BENJAMIN ALLEN CONSTRUCTION LTD

WOODHOUSE FARM, WHEATSHEAF ROAD, WOODMANCOTE, WEST SUSSEX

Preliminary Contamination Risk Assessment

JULY 2026

eas ltd
Environmental Assessment Services Ltd

REPORT DATA SHEET

Requirement	Data
Report Reference	788/BenAllenCon/WoodhouseFrm/PCRA
Date	JULY 2026
Client	Benjamin Allen Construction Ltd
Report type	Preliminary Contamination Risk Assessment
Purpose	Planning submission: DC/24/0704- Condition 1 Part (a) & (b)
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WOODMANCOTE, WEST SUSSEX

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JULY 2026

1. CAUTION

1.1 This investigation relies largely on a superficial examination of the site plus a review of information from Horsham District Council Planning Department and the Environment Agency (EA). Even where no previous contaminating activity has been identified, it is possible that the site could be contaminated due to fly tipping or other unrecorded events. The age of a building may indicate probability but cannot be treated as proof of the absence or presence of asbestos. This report does not attempt to comment on the commercial value or viability of the site.

2. THE SITE & PROPOSED DEVELOPMENT

2.1 The 'site' comprises two barns with adjacent yard and soft landscaping at Woodhouse Farm, located to the south of Wheatsheaf Road, Woodmancote. The site area is approximately 0.46 ha. The Ordnance Survey (OS) map reference for the site is TQ 23035 16545. The site elevation is approximately + 20 m OD.

2.2 Planning permission has been granted by Horsham District Council (DC/25/0825) for a change of use of the existing agricultural building known as 'The Granary' (the northern of the two barns on site), to provide 6no. residential dwellings. Plans for the southern barn on the site are yet to be confirmed, but residential use is proposed.

2.3 See Appendix A for existing and proposed site plans.

3. GEOLOGY & HYDROGEOLOGICAL CONSIDERATIONS

3.1 According to the British Geological Survey (available online), the site lies on late Pleistocene River Terrace deposits (sand and gravel) over Cretaceous Weald Clay Formation (mudstone).

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3.2 The Department for Environment, Food and Rural Affaires (Defra) online mapping (MAGIC) classifies the River Terrace deposits as Secondary A Aquifer (with a high to very high intergranular permeability) and the underlying Weald Clay as Unproductive Strata (low – very low permeability). The site does not lie within a groundwater Source Protection Zone (SPZ). The site is not deemed significantly hydrogeologically sensitive.

3.3 A westwards flowing watercourse (tributary of the River Adur) lies 500 m to the north-northwest. The Chess Stream crosses to the north of the site and drains into the northward flowing Turnham's Gill. There are a number of ponds and lakes in the vicinity.

3.4 The site lies in Flood Zone 1 at low risk of fluvial flooding and is at low risk of surface water flooding and no risk of flooding from reservoirs.

4. SITE DEVELOPMENT HISTORY

4.1 The site development history is derived from a review of historic maps and other references. Historic maps centred on the site are provided in Appendix B, and a summary of the relevant information provided in these maps is given in Table 4.1 below.

TABLE 4.1
SITE DEVELOPMENT HISTORY

Map date (Scale)	Features on site	Features within surrounding area (<250 m)
1874 (1:2500)	The site forms the southwest corner of an undeveloped field which is crossed by a track. A second track leads along the southern boundary of the site.	The surrounding area is characterised by (fairly) regular shaped fields. There are a number of ponds to the northeast and southeast of the site. To the west is a plot of land which appears to be rough grass and scrub (later named Furze Field). To the south of the site is Bilsborough Farm, including a number of farm buildings and a farmhouse.
1897 (1:2500)	No change	No significant change

1910 (1:2500)	The track along the southern boundary of the field (and site) is no longer shown to be present.	No significant change
1946/47 (1:10560) and 1955 (1:2500) and 1963 (1:10560)	The track across the site is no longer shown to be present and there has been significant development of the area likely to have impacted the site and its use.	Residential development and new plot boundaries are shown within the surrounding area. Woodhouse has been developed to the west of the site, The Bungalow (later Deers Leap) has been developed to the north, and north and south cottages have been developed to the south, together with new farm buildings.
1974 (1:10000) and 1994 (1:2500)	• The northern section (Plot 1) has been developed with the existing access track and The Granary. • The track which ran along the southern boundary of the site is again shown to be present.	• Further buildings have been developed to the west of the site, now named Woodhouse Farm. • The pond to the north of the site (east of The Bungalow) has been enlarged. • A number of the farm buildings to the south have been removed.
2001 (1:10000) and 2003 (1:1250)	The southern section (Plot 2) has been developed with the existing buildings and associated yard area.	The stable immediately south of the site have been developed.

4.2 The post war development history may also be traced from the planning history of the site. Horsham District Council's Planning Portal has been used to view planning applications made for Woodhouse Farm. There are a number of planning applications relating to the site. These relate to proposals for the conversion or replacement of the existing agricultural barn for residential development.

4.3 More recent development history and land use can also be observed from recent aerial photographs. Aerial photographs centred on the site are provided in Appendix D, and a summary of the relevant information provided in these photographs is given in Table 4.2 below.

