

[illegible]

Accommodation Schedule				
Private Dwellings				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
Buxton	2	716	10	7160
Stratford	3	1211	2	2422
Oxford L	3	1316	11	14476
Oxford N	3	1392	6	8352
Leamington L	3	1412	13	18356
Marlow	4	1288	10	12880
Shaftsbury	4	1423	9	12807
Harrogate	4	1553	13	20189
Henley	4	1768	7	12376
Ledsham	4	1841	5	9205
Richmond	4	2030	7	14210
Hampstead	5	1850	7	12950
Sub Total			100	145383
Affordable Dwellings				
Affordable Rental				
Type Ref	No. Beds	Sqft	No. Units	Total Sqft
Spye GF	1	547	5	2735
Spye FF	1	592	5	2960
Brom	2	669	16	10704
Tre	2	873	8	6984
Sto	3	1017	8	8136
Sub Total			42	31519
Shared Ownership				
Tre	2	873	3	2619
Sto	3	1017	10	10170
Tyn	4	1157	5	5785
Sub Total			18	18574
Total Affordable Dwellings			60	50093
Grand Total			160	195476

F	Position of Spey altered to line through with the front of corresponding types	GVP	02.07.25
	Turning heads evidenced to plots 22, 23, 37 & 40.		
E	Affordable Rental and Shared Ownership Labeled. Plots swept. 10 units to the West removed and application boundary amended.	IMH	25.08.25
D	HA locations moved and tenure indicated.	BPC	12.06.25
C	Plot sweeps, mix reviewed.	BPC	09.06.25
B	North East corner replanned.	BPC	05.06.25
A	Numerous plot substitution	BPC	04.06.25

Rev:	Description:	Initials:	Date:
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**Geoff Perry
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WS9 8UH

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e: enquiries@geoffperryassoc.co.uk

Client:
BDW Southern Counties

Project:
New Place Farm, Pulborough

Title: Planning Layout Sheet 1 of 2	Job No. A 1192
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Date: May 2025 **Scale:** 1:500 @ A0
Drawn by: BPC **Checked by:** ~

Drg Code
H9378-GPA-XX-XX-DR-UD-203001-C01-Planning Layout
Sheet 1 B&W

Scale Check:

