

Factual Geo-Site Assessment
Cedar Cottage, Sandygate Lane
Lower Beeding
RH13 6LR

Client: BlackOnyx Becketts Limited

Issue Date: January 2026
Report Ref: 21428R1 (Issue A)





Document verification schedule				
Project Name	Cedar Cottage, Sandygate Lane, Lower Beeding, RH13 6LR			
Document title	Factual Geo-Site Assessment			
Document ref	21428R1 (Issue A)			
Date of Issue	January 2026			
Comments	Issued to client			
	Prepared by	Checked by	Quality Check	Approved by
Name	Cameron Burchell	Jason Fitzgerald	Jo Chesney	Simon Ware
Position	Consultant	Principal Consultant	Admin Assistant	Managing Director
Date	January 2026	January 2026	January 2026	January 2026

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WDE believes that providing information about limitations is essential to help the client identify and thereby manage their risks. These risks can be mitigated, but they cannot be eliminated, through additional assessments. WDE will on request, advise the client of the additional assessment opportunities available, their impact on risk, and their potential cost benefit. It should be noted that WDE does not provide legal advice, and the advice of lawyers may also be required.

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FIGURES

Figure 1 – Site Location Plan

Figure 2 – Intrusive Location Plan

APPENDIX A

Relevant Guidance and Legislation

APPENDIX B

Site Photos

APPENDIX C

Environmental Database

APPENDIX D

Field Logs

APPENDIX E

Soakage Sheets

APPENDIX F

Analytical Test Results

APPENDIX G

Geotechnical Test Results



1.0 EXECUTIVE SUMMARY

Site Setting	The site is situated within a residential setting and comprises a two-storey residential dwelling 'Cedar Cottage', with rear garden and 2no paddocks used for grazing alpacas to the rear.
Published Geology and Hydrogeology	• Bedrock geology: Upper Tunbridge Wells Sand - Sandstone, siltstone, mudstone • No superficial deposits recorded • Secondary A aquifer in north and south of site • The site lies outside a Source Protection Zone
Hydrology/Flood Risk	• Nearest surface water body is an inland river 103m SW • Negligible flood risk. Outside of Flood Zone
Landfill/Infilled land	• No landfills recorded within 250m of site
UXO	Low risk
Radon	<1% (Low risk)
Scope of Intrusive Investigation	• 4no BHs were drilled to 2m depth • 4no BRE365 soakage tests were undertaken
Proven Ground Conditions	• Topsoil to 0.30m overlying firm to stiff clay and sand to 1.40 with mudstone below
Groundwater/Drainage	• 4 out of 4 BRE365 tests returned <E-06m/sec. Poor drainage potential • Groundwater encountered between 1.00 and 1.80m bgl in 7 out of 8 locations • Subsequent monitoring encountered groundwater in 4 out of 4 locations between 0.42 and 0.66m bgl
Laboratory Testing	• Standard QRA Suite tests scheduled on 5no soil samples • Atterberg limits (PL), undrained triaxial, point load, particle size distribution tests were carried out on representative soil samples.



2.0 INTRODUCTION

WDE Consulting Limited (WDE) was appointed by BlackOnyx Becketts Limited (the *client*) to conduct a Factual Geo-Site Assessment at Cedar Cottage, Sandygate Lane, RH13 6LR (Figure 1). The current site comprises a two-storey residential dwelling ‘Cedar Cottage’ with associated landscaped garden, and 2no grassed grazing paddocks to the rear and is situated at NGR TQ 21894 27197, What 3 Words *///headache.scorched.pound* (Figure 2).

2.1 Context

The works have been completed in line with current regulations, guidance and good practice presented in Appendix A.

2.2 Agreed Scope of Works and Objectives

The scope of work agreed with the client is presented in Table 1.

Table 1 – Agreed Scope of Works and Objectives

Item	Scope of Works	Objectives
1	Site walkover	To identify any areas of potential contamination.
2	Intrusive site investigation	To obtain chemical and geotechnical properties of the ground to enable design parameters for foundations.
3	Monitoring rounds	To undertake 1no round of groundwater monitoring.
4	BRE365 Soakage Testing	Investigate the drainage potential of the materials through BRE365 soakage.
5	Laboratory analyses	Contamination and geotechnical soil samples were analysed at a UKAS accredited laboratory.
6	Reporting	Factual Report.



3.0 BACKGROUND INFORMATION

3.1 Information Sources

The sources of information used during the desk study included the following items:

- Site walkover (photos presented in Appendix [B](#))
- Publicly available information
- Environmental database search

3.2 Site Description and Walkover

The site is accessed via Sandygate Lane and includes the brick-built two-story residential property known as 'Cedar Cottage' and associated soft standing garden area to the front and rear. There are 2 no paddocks in the southern portion of the site (Photo 1) that are currently used for the care of alpacas. The property has an attached front garage and gravel driveway, with an access track to the rear paddocks located along the western boundary. The residential dwelling and associated gardens cover an area of ~0.2ha and the paddocks ~0.85ha for a total of ~1.05ha with maximum dimensions ~180m N-S and ~95m E-W (Figure 2).

The site and its surroundings are described below:

- Northern Boundary: Sandygate Lane with ongoing residential development beyond.
- Southern Boundary: Residential dwellings.
- Eastern Boundary: Residential dwellings.
- Western Boundary: Residential properties with open field/paddocks.

The site contains several mature trees, most notably 2 no oak ~18m in height (high water demand) along the western boundary (Photo 2), and fir and birch on the southern boundary. A mature leylandii hedgerow is present along the western boundary of the access road to the rear paddocks. There is also a man-made depression in the southern portion of the site that has filled with water to form a pond.

No areas of concern, visual signs of gross contamination, bulk fuel tanks or surface staining were identified during the site walkover.

3.3 Environmental Database

The key findings from the review of the publicly available environmental database are presented in Table 2.

Table 2 – Key Findings

Item	Details
Published geology	- Bedrock geology: Upper Tunbridge Wells Sand - Sandstone, siltstone, mudstone - No superficial deposits recorded
Geological hazards	All negligible to very low
Hydrogeology	- Bedrock geology is deemed a Secondary A Aquifer in the north and south of the site, and unproductive in the centre - The site lies outside a Source Protection Zone
Hydrology/flood risk	- Nearest surface water body is an inland river 103m SW - Negligible flood risk. Outside of Flood Zone.
Current land use on site	Residential, animal grazing
Current land use within 250m radius	- Sewage works: 137m SE - Unspecified works or factories: 142m SE - Electricity substations: 188m NE
Historical land use on site	The northern portion of the site was part of Sandygate Cottages in 1874 and was predominantly orchard. By 1897 a structure appears in the north of the site and is present until c.1987 when Cedar Cottage is present in the north. This configuration remains largely unchanged until present day.
Historical land use within 250m	- Unspecified Quarry: 94m E (1909) - Filter Beds: 130m E (1979) - Unspecified Kiln: 135m E (1875) - Brick and Tile Works: 154m E (1875) - Graveyard: 165m NE (1875) - Electricity Substation: 187m NE (1975 - 1991)
Landfills/infilled land	No landfills recorded within 250m of site
Mining and surface ground workings	- BritPits: 46m NE, 117m E, 125m E - Ponds: 31m NE (1909), 34m NE (1962 - 1979), 95m E (1909 - 1979), 118m S (1875 - 1979)
Identified potential areas of concern	- Potentially imported made ground - High water demand trees/mature trees
Licensed Discharges	6no Treated Sewage Discharges: 114m WW (1986-2025)
Radon risk	<1% (Low risk). No radon protective measures required
UXO risk	Low risk on Zetica website
Environmental Sensitive Land Uses	Nitrate vulnerable zone onsite

4.0 PHASE II INVESTIGATION WORKS

4.1 Summary Of Works

The locations of the intrusive investigation are presented on Figure 2 and comprised the following:

Table 3 – Summary of Phase II Intrusive Works

Item	Details	Appendix
Shallow Boreholes	4no. boreholes (BH1-BH4) with SPTs were drilled to a maximum depth of 2.00m bgl using a window sampling rig (Photo 3). 4no. monitoring wells (BH1-BH4) were installed to a maximum depth of 2.0m bgl.	D
Groundwater monitoring	1no. round of groundwater monitoring.	E
Permeability Testing	4no. trial pits (TP1-TP4) were excavated to a maximum depth of 1.80m bgl for BRE365 soakage testing (Photo 4).	
Analytical Testing	5no Standard QRA Suite tests sent to UKAS accredited laboratory to identify any contaminants present.	F
Geotechnical Testing	Atterberg Limits (PL), Undrained Triaxial, Particle Size Distribution, and Point Load tests were carried out on representative soil samples.	G

4.2 Constraints/Selection of Intrusive Locations

All locations were positioned in external areas and away from the identified underground sewer.

4.3 Rationale for Selection of Intrusive Locations

The proposed intrusive locations were provided by the client and are presented on Figure 2.

4.4 Field Results

4.4.1 Geology

A summary of the geology encountered during the intrusive investigation is summarised in Table 4 and are presented in full in Appendix [D](#).

Table 4 – Summary of Geology Proved Onsite

Strata	Descriptions	Min - Max Depth (m bgl)	Average Depth (m bgl)	Locations
Topsoil		0.30 - 0.35	0.30	All
Sand	Brown clayey fine to coarse sand	Absent - 1.70	0.30 - 1.00	All except TP3
Clay	Brown/grey/orange silty sandy gravelly clay	Absent - 1.75	0.30 - 1.40	BH1, BH2, TP1, TP2, TP3
Mudstone	Extremely weak brown/grey mudstone	Absent - 2.00	1.60 - 1.85+	All except TP3 & TP4

Refusals on mudstone bedrock (N value of >50 blows) were observed in:

- BH1 @ 2.00m
- BH2 @ 1.50m
- BH3 @ 2.00m
- BH4 @ 2.00m

4.4.2 Field Testing Results

A summary of the ground engineering field testing results is provided in Table 5 and are presented in the logs in Appendix [D](#).

Table 5 – Field Geotechnical Results N-Value

Depth (m)	BH1		BH2		BH3		BH4	
	N Value	PP kPa	N Value	PP kPa	N Value	PP kPa	N Value	PP kPa
1.0	11	15	11	-	27	-	32	-
2.0	97	240	65 (1.50m)	-	50 for 150mm	-	50 for 75mm	-

4.4.3 Groundwater

Groundwater was encountered during the investigation between 1.00 to 1.80m bgl in all locations except BH2. The results of the subsequent monitoring visit are presented below in Table 6.



Table 6 – Groundwater Monitoring (m bgl) – 02.12.2025

BH Ref	Depth to Water (m bgl)	Depth to Base (m bgl)	Comments
BH1	0.42	1.90	
BH2	0.59	1.70	
BH3	0.58	1.50	
BH4	0.66	0.85	Silted up

4.4.4 Contamination Observations

No gross contamination was observed during the investigation.

4.4.5 Permeability Results

A summary of the BRE365 soakage testing results is presented in Table 7 and are presented in full in Appendix E.

Table 7 – Soakage Test Results

Location	Test Type	Material	Depth of Test (m bgl)	Test No	Drainage (m/sec)	Adopted Value (m/sec)	Qualitative Soakage Potential
TP1	BRE365	Gravelly clay/weathered mudstone	1.80	1	<E-06	<E-06	Poor
TP2	BRE365	Silty clay/weathered mudstone	1.70	1	<E-06	<E-06	Poor
TP3	BRE365	Silty sandy clay	1.75	1	<E-06	<E-06	Poor
TP4	BRE365	Clayey gravelly sand	1.10	1	<E-06	<E-06	Poor



5.0 LABORATORY TESTING

5.1 Soil Analytical Test Results

The certificates of analyses are presented in Appendix E and summarised below in Table 8.

Table 8 – Summary of Contamination Test Results

Analytical Parameter	No. of Samples	Unit	Min	Max
Asbestos Quantification	0	%	BDL	BDL
pH	5	pH Units	5.8	6.9
Total Cyanide	5	mg/kg	BDL	BDL
Sulphate Total	5	%	0.018	0.032
Sulphate as SO ₄	5	g/l	0.00507	0.072
Sulphide	5	mg/kg	BDL	BDL
Total Organic Carbon (TOC)	5	%	0.5	1
Total Phenols (monohydric)	5	mg/kg	BDL	BDL
Naphthalene	5	mg/kg	BDL	BDL
Acenaphthylene	5	mg/kg	BDL	BDL
Acenaphthene	5	mg/kg	BDL	BDL
Fluorene	5	mg/kg	BDL	BDL
Phenanthrene	5	mg/kg	BDL	0.11
Anthracene	5	mg/kg	BDL	BDL
Fluoranthene	5	mg/kg	BDL	0.1
Pyrene	5	mg/kg	BDL	0.08
Benzo(a)anthracene	5	mg/kg	BDL	BDL
Chrysene	5	mg/kg	BDL	BDL
Benzo(b)fluoranthene	5	mg/kg	BDL	BDL
Benzo(k)fluoranthene	5	mg/kg	BDL	BDL
Benzo(a)pyrene	5	mg/kg	BDL	BDL
Indeno(1,2,3-cd)pyrene	5	mg/kg	BDL	BDL
Dibenz(a,h)anthracene	5	mg/kg	BDL	BDL
Benzo(ghi)perylene	5	mg/kg	BDL	BDL
Arsenic (dissolved)	5	mg/kg	1.9	8.1
Boron (dissolved)	5	mg/kg	0.2	0.4
Cadmium (dissolved)	5	mg/kg	0.3	0.3
Chromium (dissolved)	5	mg/kg	3.2	22
Copper (dissolved)	5	mg/kg	5.9	9.7
Lead (dissolved)	5	mg/kg	9.8	16
Mercury (dissolved)	5	mg/kg	0	BDL
Nickel (dissolved)	5	mg/kg	1.6	6.1
Selenium (dissolved)	5	mg/kg	1.9	2.4
Vanadium	5	mg/kg	5.7	32
Zinc (dissolved)	5	mg/kg	9.2	43
Benzene	5	mg/kg	BDL	BDL

Analytical Parameter	No. of Samples	Unit	Min	Max
Toluene	5	mg/kg	BDL	BDL
Ethylbenzene	5	mg/kg	BDL	BDL
Xylenes (o)	5	mg/kg	BDL	BDL
Xylenes (m p)	5	mg/kg	BDL	BDL
MTBE (Methyl Tertiary Butyl Ether)	5	mg/kg	BDL	BDL
TPH-CWG - Aliphatic >C5 - C6	5	mg/kg	BDL	BDL
TPH-CWG - Aliphatic >C6 - C8	5	mg/kg	BDL	BDL
TPH-CWG - Aliphatic >C8 - C10	5	mg/kg	BDL	BDL
TPH-CWG - Aliphatic >C10 - C12	5	mg/kg	BDL	BDL
TPH-CWG - Aliphatic >C12 - C16	5	mg/kg	BDL	BDL
TPH-CWG - Aliphatic >C16 - C21	5	mg/kg	BDL	BDL
TPH-CWG - Aliphatic >C21 - C35	5	mg/kg	BDL	BDL
TPH-CWG - Aliphatic >C35 - C44	5	mg/kg	BDL	BDL
TPH-CWG - Aromatic >C5 - C7	5	mg/kg	BDL	BDL
TPH-CWG - Aromatic >C7 - C8	5	mg/kg	BDL	BDL
TPH-CWG - Aromatic >C8 - C10	5	mg/kg	BDL	BDL
TPH-CWG - Aromatic >C10 - C12	5	mg/kg	BDL	BDL
TPH-CWG - Aromatic >C12 - C16	5	mg/kg	BDL	BDL
TPH-CWG - Aromatic >C16 - C21	5	mg/kg	BDL	BDL
TPH-CWG - Aromatic >C21 - C35	5	mg/kg	BDL	BDL
TPH-CWG - Aromatic >C35 - C44	5	mg/kg	BDL	BDL

5.2 Geotechnical Test Results

Testing of the encountered strata are summarised below in Table 9, Table 10, and Table 11 with the full results presented in Appendix G.

Table 9 – Summary of Geotechnical Test Results on Sand

Description	Average Depth (m bgl)	PSD (%)		
		Gravel	Sand	Fines
Sand	0.30 - 1.00	1 - 19	67 - 83	14 - 16

Table 10 - Summary of Geotechnical Test Results on Clay

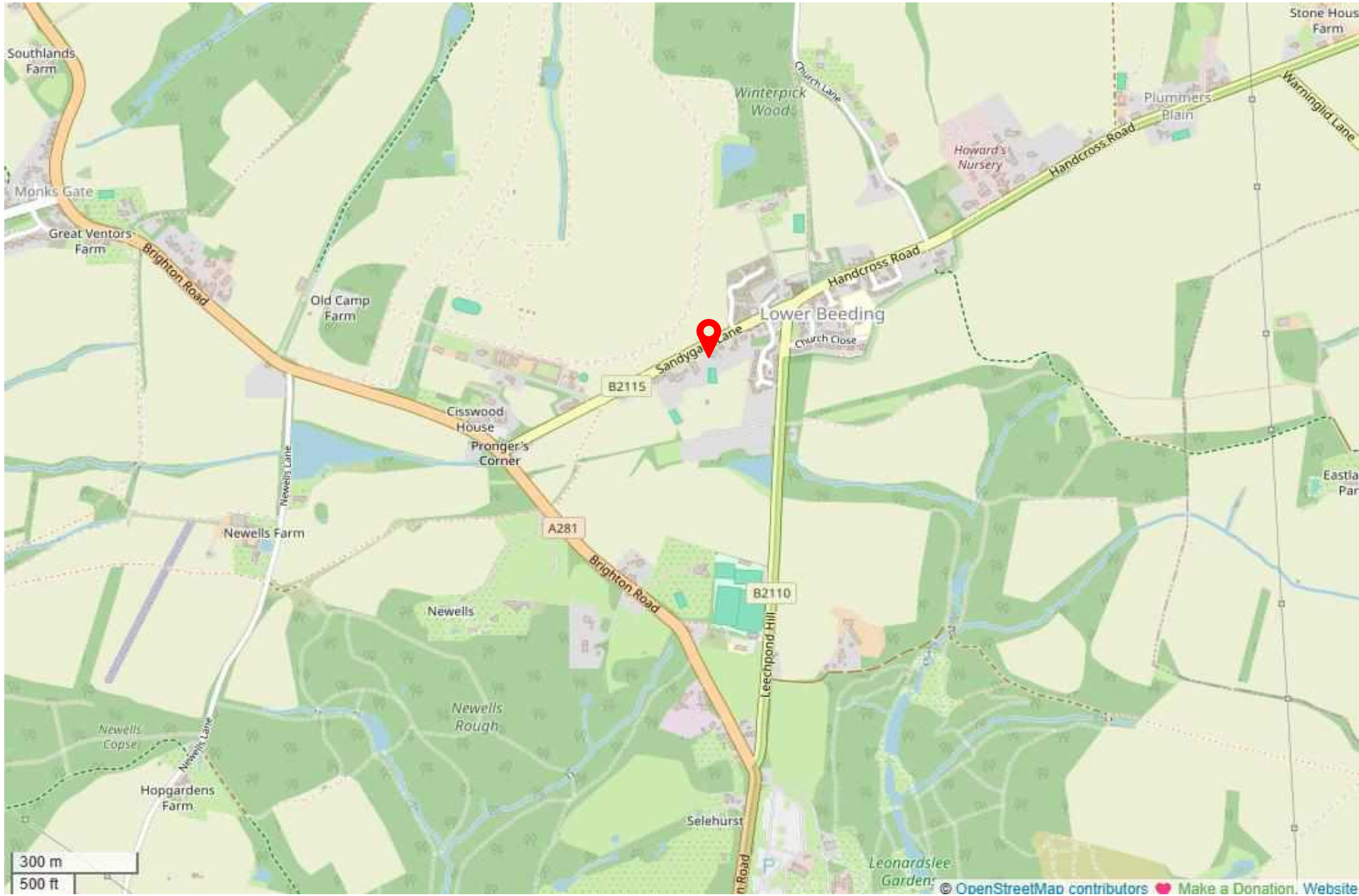
Description	Average Depth (m bgl)	Triaxial (kPa)	LL %	PL %	Modified PI %
Clay	0.30 - 1.40	100 - 124	22 - 36	13 - 22	8.91 - 14

Table 11 - Summary of Geotechnical Test Results on Weathered Mudstone

Description	Average Depth (m bgl)	IS (50)	Predicted UCS MPa
Mudstone	1.60 - 1.85	0.02 - 0.15	0.3 - 2.25



FIGURES



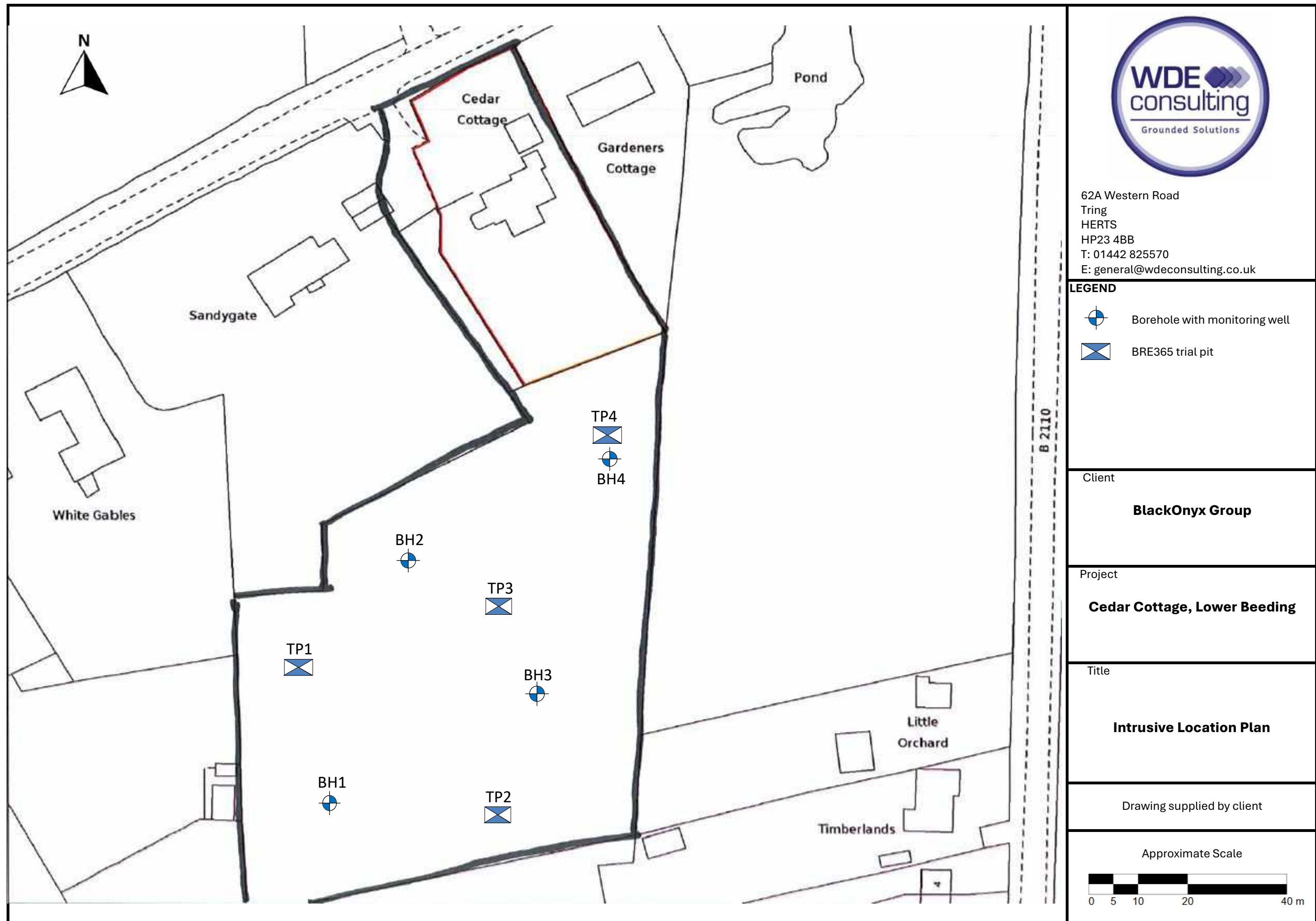
62A Western Road
Tring
HERTS
HP23 4BB
T: 01442 825570
E: general@wdeconsulting.co.uk

Client
BlackOnyx Group

Project
Cedar Cottage, Lower Beeding

Title
SITE LOCATION PLAN

© OpenStreetMap contributors





APPENDIX A: RELEVANT GUIDANCE AND LEGISLATION

WDE Consulting has duly taken account of the recommendation contained within relevant guidance documents and legislation during the preparation of this report.

