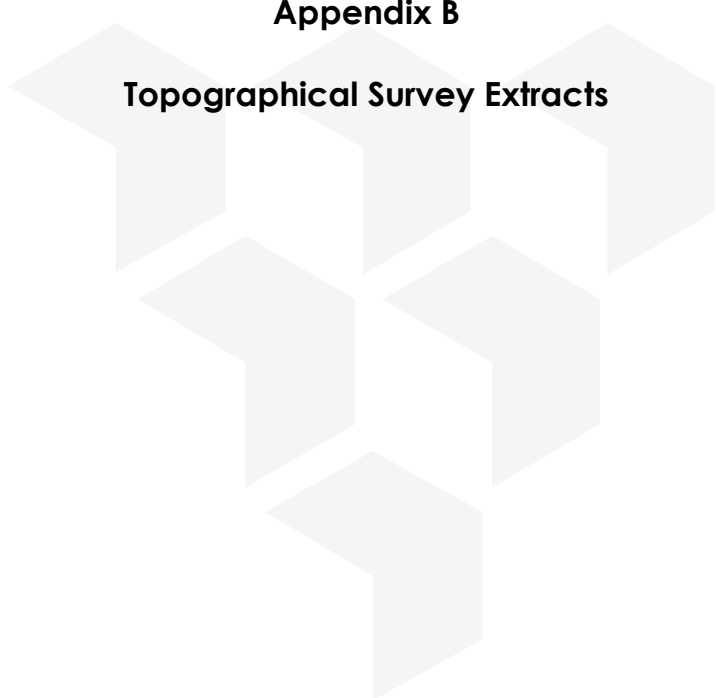




Appendix B

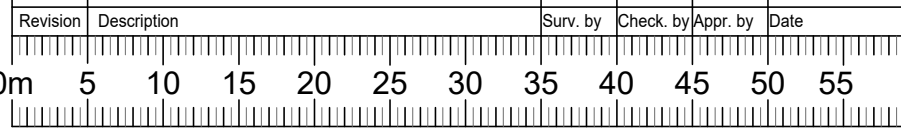
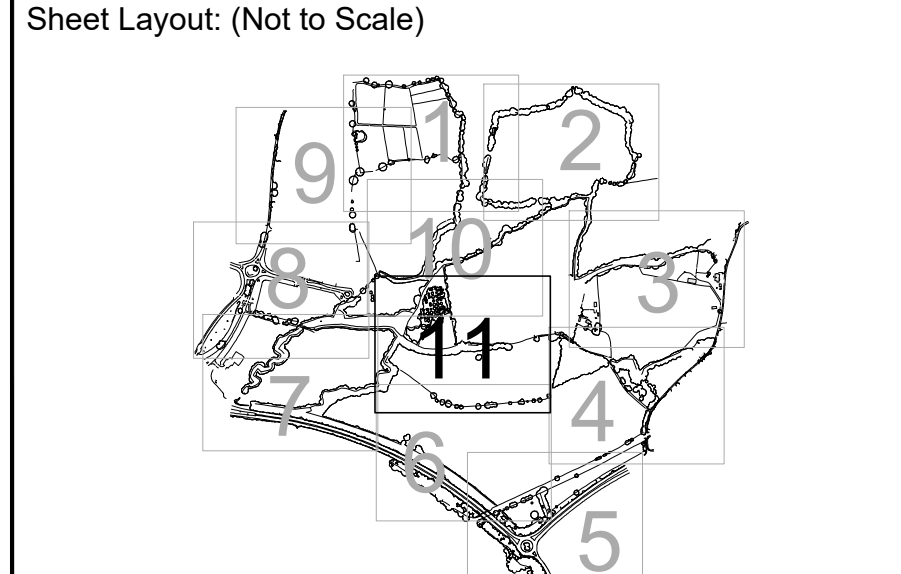
Topographical Survey Extracts



Notes:
1. GRID AND LEVELS BASED ON ORDNANCE DATUM, DERIVED FROM THE NATIONAL GRID NETWORK. LOCAL SCALE FACTOR OF 0.9997 APPLIED.
2. TREE AND HEDGE SPECIES HAVE BEEN IDENTIFIED AS ACCURATELY AS POSSIBLE BUT SHOULD BE CHECKED IN CRITICAL AREAS.

