

APPENDIX C.1

South East Water Scientific Services  
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 Hampshire, GU14 0NZ  
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 Website: www.southeastwater.co.uk



**ANALYTICAL REPORT**

**NICHOLLS BOREHOLES**

**Brownings Barn  
 Glasshouse Lane  
 Kirdford  
 West Sussex  
 RH14 0LW**

**Collected From:** BRIGHTON ROAD, LOWER BEEDING, HARSHAM RH13 6PS

**Date Received:** 09/05/2024

**Certificate Number:**

1248571-3 Final  
 Supercedes report 1248571-2

**Order Number:**

BH1520

**Date Reported:**

30/05/2024

Lab Ref.	Sample Details	Method	Test	Result	Units	Limit	Flag
4761624	Desc: RAW BOREHOLE WATER BH1520BH1	255	<b>Ammonium (Ammonia and Ammonium Ions)</b>	<b>0.651</b>	<b>mg/l</b>	<b>&lt;0.500</b>	F
	Collect From: BRIGHTON ROAD, LOWER BEEDING, HARSHAM RH13 6PS	215	Chloride	24.78	mg/l	<250.00	
		245	Nitrate	<0.9	mg/l	<50.0	
	Order No: BH1520	225	Nitrite	<0.004	mg/l	<0.500	
	Received Date: 09/05/2024	calc	Nitrite/Nitrate	0.000	mg/l	<1.000	*
	Tested Date: 09/05/2024	305	Sulphate	67.6	mg/l	<250.0	
	Sampling Date: 09/05/2024 11:00	205	Total Hardness	28.1	mg/l		
	Sample Type: GW : Ground Water	230	Odour - Qualitative	None			*
	Product: SS-DWREGS	230	Odour - Quantitative	0			
		430	Colony Count 3 Days at 22°C	>300	cfu/ml		
		400	E coli	0	mpn/100ml	0	
		400	<b>Total Coliforms</b>	<b>1</b>	<b>mpn/100ml</b>	<b>0</b>	F
		660	Colour	<2	mg/l Pt/Co	<20	
		660	Conductivity	414	uS/cm		
		660	Hydrogen Ion (pH)	6.8	pH_unit	6.5 to 9.5	
		660	<b>Turbidity</b>	<b>47.000</b>	<b>NTU</b>	<b>&lt;4.000</b>	F
	ext		Epichlorohydrin	<0.1	µg / l	<0.10	*
		3401	Bromate	<0.8	µg / l	<10.0	
		390	<b>Enterococci</b>	<b>1</b>	<b>cfu/100ml</b>	<b>0</b>	F
		5413	Total Cyanide	<4.1	µg / l	<50.0	
		765	Mercury	<0.04	µg / l	<1.00	
		745	Antimony	0.3	µg / l	<5.0	
		745	Arsenic	1.7	µg / l	<10.0	
		745	Selenium	<0.8	µg / l	<10.0	
		740	Boron	0.219	mg/l	<1.000	
		740	Sodium	60.1	mg/l	<200.0	
		3371	Fluoride	0.182	mg/l	<1.500	
		3545	2,4,5-T	<0.007	µg / l	<0.100	
		3545	2,4-D	<0.007	µg / l	<0.100	
		3545	Bentazone	<0.007	µg / l	<0.100	
		3545	Bromoxynil	<0.007	µg / l	<0.100	

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\* - denotes non UKAS accredited test

A result of 0 cfu denotes none found in volume analysed

F - Result Exceeds The Maximum Pcv As Defined In The Water Supply (Water Quality) (Amendment) Regulations 2018