1:1250 0 10m 20m 30m 40m 50m 60m 70m 80m



A Line Plot

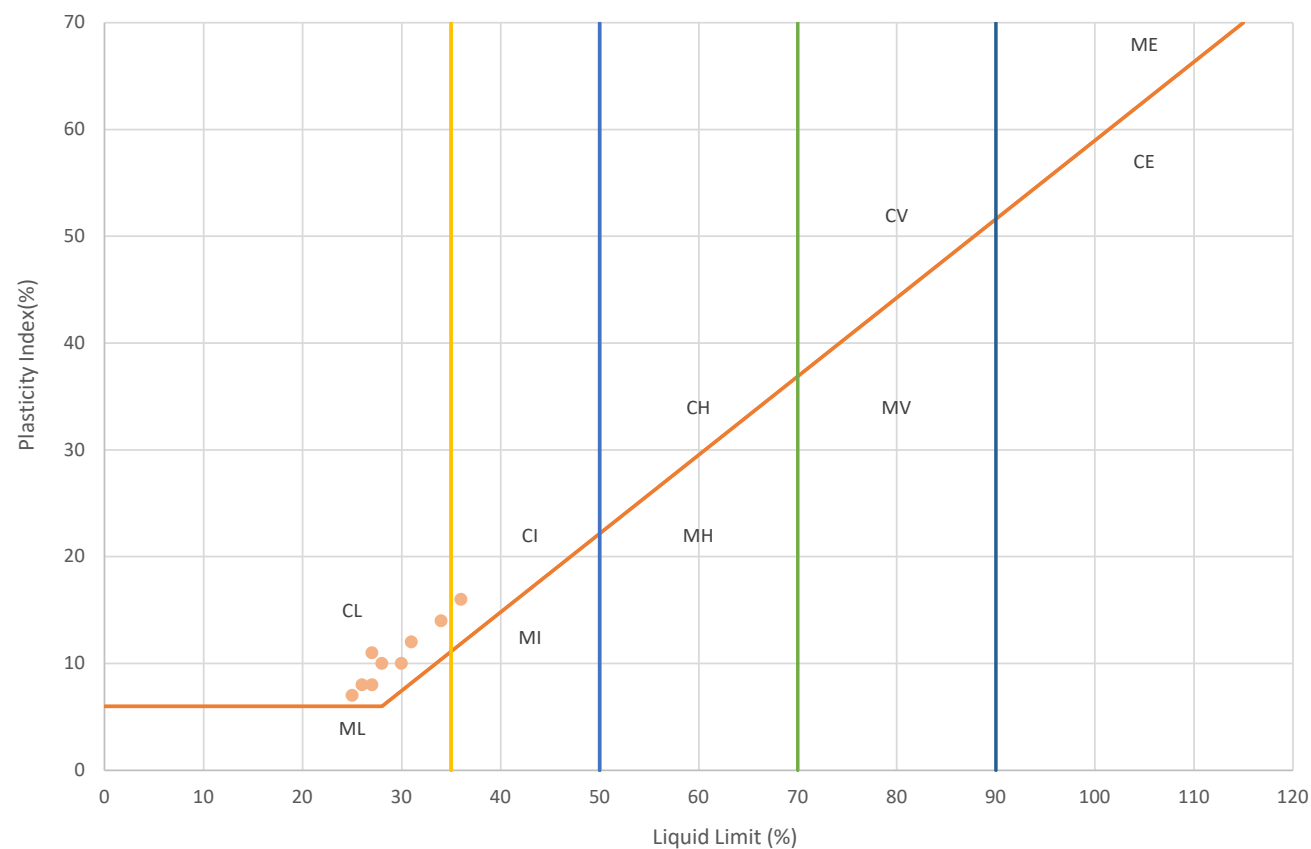
Project ID: **3750966**

Project Title: **New Place Farm, Pulborough**