Coordinate Table				
Station	Description	Easting	Northing	Level
P1	ROAD NAIL	520515.970	133928.473	66.757
P2	ROAD NAIL	520472.416	133780.462	67.191
P3	ROAD NAIL	520465.135	133701.002	64.873
P4	ROAD NAIL	520449.086	133608.740	62.253
P5	ROAD NAIL	520426.860	133559.019	62.275
P6	ROAD NAIL	520345.579	133492.240	64.736
P7	ROAD NAIL	520284.865	133424.971	64.236
P8	ROAD NAIL	520253.306	133387.213	65.127
P9	ROAD NAIL	520240.736	133340.202	67.508
P10	ROAD NAIL	520245.192	133234.811	68.638
P11	ROAD NAIL	520127.426	133163.123	71.148
P12	ROAD NAIL	520051.526	133132.174	72.864
P13	ROAD NAIL	519979.118	133075.182	74.154
P14	ROAD NAIL	519915.196	133013.200	75.151
P15	ROAD NAIL	519832.904	133030.877	75.670
P16	ROAD NAIL	519756.610	133088.343	74.638
P17	ROAD NAIL	519675.712	133157.655	71.673
P18	ROAD NAIL	519596.150	133209.545	67.305
P19	ROAD NAIL	519507.618	133258.514	62.404
P20	ROAD NAIL	519422.158	133295.438	58.823
P21	ROAD NAIL	519323.294	133330.405	55.942
P22	ROAD NAIL	519226.125	133355.861	54.406
P23	ROAD NAIL	519118.674	133374.473	53.805
P24	ROAD NAIL	518996.401	133416.336	52.801
P25	ROAD NAIL	518896.846	133501.962	53.972
P26	HILTI NAIL	518963.598	133572.010	56.558
P27	HILTI NAIL	519034.807	133671.662	58.590
P28	HILTI NAIL	519050.024	133763.684	59.415
P29	ROAD NAIL	519121.190	133857.729	60.594
P30	ROAD NAIL	519140.571	134000.201	62.567
P31	ROAD NAIL	519146.461	134112.726	65.323
P32	ROAD NAIL	519170.023	134264.448	71.670
P140	ROAD NAIL	519916.657	132966.002	75.458
P280	HILTI NAIL	519168.335	133778.530	58.421
P281	HILTI NAIL	519295.884	133759.208	56.855

TOPOGRAPHICAL KEY	
GENERAL ABBREVIATIONS	
SURVEY STATION	ACU
BARING	AV
HEDGE SPREADS	BL
WOODLAND CANOPY	BS
ARROW ON STEPS	BSL
RAMP INDICATES	BSL
DIRECTION INWARDS	BSL
SPREAD	BSL
TREES	BSL
GATE	BSL
KERB CHANNEL	BSL
ROAD UNKERBED	BSL
FOOTPATH	BSL
CHANGE IN SURFACE	BSL
FENCE	BSL
WALL	BSL
OVERHEAD ELECTRIC	BSL
OVERHEAD TELECOM	BSL
FOUL SEWER	BSL
SURFACE SEWER	BSL
P-TRAP	BSL
BACK DROP (EXTERNAL)	BSL
BACK DROP (INTERNAL)	BSL
BUILDING	BSL
OPEN SIDED BUILDING	BSL
GLASSHOUSE	BSL
CONTOUR	BSL
SPOT LEVEL	BSL
SURFACE LEVEL	BSL
BORE HOLE	BSL
TRAIL HOLE	BSL
BARBED WIRE FENCE	BSL
CLOSE BARBED FENCE	BSL
CONCRETE PANEL FENCE	BSL
CONCRETE POST AND RAIL FENCE	BSL
CHAIN LINK FENCE	BSL
CHESTNUT PALING	BSL
IRON RAILINGS	BSL
POST AND RAIL FENCE	BSL
POST AND RAIL FENCE	BSL
WIRE MESH FENCE	BSL



Topographical Survey



Mowbray
A264
Horsham
West Sussex

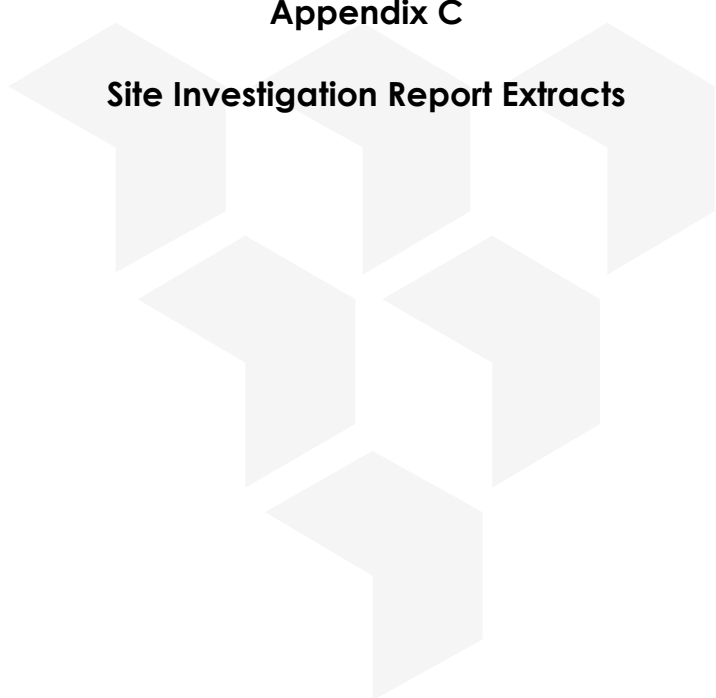
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1:500	A0	11	May 2022
Project Number:	Rev:	Surveyed by:	Checked by:
31246	-	JULRG/JM	NC
			CP



Head Office: Milton Keynes T: 01908 565561 E: mail@mksurveys.co.uk

Appendix C

Site Investigation Report Extracts





4.0 ENCOUNTERED CONDITIONS

A factual record of the conditions encountered during the physical investigation of the site is presented in the following section.