ext - Analysis subcontracted to an external laboratory



**Certificate Number:** 1248571-3 Final  
 Supercedes report  
 1248571-2  
**Order Number:** BH1520

Lab Ref.	Sample Details	Method	Test	Result	Units	Limit	Flag
4761624	Continued from Page 1	3545	Dicamba	<0.020	µg / l	<0.100	
		3545	Dichlorprop	<0.003	µg / l	<0.100	
		3545	Fluroxypyr	<0.008	µg / l	<0.100	
		3545	MCPA	<0.008	µg / l	<0.100	
		3545	MCPB	<0.008	µg / l	<0.100	
		3545	Mecoprop (MCP)	<0.005	µg / l	<0.100	
		3545	Triclopyr	<0.015	µg / l	<0.100	
		2587	Atrazine	<0.002	µg / l	<0.100	
		2587	Carbendazim	<0.001	µg / l	<0.100	
		2587	Carbetamide	<0.002	µg / l	<0.100	
		2587	Chlortoluron	<0.003	µg / l	<0.100	
		2587	Diuron	<0.004	µg / l	<0.100	
		2587	Epoxiconazole	<0.003	µg / l	<0.100	
		2587	Flutriafol	<0.003	µg / l	<0.100	
		2587	Isoproturon	<0.003	µg / l	<0.100	
		2587	Linuron	<0.003	µg / l	<0.100	
		2587	Oxadixyl	<0.003	µg / l	<0.100	
		2587	Pendimethalin	<0.007	µg / l	<0.100	
		2587	Prometryn	<0.002	µg / l	<0.100	
		2587	Propazine	<0.002	µg / l	<0.100	
		2587	Simazine	<0.003	µg / l	<0.100	
		2587	Terbutryn	<0.002	µg / l	<0.100	
		2587	Trietazine	<0.004	µg / l	<0.100	
		480	Benzo (a) pyrene	<0.003	µg / l	<0.010	
		480	Benzo(1,12)perylene	<0.003	µg / l		
		480	Benzo(11,12)fluoranthene	<0.003	µg / l		
		480	Benzo(3,4)fluoranthene	<0.003	µg / l		
		480	Indeno(1,2,3-cd)pyrene	<0.003	µg / l		
		calc	PAH Total	0.000	ug/l	<0.100	*
		775	1,1,1 Trichloroethane	<0.60	µg / l		
		775	1,2-Dichloroethane	<0.12	µg / l	<3.00	
		775	Benzene	<0.02	µg / l	<1.00	
		775	Dibromochloromethane	<0.50	µg / l		
		775	Dichlorobromomethane	<0.43	µg / l		
		775	Tetrachloroethene	<0.15	µg / l	<10.00	
		calc	Tetrachloroethene/Trichloroethene- Sum	0.00	µg / l		*
		775	Tetrachloromethane	<0.11	µg / l	<3.00	
		calc	Total Trihalomethanes	0.00	µg / l	<100.00	*
		775	Tribromomethane	<0.60	µg / l		
		775	Trichloroethene	<0.10	µg / l	<10.00	
		775	Trichloromethane	<0.50	µg / l		
		730	Aluminium	121.5	µg / l	<200.0	
		730	<b>Iron</b>	<b>5244.7</b>	<b>µg / l</b>	<b>&lt;200.0</b>	F
		730	<b>Manganese</b>	<b>610.5</b>	<b>µg / l</b>	<b>&lt;50.0</b>	F
		735	Cadmium	<0.12	µg / l	<5.00	

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1579

**Certificate Number:** 1248571-3 Final  
 Supercedes report  
 1248571-2  
**Order Number:** BH1520

Lab Ref.	Sample Details	Method	Test	Result	Units	Limit	Flag
4761624	Continued from Page 2	735	Chromium	<0.5	µg / l	<50.0	
		730	First Draw Copper	<0.009	mg/l	<2.000	
		730	First Draw Lead	<0.9	µg / l	<10.0	
		730	First Draw Nickel	<0.9	µg / l	<20.0	
		360	Clostridium perfringens (including spore	0	cfu/100ml	0	
		calc	Pesticides - Total Substances	0.000	ug/l		*
		4170	Aldrin	<0.007	µg / l	<0.030	
		4170	Dichlobenil	<0.006	µg / l	<0.100	
		4170	Dieldrin	<0.007	µg / l	<0.030	
		4170	Gamma-HCH (Lindane)	<0.005	µg / l	<0.100	
		4170	Heptachlor	<0.008	µg / l	<0.030	
		4170	Heptachlor Epoxide	<0.005	µg / l	<0.030	
		4170	Propyzamide	<0.005	µg / l	<0.100	
		4170	Tri-allate	<0.005	µg / l	<0.100	
		295	Gross Alpha	<0.02	Bq/l	<0.10	
		295	Gross Beta	<0.28	Bq/l	<1.00	
		5374	Tritium	<8.5	Bq/l	<100.0	
		740	Magnesium	7.6	mg/l		
		730	Iron (Free)	<7.3	µg / l		
		ext	Vinyl Chloride	<0.113	µg / l	<0.500	
		ext	Acrylamide	<0.008	µg / l	<0.100	

