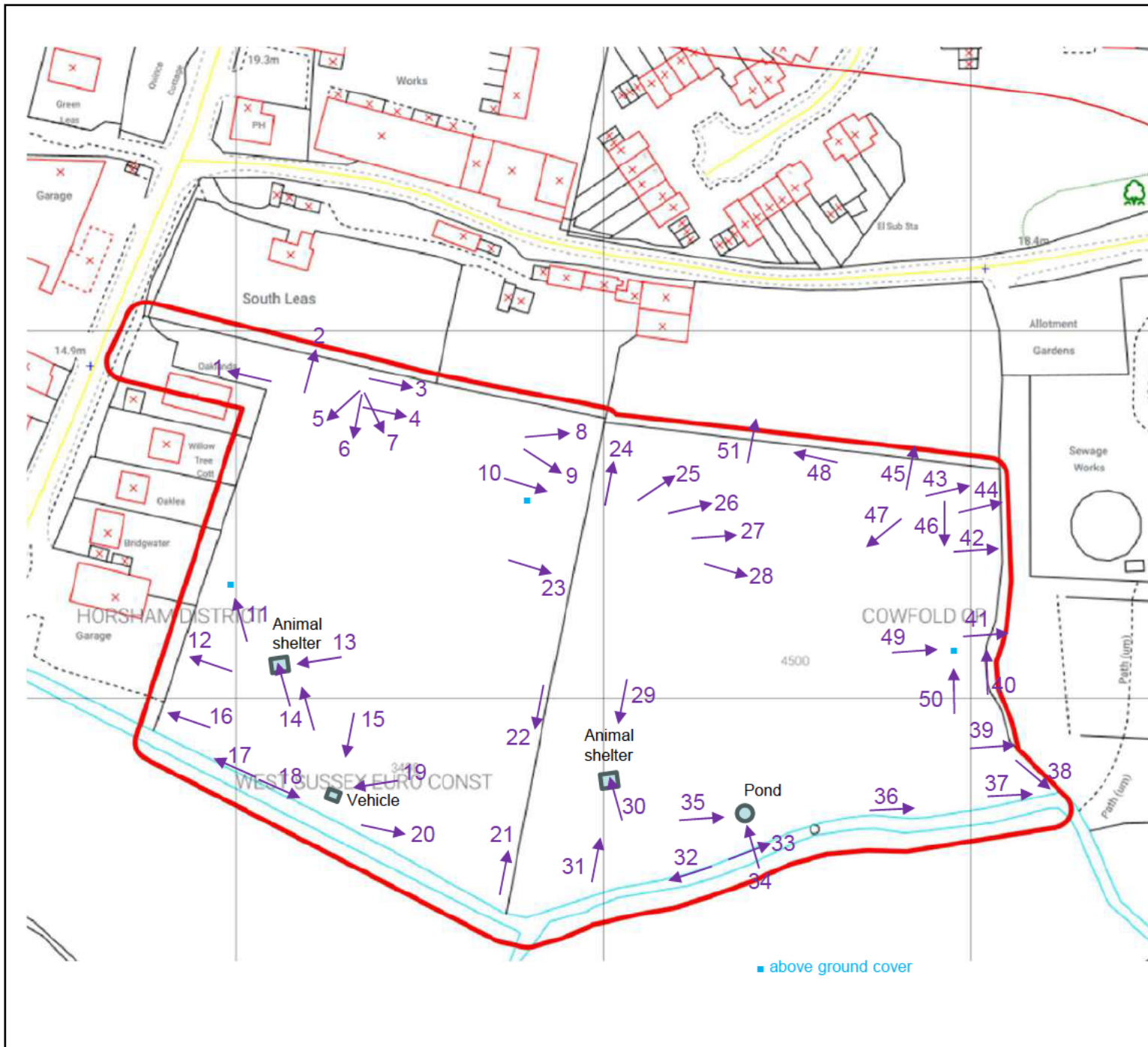
Status
PRELIMINARY

CDM Ref: 160101206 20.07.20 issued next CDM



FIGURE 2

PHOTOGRAPH INDEX



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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FIGURE 3

SITE PHOTOGRAPHS



1



2



3



4



5



6



7



8



9

Title: Site Photographs

Dwg No: 26/13393/1

Drawn by: KJC

Client: Landacre
Developments Ltd

Contract: Henfield Road,
Cowfold

Job Ref: 26/13393/KJC Rev 1

Scale: NTS

Revision: 0

Issue Date: 05/05/2026



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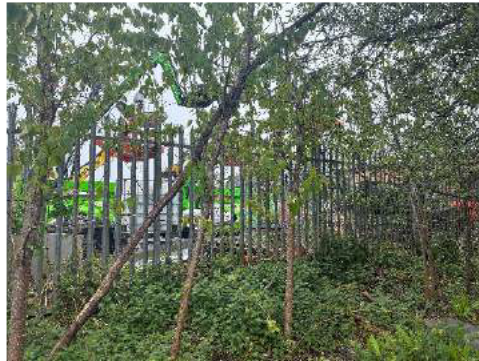
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15



16



17

Title: Site Photographs

Dwg No: 26/13393/2

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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26

Title: Site Photographs
Dwg No: 26/13393/3
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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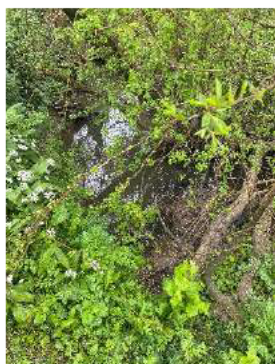
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32



33



34

Title: Site Photographs

Dwg No: 26/13393/4

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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43

Title: Site Photographs

Dwg No: 26/13393/5

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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