British Standards has issued guidance for the Investigation of Potentially Contaminated Sites¹ and for undertaking Site Investigations² which have duly been considered.

The following guidance has been followed during the soakage testing:

- BRE Digest 365 2003 Soakage testing

¹ British Standards 2011. Investigation of Potentially Contaminated Sites-Codes of Practice. BS10175:2011

² British Standards. 2015. Code of Practice for Site Investigations. BS5930

APPENDIX B: SITE PHOTOS

Photo 1 - Site overview (Looking South)



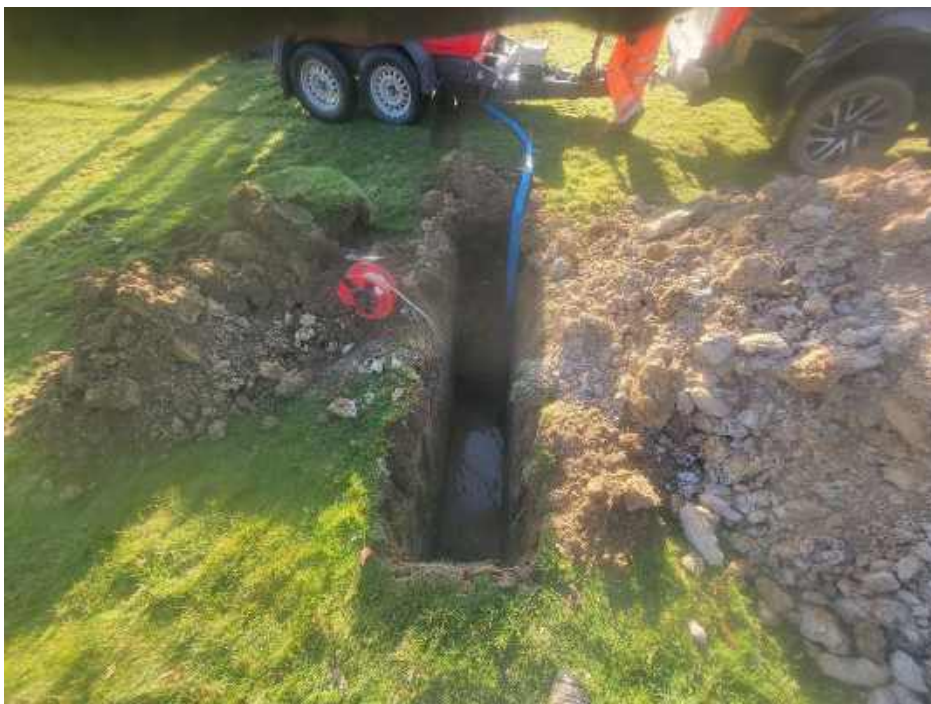
Photo 2 - Mature trees on western boundary



Photo 3 - Tracked window sampler at BH2



Photo 4 - TP3 BRE365 testing





APPENDIX C: ENVIRONMENTAL DATABASE

Environmental Database

CEDAR COTTAGE, SANDYGATE LANE, LOWER BEEDING, WEST SUSSEX, RH13 6LR

Order Details

Date: 12/11/2025
Your ref: 25-512
Our Ref: GS-YEJ-OUL-EUM-ZQ4

Site Details

Location: 521877 127196
Area: 1.1 ha
Authority: [Horsham District Council](#) ↗



Summary of findings

[p. 2 >](#) **Aerial image**

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#) [Insight User Guide](#) ↗

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	5	7	-
16	1.2	Historical tanks	0	0	0	0	-
16 >	1.3 >	Historical energy features >	0	0	1	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	0	0	5	7	-
19	2.2	Historical tanks	0	0	0	0	-
19 >	2.3 >	Historical energy features >	0	0	2	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	2	7	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
24 >	4.1 >	Recent industrial land uses >	0	0	3	-	-
25	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
25	4.3	Current or recent petrol stations	0	0	0	0	-
25	4.4	Electricity cables	0	0	0	0	-
25	4.5	Gas pipelines	0	0	0	0	-



25	4.6	Sites determined as Contaminated Land	0	0	0	0	-
26	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
26	4.8	Regulated explosive sites	0	0	0	0	-
26	4.9	Hazardous substance storage/usage	0	0	0	0	-
26	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
27	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
27	4.13	Radioactive Substance Authorisations	0	0	0	0	-
27 >	4.14 >	<u>Licensed Discharges to controlled waters</u> >	0	0	6	3	-
29	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.16	Pollutant release to public sewer	0	0	0	0	-
29	4.17	List 1 Dangerous Substances	0	0	0	0	-
29	4.18	List 2 Dangerous Substances	0	0	0	0	-
29 >	4.19 >	<u>Pollution Incidents (EA/NRW)</u> >	0	0	2	1	-
30	4.20	Pollution inventory substances	0	0	0	0	-
30	4.21	Pollution inventory waste transfers	0	0	0	0	-
30	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
31	5.1	Superficial aquifer	None (within 500m)				
32 >	5.2 >	<u>Bedrock aquifer</u> >	Identified (within 500m)				
34 >	5.3 >	<u>Groundwater vulnerability</u> >	Identified (within 50m)				
35	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36	5.6	Groundwater abstractions	0	0	0	0	0
37 >	5.7 >	<u>Surface water abstractions</u> >	0	0	0	0	1
37	5.8	Potable abstractions	0	0	0	0	0
37	5.9	Source Protection Zones	0	0	0	0	-
37	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology</u> >	On site	0-50m	50-250m	250-500m	500-2000m



39 >	6.1 >	Water Network (OS MasterMap) >	0	0	8	-	-
40 >	6.2 >	Surface water features >	0	0	4	-	-
40 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
41 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
41 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
42	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
42	7.2	Historical Flood Events	0	0	0	-	-
42	7.3	Flood Defences	0	0	0	-	-
43	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
43	7.5	Flood Storage Areas	0	0	0	-	-
44	7.6	Flood Zone 2	None (within 50m)				
44	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
45	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
46 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
47 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
48	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
48	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
48	10.4	Special Protection Areas (SPA)	0	0	0	0	0
48	10.5	National Nature Reserves (NNR)	0	0	0	0	0
49	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
49 >	10.7 >	Designated Ancient Woodland >	0	0	4	0	27
50	10.8	Biosphere Reserves	0	0	0	0	0
50	10.9	Forest Parks	0	0	0	0	0
51	10.10	Marine Conservation Zones	0	0	0	0	0
51	10.11	Green Belt	0	0	0	0	0



51	10.12	Proposed Ramsar sites	0	0	0	0	0
51	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
51	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
52	10.15	Nitrate Sensitive Areas	0	0	0	0	0
52 >	10.16 >	Nitrate Vulnerable Zones >	1	1	0	0	1
53	10.17	SSSI Impact Risk Zones	0	-	-	-	-
54 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
56 >	11.2 >	Area of Outstanding Natural Beauty >	0	0	1	-	-
56	11.3	National Parks	0	0	0	-	-
56 >	11.4 >	Listed Buildings >	0	0	3	-	-
57	11.5	Conservation Areas	0	0	0	-	-
57	11.6	Scheduled Ancient Monuments	0	0	0	-	-
57	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
58 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
59	12.2	Open Access Land	0	0	0	-	-
59 >	12.3 >	Tree Felling Licences >	0	0	2	-	-
59	12.4	Environmental Stewardship Schemes	0	0	0	-	-
60 >	12.5 >	Countryside Stewardship Schemes >	0	0	2	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
61 >	13.1 >	Priority Habitat Inventory >	0	0	7	-	-
62	13.2	Habitat Networks	0	0	0	-	-
62	13.3	Open Mosaic Habitat	0	0	0	-	-
62	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	14.1 >	10k Availability >	Identified (within 500m)				
64	14.2	Artificial and made ground (10k)	0	0	0	0	-



65	14.3	Superficial geology (10k)	0	0	0	0	-
65	14.4	Landslip (10k)	0	0	0	0	-
66 >	14.5 >	Bedrock geology (10k) >	3	1	1	3	-
67	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	15.1 >	50k Availability >	Identified (within 500m)				
69	15.2	Artificial and made ground (50k)	0	0	0	0	-
69	15.3	Artificial ground permeability (50k)	0	0	-	-	-
70	15.4	Superficial geology (50k)	0	0	0	0	-
70	15.5	Superficial permeability (50k)	None (within 50m)				
70	15.6	Landslip (50k)	0	0	0	0	-
70	15.7	Landslip permeability (50k)	None (within 50m)				
71 >	15.8 >	Bedrock geology (50k) >	3	0	1	4	-
72 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
72	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	16.1 >	BGS Boreholes >	1	0	0	-	-
Page	Section	Natural ground subsidence >					
74 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
75 >	17.2 >	Running sands >	Negligible (within 50m)				
76 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
77 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
78 >	17.5 >	Landslides >	Very low (within 50m)				
79 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
81 >	18.1 >	BritPits >	0	1	2	3	-
83 >	18.2 >	Surface ground workings >	0	3	10	-	-
84	18.3	Underground workings	0	0	0	0	0
84	18.4	Underground mining extents	0	0	0	0	-



84	18.5	Historical Mineral Planning Areas	0	0	0	0	-
85 >	18.6 >	Non-coal mining >	0	0	0	0	1
85	18.7	JPB mining areas	None (within 0m)				
85	18.8	The Coal Authority non-coal mining	0	0	0	0	-
86	18.9	Researched mining	0	0	0	0	-
86	18.10	Mining record office plans	0	0	0	0	-
86	18.11	BGS mine plans	0	0	0	0	-
86	18.12	Coal mining	None (within 0m)				
86	18.13	Brine areas	None (within 0m)				
87	18.14	Gypsum areas	None (within 0m)				
87	18.15	Tin mining	None (within 0m)				
87	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
88	19.1	Natural cavities	0	0	0	0	-
88	19.2	Mining cavities	0	0	0	0	0
88	19.3	Reported recent incidents	0	0	0	0	-
88	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
90 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	0	-	-	-
92	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
92	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
93	22.1	Underground railways (London)	0	0	0	-	-
93	22.2	Underground railways (Non-London)	0	0	0	-	-
93	22.3	Railway tunnels	0	0	0	-	-
93	22.4	Historical railway and tunnel features	0	0	0	-	-
93	22.5	Royal Mail tunnels	0	0	0	-	-



94	22.6	Historical railways	0	0	0	-	-
94	22.7	Railways	0	0	0	-	-
94	22.8	Crossrail 2	0	0	0	0	-
94	22.9	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 24/04/2021

Site Area: 1.1ha



Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 1.1ha



Recent site history - 2012 aerial photograph



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Capture Date: 31/08/2012

Site Area: 1.1ha



Recent site history - 2005 aerial photograph



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Capture Date: 17/07/2005

Site Area: 1.1ha



Recent site history - 1999 aerial photograph



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Capture Date: 04/09/1999

Site Area: 1.1ha



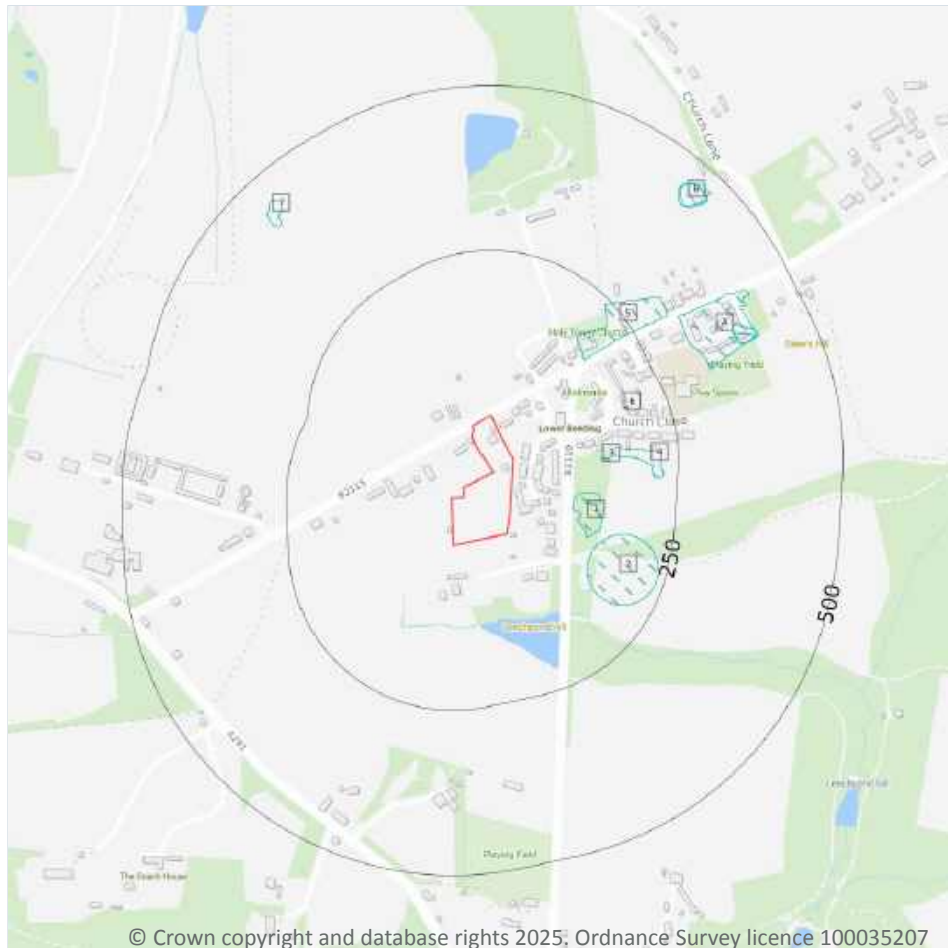
OS MasterMap site plan



Site Area: 1.1ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical energy features

1.1 Historical industrial land uses

Records within 500m

12

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
1	94m E	Unspecified Quarry	1909	2185264



ID	Location	Land use	Dates present	Group ID
2	130m E	Filter Beds	1979	2184504
3	135m E	Unspecified Kiln	1875	2188741
4	154m E	Brick and Tile Works	1875	2160160
5	165m NE	Grave Yard	1875	2165872
A	318m NE	Brick Works	1909	2167658
A	383m NE	Unspecified Pit	1979	2329327
A	385m NE	Unspecified Pit	1909	2281199
7	420m NW	Unspecified Pit	1909	2176014
B	429m NE	Unspecified Pit	1979	2295889
B	432m NE	Unspecified Pit	1909	2247345
B	445m NE	Unspecified Pit	1875	2255350

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

1

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)



ID	Location	Land use	Dates present	Group ID
6	187m NE	Electricity Substation	1975 - 1991	298678

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



ID	Location	Land Use	Date	Group ID
4	154m E	Brick and Tile Works	1875	2160160
5	165m NE	Grave Yard	1875	2165872
B	318m NE	Brick Works	1909	2167658
B	383m NE	Unspecified Pit	1979	2329327
B	385m NE	Unspecified Pit	1909	2281199
6	420m NW	Unspecified Pit	1909	2176014
C	429m NE	Unspecified Pit	1979	2295889
C	432m NE	Unspecified Pit	1909	2247345
C	445m NE	Unspecified Pit	1875	2255350

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

2

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 18 >](#)

ID	Location	Land Use	Date	Group ID
A	187m NE	Electricity Substation	1975	298678
A	187m NE	Electricity Substation	1991	298678

This data is sourced from Ordnance Survey / Groundsure.



2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

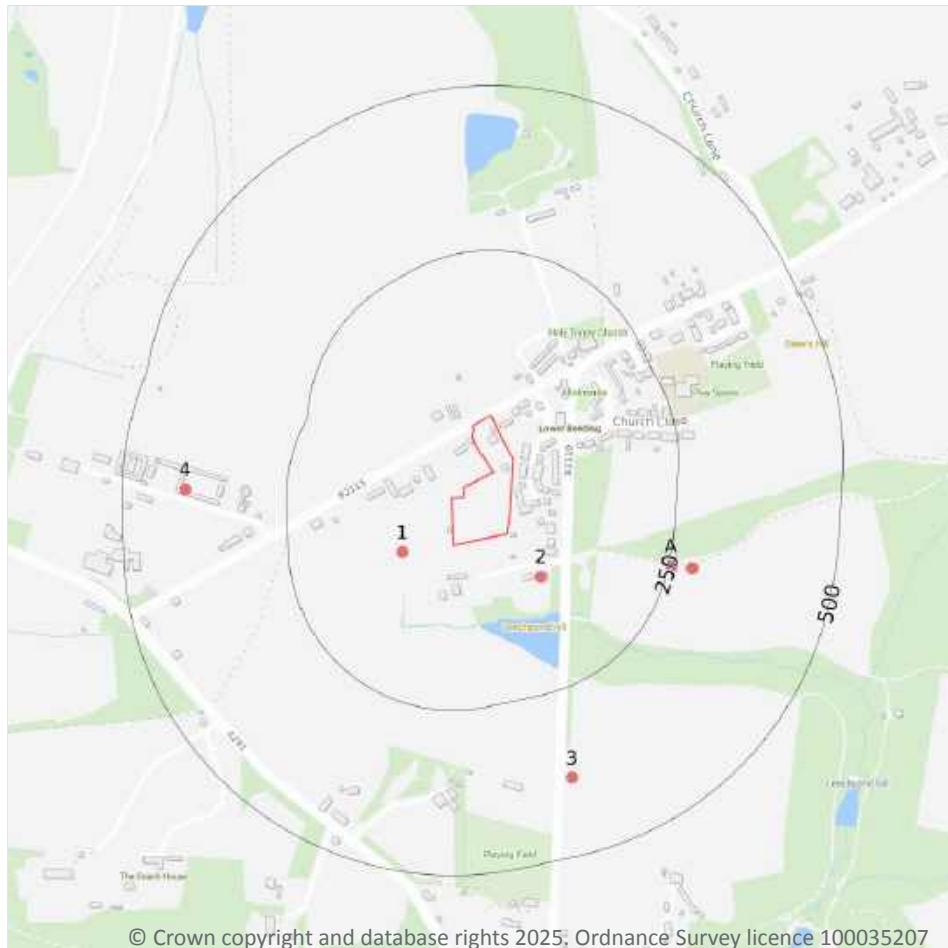
0

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m**0**

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m**0**

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m**0**

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m**0**

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m**9**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 21](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
1	79m W	Keepers Kennels Leechpond Hill Lower Beeding Sussex Rh13 6nr	EPR/RE5354AY /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
2	84m SE	1, Leechpond Hill, Lower Beeding, Horsham, Rh13 6nr	WEX448069	Using waste exemption	Not on a farm	Use of waste in construction
A	254m E	-	WEX438445	Storing waste exemption	On a farm	Storage of sludge
A	255m E	Eastland House, Warninglid Lane, Plummers Plain, Horsham, Rh13 6ny	WEX191518	Storing waste exemption	On a farm	Storage of sludge
A	255m E	Eastlands Farm Warninglid Lane Horsham Rh13 6ny	EPR/FF0808KU /A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge
A	285m E	-	WEX438380	Storing waste exemption	On a farm	Storage of sludge
A	286m E	Bh Eastlands Farm, Warninglid Lane, West Sussex, Rh13 6ny	WEX104273	Storing waste exemption	On a farm	Storage of sludge
3	384m S	-	WEX228612	Using waste exemption	On a farm	Use of waste in construction
4	404m W	Sandygate Lane, Lower Beeding, Horsham, Rh13 6lr	WEX028517	Using waste exemption	On a farm	Use of waste in construction

This data is sourced from the Environment Agency and Natural Resources Wales.



An aerial map of a residential area, likely in the UK, showing a red-outlined polygon and several labeled points. The map includes features such as roads (A11, A119), buildings, green spaces, and water bodies. Two concentric circles are drawn around a central point, with labels '250' and '500' indicating distances. Points A, B, C, and D are marked with colored dots (red, green, black, and grey respectively) and labeled with letters. Points 1, 2, and 3 are marked with black dots and labeled with numbers. The map also shows various landmarks like 'Church Lane', 'Playing Field', and 'The Beach House'.

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- Site Outline**
- Search buffers in metres (m)
- Recent industrial land uses
 - Licensed Discharges to controlled waters
 - Pollution Incidents (EA/NRW)

3

Features are displayed on the Current industrial land use map on [page 24](#) >

ID	Location	Company	Address	Activity	Category
A	137m SE	Sewage Works	West Sussex, RH13	Waste Storage, Processing and Disposal	Infrastructure and Facilities
A	142m SE	Works	West Sussex, RH13	Unspecified Works Or Factories	Industrial Features
1	188m NE	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.



4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.12 Licensed pollutant release (Part A(2)/B)

Records within 500m

0

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m

0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Licensed Discharges to controlled waters

Records within 500m

9

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 24 >](#)

ID	Location	Address	Details	
C	144m E	LOWER BEEDING STW, LOWER BEEDING STW, LOWER BEEDING, WEST SUSSEX, RH13 6	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00078 Permit Version: 4 Receiving Water: LEECHPOND GILL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 22/03/2010 Effective Date: 22/03/2010 Revocation Date: 30/03/2015
C	144m E	LOWER BEEDING STW, LOWER BEEDING STW, LOWER BEEDING, WEST SUSSEX, RH13 6	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00078 Permit Version: 5 Receiving Water: LEECHPOND GILL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 22/03/2010 Effective Date: 31/03/2015 Revocation Date: 25/01/2024
C	144m E	LOWER BEEDING STW, LOWER BEEDING STW, LOWER BEEDING, WEST SUSSEX, RH13 6	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00078 Permit Version: 1 Receiving Water: LEECHPOND GILL	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 06/10/1986 Effective Date: 06/10/1986 Revocation Date: 30/03/2004



ID	Location	Address	Details	
C	144m E	LOWER BEEDING STW, LOWER BEEDING STW, LOWER BEEDING, WEST SUSSEX, RH13 6	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00078 Permit Version: 2 Receiving Water: LEECHPOND GILL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 05/03/2004 Effective Date: 31/03/2004 Revocation Date: 29/05/2008
C	144m E	LOWER BEEDING STW, LOWER BEEDING STW, LOWER BEEDING, WEST SUSSEX, RH13 6	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00078 Permit Version: 3 Receiving Water: LEECHPOND GILL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 30/05/2008 Effective Date: 30/05/2008 Revocation Date: 21/03/2010
C	144m E	LOWER BEEDING STW, LOWER BEEDING STW, LOWER BEEDING, WEST SUSSEX, RH13 6	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00078 Permit Version: 6 Receiving Water: LEECHPOND GILL	Status: VARIED UNDER EPR 2010 Issue date: 26/01/2024 Effective Date: 26/01/2024 Revocation Date: -
D	403m E	THE OLD BRICKYARD, THE OLD BRICKYARD, LOWER BEEDING, WEST SUSSEX, (NEW RESIDENTIAL DEVELOPMENT)	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: P00938 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 13/03/1987 Effective Date: 13/03/1987 Revocation Date: 11/03/1995
2	437m NE	STW SERVING DOCKERS LODGE, STW SERVING DOCKERS LODGE, HANDCROSS ROAD, PLUMMERS PLAIN, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P010015 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 17/10/2001 Effective Date: 17/10/2001 Revocation Date: -
3	497m W	CISSWOOD, CISSWOOD, SANDYGATE LANE, LOWER BEEDING, HORSHAM WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: N01473 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 04/10/1982 Effective Date: 04/10/1982 Revocation Date: 20/03/1996

This data is sourced from the Environment Agency and Natural Resources Wales.