Job number changed as requested



Richard Brown  
 Laboratory Manager

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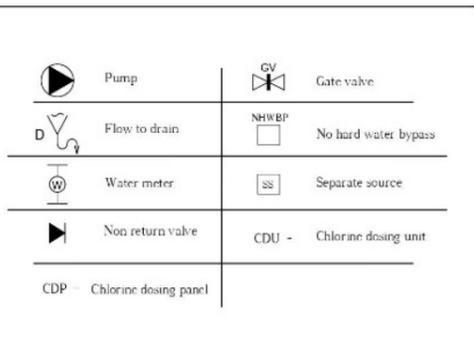
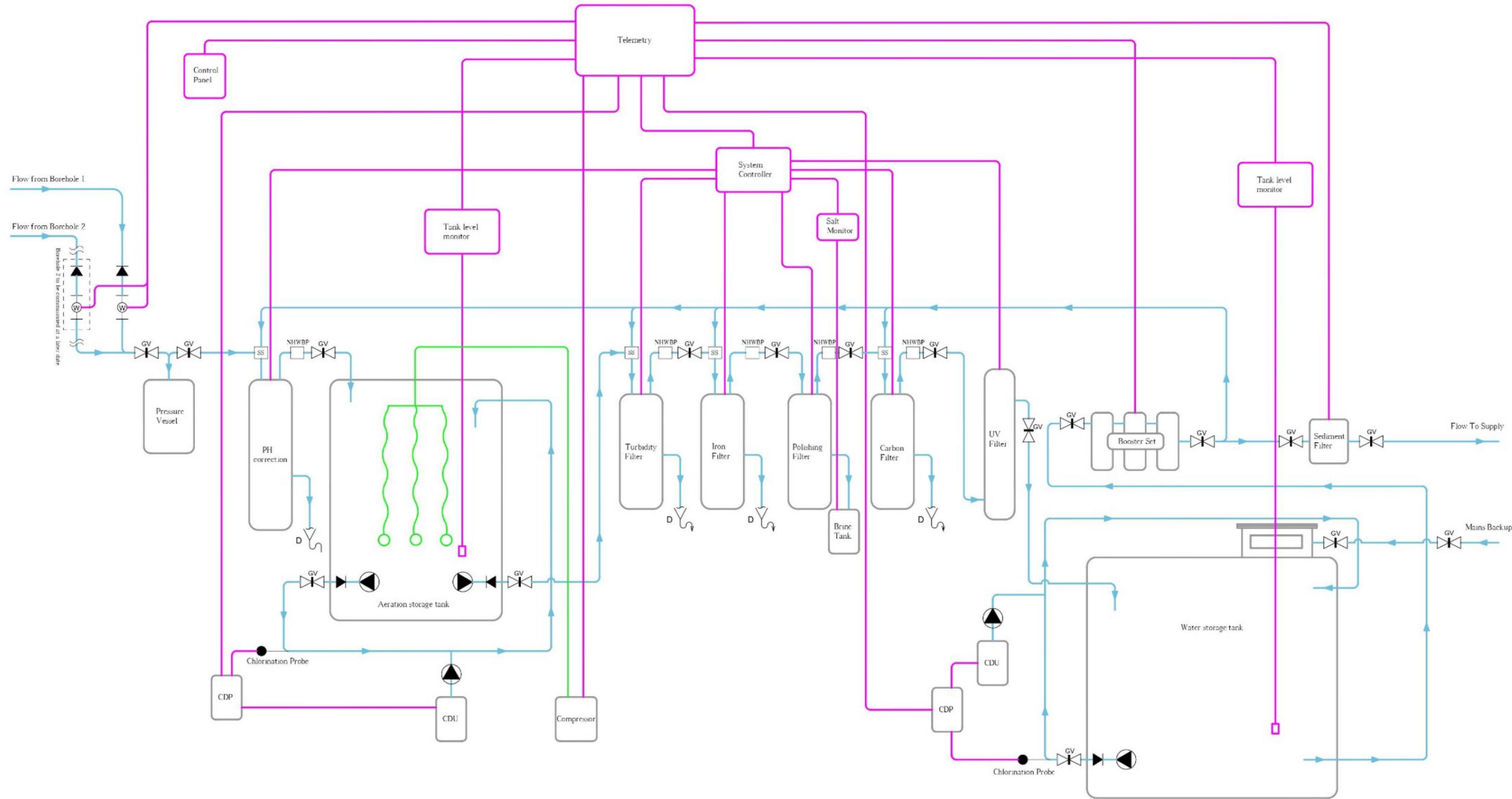
1579