Client: **BDW Trading Ltd**

Location: **Pulborough, RH20 1AT**

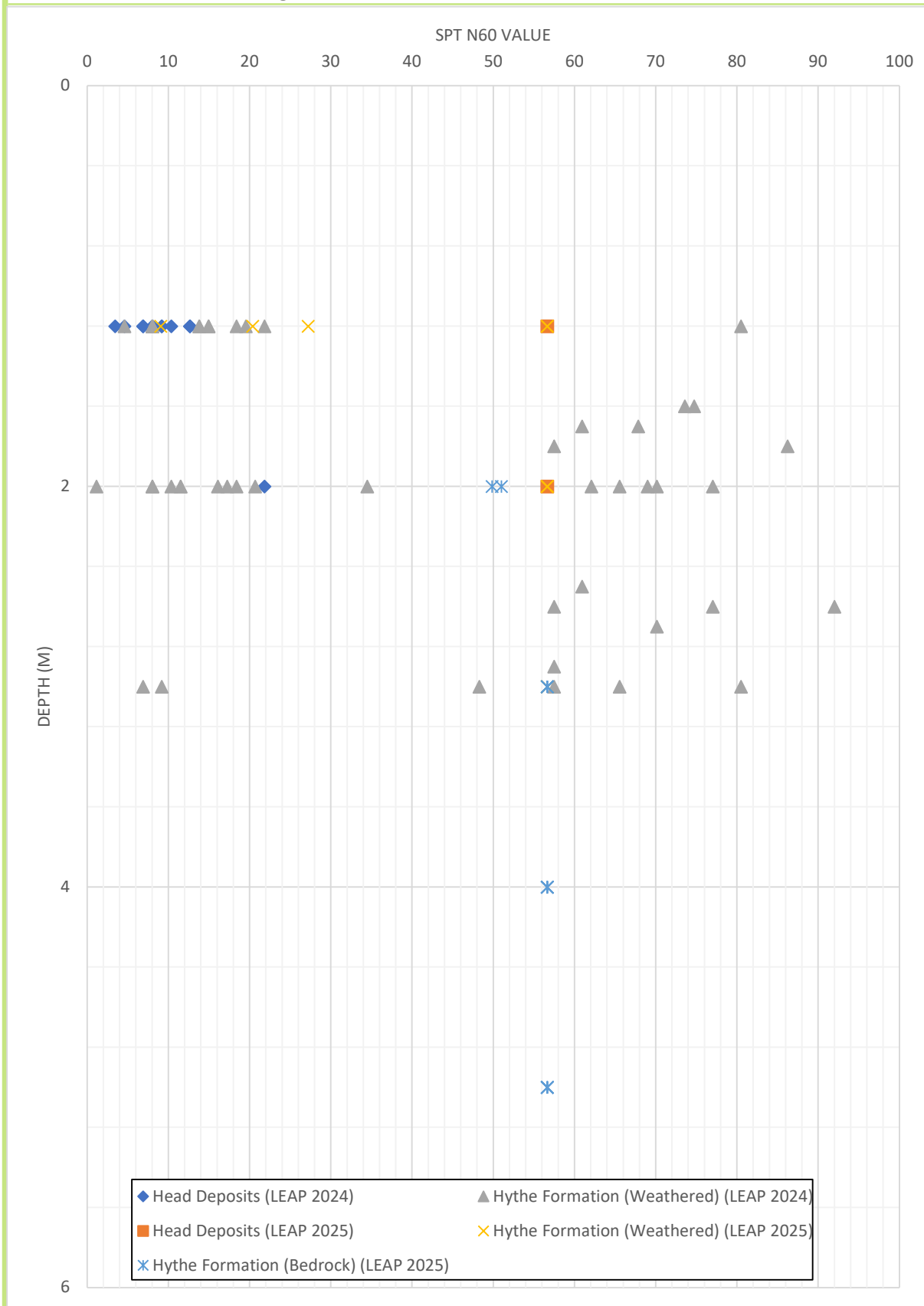
Figure 1: Atterberg Limits A-Line Plot from **LEAP** 2024 and 2025 investigations