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TABLE 4.2
A SUMMARY OF RECENT AERIAL PHOTOGRAPHS

Photo date	Features on site	Features adjacent to the site
06/09/1999	The Granary and buildings on the southern plot present. Although the eastern lean-to on The Granary has not yet been developed. The yard is possibly surfaced with chalk, and there is a notable dark area within the eastern section of the southern plot (Plot 2). The field which extends north and east of the site appears likely to be used for cattle, with what is likely to be a feeding stand within the southwest corner of the field (inside the site boundary). A much larger field to be north also appears to be used for cattle grazing.	Residential dwellings (with garden areas) lie to the west, north and south, together with farm buildings to the west and stables to the south. There is a large crop field to the east of the site, but the fields to the north, south and west are small plots of pasture.
22/08/2009	The extension to the eastern façade of The Granary is now present. Use of the yard area appears to have changed with more vegetation present. The field to the north and east has been divided into three and no longer appears to be used for cattle grazing.	Farm buildings to the west appear to have been removed, and the area redeveloped for residential use with gardens. The larger field to the north no longer appears to be used for cattle grazing, now identifiable as a crop field, together with the large field to the east. And a second farm building has been developed to the northeast.
13/09/2012	Further division of the field to the north and east of the site to create an additional paddock.	Large field to the south also appears to have been divided to create a number of small paddocks.

26/06/2018	The yard area appears to be in more heavy use with a reduction in vegetative cover. The field divisions have been removed and the field to the north and east appears to be one again.	The stables to the south, which were three buildings now appear to be one. The large fields within the surrounding area appear to be used for crops and the smaller fields are pasture. No evidence to suggest any cattle present.
22/04/2021	Further expansion / use of the yard areas evident and the field to the north and east has again been divided.	No changes thought likely to be relevant.

5. THE EXISTING SITE

5.1 The site was visited on 12 May 2026. Photographs of the site are provided in Appendix C.

5.2 The site comprises two agricultural barns with adjacent hard standing and yard area, plus grassed paddock to the east of the northern barn (known as 'The Granary'), at Woodhouse Farm, Woodmancote, some 1.5 km to the east of Henfield in West Sussex. Access is from Wheatsheaf Road (B2116). Surrounding land uses are equestrian, agricultural and residential.

The Granary

5.3 The Granary is a large steel portal frame building under a corrugated fibrecement clad roof with corrugated fibre cement gable ends. Rain goods appear to be fibre cement. The lower walls are concrete blockwork and the upper elevations are mainly corrugated fibre cement, apart from the southern facade which is timber boarded.

5.4 The Granary is divided into two sections (north and south), which are independently accessed. The southern section is used as a grain store. There is a full height access door on the southern façade to provide vehicle access to this section of the building. The northern section has been used as a workshop and office. A full height access door on the western façade provides vehicle access to the workshop area and a personnel door located at the northern end of the western façade provides access to the staff facilities and first floor mezzanine office space. The barn floor appears to be concrete throughout.

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5.5 The workshop and offices have been recently cleared, although this space was previously observed during occupation. The grain store was in the process of being cleared of grain at the time of our present visit.

5.6 The workshop and storage area at the northern end of the building previously contained tools, work benches and old vehicles/vehicle parts. Storage included containers of fuel, lubricant, coatings and solvents and maintenance equipment, including an air compressor, bench grinders and pillar drill. Three large drums of oil were stored directly on the concrete flooring without containment. Spill granules were located adjacent and were noted on the floor, suggesting a minor spill which had been attended to. Some staining of the concrete flooring was noted during the current visit, however, this appeared likely to be surface level staining only and does not appear to have run / spread.

5.7 The workshop and store area has a mezzanine floor containing further storage and office space.

5.8 There are timber stables plus a forage store on the east wall of the barn with an apron of concrete hardstanding and paddocks and grazing beyond. The adjacent grassland to the east of the barn was free from any stored items, and evidence that items had recently been stored in this area. The area appeared to have been used for grazing.

5.9 The farm access road lies on the west side of the building, with an unpaved margin between the tarmac access road and the barn wall. This area has been mainly used to store rocks, bricks, pipes and items of farm machinery, some fluid containers were stored in this area.

5.10 There is a small area of rough hardstanding (mixed materials) located to the north of The Granary. This area includes a shipping container used for dry storage and some building materials. A number of corrugated fibre sheets were noted on the surfacing within this area. It is not known if these contain asbestos fibres.

5.11 There is a concrete apron at the south side of the building. Universal containers of Adblue have been stored outside the south wall and a large modern internally bunded diesel tank a short distance to the south.

The Cattle Shed

5.12 The Cattle Shed, a former livestock barn, is a large steel portal frame building under a corrugated fibre-cement clad roof. Rain goods appear to be fibre cement. The lower walls are concrete blockwork, and the upper elevations are mainly corrugated fibre cement on the front and east side, and mainly timber

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slats at the rear and west side. It is understood that the samples from the fibre-cement cladding have been analysed, and no asbestos content was found.

5.13 The barn floor is concrete throughout and there is a concrete apron at the front (north side) of the building. There is a small amount of oil staining on the concrete floor. There is a concrete block raised feed trough along the inside of the front of the building with steel bar barrier above.

5.14 The building has been used for storage. Items stored include tractors, mowing machinery and various other pieces of mechanical equipment, together with cement bags on pallets, gas cylinders and electrical equipment. Various drums of lubricant and other substances have been stored on the walkway behind the feed trough.

5.15 There is a drainage ditch to the rear of the site between the barn and the neighbouring stable block. There is a small unsurfaced margin between the front of the site and the external concrete apron.

5.16 Bricks, other building materials and a livestock trailer were parked on the apron at the front of the barn at the time of the site visit.

Yard Area

5.17 An area of mixed hard standing lies between the two barns. This area appears to be used for access and storage. At the time of our visit, some agricultural machinery, shipping containers and trailers were present within the yard.

6. RECORD DATA SEARCH RESULTS

6.1 An environmental records search (Enviro-Insight Report) has been prepared for the site. The GroundSure EnviroInsight Report is provided in Appendix D and any items of potential contamination significance highlighted below.