APPENDIX D



Source protection zone 1 boundaries in red. Land ownership boundaries in white.

APPENDIX E.1



General Notes

**Labour Division**  
Unless otherwise specified in Nicholls Bill of Quantities, all ground work, brick / block work and back filling of holes and trenches are to be priced and completed by others.

All pipe work and tanks are to be back filled with clean shingle to prevent damage to pipes.

**Mains Power**  
Unless otherwise stated, mains power is to be provided to a IP56 Rated junction box with isolation switch at or near the plant room/borehole. All electrical connections to the mains supply as well as outlets are to be priced and completed by a qualified electrician. By others.

**Water**  
Untreated borehole water is a category 5 supply and may harbour pathogens. A break gap of 30mm with header tank is required between the incoming mains and incoming borehole supplies. See <http://www.wras.co.uk/> for more information.

**Surface Water**  
Unless otherwise stated and agreed all well covers will be raised to prevent surface contamination. In some circumstances recessed covers would be acceptable but clients will need to be made aware of the risks involved.

**Contractors Responsibility**  
It is the contractors/Clients responsibility to protect from damage any and all bespoke components installed on site by Nicholls.

**Clients Responsibility**  
It is the clients responsibility to monitor usage and any filter equipment. This is to ensure there has been no damage by others during the surrounding works by others. Nicholls cannot be held liable for any cost incurred from damage caused by others.

Notes:

Title:	BH1420 High Level Design
Client:	South Lodge Hotel
Date:	16/05/2024
Revision:	Rev000
Sheet:	1 of 1

Drawn:	Mr Adam Hardiman
Checked:	Mr George Parker
Indicative layout for design purposes only. Final position to be confirmed on site. Drawing is not to be scaled.	





Date: 31 July 2024  
Our ref: 482409  
Your ref: DC/23/0290



Horsham District Council  
Parkside  
Chart Way  
Horsham  
West Sussex  
RH12 1RL

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

**BY EMAIL ONLY**

Dear Mr Holbrook,

**Planning consultation:** Reserved matters application for the erection of up to 62 residential units and the creation of a new vehicle access following approval of outline application DC/19/2015 relating to appearance, landscaping, layout, scale and associated works.

**Location:** Land Parcel North of Downsview Avenue, Storrington, West Sussex.

Thank you for your consultation on the above dated 15 July 2024 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**SUMMARY OF NATURAL ENGLAND'S ADVICE**

**NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED**

We consider that without appropriate mitigation the application would:

- have an adverse effect on the integrity of Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site  
<https://designatedsites.naturalengland.org.uk/>.
- damage or destroy the interest features for which Chichester Harbour Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation options should be secured:

- The delivery of mitigation measures outlined in the submitted Appropriate Assessment to achieve water neutrality.