For further details of the encountered ground conditions, reference should be made to the engineer's logs and inferred geological sections presented in Appendix A, the groundwater/gas monitoring assessment presented in Appendix B, the geotechnical testing results in Appendix C, and the chemical testing results in Appendix D.

4.1 Ground Conditions

Published geological records and the previous investigation indicated that the ground conditions were likely to comprise Arun Terrace Deposits within isolated pockets within the southern portion, Alluvium within the locations of the Brook and ditches, all overlying the Weald Clay Formation or the Tunbridge Wells Sand within the southernmost portion. A band of Horsham Stone was likely to be present at surface within the northern portion of the site. During the site investigation, no soils resembling the Arun Terrace Deposits, Alluvium or Horsham Stone Member were observed at the borehole and trial pit locations at shallow depth.

A generalised summary of the encountered ground conditions is presented in the following tables.

Top (m bgl)	Base (m bgl)	Geology	Positions
0.00	0.10 - 0.30	TOPSOIL: stiff brown and light brown silty CLAY and silty, sandy, slightly gravelly CLAY with abundant roots and rare roots 1-5mm in diameter and rare brick fragments.	TP01-TP03, TP05-TP06, TP08-TP10, TP14-TP16, WS15, WS17-WS19
0.00	0.30	MADE GROUND: Brown sandy clay and sandy gravelly clay with occasional brick fragments.	WS13, WS16
0.20-2.80	0.40-3.00	TUNBRIDGE WELLS SAND: Very stiff light brown, orange brown silty CLAY, silty slightly sandy CLAY, sandy clayey SANDSTONE and silty clayey IRONSTONE/SANDSTONE. With occasional rootlets, black ferruginous inclusions, black staining and gravels of siltstone, sandstone and ironstone.	TP01, TP02, TP03, TP05, TP06, TP08, TP09, TP14, TP15, TP16, WS13, WS15, WS16, WS17, WS18, WS19, WS21, WS24, WS29

Table 4.1 Summary of Ground Conditions (Tunbridge Wells Sand Formation)

Top (m bgl)	Base (m bgl)	Geology	Positions
0.00	0.10 - 0.40	TOPSOIL: stiff brown and light brown silty CLAY and silty, sandy, slightly gravelly CLAY with abundant roots and rare roots 1-5mm in diameter and rare brick fragments.	ALL with the exception of TP01-TP03, TP05-TP06, TP08-TP10, TP14-TP16, WS15, WS17-WS19, TP56, WS04, WS13, WS16, WS24, WS36, WS42, WS90, WS91 and WS93
0.00-0.2	0.20 - 0.80	MADE GROUND: Brown and orange brown silty clay, silty sandy clay and sandy gravelly clay with brick fragments, localized coarse shingle tile fragments and	TP56, WS04, WS24, WS36, WS42, WS90, WS91 and WS93



		decomposed organic material, decomposed rootlets and roots.	
0.10 – 0.80	0.30-5.05	WEALD CLAY: Stiff to very stiff light brown, brown, orange brown, pale grey stiff to very stiff light brown to pale grey silty/sandy silty CLAY with some weakly cemented silt and siltstone bands.	All with the exception of the those listed under the Tunbridge Wells Sand.
0.30-5.05	1.90-15.02	WEALD CLAY: Brown, orange brown and pale grey laminated, very weak to weak SILTSTONE.	BH01-BH03, BH101-BH104

Table 4.2 Summary of Ground Conditions (Weald Clay)

Refusals were recorded within both the trial pits (8 of 71 refused) and window sampler boreholes (87 of 98 refused) at depths of between 1.40m and 3.90m bgl with the holes terminating on impenetrable siltstone.

For more detailed descriptions of the ground conditions at specific locations, reference should be made to the exploratory hole logs and sections presented in Appendix B. In addition, Figure 5 shows the position of exploratory holes where Made Ground was recorded.