6.1.1 Past Land Use

There is one record of potentially contaminative land uses recorded from standard 1:10,000 and 1:10,560 scale historic mapping within 500 m of the site. This is for an unspecified tank (shown to be present between 1909-1946) located some 258 m south of the site. Records of tanks from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site include a second unspecified tank (shown to be present 1955) located some 336 m southwest of the site.

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Tanks may be used to store fuels, liquid chemicals and waste products (amongst other things). There is a potential risk of contamination from the bulk storage of fluids, which may migrate either across the grounds surface or through the soil. The potential risk increases with proximity to the site, direction of flow and permeability of the soils (relating to the topography and geology of the area). In this case, these installations are not considered likely to have impacted the site due to their scale and distance from the site.

There are no records for historical energy features, petrol stations or garages, or military land identified from 1:1,250 and 1:2,500 scale historic maps within 500 m of the site.

6.1.2 Waste and Landfill

There are no records of active or recent landfill, historic landfill, historic waste sites or licensed waste sites within 500 m of the site.

There are, however, 56 records of waste exemptions within 500 m of the site. These all relate to Woodhouse Farm for the following:

- Use of waste in construction
- Burning of waste as a fuel in a small appliance
- Use of waste for a specified purpose
- Cleaning, washing, spraying or coating relevant waste
- Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
- Aerobic composting and associated prior treatment
- Deposit of waste from dredging of inland waters
- Storage of waste in secure containers / secure place
- Spreading waste on agricultural land to confer benefit
- Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
- Disposal by incineration
- Burning waste in the open
- Treatment of waste in a biobed or biofilter
- Anaerobic digestion at premises used for agriculture and burning or resultant biogas

6.1.3 Current Industrial Land Use

There are no records of current potentially contaminative industrial sites within 250 m, no records of current or recent petrol stations within 500 m and no records of electricity transmission cables or gas pipelines within 500 m of the site.

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The site has not been determined as Contaminated Land under Part 2a of the Environmental Protection Act 1990, and there are no such sites within 500 m of the site.

There are no records of Control of Major Hazards (COMAH) sites, regulated explosive sites, hazardous substances storage/usage sites, historic licensed industrial activities, licensed industrial activities, licensed pollutant release, radioactive substance authorisations, pollutant release to surface waters, pollutant release to public sewer, list 1 or 2 dangerous substances within 500 m.

There are two records of licenced discharges to controlled waters. These are for the discharge of final/treated sewage to freshwater river and to land. Both are historic / lapsed. The most recent from 1992. These discharges are not considered likely to pose a risk to the site.

There are no records of pollution incidents or pollution inventory records within 500 m of the site.

6.1.4 Hydrogeology, Hydrology and Flood Risk

The site lies within a Secondary A superficial aquifer. The superficial geology at the site comprising permeable layers capable of supporting water supplies at a local scale, and in some cases forming an important source of base flow to rivers. The superficial aquifer is of medium vulnerability.

The underlying bedrock (Weald Clay) is an Unproductive Strata at this location. The clay having a low permeability resulting in negligible significance for water supply or river base flow. An area of Principal aquifer lies some 120 m to the south of the site.

There are three groundwater and three surface water abstraction licences within 2000 m of the site (there are no potable water abstraction licences). The nearest active water abstraction licence is for spray irrigation at Swains Farm some 600 m southwest of the site.

The site does not lie within a groundwater Source Protection Zone.

There are records of an inland river (not influenced by normal tidal action) at the grounds surface at the northern boundary of the site. This watercourse is believed to lie on the eastern side of a dense hedgerow that lies to the east of the access road and could not be seen from the access road. This is likely to be a shallow drainage ditch at this location.

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The site lies within Flood Zone 1 (low risk of flooding) and within an area identified to be at negligible risk of surface water flooding.

6.1.5 Environmental and Habitat Designations

There are records of 14 designated environmentally sensitive sites within 2000 m of the site. These are for ancient and semi-natural woodland, the closest of which lies some 296 m southwest of the site.

The site lies within a SSSI Impact Zone. All new development requires a HRA to assess the impact of groundwater abstraction on the Arun Valley SPA/SAC/Ramsar. Water / liquid waste discharges of more than $20m^3$/day to ground or to surface water may also require consultation.

The site lies within a Nitrate Vulnerable Zone. Nitrate Vulnerable Zones are designated as being at risk from agricultural nitrate pollution and were introduced in order to reduce the levels of nitrates in water. The proposed development, from agricultural to residential use, is not considered likely to increase the risk of nitrate pollution.

There is one record of Priority Habitat within 250 m of the site. This is for deciduous woodland located some 220 m south of the site.

6.1.6 Natural Hazards Findings and Mining

There is low, very low or negligible risk rating for natural hazards (shrink-swell, landslide, soluble rocks, compressible ground, collapsible rocks and running sand) within 50 m of the site as identified from BGS GeoSure Data.

There are no records of BritPits within 500 m.

There is a pond recorded some 67 m north of the site, which remains present.

The site is not within a radon-affected area. No radon protective measures are necessary.

7. POTENTIAL SOURCES OF CONTAMINATION

7.1 Development of the immediate area surrounding the site appears to commence during the 1940s, with development including residential and farm uses. The northern section of the site was developed with The Granary by 1974, with the stable and forage store on the eastern side of the barn developed between 1999 and 2009. The southern section of the site was developed, as existing, by 1999. The fields within the area look to be used for both cattle and crops, until 2009

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when a larger proportion of the area is clearly used for crops and the smaller fields divided further into small paddocks.

7.2 Aerial photographs of the site appear to show a series of changes in how the site is used between 1999 and 2021. It appears that cattle farming at the site may have ceased by 2009. The yard areas, notable to the east of the southern barn have been more and less vegetated, indicating changes in the intensity of use.