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures.

Natural England's further advice on designated sites and advice on other natural environment issues is set out below.



## Annex A –Natural England general advice

### Protected Landscapes

Paragraph 182 of the [National Planning Policy Framework](#) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 183 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. [Section 245](#) of the Levelling Up and Regeneration Act 2023 places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

### Wider landscapes

Paragraph 180 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Landscape Institute](#) Guidelines for Landscape and Visual Impact Assessment for further guidance.

### Biodiversity duty

The local planning authority has a [duty](#) to conserve and enhance biodiversity as part of its decision making. Further information is available [here](#).

### Designated nature conservation sites

Paragraphs 186-188 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites. Both the direct and indirect impacts of the development should be considered. A Habitats Regulations Assessment is needed where there is a likely significant effect on a habitats site and Natural England must be consulted on '[appropriate assessments](#)'. Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via [Impact Risk Zones](#) or as standard or bespoke consultation responses.

### Protected Species

Natural England has produced [standing advice](#) to help planning authorities understand the impact of particular developments on protected species. Natural England will only provide bespoke advice on protected species where they form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species [licence](#) may be required in certain cases.

### Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre,

## Annex A –Natural England general advice

wildlife trust, geoconservation groups or recording societies. Emerging [Local Nature Recovery Strategies](#) may also provide further useful information.

Priority habitats and species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest on the Magic website or as Local Wildlife Sites. A list of priority habitats and species can be found on [Gov.uk](#).

Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land, further information including links to the open mosaic habitats inventory can be found [here](#).

### **Biodiversity and wider environmental gains**

Development should provide net gains for biodiversity in line with the NPPF paragraphs 180(d), 185 and 186. Major development (defined in the [NPPF glossary](#)) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is expected to be extended to smaller scale development in spring 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

Further information on the timetable for mandatory biodiversity net gain can be found [here](#). Further information on biodiversity net gain, including [draft Planning Practice Guidance](#), can be found [here](#).

The statutory [Biodiversity Metric](#) should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. For small development sites, the [Small Sites Metric](#) may be used. This is a simplified version of the [Biodiversity Metric](#) and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 186 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 74, 108, 124, 180, 181 and 186). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the [Biodiversity Metric](#) and is available as a beta test version.

Further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain can be found in government [Planning Practice Guidance for the natural environment](#).

### **Ancient woodland, ancient and veteran trees**

The local planning authority should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. Natural England maintains the Ancient Woodland [Inventory](#) which can help identify ancient woodland. Natural England and the Forestry Commission have produced [standing advice](#) for planning authorities in relation to ancient woodland and ancient and veteran trees. It should be taken into account when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

### **Best and most versatile agricultural land and soils**

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 180 and 181). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further

## Annex A –Natural England general advice

information is contained in [GOV.UK guidance](#) Agricultural Land Classification information is available on the [Magic](#) website and the [Data.Gov.uk](#) website

Guidance on soil protection is available in the Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites](#), and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, separate guidance on soil protection for site restoration and aftercare is available on [Gov.uk](#) website. Detailed guidance on soil handling for mineral sites is contained in the Institute of Quarrying [Good Practice Guide for Handling Soils in Mineral Workings](#).

Should the development proceed, we advise that the developer uses an appropriately experienced soil specialist to advise on, and supervise soil handling, including identifying when soils are dry enough to be handled and how to make the best use of soils on site.

### Green Infrastructure

Natural England's [Green Infrastructure Framework](#) provides evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the [15 Green Infrastructure Principles](#). The GI Standards can be used to inform the quality, quantity and type of GI to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority GI strategies should be delivered where appropriate.

GI mapping resources are available [here](#) and [here](#). These can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

### Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths, together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

### Rights of Way, Access land, Coastal access and National Trails

Paragraphs 104 and 180 of the NPPF highlight the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website [www.nationaltrail.co.uk](http://www.nationaltrail.co.uk) provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Further information is set out in Planning Practice Guidance on the [natural environment](#)