4.2 Groundwater

During the investigation, groundwater was encountered within WS08, WS12, WS14, WS23, WS31, WS33, WS35, WS37, WS39, WS40, WS44, WS79, WS91, WS92, WS95, TP27, BH101 and BH104 at depths of between 0.87m and 12.60m bgl. After twenty minutes, standing water depths were between 2.20m bgl to 2.90m bgl. Seepages were slow from within the Tunbridge Wells Sand Formation and Weald Clay Formation at depth. Overall, the depth of groundwater strikes was between 0.87m and 3.85m bgl. The following table summarises the groundwater encountered:

Location	Strike Depth (m bgl)	Depth after 20 Minutes (m bgl)	Depth on Completion of Drilling (m bgl)
WS08 (520075E-133825N)	2.50	1.65	1.65
WS12 (519695E-133559N)	2.16	2.16	2.16
WS14 (520158E-133590N)	3.00	1.89	1.89
WS23 (519758E-133340N)	3.00	1.29	1.29
WS31 (519700E-133525N)	2.24	2.24	2.24
WS33 (519420E-133563N)	2.69	2.69	2.69
WS35 (519777E-133568N)	1.20	1.90	1.90
WS37 (519963E-133585N)	2.80	0.78	0.78
WS39 (519325E-133600N)	0.87	0.87	0.87
WS40 (519475E-133600N)	2.78	2.78	2.78
WS44 (520113E-133713N)	2.30	2.30	2.30
WS79 (520075E-134125N)	1.30	1.65	1.65
WS91 (519474E-134349N)	3.26	3.26	3.26
WS92 (519589E-133413N)	1.94	1.94	1.94
WS95 (519565E-134277N)	2.60	2.05	2.05
TP27 (520317E-133575N)	3.00	2.90	-
BH101 (519391E-133429N)	12.50	-2.20 (artesian)	Sealed Out
BH102 (519623E-133489N)	Dry	Dry	-
BH103 (519385E-133737N)	Dry	Dry	-
BH104 (519882E-133407N)	8.50	-0.80 (Artesian)	Sealed Out

Table 4.2: Intrusive Investigation Groundwater



It is important to note that in addition to the groundwater strikes noted above, two artesian water strikes were recorded in BH101 and BH104 at depths of 12.50m bgl and 8.50m respectively. The boreholes encountered artesian water pressure within the siltstone at depth, which consequently resulted in the water rising to a steady head of between 2.20m and 0.80m above ground level within the drilling casing in BH101 and BH104 respectively. The water flows were eventually sealed out using a bentonite plug within each borehole. The locations of the rotary cored boreholes where artesian strikes were recorded is shown on Figure 6.

Six monitoring visits have been undertaken. Details of the wells installed and their response zones are presented in table 4.2 below:

Location ID	Depth Response Zone Top (m bgl)	Depth Response Zone Base (m bgl)	Response Zone Formation
BH102 (519623E-133489N)	1.00	15.00	Weald Clay
WS01 (519625E-133375N)	1.00	2.85	Weald Clay
WS03 (519325E-133375N)	1.00	2.50	Weald Clay
WS04 (519094E-133451N)	1.00	2.90	Weald Clay
WS05 (519268E-133415N)	1.00	2.30	Weald Clay
WS06 (520413E-133674N)	0.40	2.40	Weald Clay
WS08 (520075E-133825N)	1.00	4.00	Weald Clay
WS09 (519528E-133793N)	0.30	2.30	Weald Clay
WS12 (519695E-133559N)	1.00	2.90	Weald Clay
WS13 (520004E-133211N)	0.40	2.40	Tunbridge Wells Sand
WS16 (519811E-133121N)	1.00	2.10	Tunbridge Wells Sand
WS20 (519549E-133296N)	1.00	2.90	Weald Clay
WS24 (520225E-133375N)	0.90	2.90	Tunbridge Wells Sand
WS34 (520230E-133543N)	0.40	1.40	Weald Clay
WS36 (519524E-133571N)	1.00	3.90	Weald Clay
WS37 (519963E-133585N)	1.00	2.95	Weald Clay
WS39 (519325E-133600N)	1.00	4.00	Weald Clay
WS40 (519475E-133600N)	1.00	2.90	Weald Clay
WS43 (519625E-133676N)	1.00	3.00	Weald Clay
WS45 (520450E-133747N)	0.40	2.40	Weald Clay
WS48 (520109E-133782N)	1.00	3.10	Weald Clay
WS52 (519475E-133825N)	1.00	2.00	Weald Clay
WS60 (520090E-133977N)	1.00	2.00	Weald Clay
WS65 (519395E-134063N)	0.80	2.80	Weald Clay
WS68 (519789E-134053N)	1.00	2.70	Weald Clay
WS69 (520151E-134082N)	1.00	2.00	Weald Clay
WS70 (519407E-134123N)	1.00	3.00	Weald Clay
WS71 (519625E-134125N)	0.40	2.40	Weald Clay
WS72 (520225E-134125N)	1.00	2.90	Weald Clay
WS76 (519476E-133443N)	1.00	2.85	Weald Clay



WS78 (520134E-133525N)	1.00	3.00	Weald Clay
WS85 (519818E-134233N)	1.00	2.00	Weald Clay
WS86 (520161E-134255N)	0.90	2.00	Weald Clay
WS90 (519396E-134349N)	1.00	3.20	Weald Clay
WS92 (519589E-133413N)	1.00	2.90	Weald Clay
WS97 (519683E-134150N)	0.40	2.40	Weald Clay

Table 4.3: Standpipe Details

During the visits, water levels were recorded at depths of between 0.90m and 2.90m bgl. With the exception of the groundwater levels recorded within BH102 and BH103, water levels are likely to represent accumulations of seepages since. Water within BH102 and BH103 is likely to represent deeper groundwater within the siltstone at depth.