Date Reported: **23/10/2025**

Data Status: **Final**

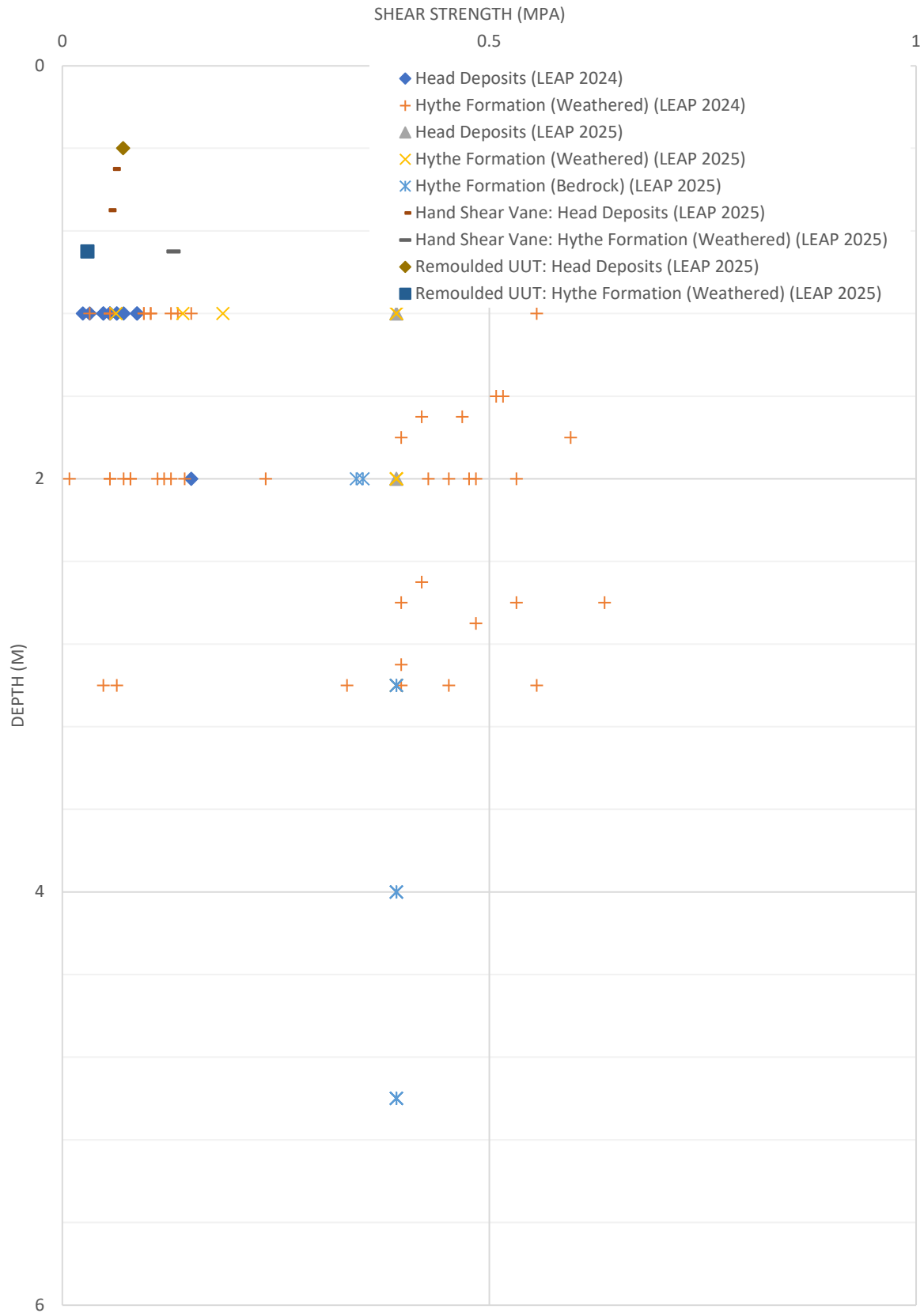
Figure 2: Plot of SPT N₆₀ Value v. Depth



Project Number:	3750966
Site:	New Place Farm
Client:	BDW Trading Ltd
Date:	14/11/2025