7.3 The Granary has been used for maintenance including the storage and use of maintenance fluids within the northern section of the barn. The southern section has been used as a grain store. There is some evidence of staining on the concrete flooring within the northern section of the barn, however, it is considered unlikely to have penetrated the concrete to impact the ground below.

7.4 The small yard area to the north of The Granary is of mixed surfacing and has been used for the storage of building materials, including corrugated cement sheets which could contain asbestos. This area could potentially be contaminated. Most likely contaminants may include petroleum hydrocarbons (TPHs), Polycyclic Aromatic Hydrocarbons (PAHs) and heavy metals, including lead.

7.5 The fibre-cement cladding probably contains asbestos. Whilst this poses minimal risk at present, this material should be removed as part of the site's redevelopment.

7.6 It is possible that farm waste was dumped on the site or waste was burned on the site prior to the development of the site, although there is no apparent evidence of this. The existing paddocks to the east appear to have been used for grazing and crops only.

8. RISK ASSESSMENT

8.1 The risk to future site users can be assessed using the Conceptual Model. This comprises three elements, all of which must be present for there to be a risk. The three elements of the model are; a source of a potentially hazardous contaminant, a pathway by which the contaminant can be transmitted and a receptor on which the contaminant may have a harmful effect. See Appendix E for the site Conceptual Model.

8.2 Source

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8.2.1 The footprint of the existing buildings and concrete yard areas is likely to have been protected from recent land use by the hard cover, however, there is some potential for contamination, notably within the yard area to the north of The Granary and possibly underlying the existing hard standing associated with historic land use. Contamination may include petroleum hydrocarbons (TPHs), Polycyclic Aromatic Hydrocarbons (PAHs) and heavy metals, including lead.

8.2.2 Building materials which may contain asbestos have also been identified on the buildings and loose, within the yard area to the north of The Granary.

8.3 Receptor

8.3.1 It is proposed to redevelop the site for residential use including gardens / soft landscaping. In this case, potential receptors may include site workers (during the development and future maintenance of the site), future site users (considered to include children), buildings and services (including underground water mains) and the wider environment (not considered to be particularly hydrogeologically sensitive).

8.4 Source – Receptor Pathway

8.4.1 Site workers (notably demolition and ground workers) may come into contact with building materials containing asbestos and/or contaminated soils during the redevelopment of the site. The site is not considered likely to be at significant
risk of soil gas. The potential asbestos materials will need to be removed from the site under appropriate precautionary measures to avoid exposure and should be disposed of as asbestos waste (unless testing of the material confirms absence). Appropriate industrial hygiene measures will be required to reduce the risk of exposure to workers during the development phase.

8.4.2 In the absence of remediation, future site users / maintenance workers (e.g. gardeners) may come into contact with contamination within the gardens / soft landscaping areas.

8.4.3 Future site users may come into direct contact with contaminated soils in garden areas, and/or may consume produce grown within the garden. Exposure to contamination in this case may be via dermal contact, inhalation and/or ingestion.

8.4.4 Future site users may be exposed to tainted water supplied via underground mains to the site where any contamination with potential to degrade the pipes (such as hydrocarbon contamination) is present along the line of the water mains (see current UKWIR guidelines). Those involved in the laying of

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underground water supply pipes should satisfy themselves that either the route of the water main is free from contamination or appropriate pipework is used.

8.4.5 Contamination at the site is considered unlikely to impact the wider environment, providing that waste materials and/or soils are appropriately disposed of via a regulated waste contractor.

8.4.6 Ground conditions underling the existing buildings is unknown. Contamination potential is likely to be low, however, it is noted that old fill materials can contain levels of sulphate which pose a risk to concrete, which may include new building foundations.

8.5 Potential contaminant linkages between source, pathway and receptor for the site are summarised in Table 8.1 below.

TABLE 8.1
POTENTIAL CONTAMINANT LINKAGES

ırce		Pathway	Receptor	Risk
Contaminated soil	Contaminated groundwater			
Minor contamination risk	Minor contamination risk	Contact with contaminated soil, groundwater or soil gas	Existing and future site users	?
		Ingestion of or skin contact with contaminated soil, dust or groundwater	Maintenance or construction workers engaged in groundworks on the site	?
		Contact with contaminated soil or ground water	Building & services	?
		Leeching of site contaminants into groundwater	Wider environment	x

Key: □Significant risk x No significant risk ? Uncertain risk

8.6 Mitigation and/or further testing is recommended in this case. See section 10 below for recommendations.

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9. CONCLUSIONS

9.1 The site lies on late Pleistocene River Terrace deposits, a Secondary A Aquifer over Weald Clay an Unproductive Strata. The site does not lie within a groundwater Source Protection Zone (SPZ) and is not deemed significantly hydrogeologically sensitive.

9.2 The site is not considered to be at significant risk of ground gas at this time. The site does not lie within 250 m of waste disposal landfill and does not lie within a radon affected area.

9.3 The land use history at the site includes agricultural use including maintenance and storage. Contamination potential is generally low, but not negligible, and there are some areas of the site at higher risk, including the small yard area to the north of The Granary. The drain along the southern boundary of the site, to the rear of The Cattle Shed may also be vulnerable to surface water runoff which could include residual oils from general site use.

9.4 Building materials which may contain asbestos have also been identified on site. These are to be removed as part of the site's redevelopment.

9.5 It is proposed to redevelop the site for residential use including soft landscaping / garden areas. There is a potential risk of exposure, should contamination be present within the soils, within the proposed soft landscaping areas. Further testing and / or remediation is indicated in this case.