Standpipes were originally programmed to be installed within BH101 and BH104, however, due to encountering water under artesian pressure, these were not installed.

It is recommended that a pilot hole is drilled using rotary techniques immediately adjacent to any deep excavations prior to construction, to investigate the potential for artesian groundwater within the depth of the proposed excavation.

4.3 Ground Gases

Dual purpose gas and water monitoring standpipes were installed within WS04, WS05, WS40, WS39, WS03, WS20, WS76, WS92, WS36, WS43, WS01, WS16, WS24, WS78, WS12, WS37, WS28, WS34, WS06, WS45, WS53, WS48, WS08, WS60, WS72, WS87, WS68, WS69, WS09, WS52, WS65, WS71, WS90, WS70, WS13, BH103, BH102 at depths of between 1.40m and 15.00m bgl. Methane has been recorded within the range of 0.0% v/v and 0.5% v/v, whilst carbon dioxide and oxygen have been recorded within the range of <0.1% v/v to 5.7% v/v (WS40) and 14.1% v/v to 21.6% v/v respectively. The highest gas concentrations were recorded within WS40 within the easternmost corner of the sports pitches site area. All other carbon dioxide concentrations within the other wells have been low and less than 5%. It should be noted that the elevated concentrations of CO₂ within WS40 (up to 5.7% v/v) were only recorded during the first three visits. Visits four to six recorded concentrations of CO₂ below 5%.

A maximum VOC concentration of 2.3ppm has been recorded, whilst atmospheric pressure has been recorded within the range of 1006mb to 1020mb. Flows have been recorded within the range of <0.1l/hr and 0.2l/hr. For further details, reference should be made to the ground gas assessment sheet in Appendix C.

4.4 Obstructions

No artificial obstructions were encountered during the investigation. However, all cable percussion boreholes, the majority of window sampler boreholes and a small number of trial pits refused prematurely within dense natural soils (siltstones). There remains the potential for buried artificial obstructions, with the greatest risk beneath the footprint of former structures once demolition has been undertaken.

4.5 Geochemical Analysis

In order to assess the general chemical quality of the strata encountered, samples of soils recovered from the exploratory holes were submitted for analysis for a range of potential contaminants selected on the basis of the findings of the desk study and supported by the joint 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).

Soil samples were placed into plastic containers for general inorganic analysis and into amber jars for organic analysis. Samples were stored in temperature-controlled conditions from sampling until receipt at the laboratory from which time sample preparation and storage was determined by testing requirements and in line with the laboratory's protocols.

138No. soil samples were submitted for analysis for a comprehensive suite of common zootoxic and phytotoxic elements based upon determinants listed within the above guidance. In addition, 23No. samples were scheduled for pesticide screening and 20No. samples for petrol and diesel ranges to augment the waste disposal assessment. The locations of the samples submitted for chemical testing are shown on Figure 7.

Full details of the laboratory test results are presented in Appendix E.

4.6 Geotechnical Analysis

The results of geotechnical testing undertaken as part of the ground investigation are summarised in Tables 4.4 and 4.5 with test results presented in Appendix D. Appendix D also includes Table 4.6, which summarises all the Atterberg Limit test results and has columns for both the volume change potential and modified volume change potential.

Parameter	Tunbridge Wells Sand Formation
pH	5.3-6.8
Water soluble sulphate (g/l)	0.02-0.03
Natural Moisture Content (%)	12-23
Liquid Limit (%)	26-46
Plastic Limit (%)	14-24
Plasticity Indices (%)	12-24
Modified Plasticity Indices (%)	7-23
Particle Size Distribution Fines <0.063mm (%)	20.7-82.5
Pocket Penetrometer Results (kg/cm ²)	0.7-6.5

Table 4.4: Summary of Geotechnical Laboratory Test Results (Tunbridge Wells Sand Formation)

Parameter	Weald Clay Formation
pH	5.0-7.6
Water soluble sulphate (g/l)	0.01-0.08
Natural Moisture Content (%)	8.7-34
Liquid Limit (%)	26-79
Plastic Limit (%)	14-32
Plasticity Indices (%)	11-53
Modified Plasticity Indices (%)	0.9-43
Particle Size Distribution Fines <0.063mm (%)	32.1
SPT 'N' Values	8-65
Unconfined Compressive Strength MPa	0.54-33
Point Load Test (Is (50))	0.01-2.38
Pocket Penetrometer Results (kg/cm ²)	0.8-5.0
BS Light Compaction Test	
Maximum Dry Density (Mg/m ³)	1.48-1.89