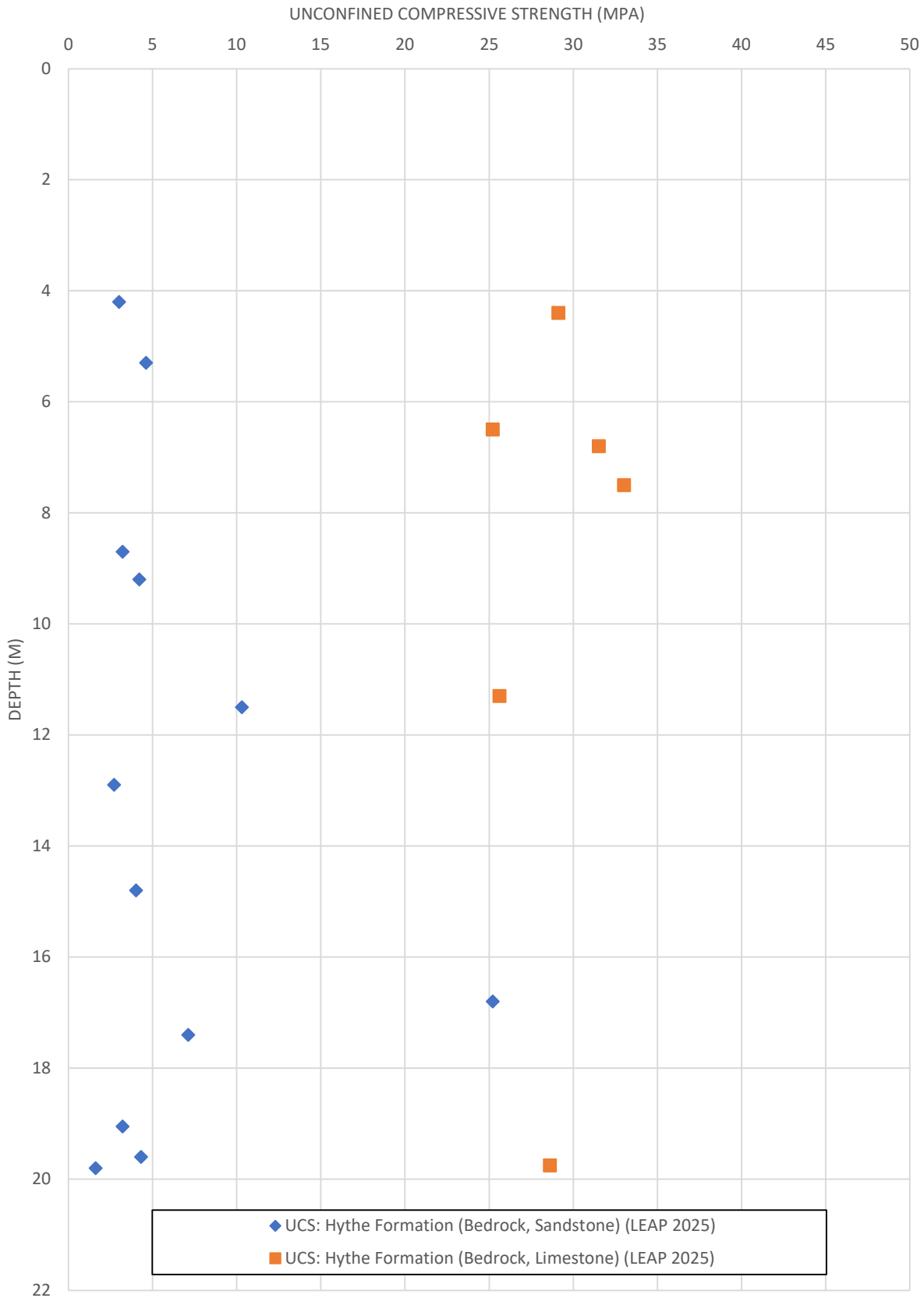


Figure 3: Plot of Shear Strength v. Depth



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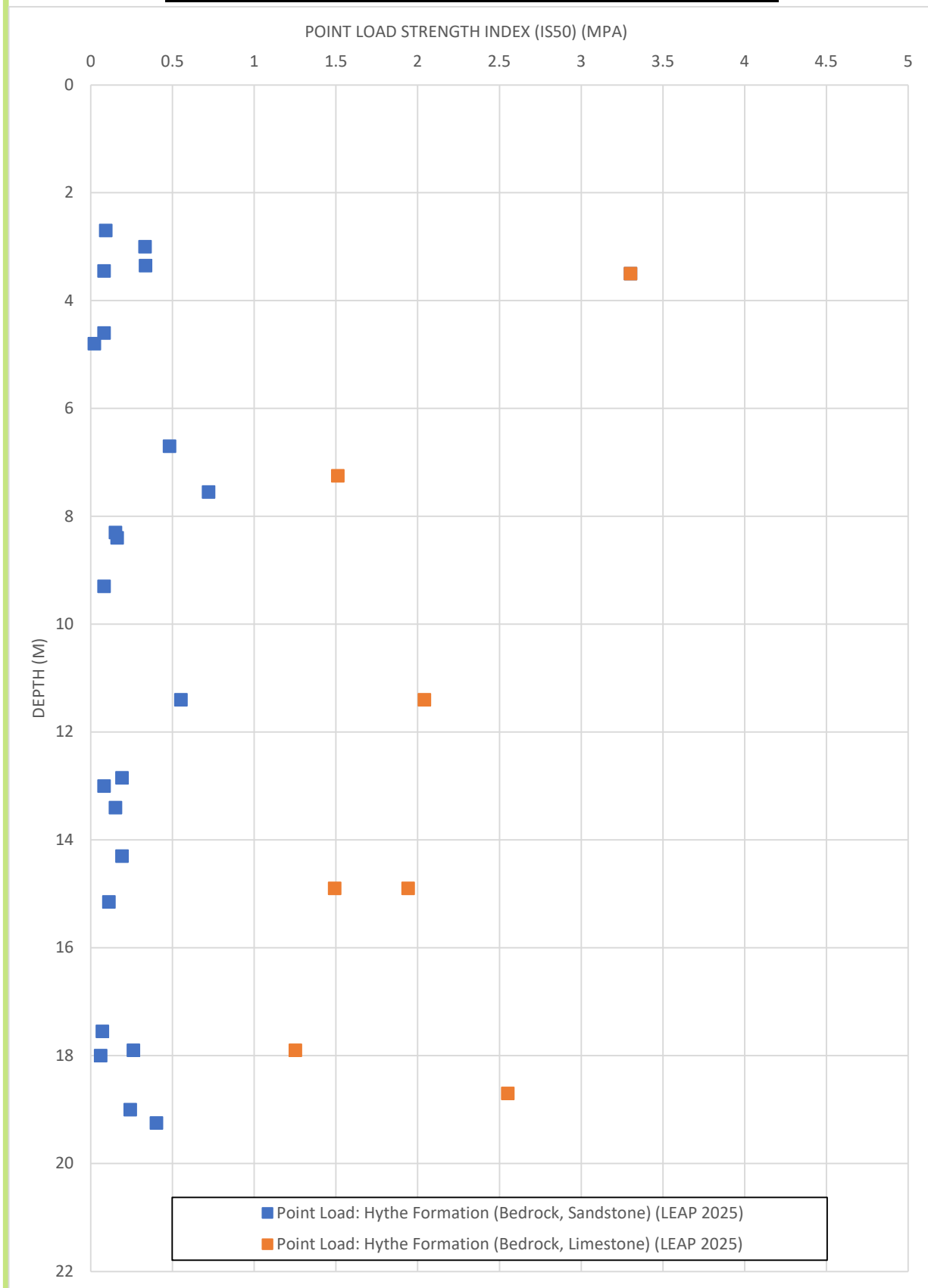
Figure 4: Plot of UCS v. Depth



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leap
environmental

Figure 5: Plot of Point Load Strength Index (Is50) v. Depth



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Date:	14/11/2025	

APPENDIX C – PHOTOGRAPHIC RECORD



Plate 1 – Facing east, main site entrance. Empty workshop unit visible front right. Cleared area after demolition works left.



Plate 2 – Facing southwest from gate by crossing area over public footpath between westernmost parcel and northernmost/central parcels. Empty workshop unit and hardstanding area. Smaller empty workshop unit with ACM's visible behind.



Plate 3 – Facing northwest from gate by crossing area over public footpath between northwesternmost parcel and southwestern parcel. Cleared area after demolition works, empty workshop unit with ACM's visible behind.



Plate 4 – Facing southwest from gate by crossing area over public footpath between northwesternmost parcel and southwestern parcel. Cleared area after demolition works.



Plate 5 – Facing south, public footpath between western parcels of the site and central parcel.



Plate 6 – Facing northeast off public footpath between western parcels of the site looking across central parcel.



Plate 7 – Facing southeast off public footpath between northern and central parcel looking across central parcel.



Plate 8 – Facing east along public footpath between central northern and central parcel.



Plate 9 – Facing northeast across central northern parcel.



Plate 10 – Overview of drilling rotary core borehole BH401.



Plate 11 – Medium strong limestone from the Hythe Formation recovered from BH401.



Plate 12 – Overview of southeastern region of the site where polytunnels were previously present.