9.6 The overall environmental risk for the site is rated according to the risk assessment matrix in Table 9.1 below:

TABLE 9.1
RISK ASSESSMENT MATRIX

PROBABILITY OF IMPACT	CONTAMINATION POTENTIAL		
	SEVERE	MODERATE OR UNCERTAIN	MINIMAL
High	4	3	2
Medium	3	2	1
Low	2	1	1

1 = low risk, 2 = low to moderate risk, 3 = moderate to high risk, 4 = high risk.

9.7 In this case, there is some potential for low-moderate levels of contamination at the site associated with the historic use of the site. The probability of impact for residential use with garden areas is moderate to high, where contamination

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is present (unconfirmed). In the absence of remediation and/or further testing, the overall risk rating for the site is 2, low to moderate risk.

10. RECOMMENDATIONS

10.1 All asbestos containing materials (ACMs) including roofing, cladding and rain goods should be removed from the site as part of the site's redevelopment.

10.2 All site workers should implement appropriate industrial hygiene measures (gloves, boots, coveralls, masks, no eating within excavation areas etc) whilst working on site to reduce the risk of exposure during the development phase.

10.3 Existing hardcover and made ground may be retained/reused beneath buildings and proposed areas of permanent hardstanding (this excludes proposed hardstanding within garden areas, such as patios). Existing hard cover within areas of proposed soft landscaping will need to be removed together with any affected underlying soils. Soils should be replaced with clean topsoil from an uncontaminated source and evidence of this work documented for submission to Horsham District Council. Evidence should include photographs of the works, waste removal certificates and confirmation of the source of new materials (clean topsoil etc).

10.4 There are existing areas of soft landscaping to the east of The Granary which are to form part of the garden area. Contamination potential at these locations is deemed to be low, and these soils are considered likely to be suitable for residential use, however, this should be confirmed with pre-occupation testing of the soils. The scope of such testing should be agreed with the Council.

10.5 Those responsible for laying any new water main connections / pipework should satisfy themselves that the route of the pipework is free from any contamination that may degrade standard polyethylene (PE) pipes or use barrier pipes if contamination is a concern.

10.6 Should any unexpected contamination be identified during the development phase, the Council should be notified and any necessary remediation work carried out as required.

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APPENDIX A: Site Plans


B
Track
Pond
Cattle Grid
Cattle Grid
A
Cattle Grid
Deers Leap
Pond
DRAINGAGE OUTFALL
C
LOT 1
0.62 ac
7m
The Granary
Woodhouse
Farm
The Barns
Woodhouse Farmhouse
BOREHOLE
E
D
9m
Drain
Track
Swallow
Cottage