Optimum Moisture Content (%)	15-25
------------------------------	-------

Table 4.5: Summary of Geotechnical Laboratory Test Results (Weald Clay Formation)

Figure 1
Site Location Plan

Project Title: North Horsham II
Location : Horsham
Project No. : GE20724
Client : Legal & General

Title : Figure 1 - Site Location Plan
Scale: 1:25000
Engineer: GE



Legend Key

 Project Bounds - Project Bounds



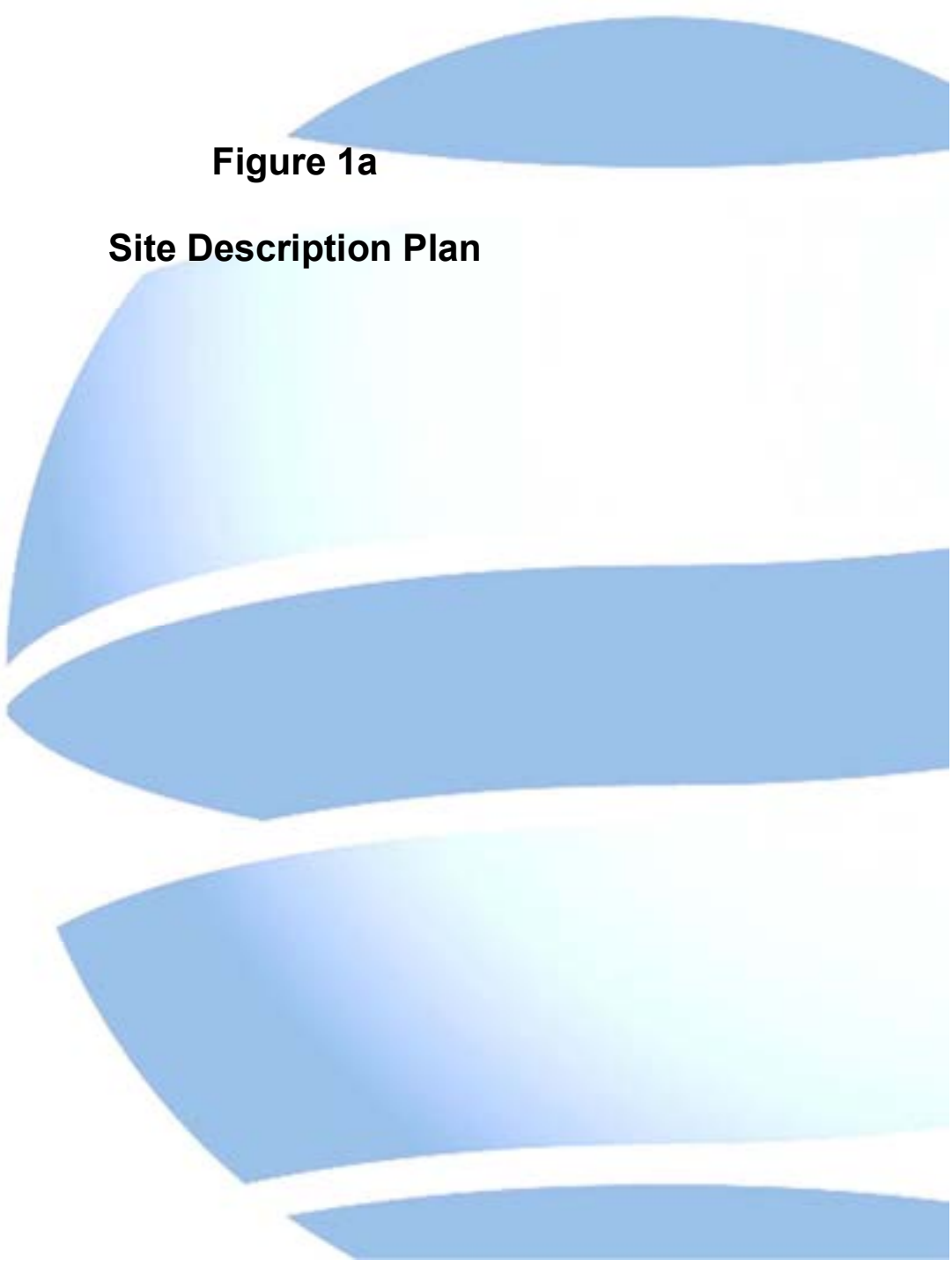
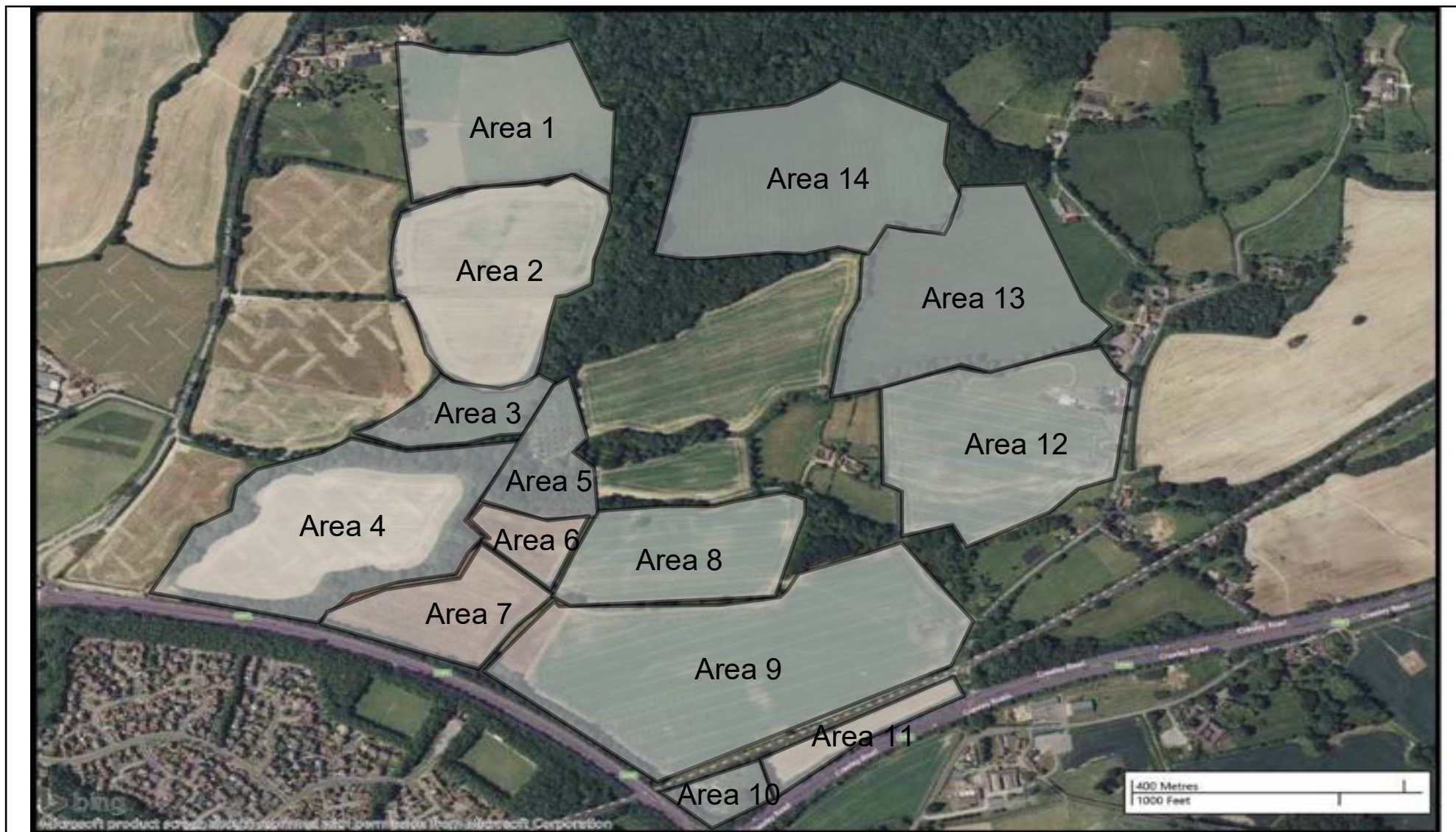


