

[REDACTED]
Sent: 23 June 2026 17:01

To: Alice.Johnson [REDACTED]

Subject: DC/26/0640 Cedar Cottage Sandygate Lane Lower Beeding RH13 6LR

Dear Ms Johnson and EnvH

Ref Factual Geo-Site Assessment prepared by WDE Consulting item 17.5 Landslides Their Comment- Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should be considered.

On this comment I would like to bring to your attention the following local observations.

1. The site runs parallel to Leechpond Hill which has a gradient of between 1 in 8 and 1 in 10
2. The low point of Leechpond Hill is located just 125m from the proposed site.
3. Leechpond and the tributary to a protected forest area is directly south of the proposed site.
4. There is steep banking between Timberlands and the properties surrounding Leechpond.
5. Although there is a high saturation risk to the site there is no mention of the impact of heavy machinery or what the destruction of top soil during the build process will have to the land south of the site and Leechpond.

Based on the comment from WDE, the recorded saturation risk of the land and the steep decline of the land south of the site, I would recommend a site visit to the properties south of Cedar Cottage that boundary with Leechpond to assess the potential soil creep and pollution risk that may occur in heavy rain during the build process.

Kind regards

[REDACTED]

The Hawthorn
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