Plate 13 – Overview of weak sandstone from the Hythe Formation in BH401.



Plate 14 – Overview of slightly gravelly, silty sand of the weathered Hythe Formation from BH401.



Plate 15 – Overview of interbedded limestone and sandstone in BH402



Plate 16 – Overview of BH404 being drilled using compressor.



Plate 17 - Overview of sub-horizontal fracture in BH405



Plate 18 – Overview of horizon of dessicated clay within unweathered Hythe Formation in BH406



Plate 19 – Overview of trial pitting TP401 with JCB 3CX.



Plate 20 – Overview of Hythe Formation arisings from TP401



Plate 21 – Overview of topsoil and Hythe Formation from TP402



Plate 22 – Limestone gravels from TP409



Plate 23 – Overview of SA401 installation (left) and sandy clay Head Deposit (right).



Plate 24 – SA403 installation (left) and recovered topsoil (right)

APPENDIX D – EXPLORATORY LOGS



Leap Environmental Ltd
The Atrium, Curtis Road
Dorking, Surrey RH4 1XA
Tel: 01306 646510
www.leapenvironmental.com

Rotary Core Log

Borehole No.

BH401

Sheet 1 of 3

Project Name: New Place Farm Phase IV

Project No.
3750966

Co-ords: 505854 - 119122

Hole Type
RC

Location: New Place Farm, London Road, Pulborough, RH20 1AT

Level: 41.74

Scale
1:40

Client: BDW Trading Limited

Dates: 06/08/2025 - 07/08/2025

Logged By
LS RM

Well	Water Strikes	Depth (m)	Type / Fl	Coring			Depth (m)	Level (m)	Legend	Stratum Description	
				TCR	SCR	RQD					
		0.30	ES				0.90	40.84		Medium dense orangish brown mottled yellowish brown slightly gravelly silty fine to medium SAND with occasional pockets of sandy clay. Gravel is subangular to subrounded fine to medium of mudstone and sandstone. (HEAD DEPOSITS)	1
		0.60 - 0.90	B								
		1.20 - 1.40 1.20 - 1.40	D SPTL S							Dense to very dense yellowish brown silty fine to medium SAND with occasional orange staining. (HYTHE FORMATION) SPT at 1.2m: N=50 (6,12/19,22,9)	
		1.80 - 2.00 2.00 - 2.25	D SPTL S				3.65	38.09		SPT at 2.0m: N=50 (8,13/34,16)	2
		2.80 - 3.00 3.00 - 3.50	D SPTL S							Recovered as slightly gravelly between 3.0m and 3.2m . Gravel is angular to rounded fine to medium of mudstone and sandstone. SPT at 3.0m: N=50 (8,17/35,15)	
		3.00 - 4.00 3.65 - 3.85	U	100	35	35					
		4.00	SPTL S				4.00	37.74		Very strong light grey fine to medium grained LIMESTONE. Partially weathered. (HYTHE FORMATION)	4
		4.80 - 5.00 4.80 - 5.00 5.00	D D SPTL S							Extremely weak light brown fine to medium SANDSTONE with occasional orange staining. (HYTHE FORMATION) 45 degree subvertical fracture with orange staining at 4.0m SPT at 4.0m: N=50 (1,9/20,30)	
		5.80 - 6.00	D							SPT at 5.0m: N=50 (14,11/23,27)	
		6.80 - 7.25 6.80 - 7.25	U U				6.80	34.94		Very strong light grey LIMESTONE. (HYTHE FORMATION)	7
		6.50 - 8.00		100	30	30				Extremely weak light brown SANDSTONE with occasional orange staining. (HYTHE FORMATION)	
							7.20	34.54			8

Continued on next sheet

Remarks

Position scanned with a CAT, Genny and GPR prior to excavation. Borehole drilled to 20.0m. Borehole backfilled with gravel from 2.0m to 20.0m and bentonite from ground level to 2.0m. SPT energy ratio: 68%