Figure 1a

Site Description Plan



Project:	North Horsham Phase II			Title	Site Description Plan	
Client:	Legal & General			Geo-Environmental Services Ltd Unit 7 Danworth Farm, Cuckfield Road Hurstpierpoint, West Sussex BN6 9GL +44(0)1273 832972 www.gesl.net  Geo-Environmental		
Ref No:	GE20724	Revision:	1			
Drawn:	TG	Date:	15.11.2022			
Figure:	Figure 1a	Scale:	NTS			



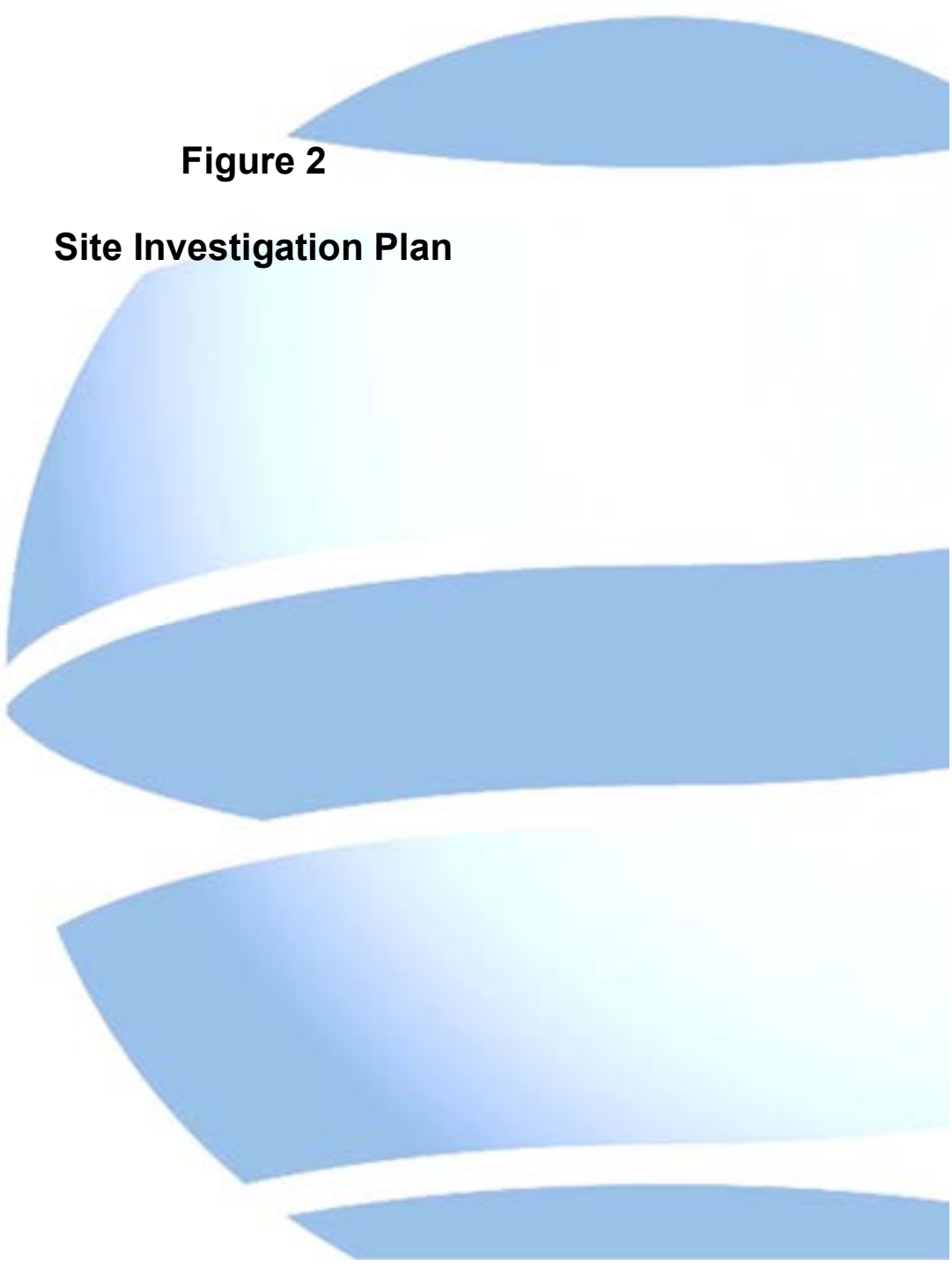


Figure 2

Site Investigation Plan

Project Id:	GE20724
Project Title:	North Horsham II
Location:	Horsham
Client:	Legal & General

Title: Exploratory Hole Location Plan
Scale: 1:2500 @A1
Engineer: GE
Figure: 2



Geo-Environmental

Legend Key

-  Cable Percussion Borehole Locations - CP
-  Rotary Core Borehole Locations - RC
-  CBR Locations - CBR
-  Trial Pit Locations - TP
-  Dynamic Sampler Borehole Locations - WS



Figure 6

Locations of Artesian Water Strikes

Project Id: GE20724
Project Title: North Horsham II
Location: Horsham
Client: Legal & General

Title: Locations of Artesian Water Strikes
Scale: 1:2500 @ A1
Engineer: GE
Figure: Figure 6

Legend Key
◆ Rotary Core Borehole Locations - RC
● Artesian Water Strikes





Appendix D

Masterplan Options



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This drawing is to be read in conjunction with all relevant architect's and other designers' drawings and associated specifications. Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.

metres 25 50 75 100 125
1:1250

PLANNING APPLICATION RED LINE

P06	Final revisions for planning submission	26.06.17	RC	FJM
P05	Leisure parcel revised	26.04.17	AL	FJM
P04	Final issue for planning	26.04.01	FJM	FJM
P03	Final issue, minor revision to parking	25.11.25	FJM	PH
Revision	Description	Date	Drawn	Checked

Checked
f.mesquita

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Client's Name
LEGAL & GENERAL (Strategic Land North Horsham) Ltd

Job Title
MOWBRAY EMPLOYMENT LAND

Drawing Title
OPTION 1 ILLUSTRATIVE MASTERPLAN

Scale
As indicated @A1

Practice Project No.
20967

Practice Project Code- Originator - Volume - Level - Type - Role - Number
20967-SBR-SW-XX-DR-A-00301

Status Description Rev
FOR PLANNING P06