4.15 Pollutant release to surface waters (Red List)

Records within 500m**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 1 Dangerous Substances

Records within 500m**0**

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 List 2 Dangerous Substances

Records within 500m**0**

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution Incidents (EA/NRW)

Records within 500m**3**

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 24 >](#)

ID	Location	Details	
B	143m E	Incident Date: 21/06/2001 Incident Identification: 10634 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
B	143m E	Incident Date: 21/06/2001 Incident Identification: 10634 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
D	404m E	Incident Date: 26/01/2002 Incident Identification: 54570 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.20 Pollution inventory substances

Records within 500m	0
----------------------------	----------

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory waste transfers

Records within 500m	0
----------------------------	----------

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.22 Pollution inventory radioactive waste

Records within 500m	0
----------------------------	----------

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



5 Hydrogeology - Superficial aquifer

5.1 Superficial aquifer

Records within 500m

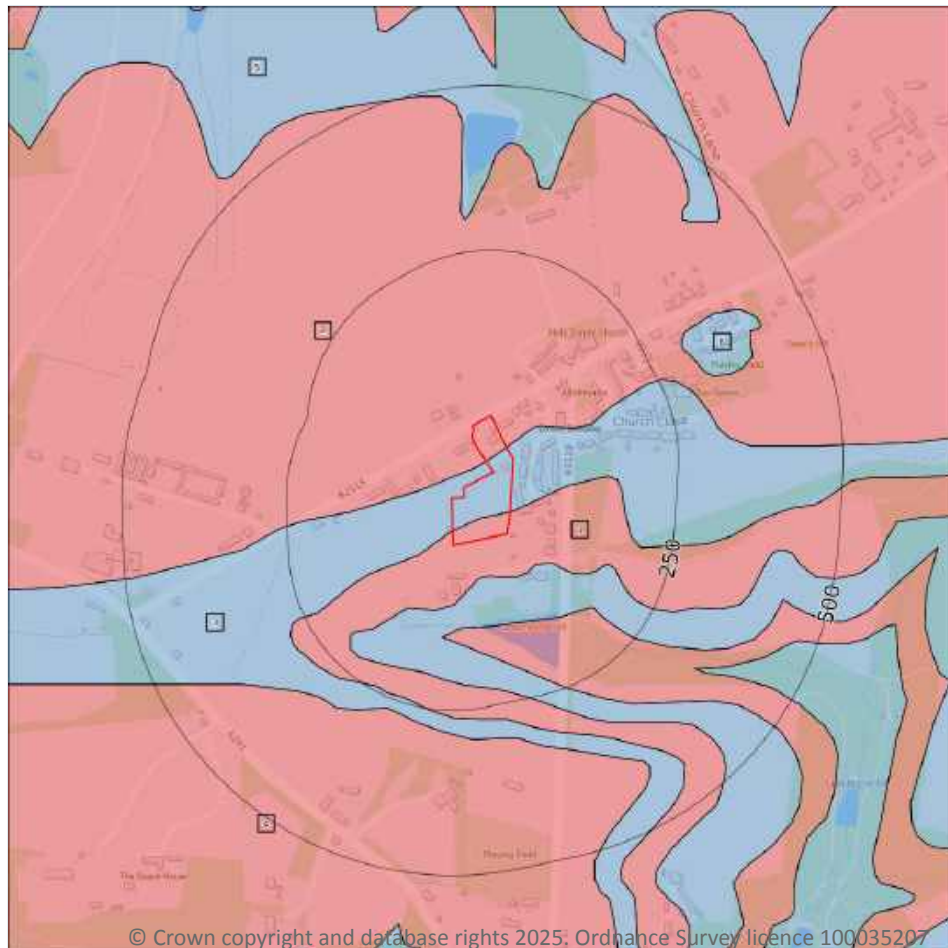
0

Aquifer status of groundwater held within superficial geology.

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m

6

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 32](#) >

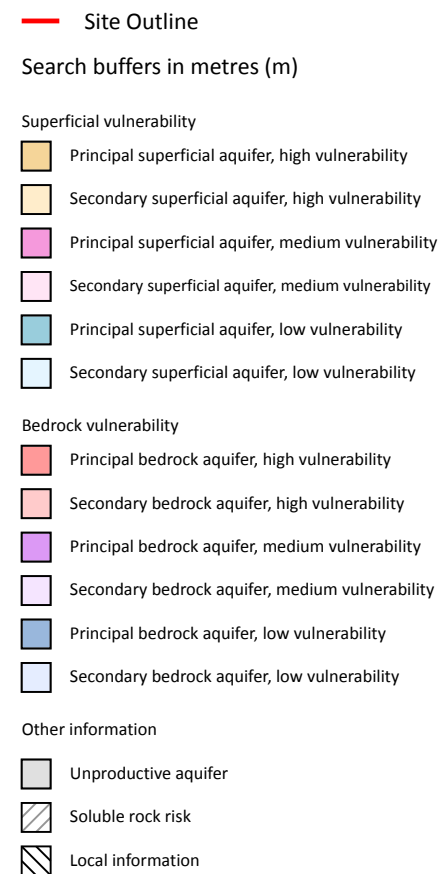
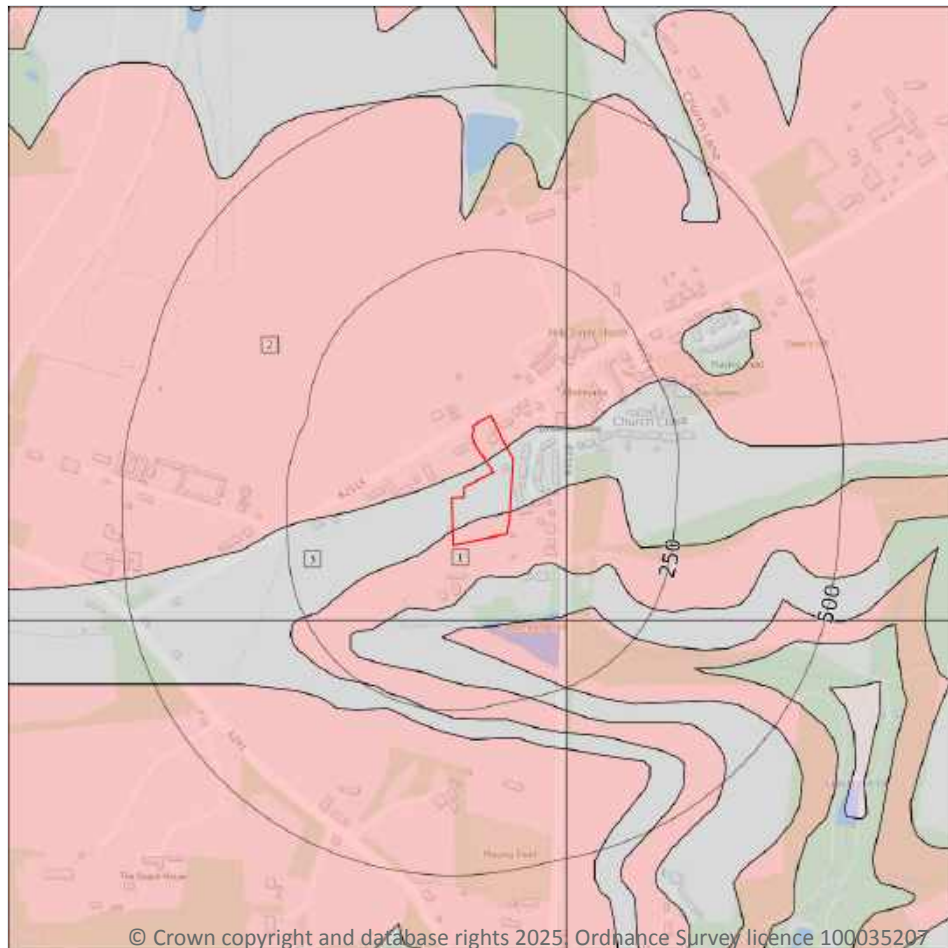
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
4	266m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	299m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
6	306m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

3

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 34](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
3	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: 40- 70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site

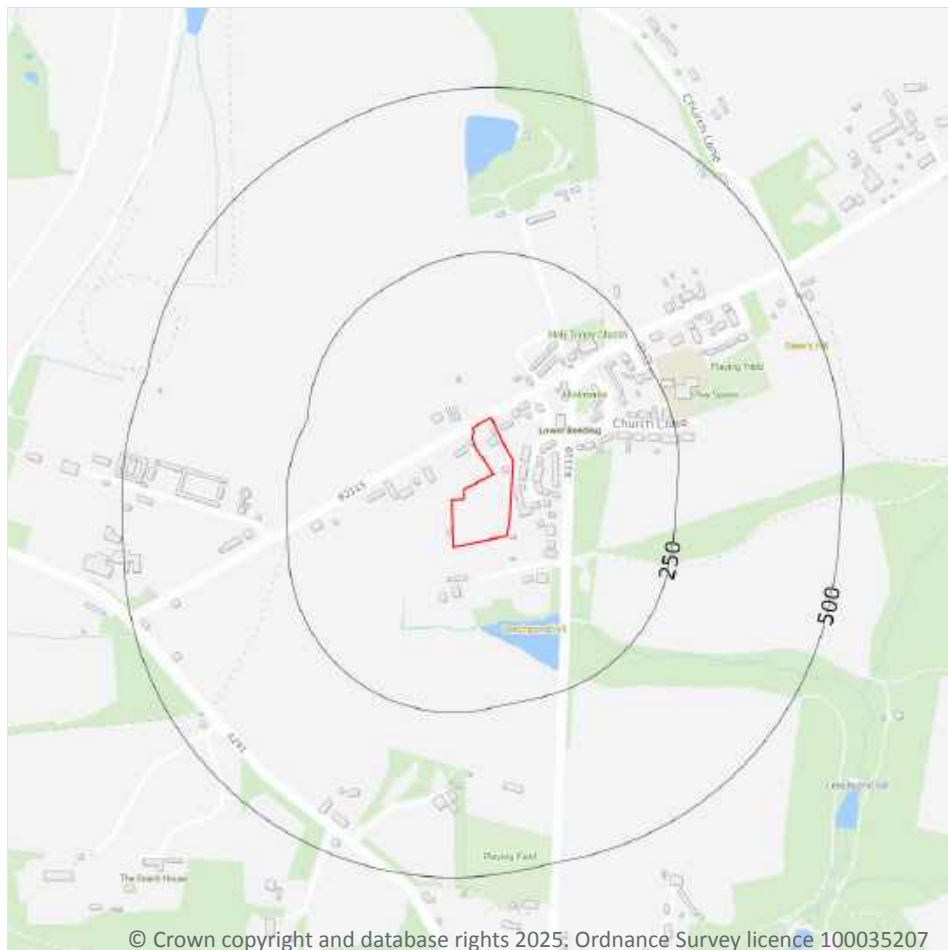
0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.



Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

0

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m

1

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 36 >](#)

ID	Location	Details	
-	1911m N	Status: Active Licence No: 10/41/429305 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: HAWKINS POND (POINT B ON LICENCE MAP) Data Type: Point Name: Mannings Heath Golf Club Easting: 521600 Northing: 129200	Annual Volume (m ³): 7500 Max Daily Volume (m ³): 150 Original Application No: 169/0783 Original Start Date: 01/03/1988 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1996 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

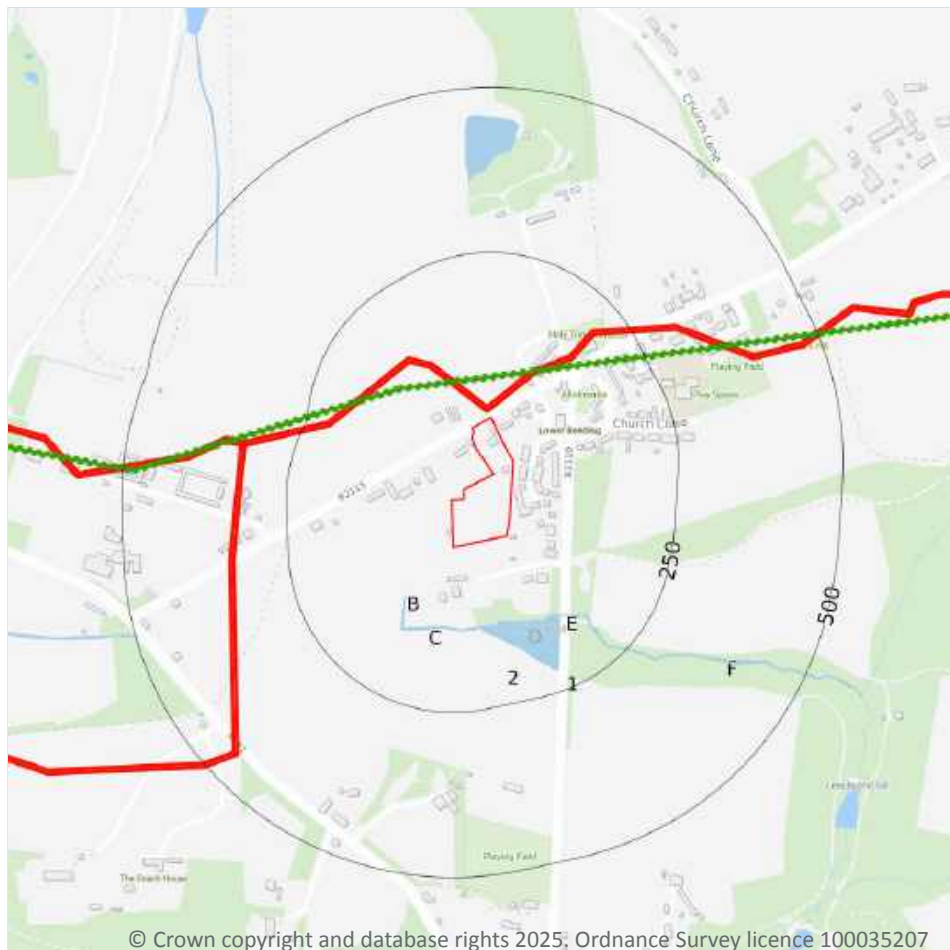
Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.



This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

8

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 39 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
B	103m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
B	105m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	107m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	127m S	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	Leech Pond
E	145m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Leechpond Gill
E	152m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Leechpond Gill
E	180m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Leechpond Gill
F	184m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Leechpond Gill

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

4

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 39](#) >

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.



Features are displayed on the Hydrology map on [page 39 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Cowfold Stream	GB107041012260	Adur Upper	Adur and Ouse

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 39 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	4138m SW	River	Cowfold Stream	GB107041012260 ↗	Poor	Fail	Poor	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 39 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Adur & Ouse Hastings Beds	GB40702G502000 ↗	Good	Good	Good	2019

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

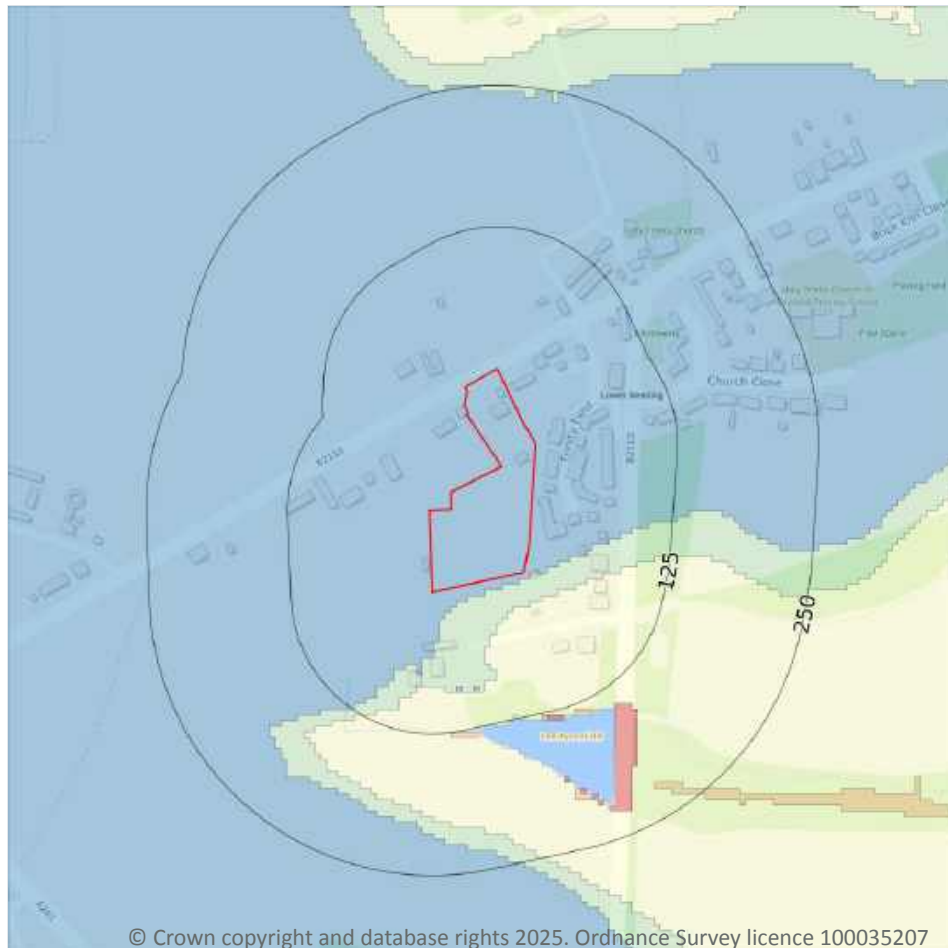
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

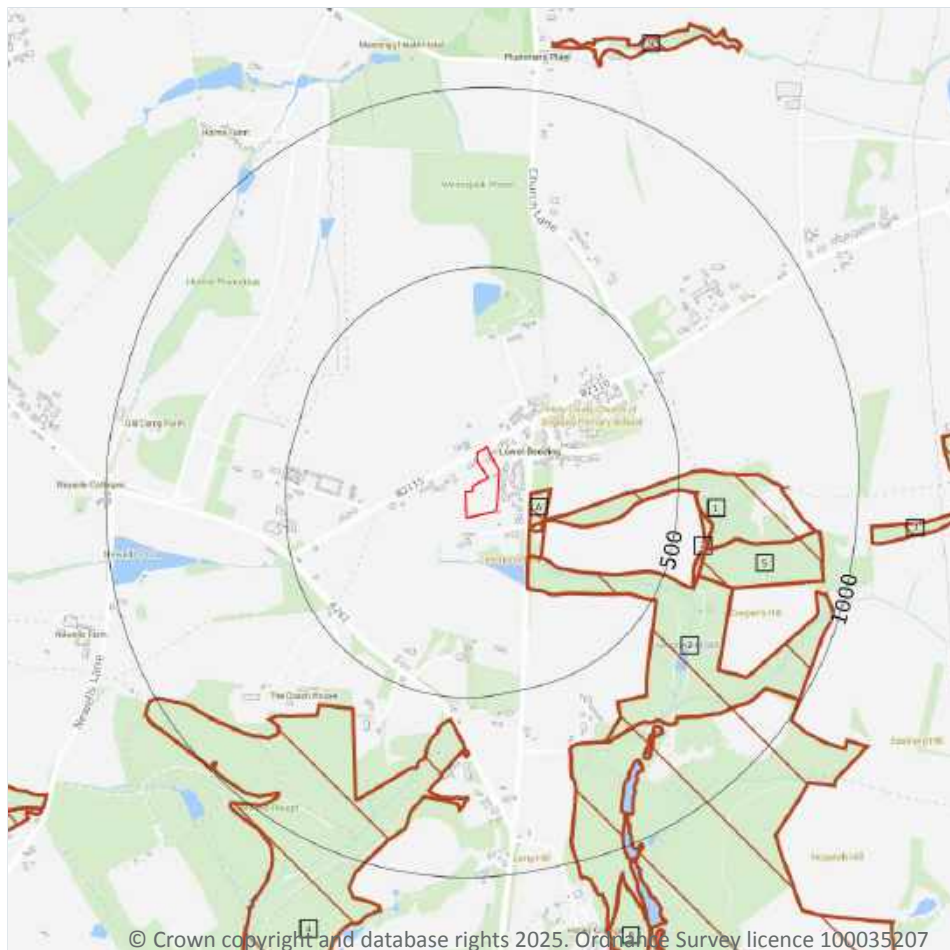
Moderate

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 46](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on [page 47](#) >

ID	Location	Name	Data source
-	1814m N	St. Leonard's Forest SSSI	Natural England



This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.6 Local Nature Reserves (LNR)

Records within 2000m

0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

31

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 47 >](#)

ID	Location	Name	Woodland Type
A	90m E	Unknown	Ancient Replanted Woodland
A	105m SE	Unknown	Ancient Replanted Woodland
1	138m E	Unknown	Ancient & Semi-Natural Woodland
2	155m SE	Unknown	Ancient & Semi-Natural Woodland
3	559m E	Unknown	Ancient & Semi-Natural Woodland
4	563m S	Unknown	Ancient Replanted Woodland
5	591m E	Unknown	Ancient Replanted Woodland
6	685m S	Unknown	Ancient Replanted Woodland
7	1043m E	Eastland Farm Shaw	Ancient & Semi-Natural Woodland
8	1068m S	Unknown	Ancient Replanted Woodland
9	1105m N	Unknown	Ancient & Semi-Natural Woodland
10	1237m E	Warninglid Copse	Ancient & Semi-Natural Woodland
11	1296m N	Limekiln Copse	Ancient & Semi-Natural Woodland
-	1326m E	Eastland Farm Copse	Ancient & Semi-Natural Woodland
-	1338m W	Cooks Copse	Ancient & Semi-Natural Woodland
14	1400m SW	Unknown	Ancient Replanted Woodland



ID	Location	Name	Woodland Type
15	1432m SW	Lodgesale Wood	Ancient Replanted Woodland
-	1520m N	Hammerhill Wood	Ancient & Semi-Natural Woodland
-	1590m SW	Unknown	Ancient & Semi-Natural Woodland
-	1607m N	Hammerhill Wood	Ancient & Semi-Natural Woodland
-	1634m W	Unknown	Ancient & Semi-Natural Woodland
-	1640m N	Paulshill Copse	Ancient & Semi-Natural Woodland
-	1732m N	Unknown	Ancient & Semi-Natural Woodland
-	1753m SW	Unknown	Ancient & Semi-Natural Woodland
-	1768m SE	Unknown	Ancient & Semi-Natural Woodland
-	1784m N	Cinderhall Copse	Ancient & Semi-Natural Woodland
-	1799m E	Fox Earth	Ancient & Semi-Natural Woodland
-	1813m N	Unknown	Ancient Replanted Woodland
-	1835m S	Unknown	Ancient & Semi-Natural Woodland
-	1845m N	Hammerhill Wood	Ancient & Semi-Natural Woodland
-	1882m E	Tulleys Rough	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**3**

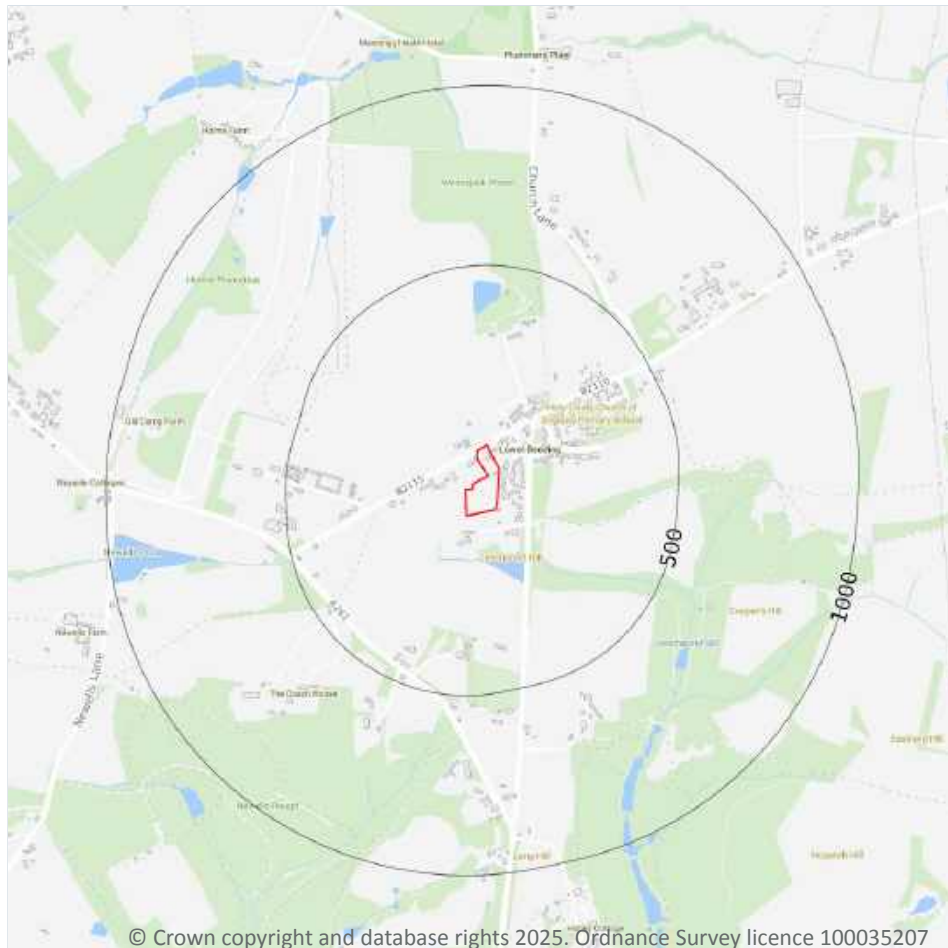
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Adur East (Sakeham) NVZ	Surface Water	522	Existing
17m W	River Arun (u/s Pallingham) NVZ	Surface Water	523	Existing
1131m S	Adur East (Sakeham) NVZ	Surface Water	522	Existing