existing stables

32120

1575

Woodhouse cattle shed

1

2

3

11010

shed

covered parking

1

dwelling one

dwelling three

dwelling two

10000

access maintained

0m 2m 4m 6m 8m 10m

turning head with six parking spaces, bin storage and bicycles

4

5

6

7

8

9

6000

3000

north

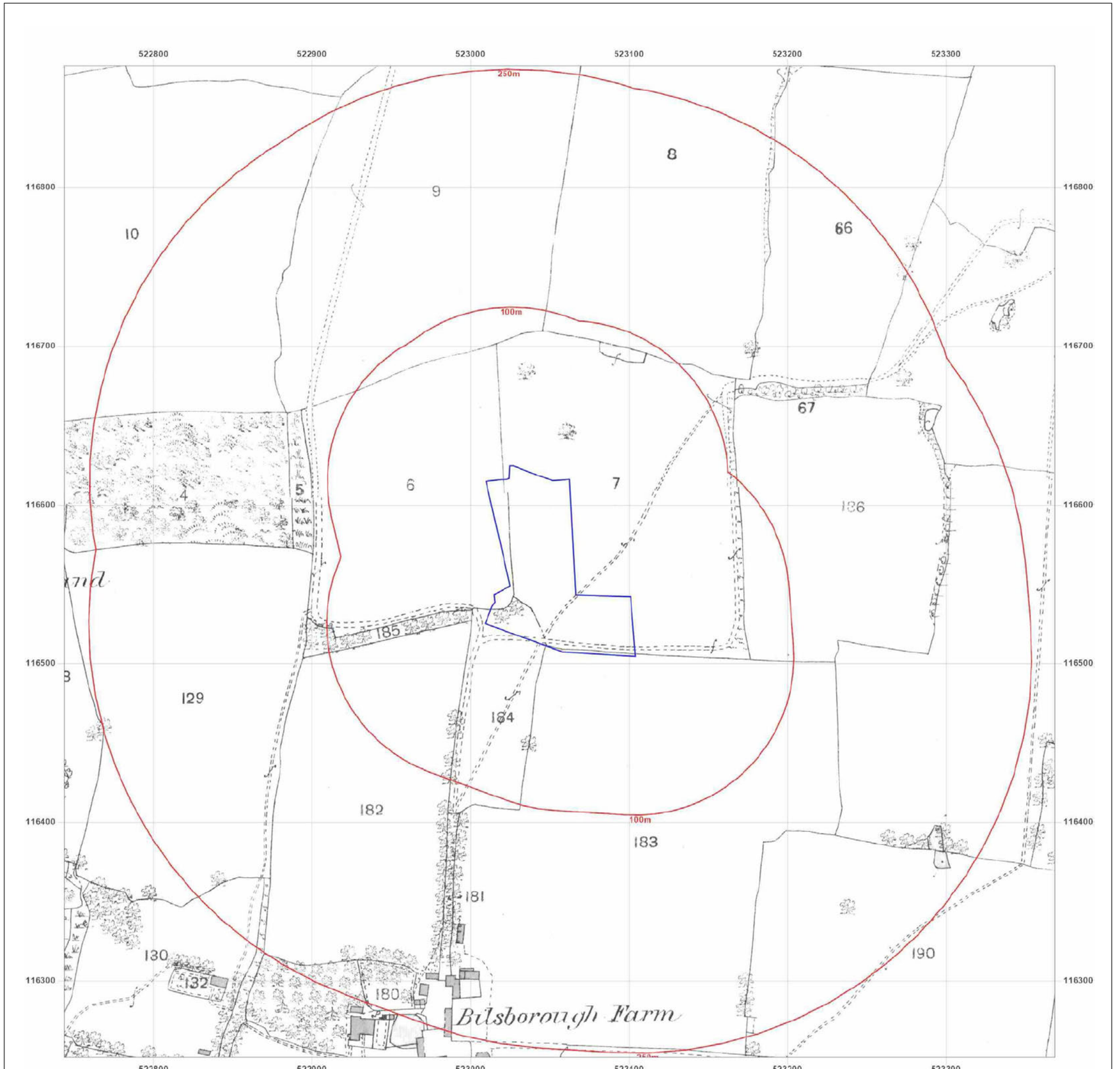
exis

The Cattle Shed, Woodhouse Farm, Woodmancote BN5 9BA
Site Plan (red boundaries) scale 1 : 200 March 2019

Roger Minost RIBA Architecte CEE Chates Studio, Stonepit Lane, Henfield BN5 9QT

447.00

APPENDIX B: Historic Maps



Groundsure INSIGHTS

Site Details:

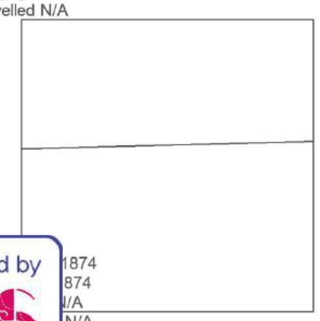
WOODHOUSE FARM,
WHEATSHEAF ROAD,
WOODMANCOTE, WEST
SUSSEX, BN5 9BA

Client Ref: 788
Report Ref: GS-PZ9-TBJ-8JB-RC4
Grid Ref: 523056, 116564

Map Name: County Series
Map date: **1874**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

Surveyed 1874
Revised 1874
Edition N/A
Copyright N/A
Levelled N/A



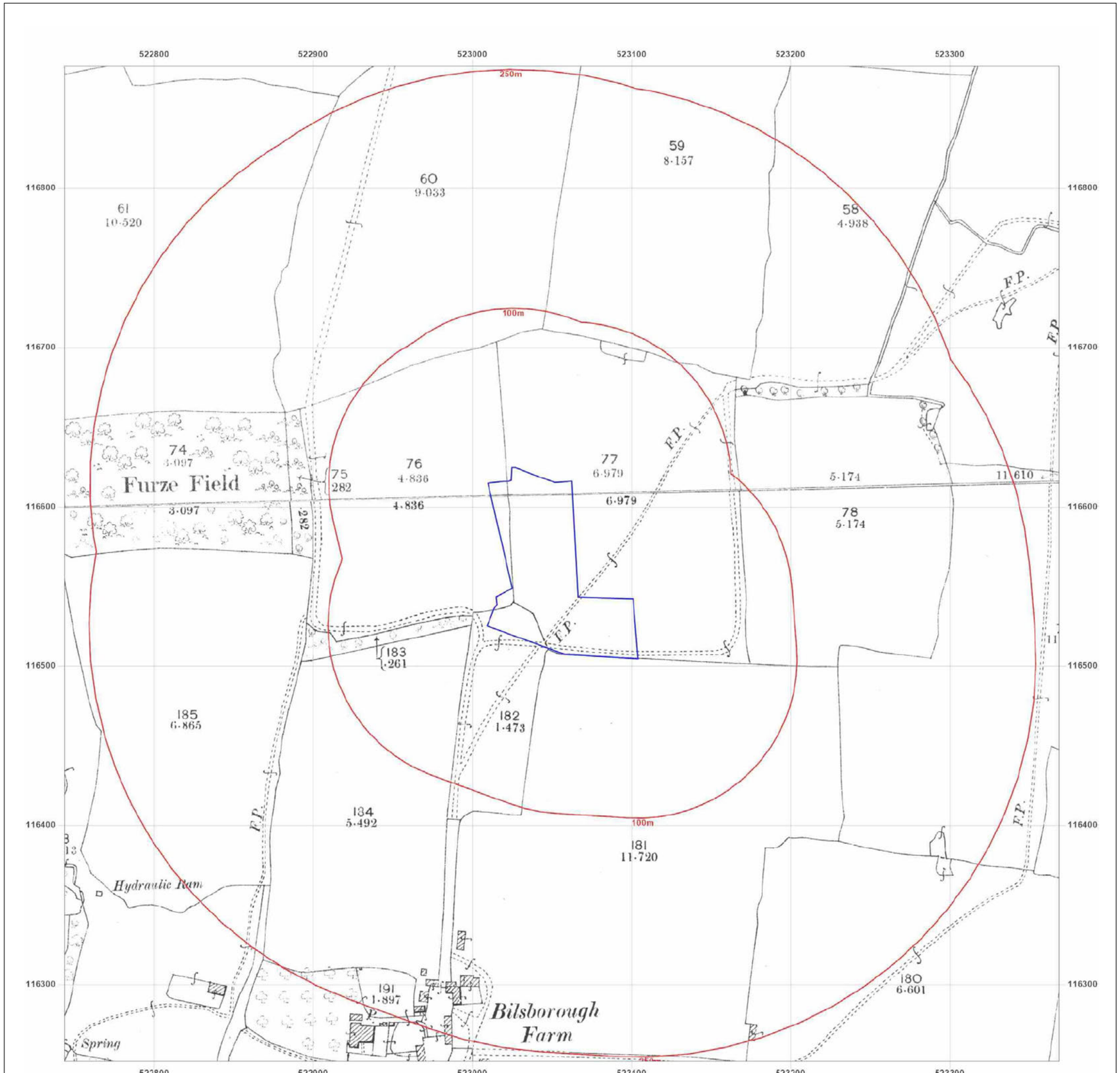
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Site Details:

WOODHOUSE FARM,
WHEATSHEAF ROAD,
WOODMANCOTE, WEST
SUSSEX, BN5 9BA

Client Ref: 788
Report Ref: GS-PZ9-TBJ-8JB-RC4
Grid Ref: 523056, 116564

Map Name: County Series

Map date: **1897**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1897
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

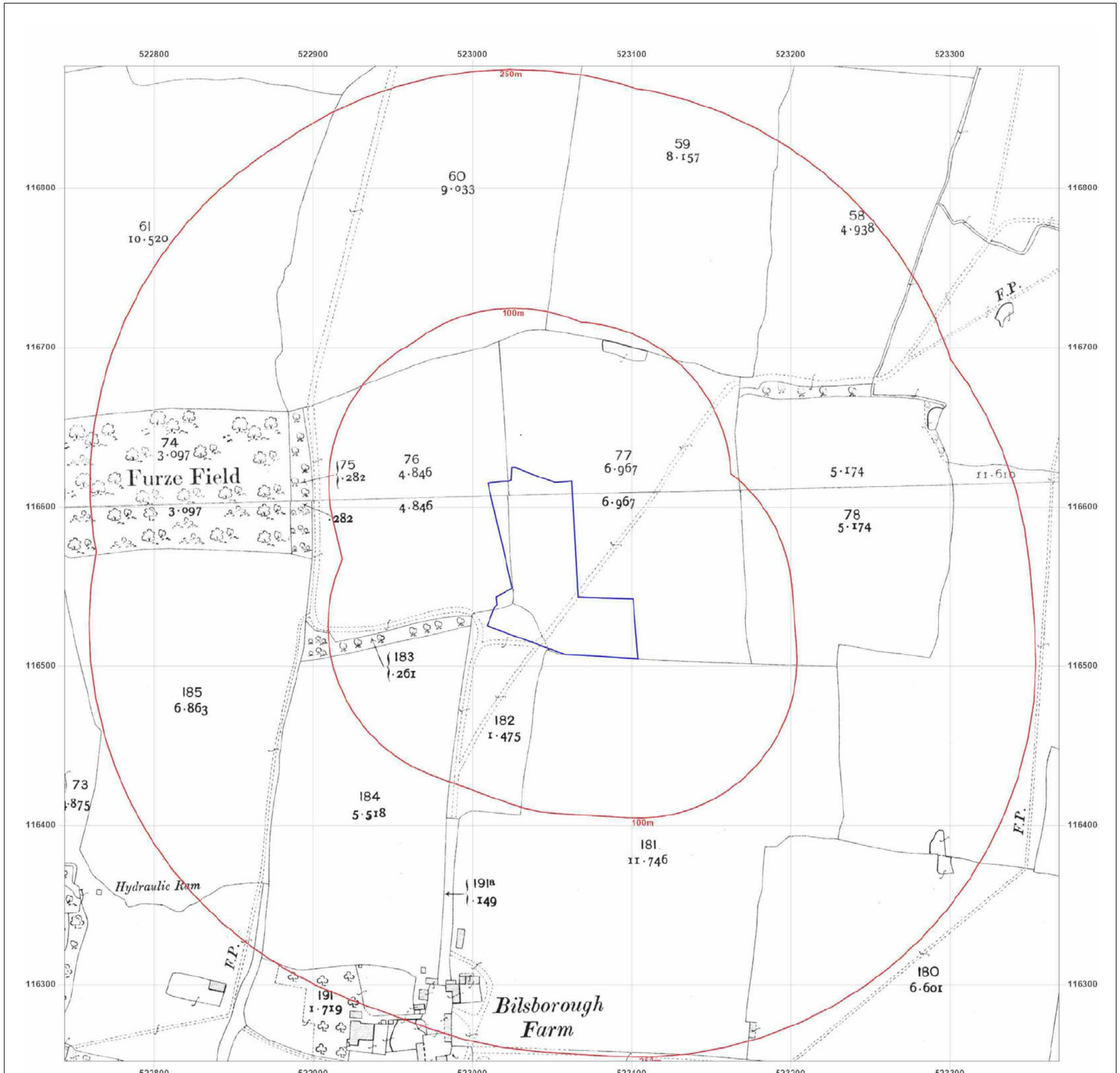
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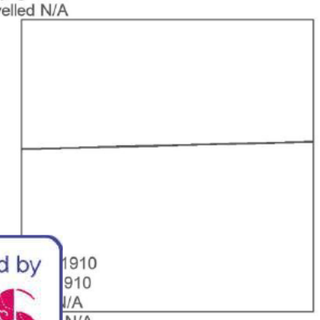
Site Details:

WOODHOUSE FARM,
WHEATSHEAF ROAD,
WOODMANCOTE, WEST
SUSSEX, BN5 9BA

Client Ref:	788
Report Ref:	GS-PZ9-TBJ-8JB-RC4
Grid Ref:	523056, 116564
Map Name:	County Series
Map date:	**1910**
Scale:	1:2,500
Printed at:	1:2,500

N
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Surveyed 1910
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A



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SUSSEX, BN5 9BA

Client Ref: 788
Report Ref: GS-PZ9-TBJ-8JB-RC4
Grid Ref: 523056, 116564

Map Name: National Grid

Map date: **1955**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1952

Surveyed 1955
Revised 1955
Edition N/A
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WHEATSHEAF ROAD,
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SUSSEX, BN5 9BA