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

0

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

2

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on [page 53](#) >

ID: -
Location: 1814m N
SSSI name: St. Leonard's Forest
Unit name: 1
Broad habitat: Broadleaved, Mixed And Yew Woodland - Lowland
Condition: Unfavourable - Declining
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Mixed: Scrub, Woodland	Unfavourable - Declining	29/01/2024
Lowland mixed deciduous woodland	Unfavourable - Declining	16/04/2025
Population of nationally scarce butterfly species - Apatura iris, Purple Emperor	Unfavourable - Recovering	09/04/2013

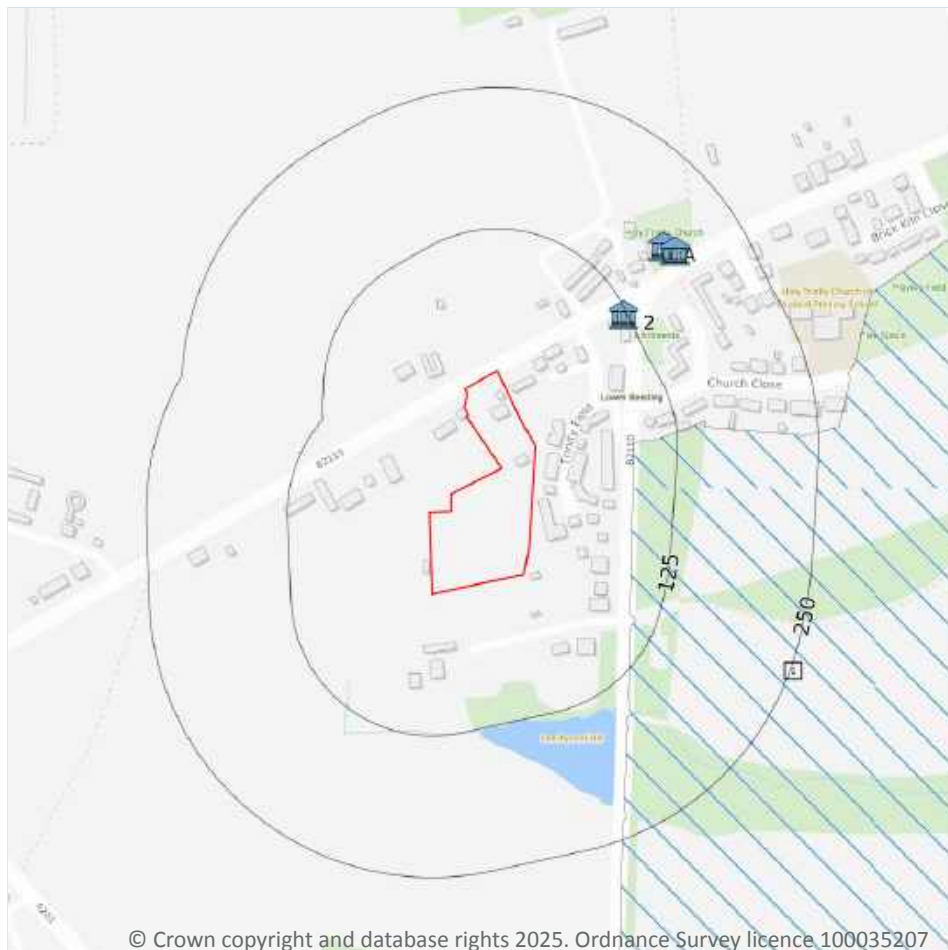
ID: -
Location: 1840m N
SSSI name: St. Leonard's Forest
Unit name: Hawkins Pond
Broad habitat: Standing Open Water And Canals
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Mixed: Scrub, Woodland	Unfavourable - Declining	29/01/2024
Wet woodland	Unfavourable - Declining	16/04/2025

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

1

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

Features are displayed on the Visual and cultural designations map on [page 55 >](#)

ID	Location	NAME	Data Source
1	87m E	High Weald	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

3

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 55 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	122m NE	The Plough Inn	II	1027016	28/11/1980
A	183m NE	The Parish Church Of The Holy Trinity	II	1027015	28/11/1980



ID	Location	Name	Grade	Reference Number	Listed date
A	189m NE	Lower Beeding War Memorial	II	1462995	26/04/2019

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

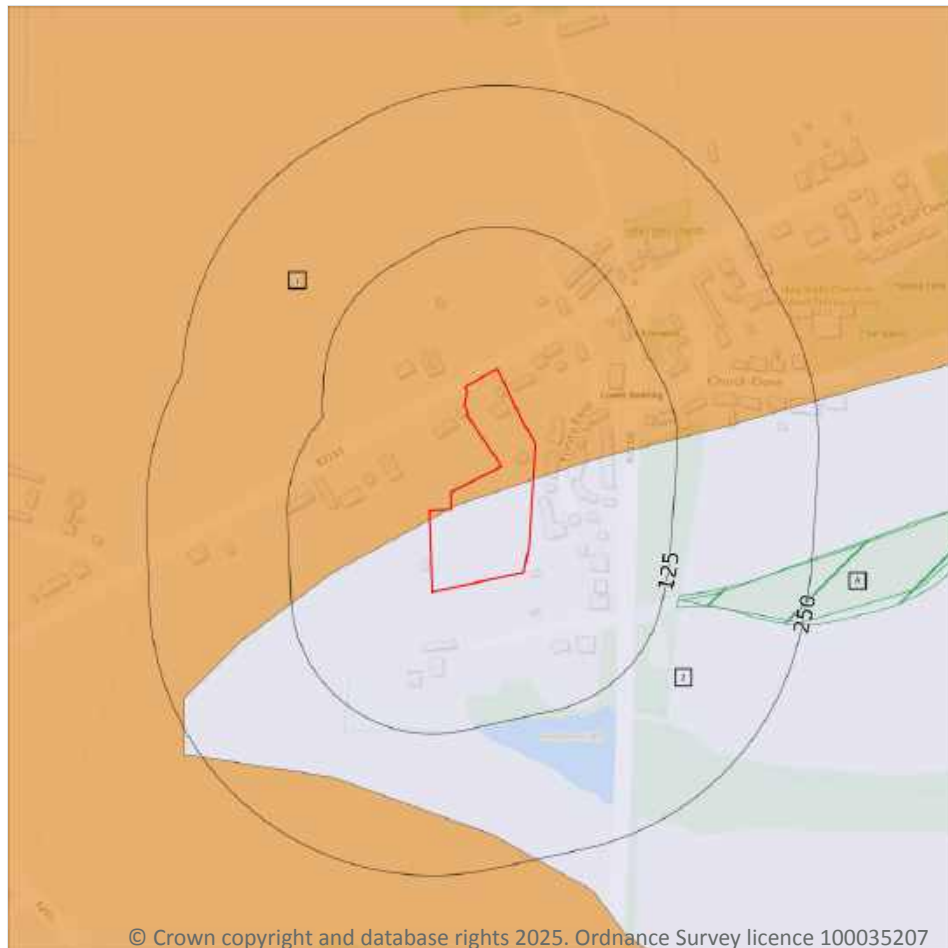
Records within 250m

0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 58](#) >

ID	Location	Classification	Description
1	On site	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

ID	Location	Classification	Description
2	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0
----------------------------	----------

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	2
----------------------------	----------

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

Features are displayed on the Agricultural designations map on [page 58](#) >

ID	Location	Description	Reference	Application date
A	138m E	Selective Fell/Thin (Conditional)	019/99/16-17	17/08/2016
A	141m E	Selective Fell/Thin (Conditional)	019/3/11-12	09/06/2011

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0
----------------------------	----------

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.



12.5 Countryside Stewardship Schemes

Records within 250m**2**

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
138m E	1233104	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
139m E	1233104	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

7

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 61](#) >

ID	Location	Main Habitat	Other habitats
A	88m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
1	89m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	93m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	103m SW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset



ID	Location	Main Habitat	Other habitats
3	105m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	153m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	156m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m **0**

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m **0**

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

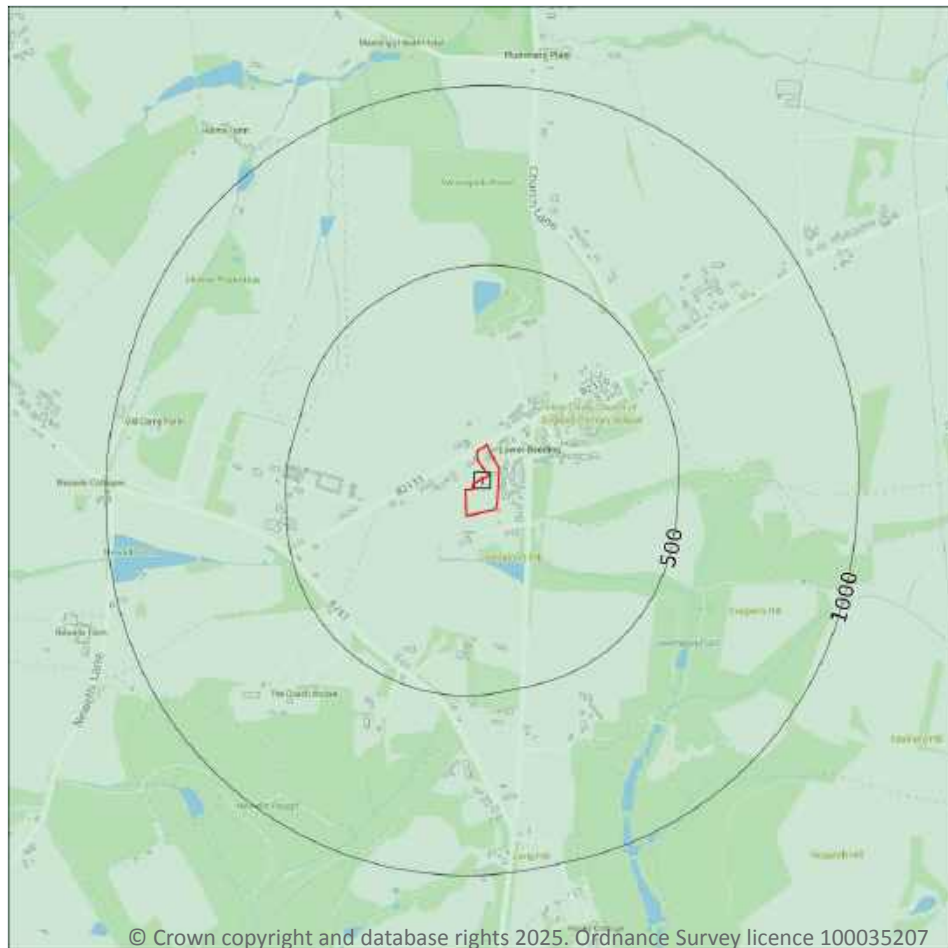
13.4 Limestone Pavement Orders

Records within 250m **0**

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)**
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 63](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	TQ22NW

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

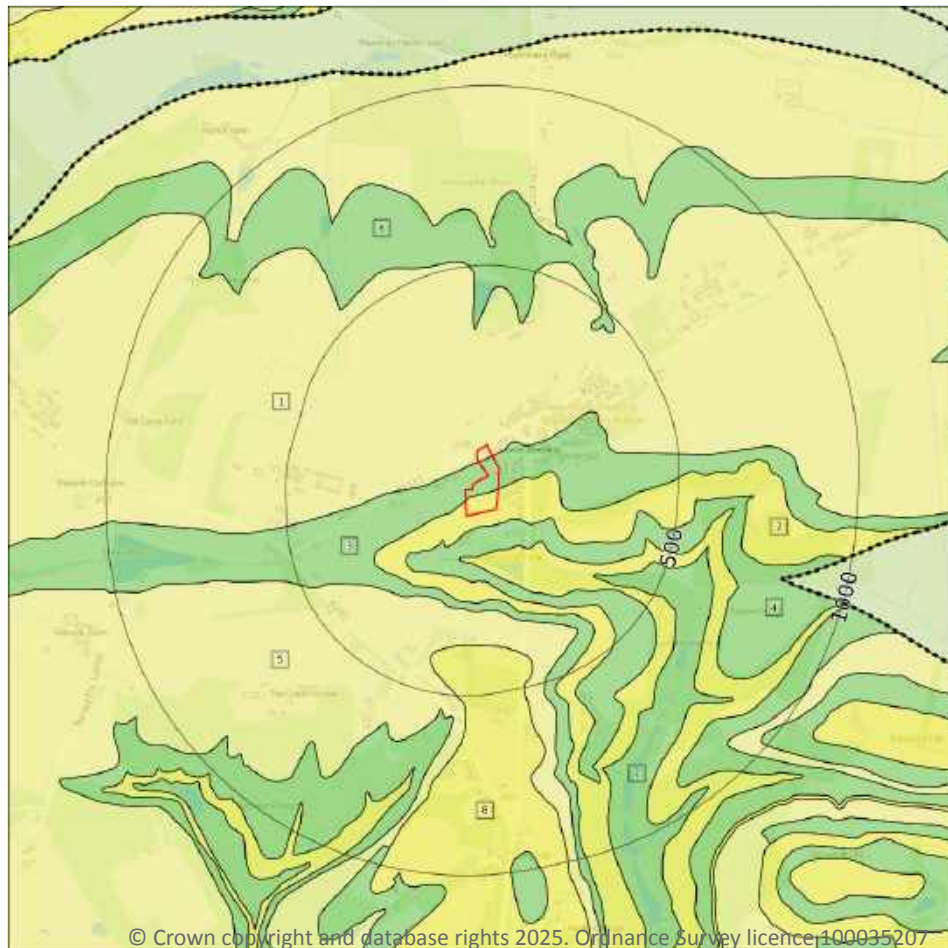
0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

8

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 66 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	UTW-SDSL	Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded	Valanginian Age
2	On site	UTW-SDST	Upper Tunbridge Wells Sand - Sandstone	Valanginian Age
3	On site	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age

ID	Location	LEX Code	Description	Rock age
4	38m S	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
5	245m S	UTW-SDSL	Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded	Valanginian Age
6	323m N	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
7	330m SE	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
8	359m S	UTW-SDST	Upper Tunbridge Wells Sand - Sandstone	Valanginian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

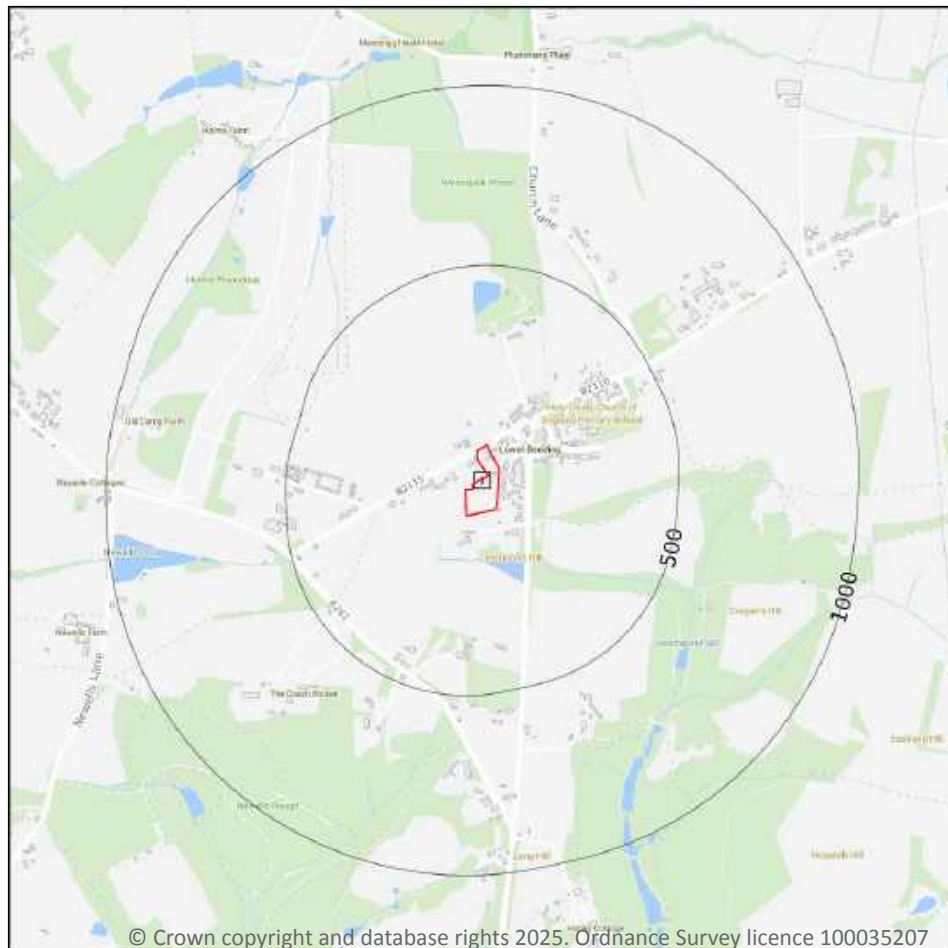
0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 68](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW302_horsham_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial

15.4 Superficial geology (50k)

Records within 500m

0

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

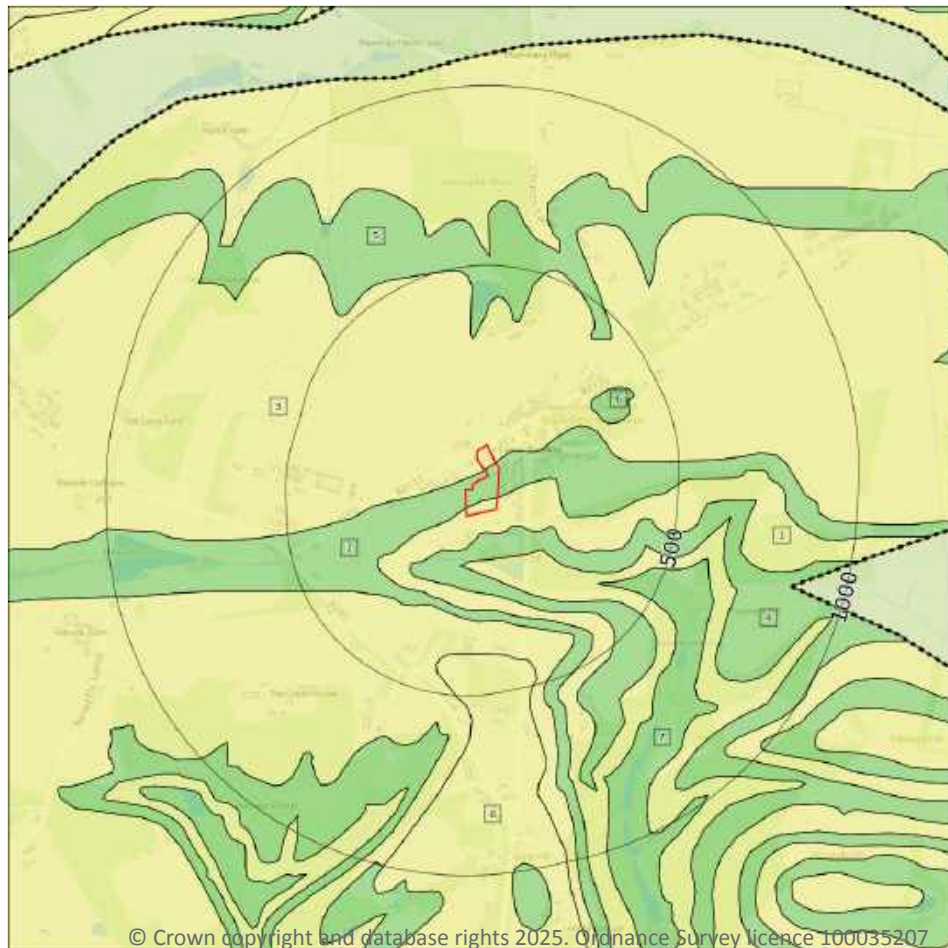
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

8

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 71 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
2	On site	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
3	On site	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN

ID	Location	LEX Code	Description	Rock age
4	57m S	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
5	299m N	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
6	306m NE	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
7	352m SE	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
8	384m S	UTW-STMD	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND MUDSTONE	VALANGINIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

3

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Very Low
On site	Mixed	High	Moderate
On site	Mixed	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.



The map displays the parish boundary as a large black circle. Within this boundary, a red outline marks the proposed development site, labeled with a red dot and the number '1'. The site is situated near the intersection of the A10 road and the A1010 road. To the north of the site are the Holy Trinity Church and the Holy Trinity Church of England Primary School. To the south is the Holy Trinity Church of England Nursery. Other labels on the map include 'Holy Trinity Church', 'Holy Trinity Church of England Primary School', 'Holy Trinity Church of England Nursery', 'Church Close', 'Lovers Meeting', 'Barnard's', 'Play Area', 'Paved Area', 'A10', 'A1010', and 'A1010'. The map also shows various buildings, roads, and green spaces.

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

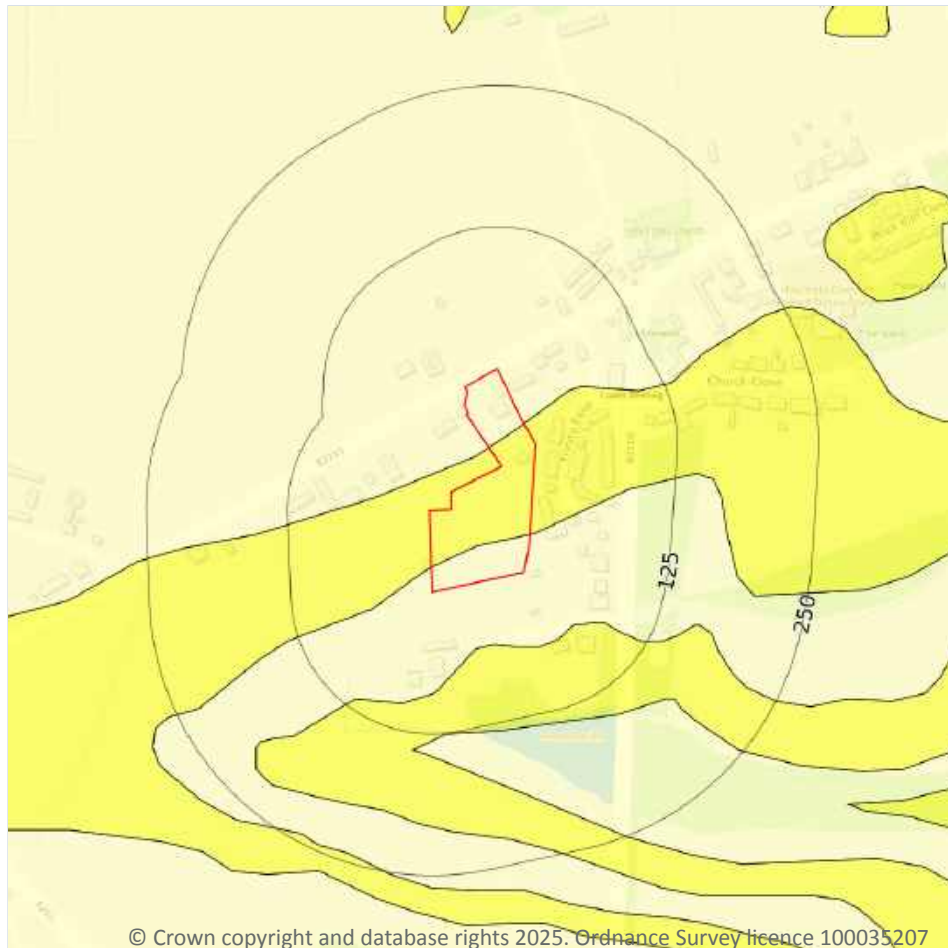
1

Features are displayed on the Boreholes map on [page 73](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	On site	521880 127280	SANDYGATE LANE, LOWER BEEDING	39.01	N	584533 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

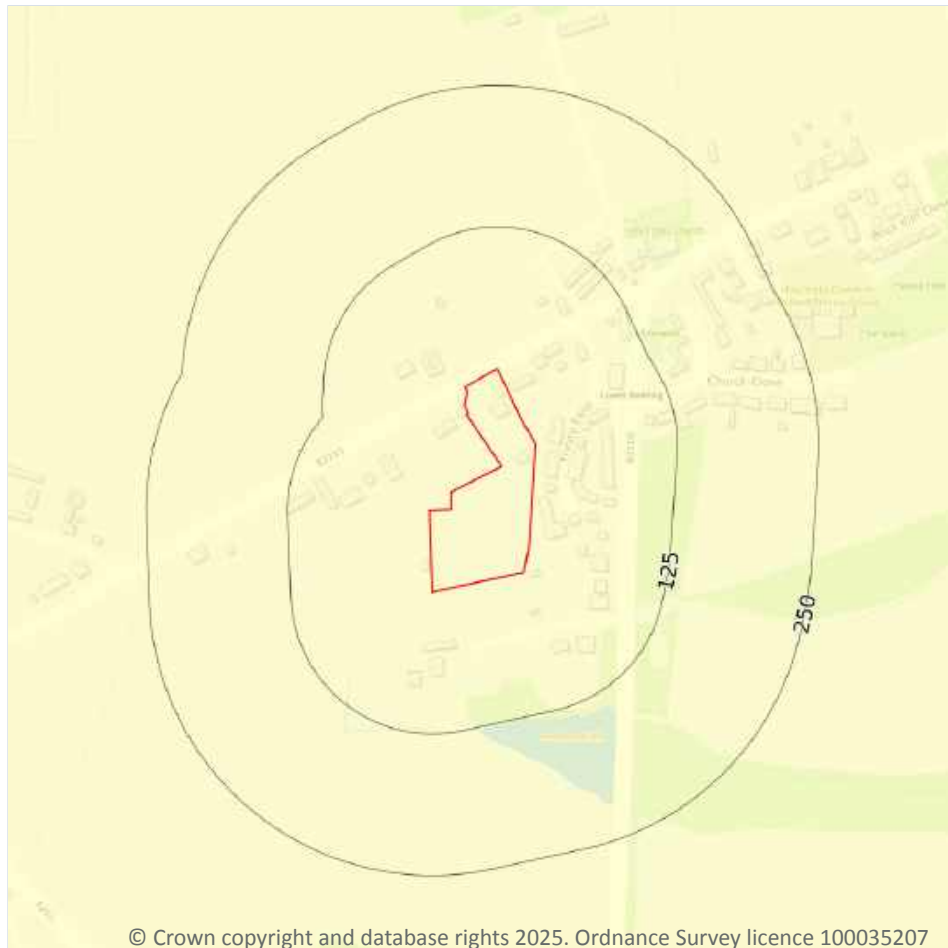
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 74 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

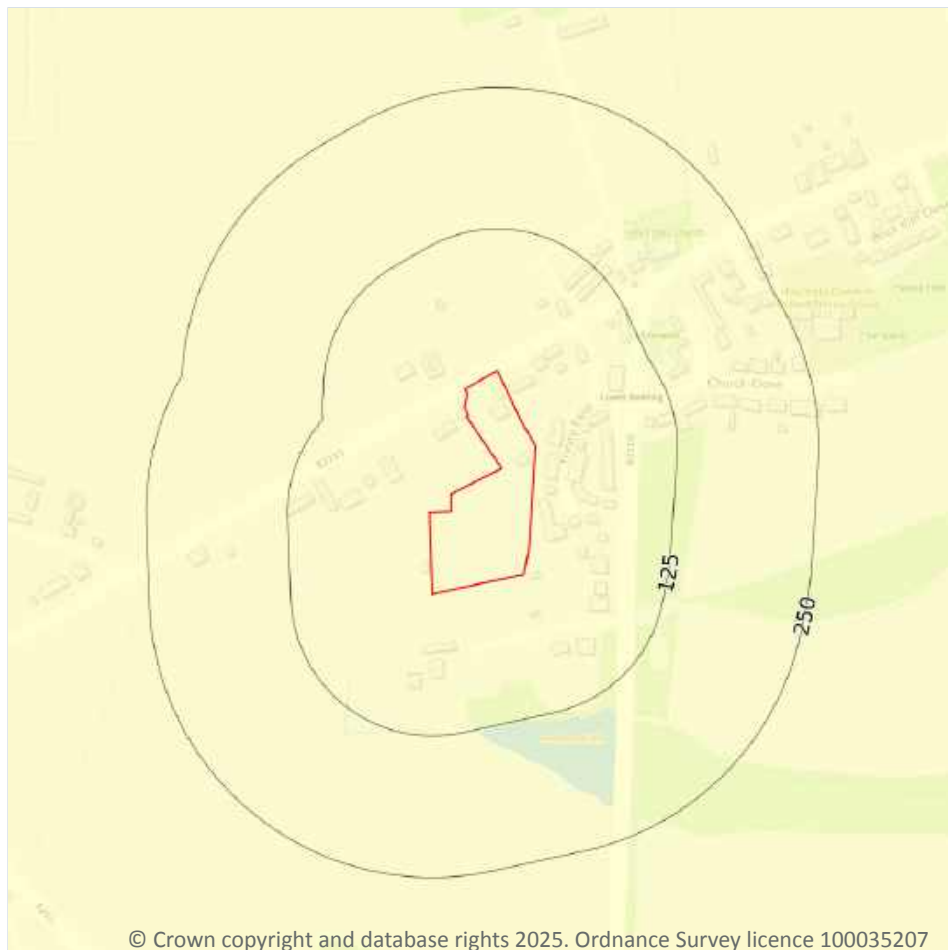
Features are displayed on the Natural ground subsidence - Running sands map on [page 75 >](#)

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

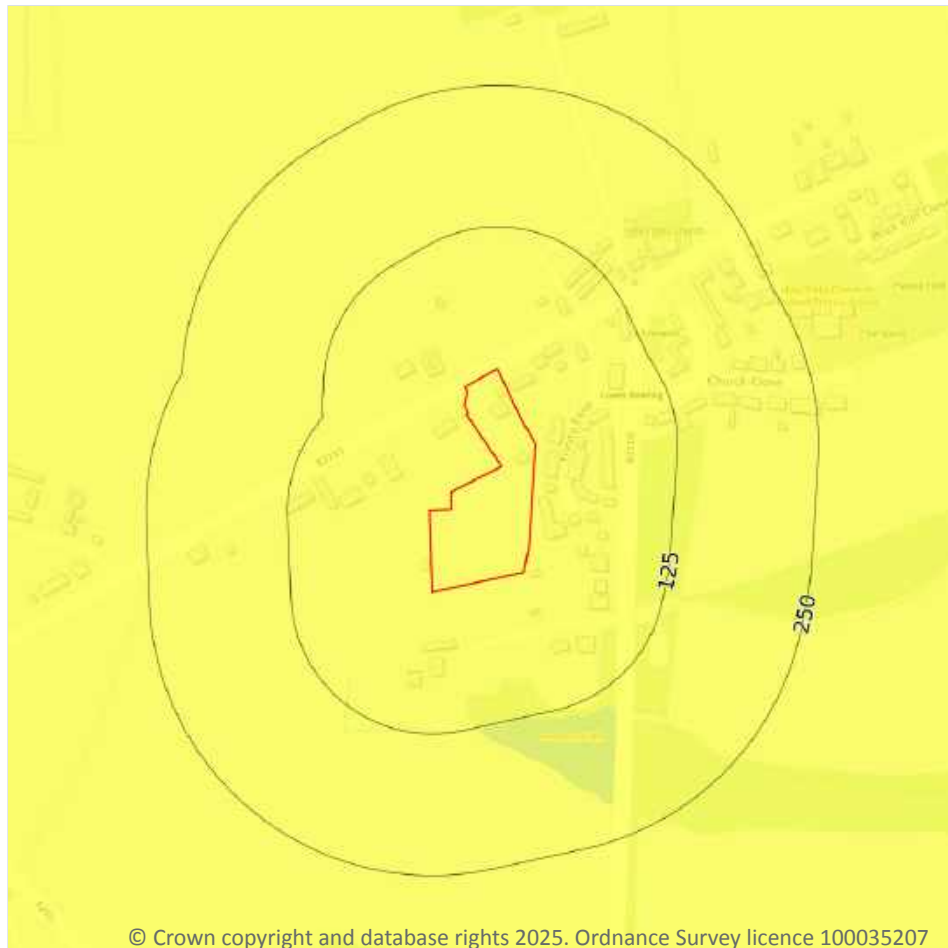
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 76 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

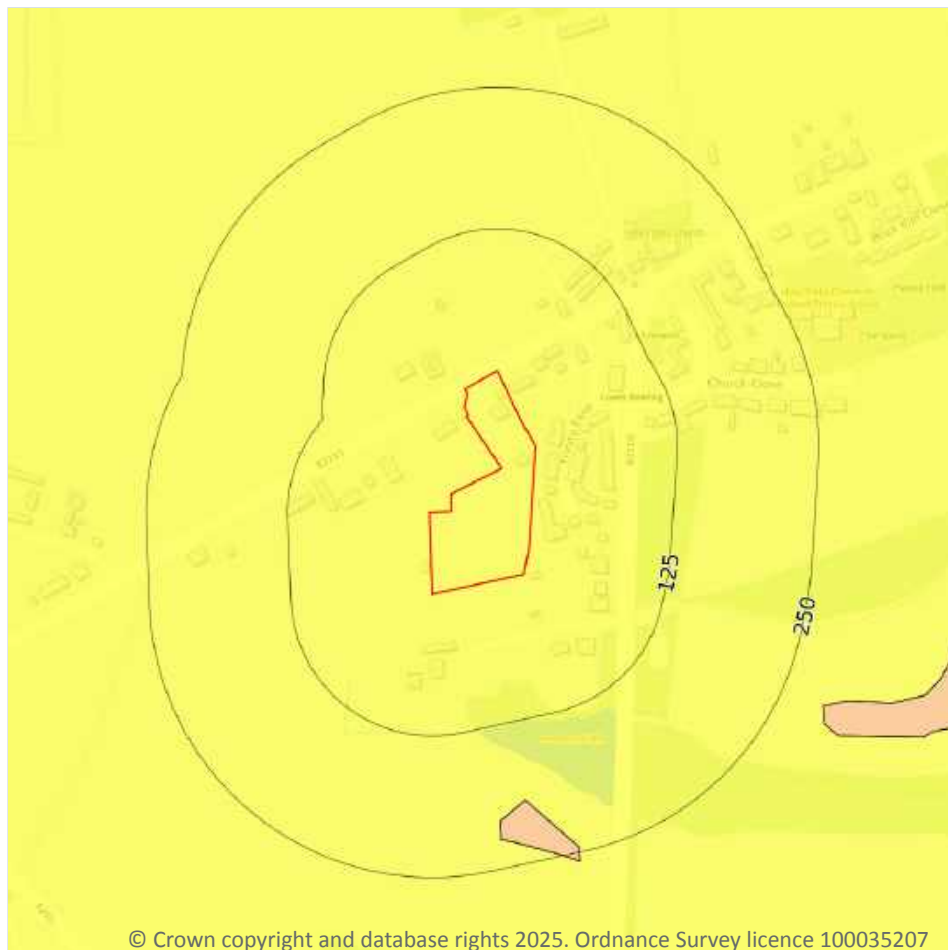
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 77 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☒ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

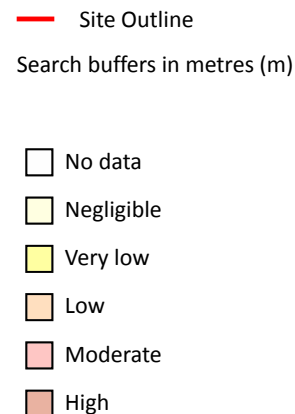
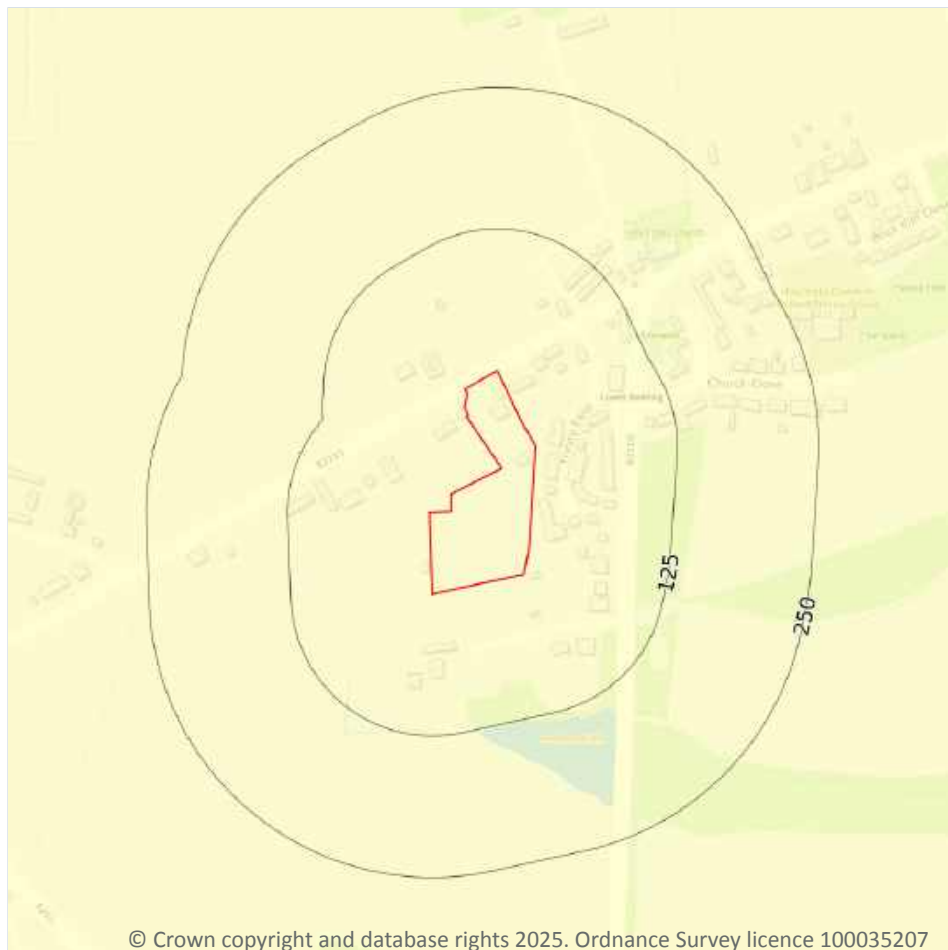
Features are displayed on the Natural ground subsidence - Landslides map on [page 78](#) >

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 79](#) >

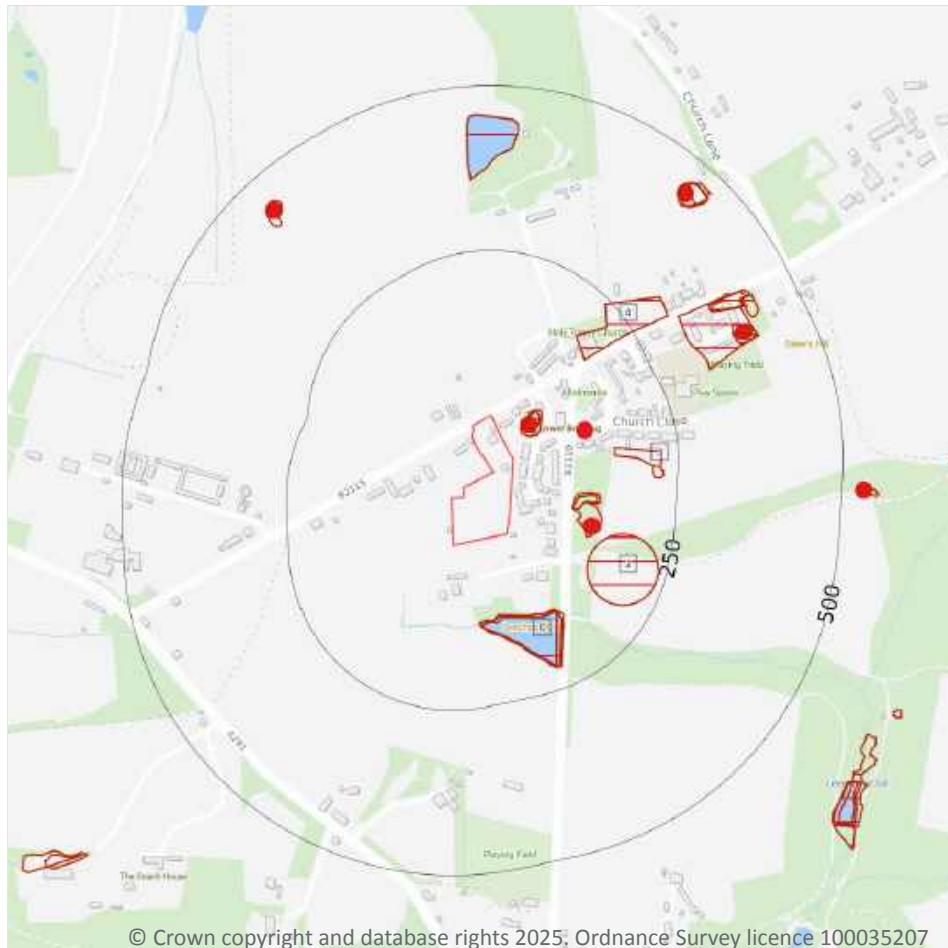
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

6

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 81](#) >

ID	Location	Details	Description
A	46m NE	Name: Lower Beeding Brick & Tile Works Address: Lower Beeding, HORSHAM, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
1	117m E	Name: Lower Beeding Brick & Tile Works Address: Lower Beeding, HORSHAM, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
B	125m E	Name: Leechpond Hill Address: Lower Beeding, HORSHAM, West Sussex Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
D	400m NE	Name: Lower Beeding Brick Works Address: Lower Beeding, HORSHAM, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.



ID	Location	Details	Description
E	444m NW	Name: Lower Beeding Gravel Pit Address: Lower Beeding, HORSHAM, West Sussex Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
F	447m NE	Name: Lower Beeding Address: Lower Beeding, HORSHAM, West Sussex Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

13

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 81](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	31m NE	Ponds	1909	1:10560
A	34m NE	Pond	1979	1:10000
A	34m NE	Pond	1962	1:10560
B	94m E	Unspecified Quarry	1909	1:10560
B	95m E	Pond	1979	1:10000
B	95m E	Pond	1962	1:10560
C	118m S	Pond	1979	1:10000
C	118m S	Pond	1962	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	119m S	Pond	1909	1:10560
C	123m S	Pond	1875	1:10560
2	130m E	Filter Beds	1979	1:10000
3	154m E	Brick and Tile Works	1875	1:10560
4	165m NE	Grave Yard	1875	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

1

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on [page 81 >](#)

ID	Location	Name	Commodity	Class	Likelihood
-	850m E	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**0**

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.



18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site

0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

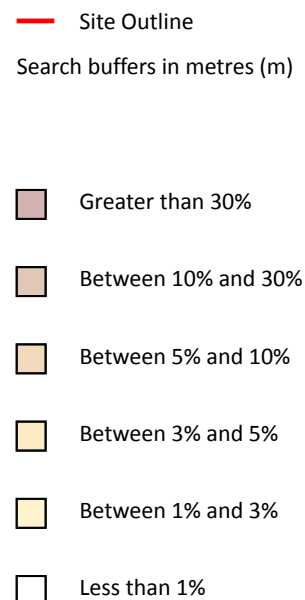
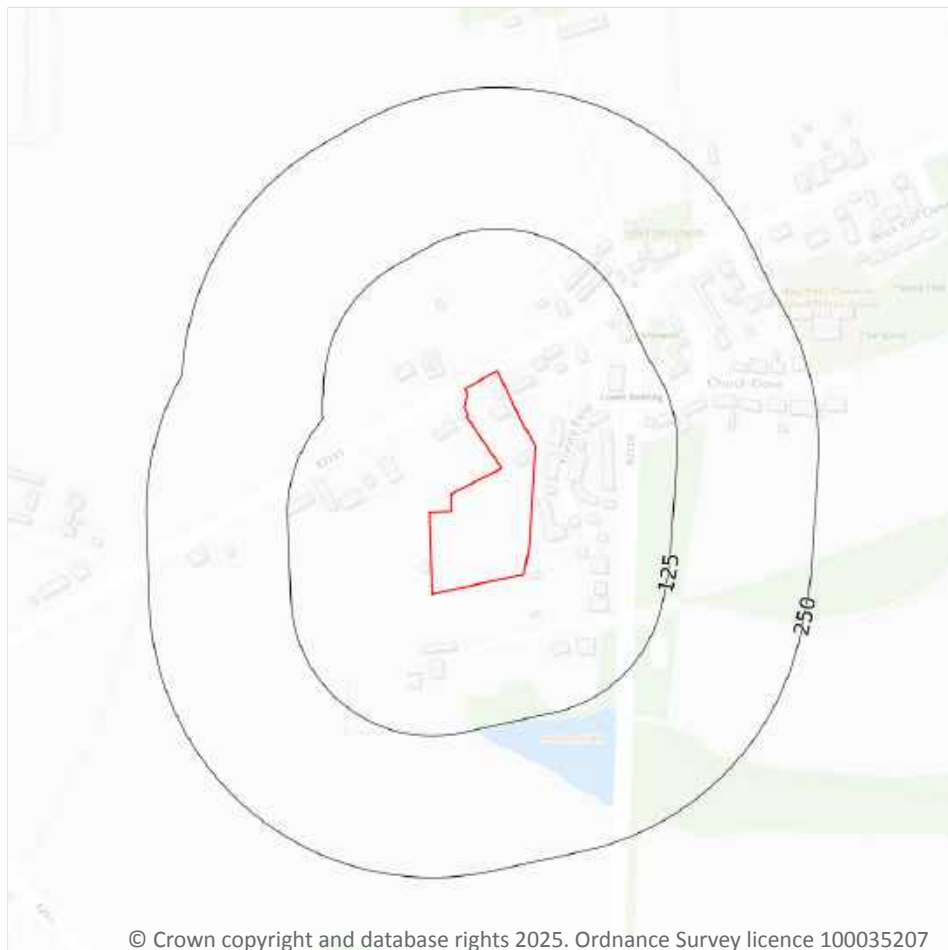
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 90](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

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SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: County Series

Map date: 1874-1875

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1874
Edition N/A
Copyright N/A
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Surveyed 1875
Revised 1875
Edition N/A
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Levelled N/A

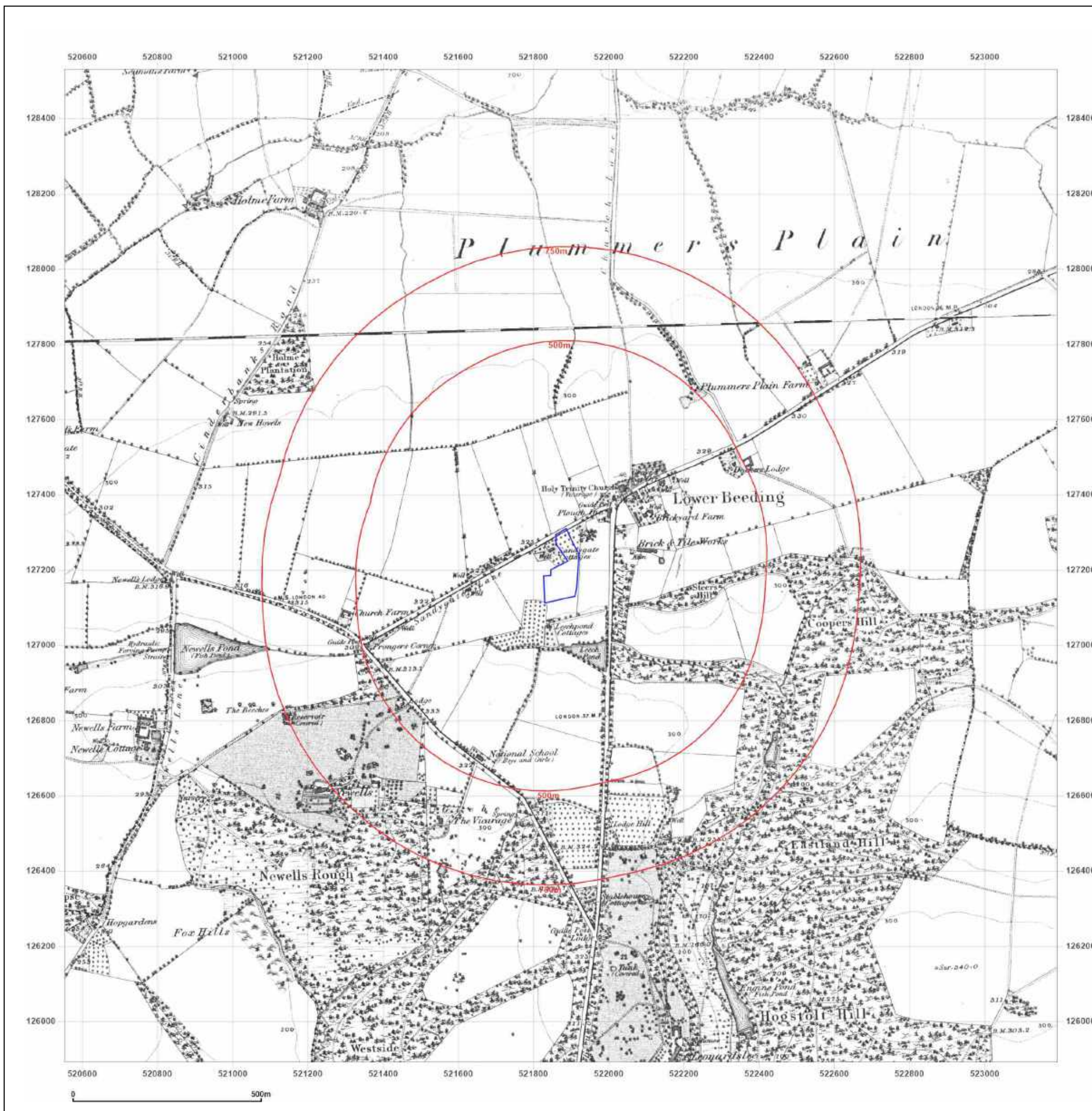


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Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: County Series