Client Ref: 788
Report Ref: GS-PZ9-TBJ-8JB-RC4
Grid Ref: 523056, 116564

Map Name: National Grid
Map date: **1977-1978**
Scale: 1:2,500
Printed at: 1:2,500

N
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Surveyed 1977
Revised 1977
Edition N/A
Copyright 1977
Levelled 1966

Surveyed 1977
Revised 1977
Edition N/A
Copyright 1978
Levelled 1966

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WHEATSHEAF ROAD,
WOODMANCOTE, WEST
SUSSEX, BN5 9BA

Client Ref: 788
Report Ref: GS-PZ9-TBJ-8JB-RC4
Grid Ref: 523056, 116564

Map Name: National Grid
Map date: **1994**
Scale: 1:2,500
Printed at: 1:2,500

N
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Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
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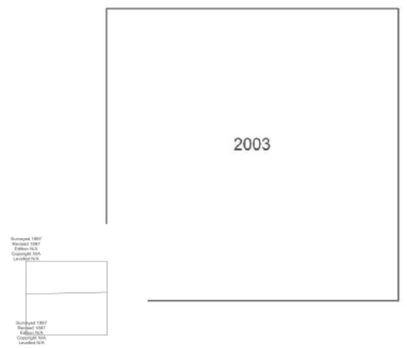
Site Details:

WOODHOUSE FARM,
WHEATSHEAF ROAD,
WOODMANCOTE, WEST
SUSSEX, BN5 9BA

Client Ref: 788
Report Ref: GS-PZ9-TBJ-8JB-RC4
Grid Ref: 523056, 116564

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
W E
S



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APPENDIX C: Photographs

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See separate file

APPENDIX D: GroundSure EnviroInsight Report

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APPENDIX E: Conceptual Model

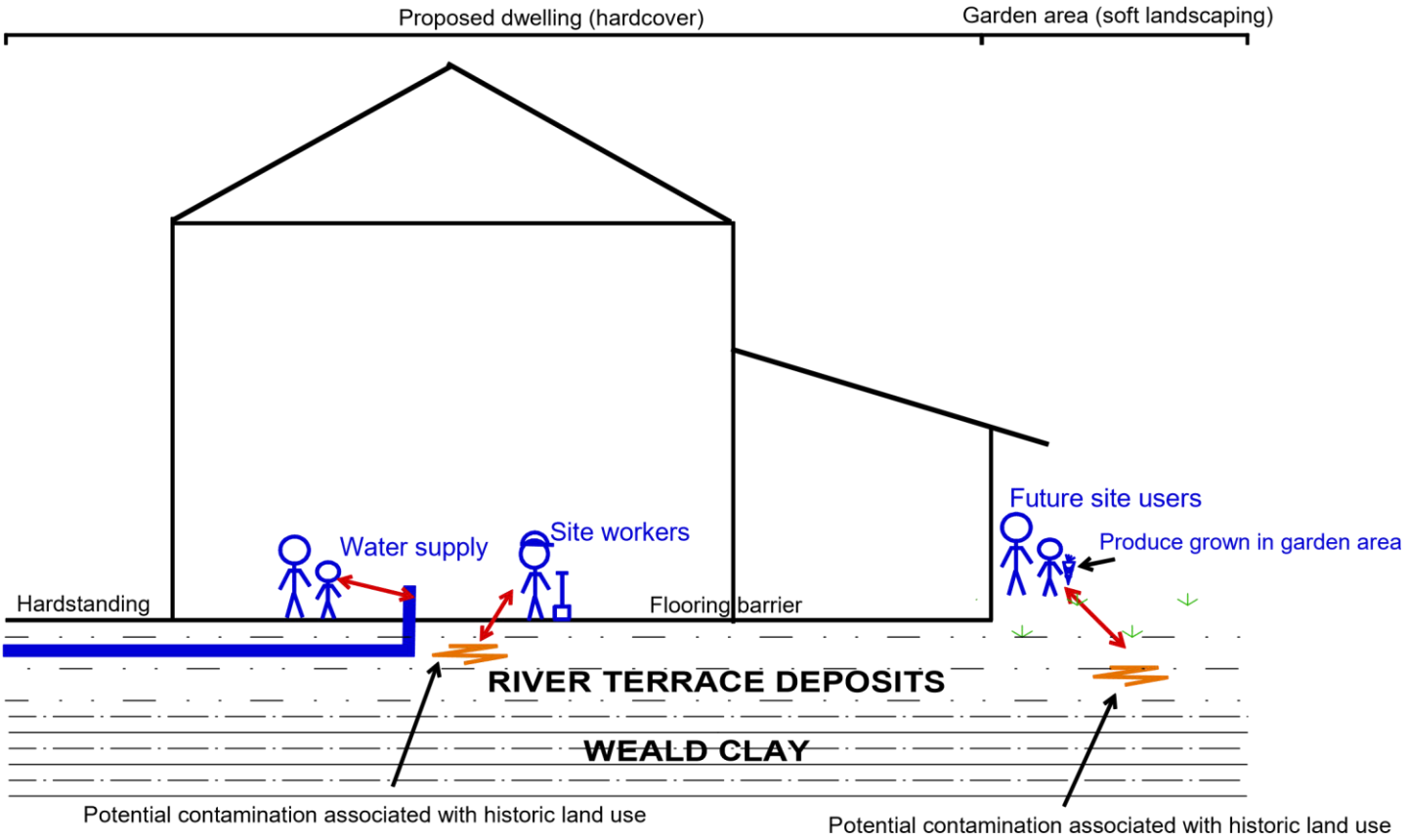
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WOODHOUSE FARM, WHEATSHEAF ROAD,
WOODMANCOTE, WEST SUSSEX

Conceptual Model

July 2026



Source ⟷ Receptor

Pathway

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