Map date: 1895-1896

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1896
Edition N/A
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Surveyed N/A
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Edition N/A
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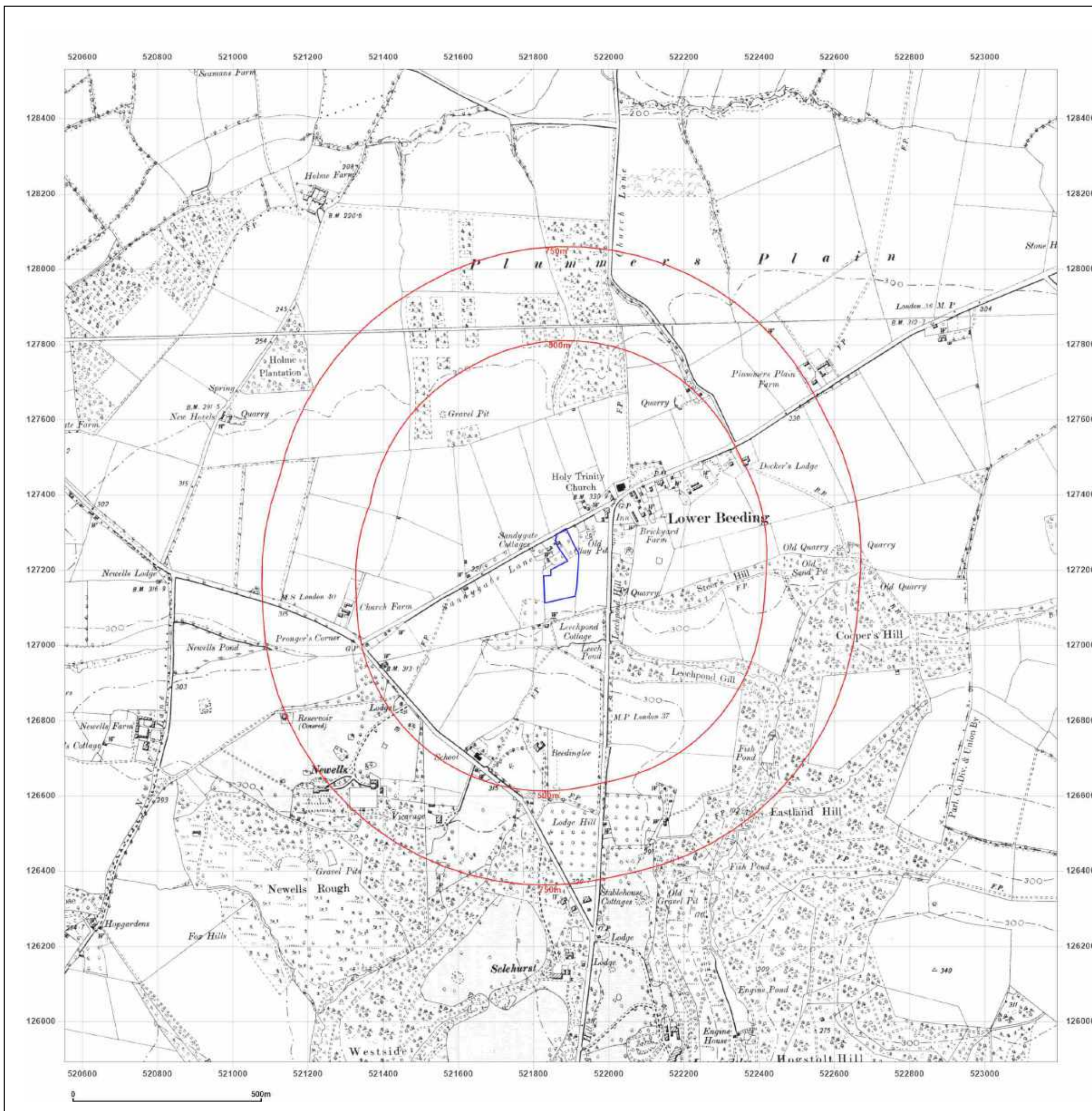


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Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: County Series

Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



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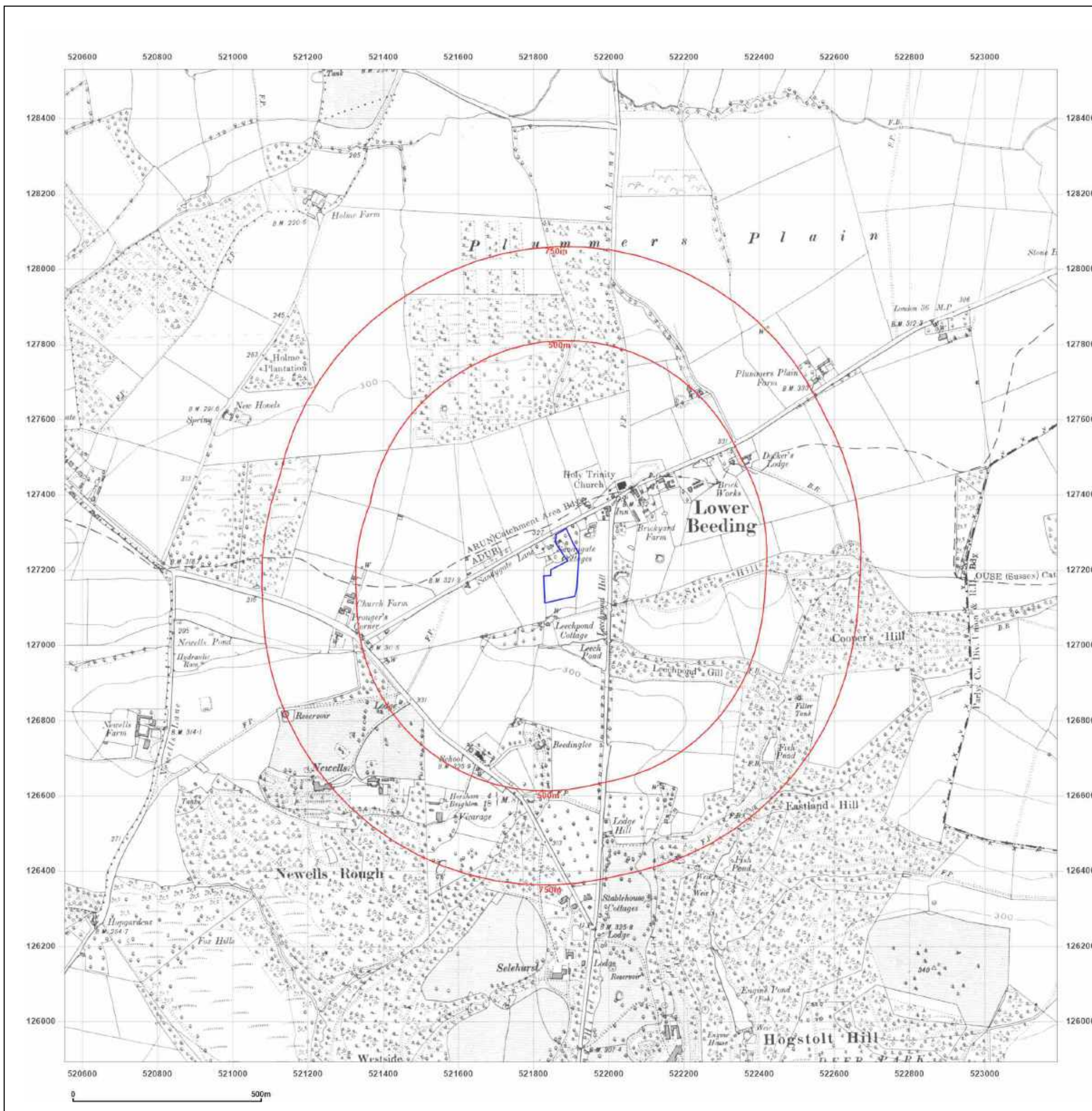


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Grid Ref: 521872, 127211

Map Name: County Series

Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



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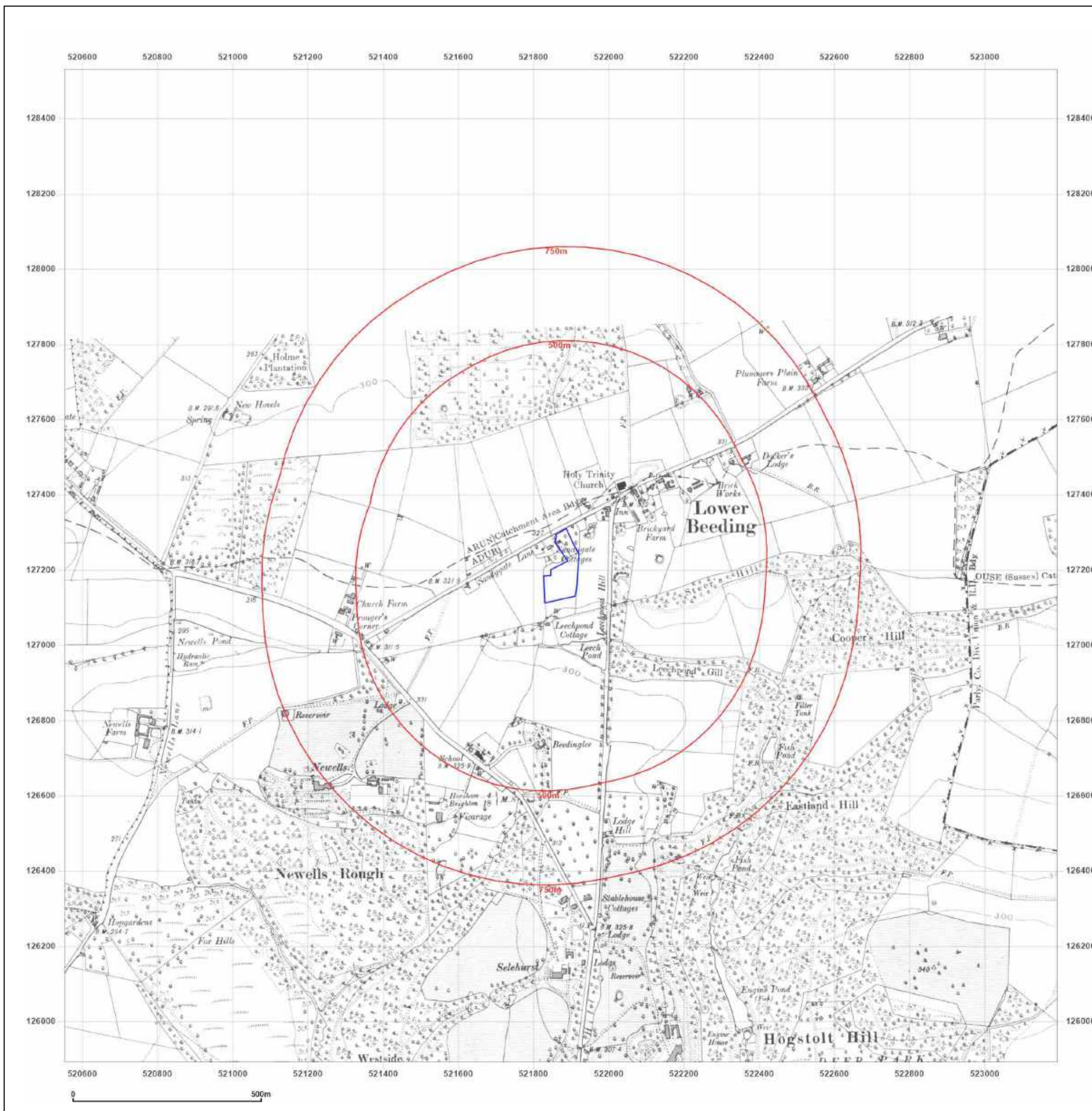


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Grid Ref: 521872, 127211

Map Name: County Series

Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
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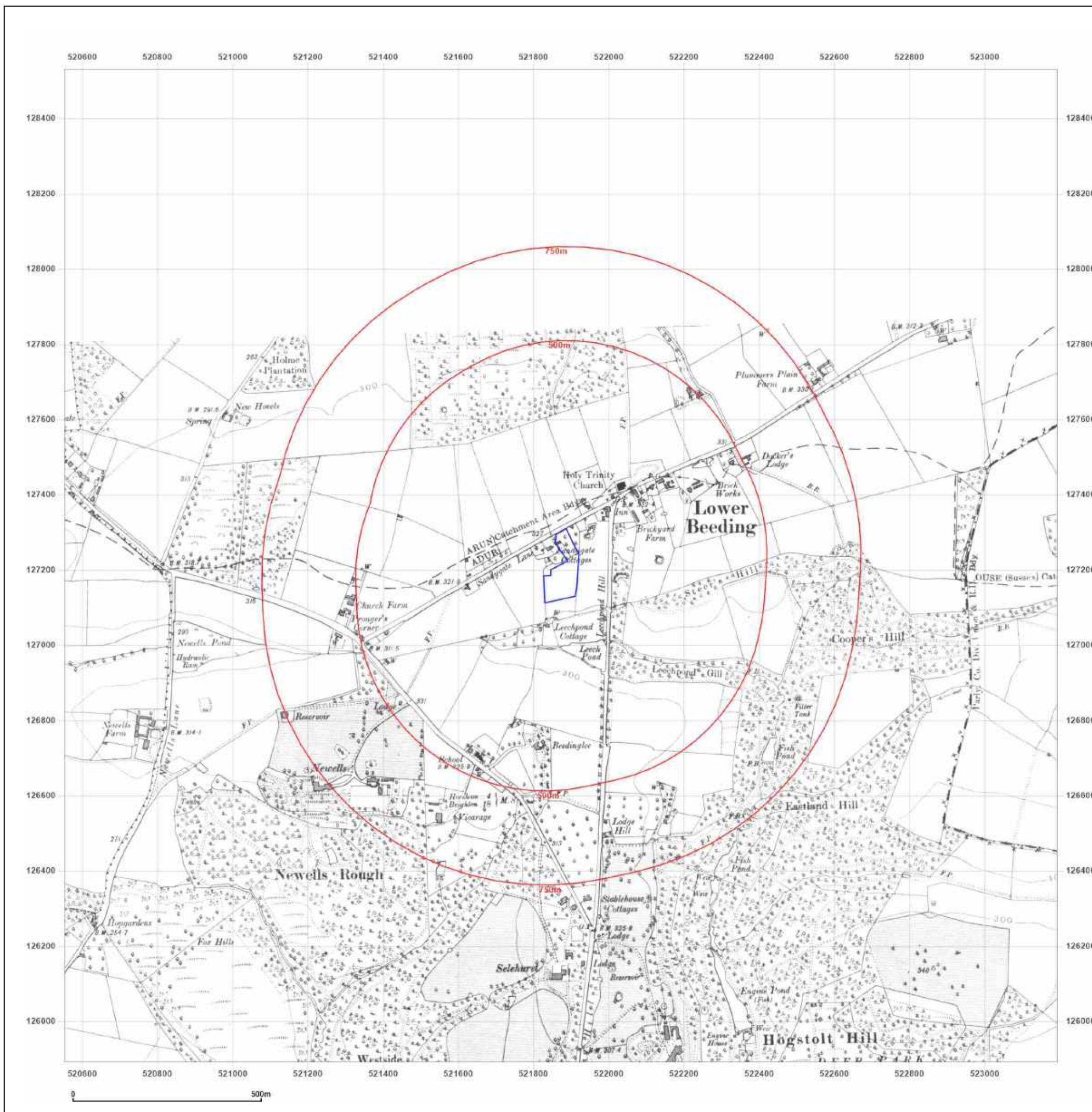


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Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: County Series

Map date: 1909-1912

Scale: 1:10,560

Printed at: 1:10,560



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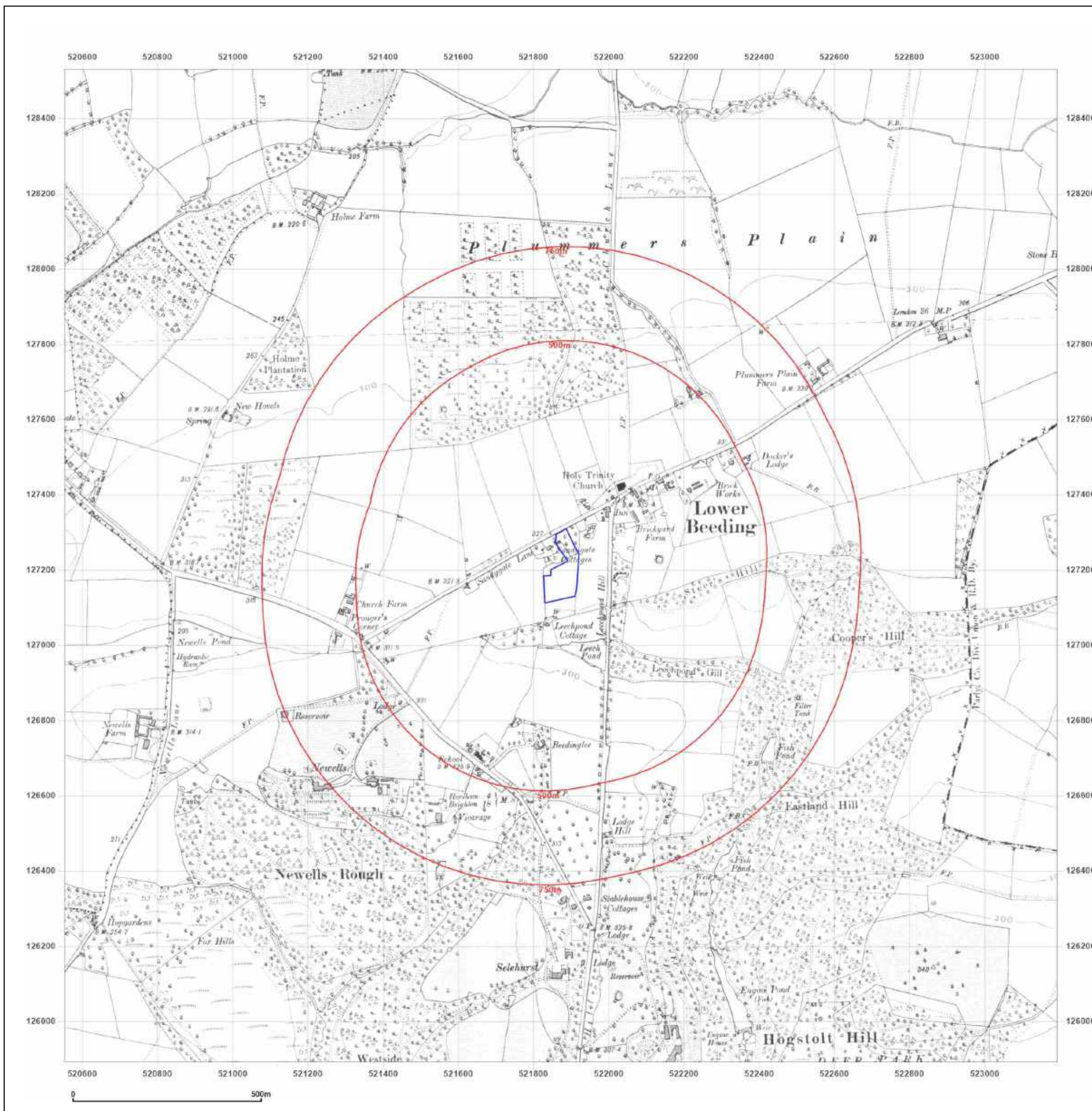


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Grid Ref: 521872, 127211

Map Name: County Series

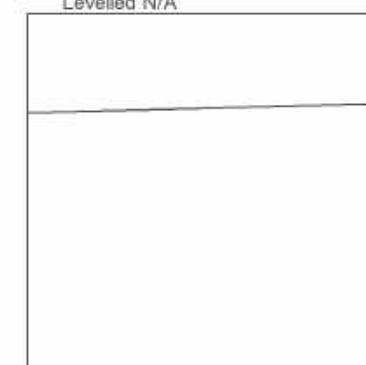
Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

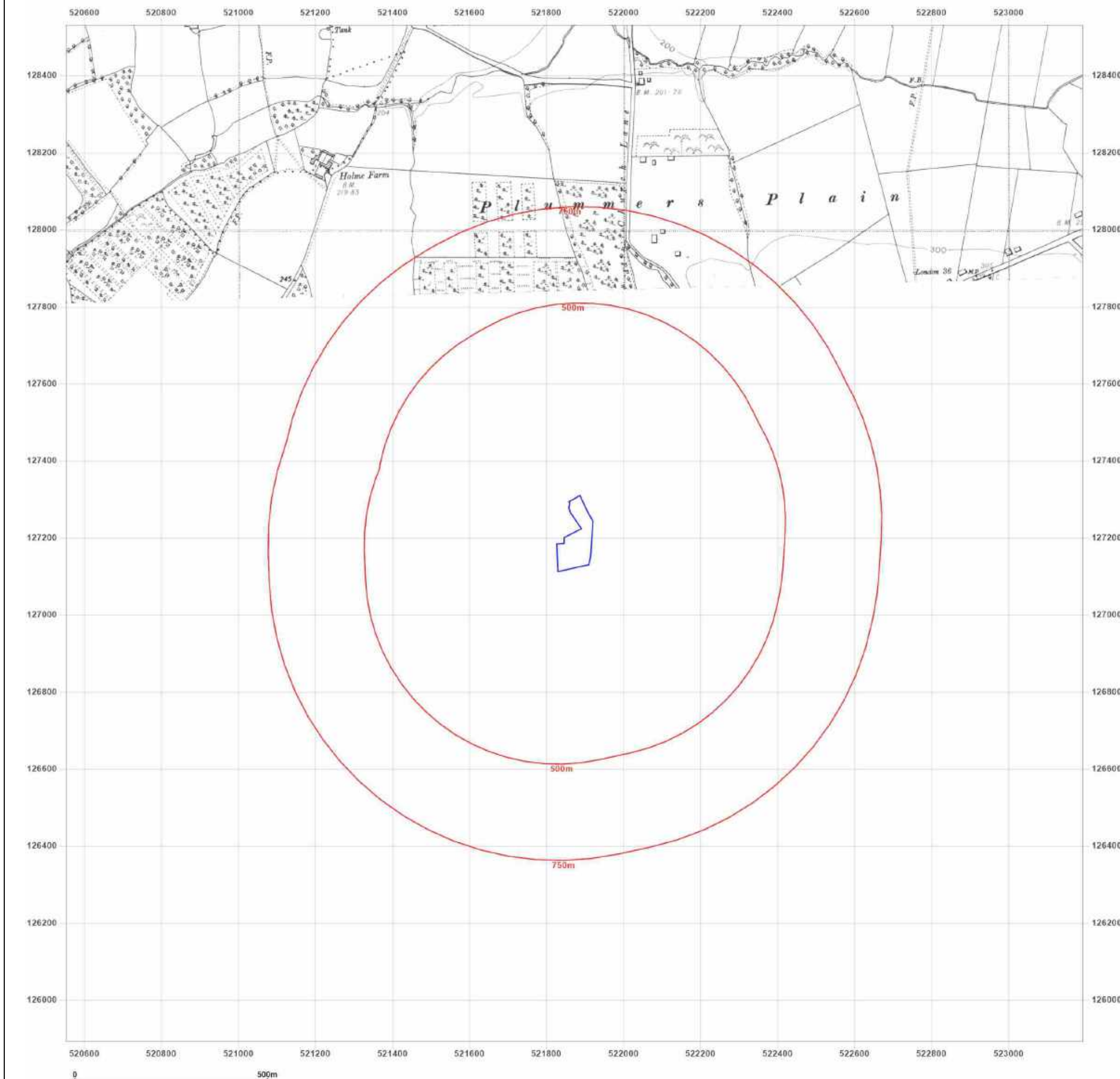


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Site Details:

CEDAR COTTAGE, SANDYGATE
LANE, LOWER BEEDING, WEST
SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: Provisional

Map date: 1962

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1962
Revised 1962
Edition N/A
Copyright N/A
Levelled N/A

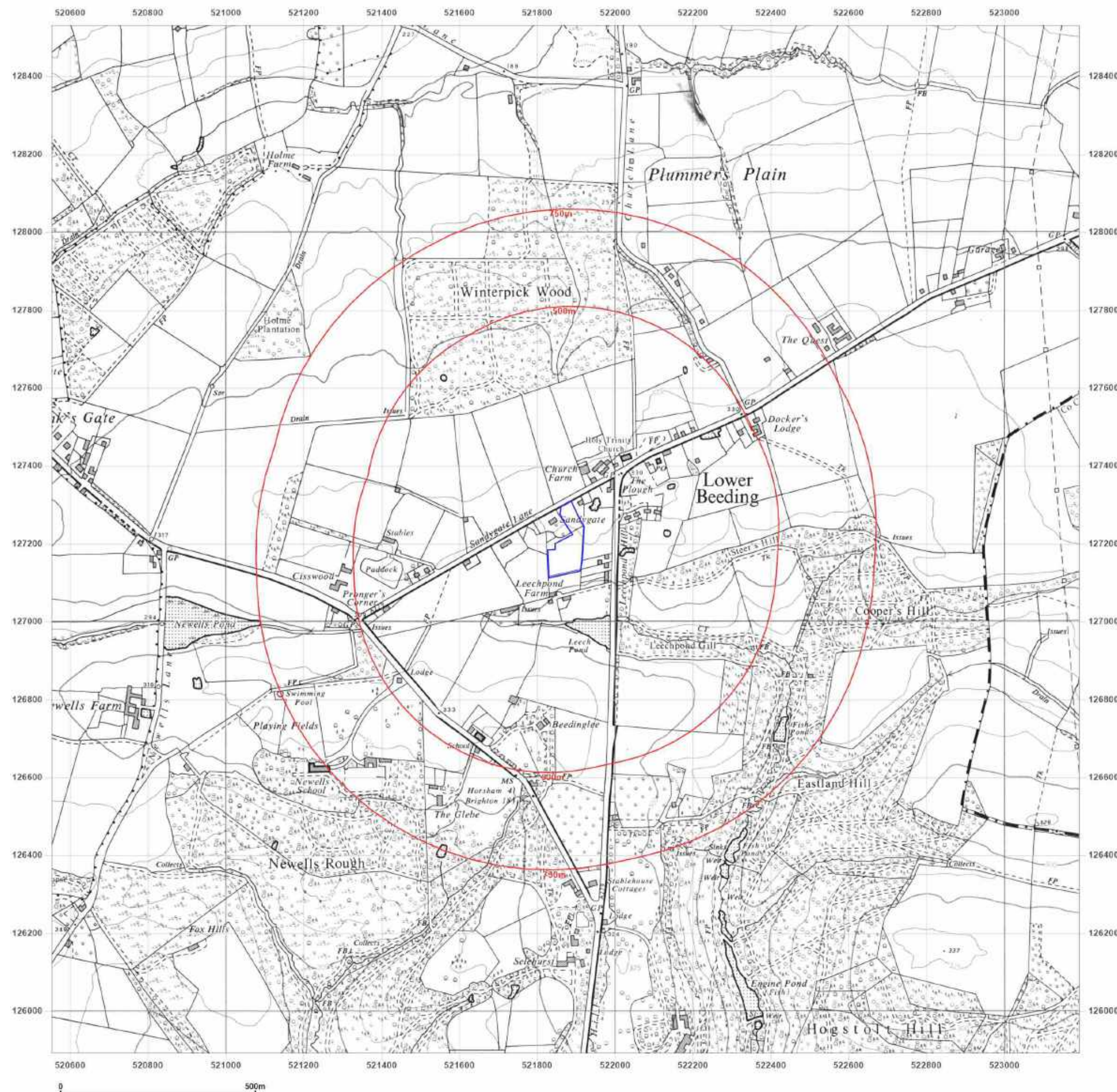


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Site Details:

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LANE, LOWER BEEDING, WEST
SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: National Grid

Map date: 1979

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1977
Revised 1979
Edition N/A
Copyright N/A
Levelled N/A

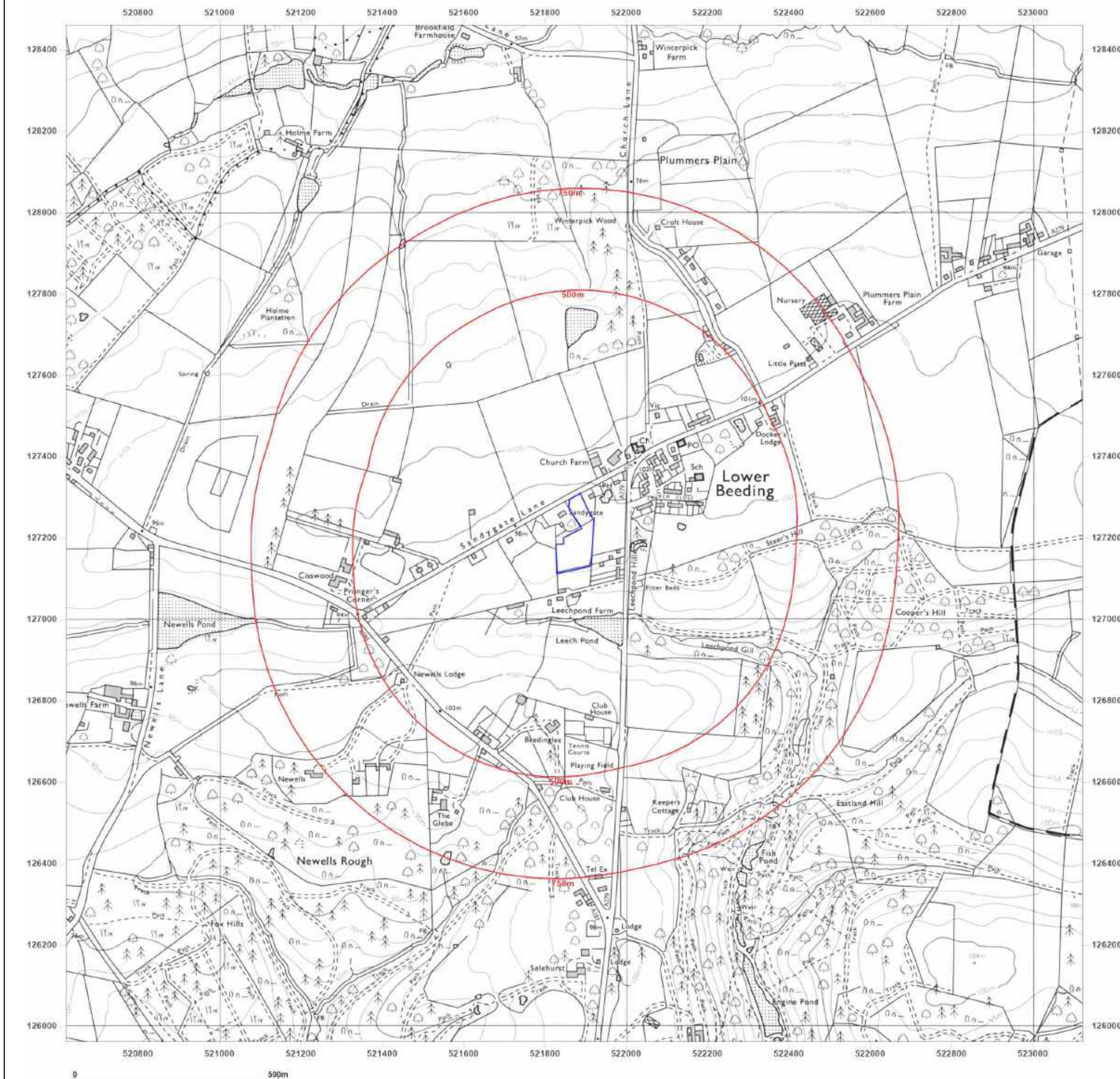


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Site Details:

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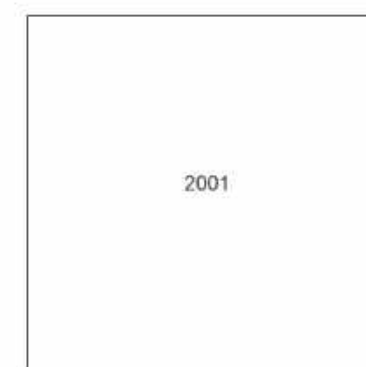
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Grid Ref: 521872, 127211

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

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Site Details:

CEDAR COTTAGE, SANDYGATE LANE, LOWER BEEDING, WEST SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



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Site Details:

CEDAR COTTAGE, SANDYGATE LANE, LOWER BEEDING, WEST SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



2025

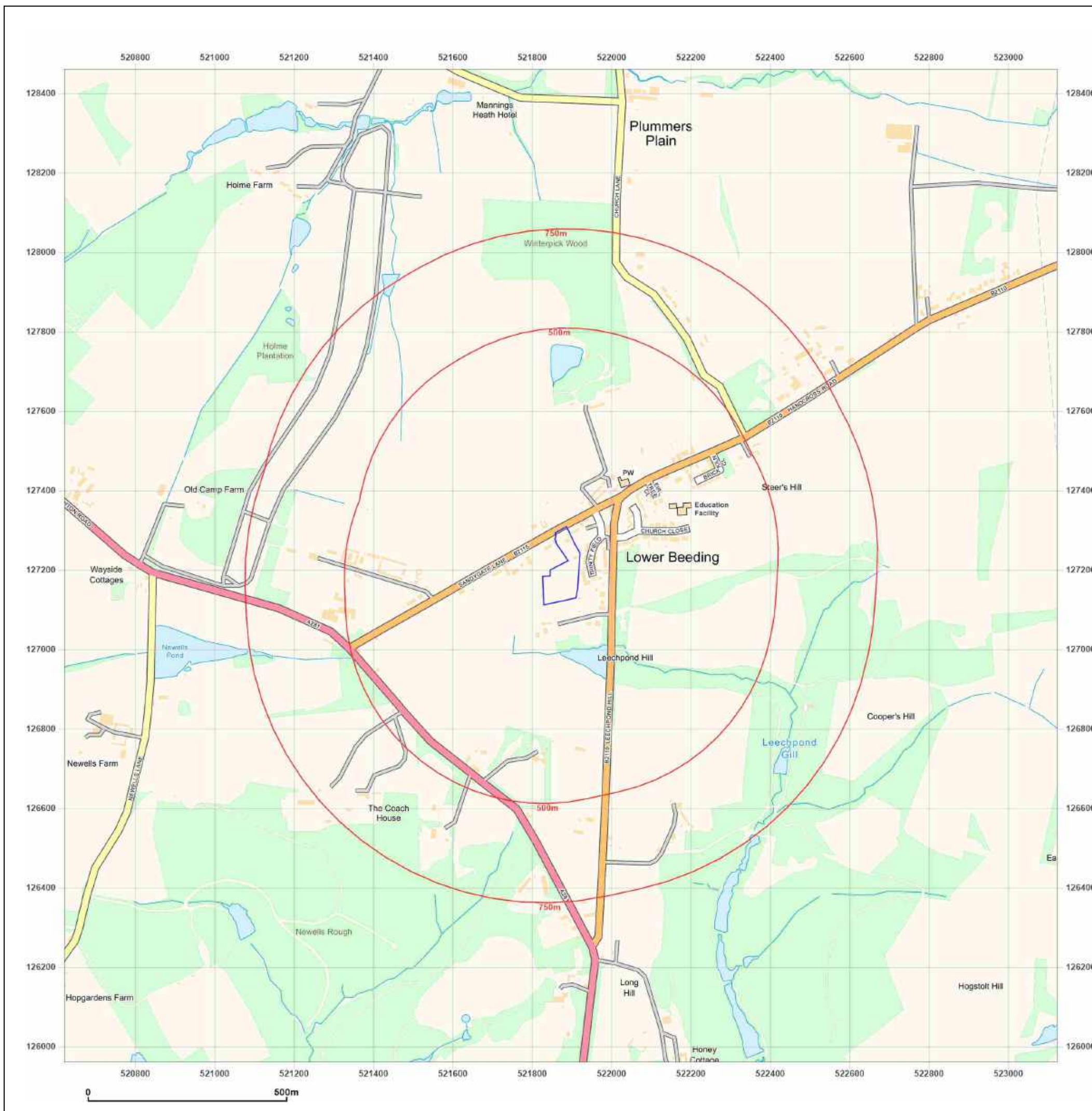


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Site Details:

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Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: County Series

Map date: 1874

Scale: 1:2,500

Printed at: 1:2,500



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

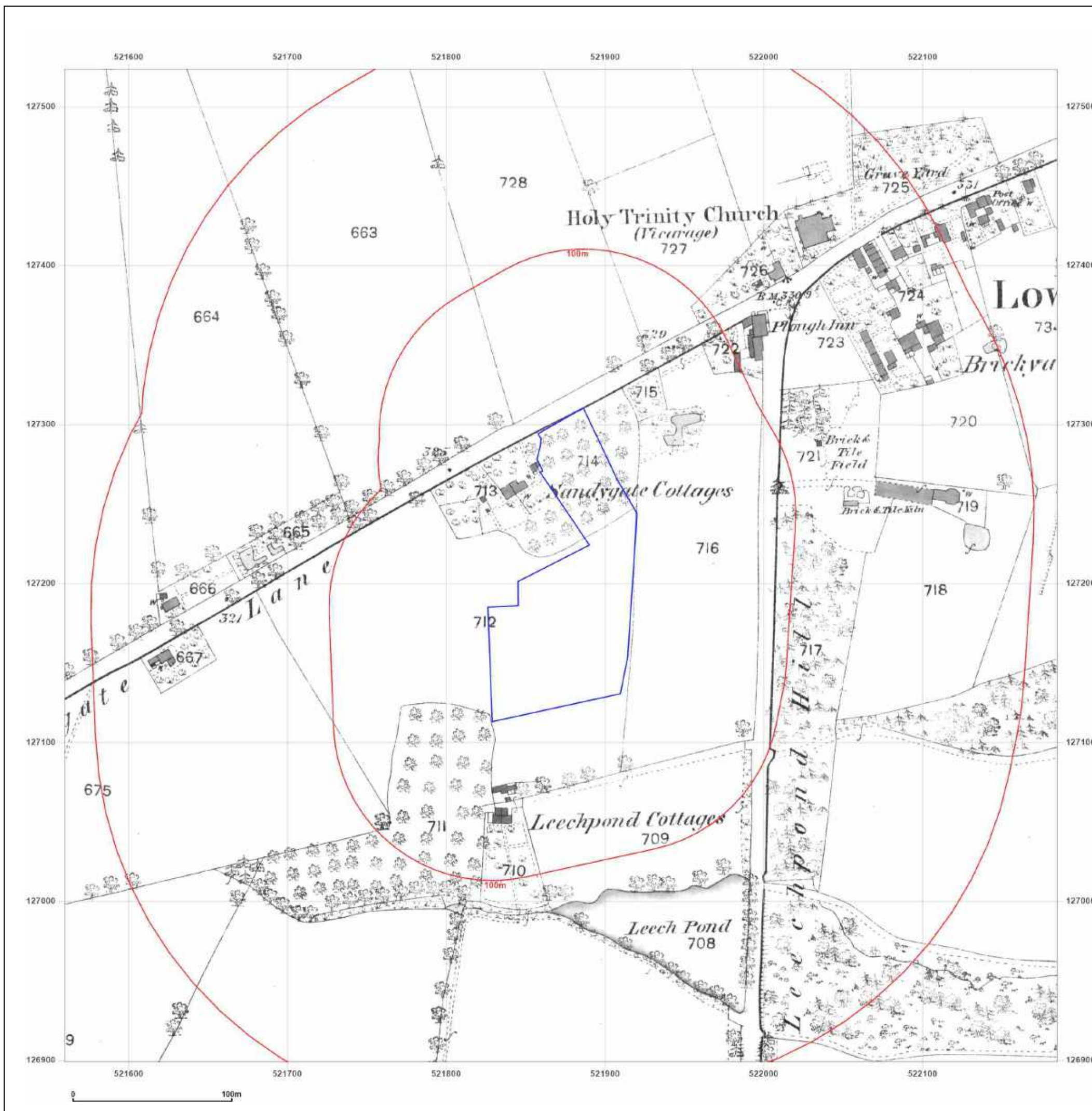


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Site Details:

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SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: County Series

Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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

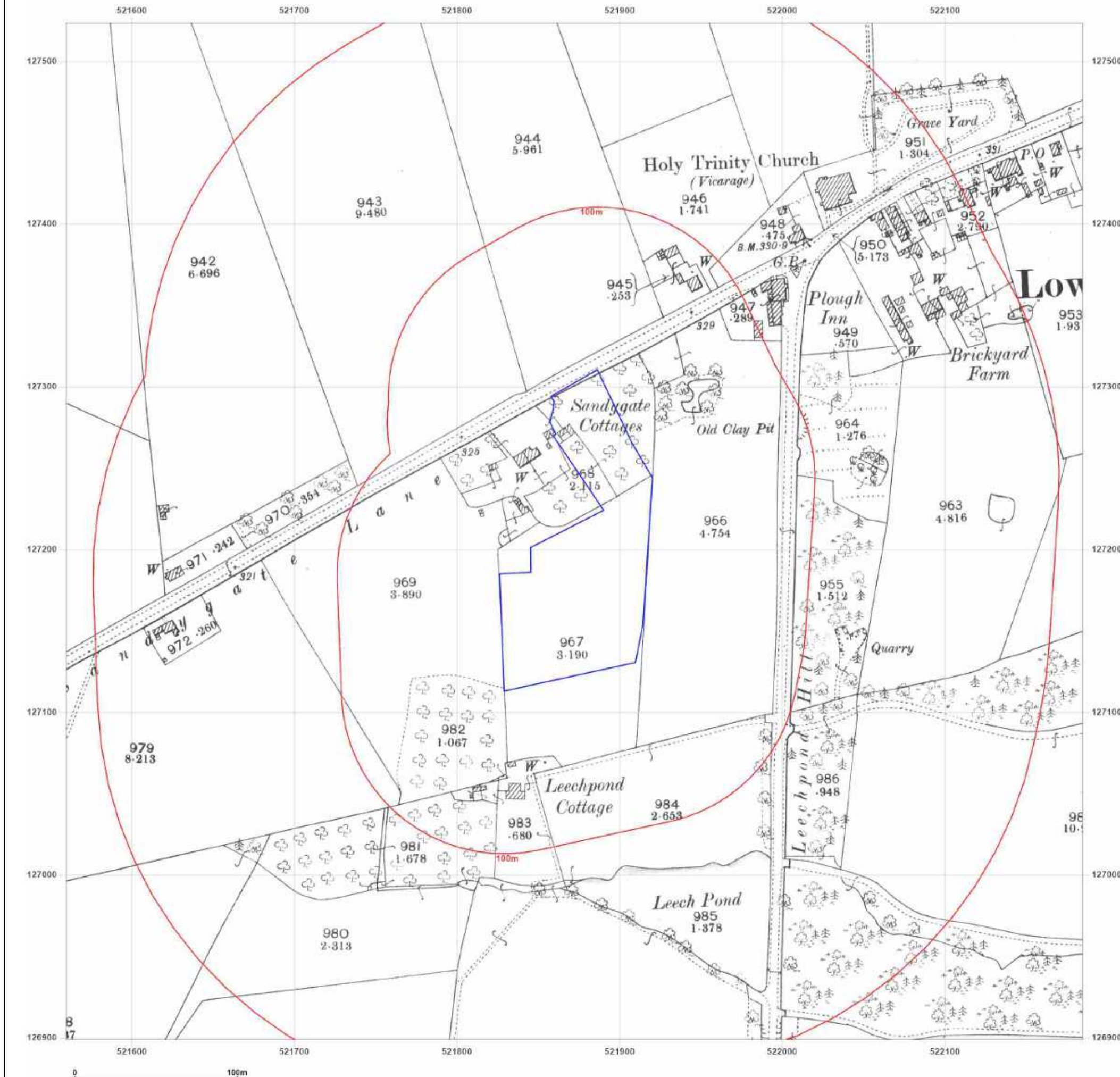


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Site Details:

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LANE, LOWER BEEDING, WEST
SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: County Series

Map date: 1911

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1911
Revised 1911
Edition N/A
Copyright N/A
Levelled N/A

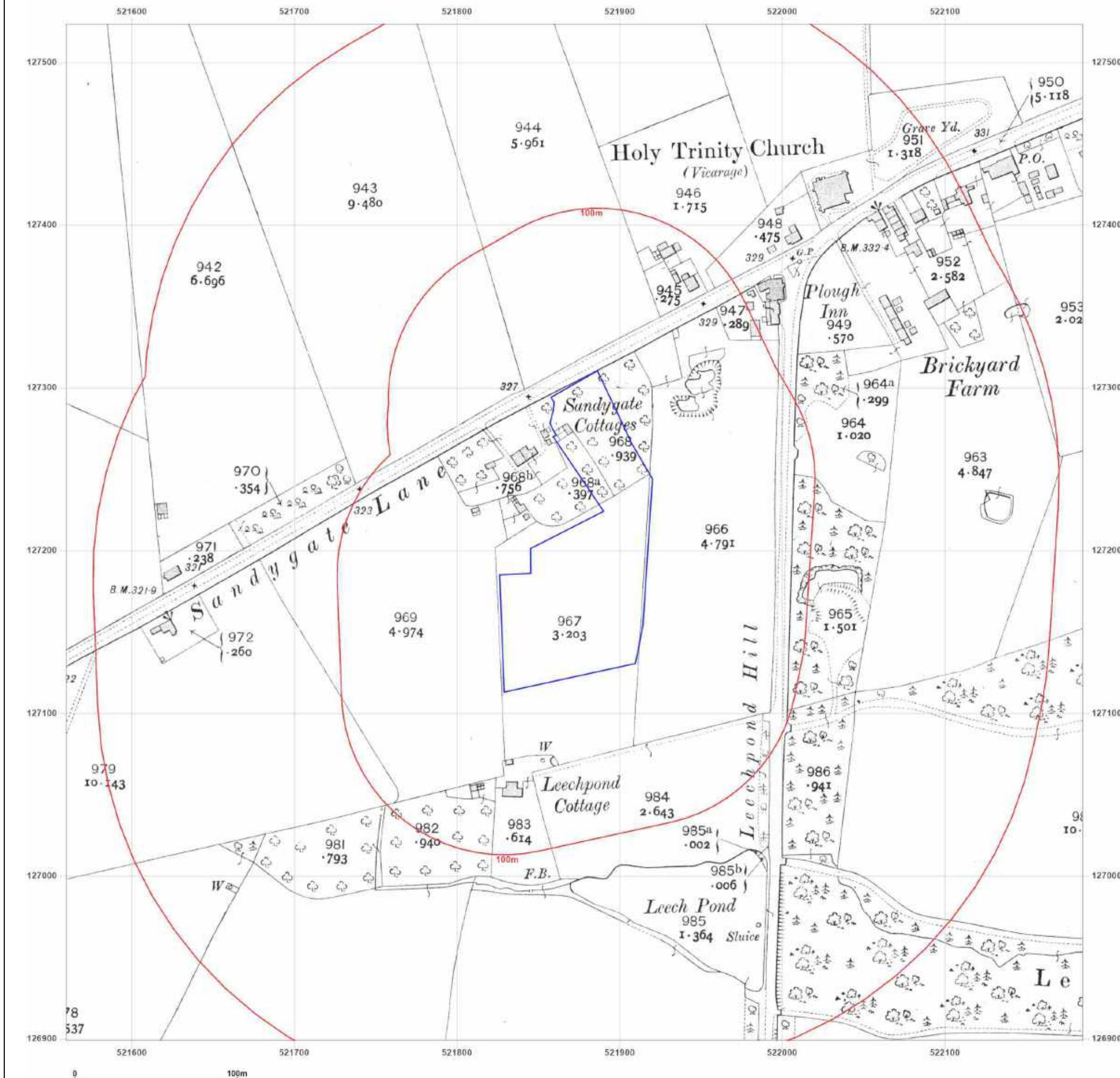


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Site Details:

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LANE, LOWER BEEDING, WEST
SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: National Grid

Map date: 1957

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1957
Edition N/A
Copyright N/A
Levelled 1952

Surveyed N/A
Revised 1957
Edition N/A
Copyright N/A
Levelled 1952

Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled 1952

Surveyed 1957
Revised 1957
Edition N/A
Copyright N/A
Levelled 1953

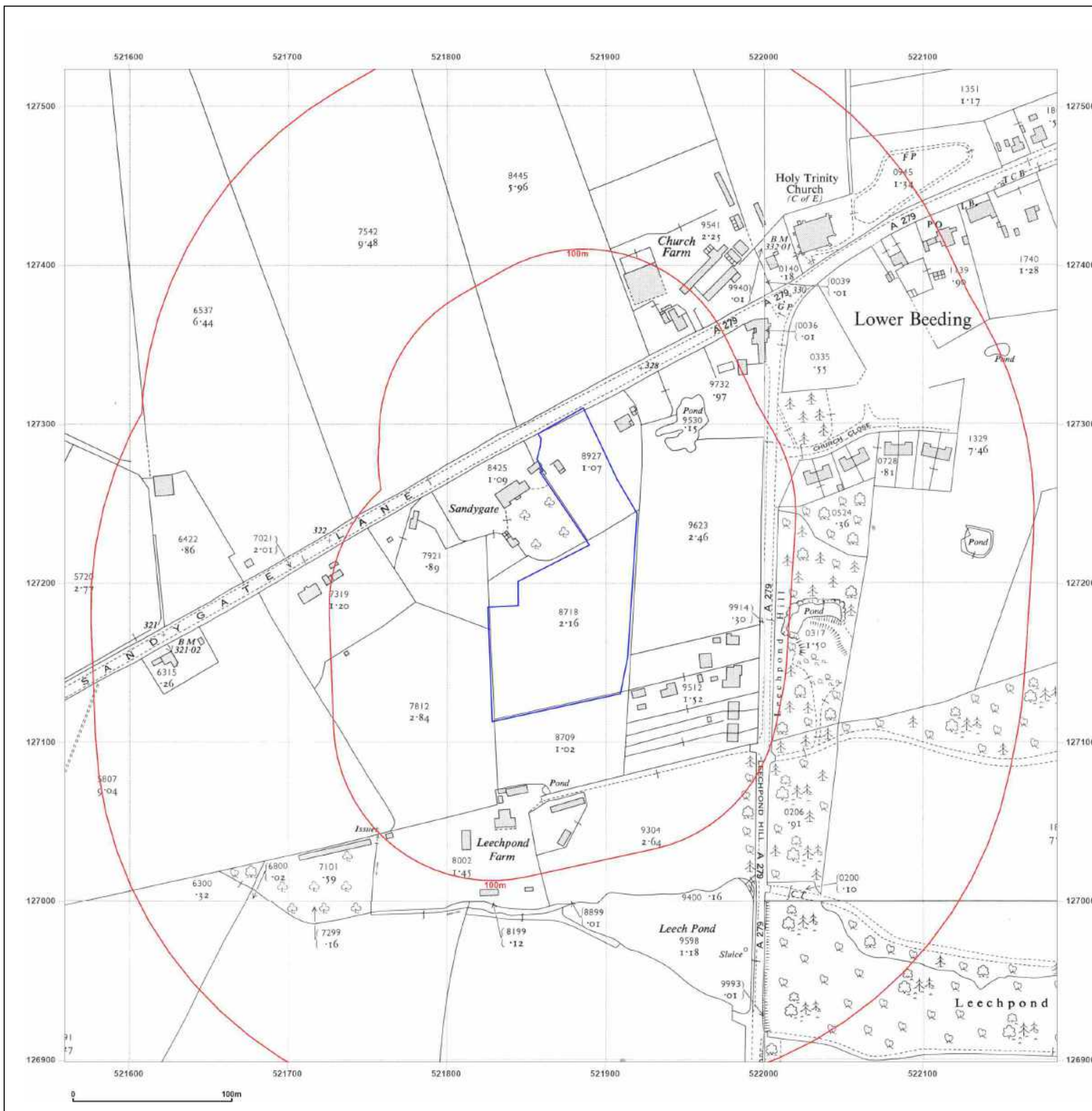


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SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: National Grid

Map date: 1975-1977

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1974
Revised 1974
Edition N/A
Copyright 1975
Levelled 1952

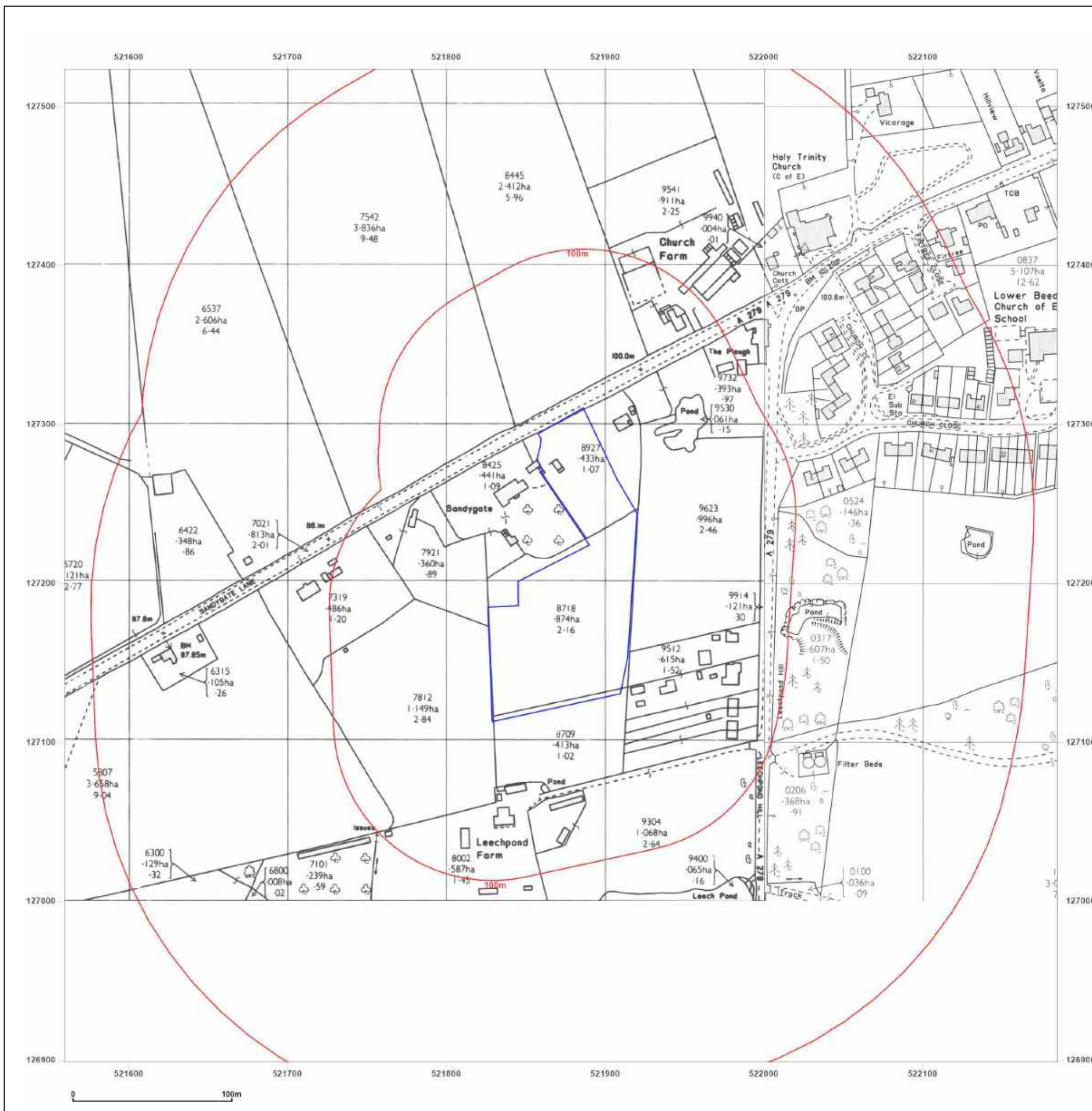


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SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: National Grid

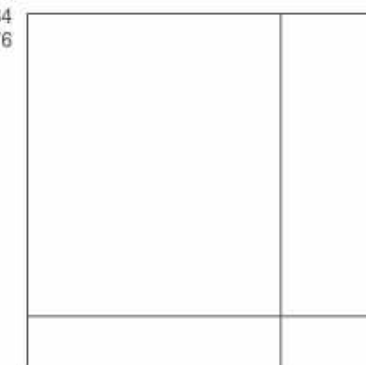
Map date: 1984-1987

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1984
Edition N/A
Copyright 1984
Levelled 1976



Surveyed 1976
Revised 1987
Edition N/A
Copyright 1987
Levelled 1976

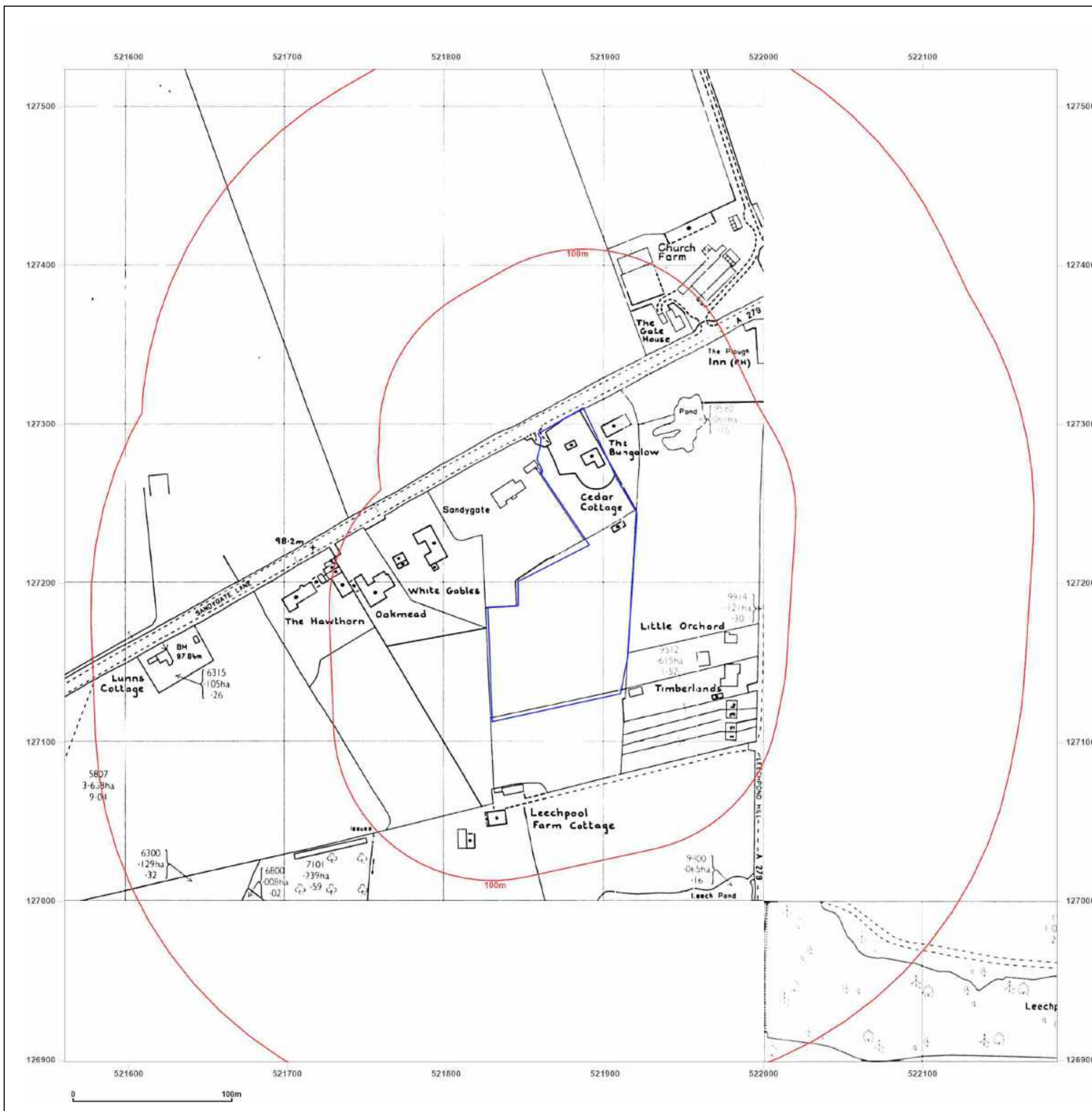


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Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: National Grid

Map date: 1991-1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1993
Revised N/A
Edition N/A
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Levelled N/A

Surveyed 1976
Revised 1991
Edition N/A
Copyright 1991
Levelled 1976

Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1993
Levelled N/A

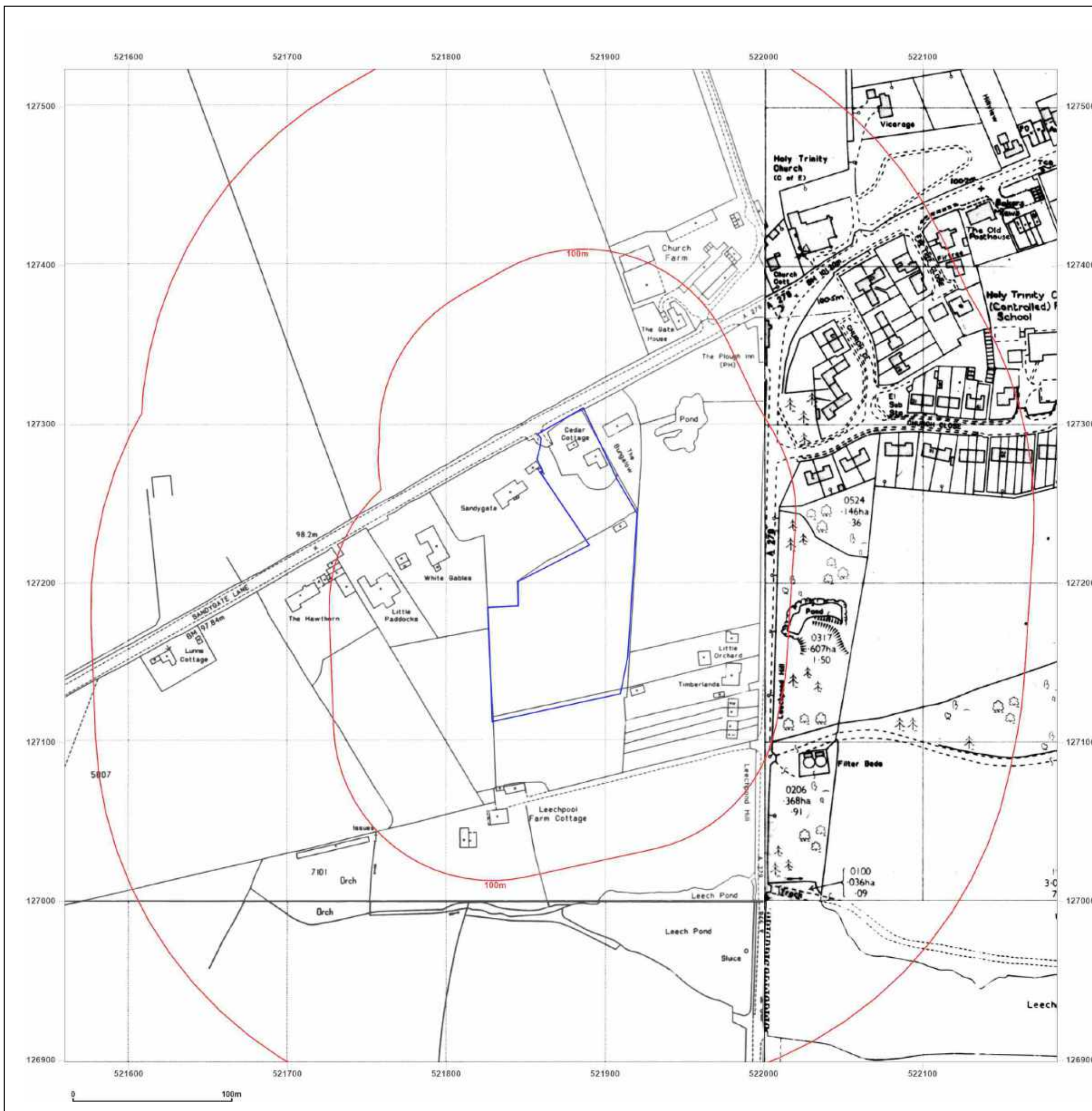


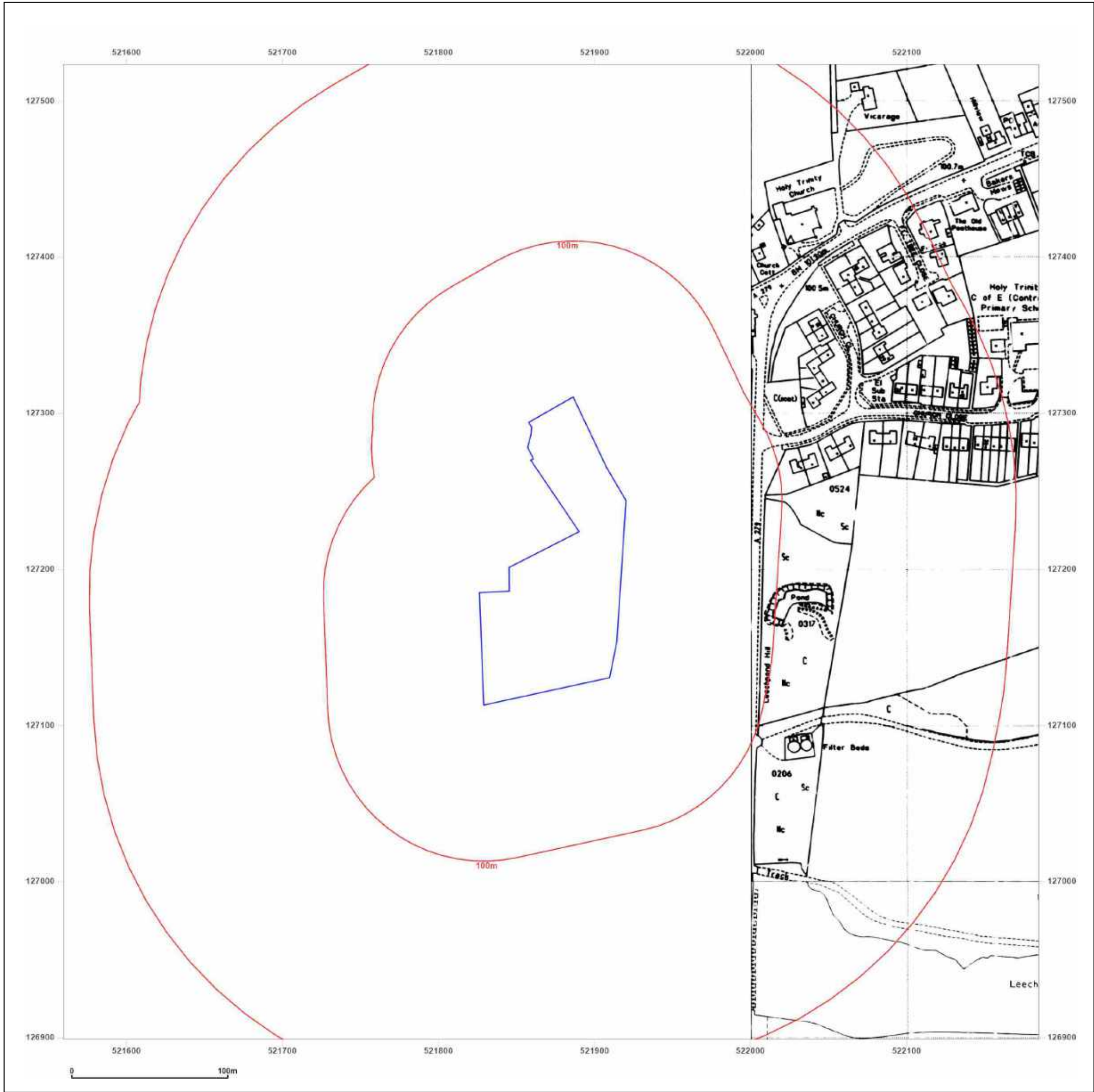
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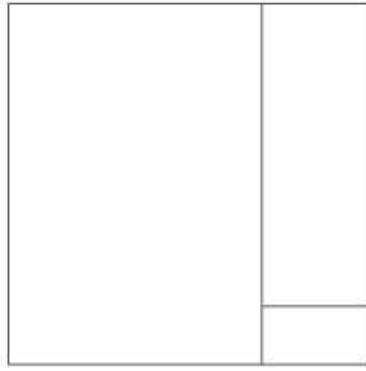
Site Details:

CEDAR COTTAGE, SANDYGATE LANE, LOWER BEEDING, WEST SUSSEX, RH13 6LR

Client Ref: 25-512
Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: National Grid
Map date: 1993-1994
Scale: 1:2,500
Printed at: 1:2,500





Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

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

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LANE, LOWER BEEDING, WEST
SUSSEX, RH13 6LR

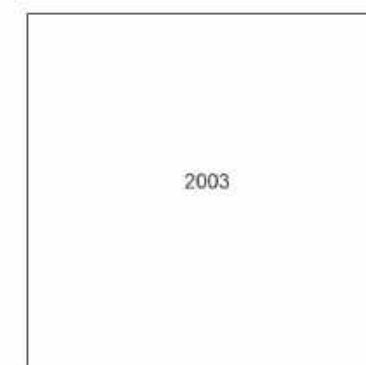
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Report Ref: GS-T9N-GSK-7B2-5QU
Grid Ref: 521872, 127211

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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APPENDIX D - FIELD LOGS



Borehole Log

BH1
Sheet 1 of 1

Hole Type BH	Easting 521848.00	Northing 127139.00	Ground Level (m)	Scale 1:50
Project Name Cedar Cottage, Sandygate Lane, Lower Beeding	Project No. 21428	Start Date 2025-11-28	End Date 2025-11-28	

Client BlackOnyx Group	Consultant CB	Contractor
---------------------------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.30	J1			(0.35)		TOPSOIL	
						0.35		Yellow/grey/brown clayey fine to coarse SAND	0.5
						(0.15)		Soft brown/grey very sandy CLAY	
						0.50			
		1.00	SPT	N=11 (3,4/3,2,3,3)		(1.10)			1.0
		1.00	PP	15 (kPa)					
		1.00	D1						
		1.50-2.00	C1			1.60		Extremely weak brown/grey distinctly weathered MUDSTONE	1.5
						(0.40)			
		2.00	SPT	N=97 (6,11/18,23,25,31)		2.00		End of Borehole at 2.00m	2.0
		2.00	PP	240 (kPa)					
		2.00	D2						

Remarks Refusal on mudstone	Method, Plant, Stability, Dimensions	Logger
--------------------------------	--------------------------------------	--------



Borehole Log

BH2
Sheet 1 of 1

Hole Type BH	Easting 521862.00	Northing 127196.00	Ground Level (m)	Scale 1:50
Project Name Cedar Cottage, Sandygate Lane, Lower Beeding	Project No. 21428	Start Date 2025-11-28	End Date 2025-11-28	

Client BlackOnyx Group	Consultant CB	Contractor
---------------------------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.30)		TOPSOIL	
		0.50	J1			0.30 (0.15) 0.45		Firm grey/orange/brown very silty very sandy CLAY	0.5
		0.80-1.20	B1					Medium dense brown clayey fine to coarse SAND	
		1.00	SPT	N=11 (4,3/4,2,2,3)		(0.75)			1.0
		1.50	SPT	N=65 (10,17/16,15,16,18)		1.20 (0.30) 1.50		Extremely weak brown/grey distinctly weathered MUDSTONE	1.5
								End of Borehole at 1.50m	
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Groundwater not encountered. Refusal on mudstone	Method, Plant, Stability, Dimensions	Logger
---	--------------------------------------	--------



Borehole Log

BH3
Sheet 1 of 1

Hole Type BH	Easting 521890.00	Northing 127164.00	Ground Level (m)	Scale 1:50
Project Name Cedar Cottage, Sandygate Lane, Lower Beeding	Project No. 21428	Start Date 2025-11-28	End Date 2025-11-28	

Client BlackOnyx Group	Consultant CB	Contractor
---------------------------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.40	J1			(0.30) 0.30	TOPSOIL		
		1.00	SPT	N=27 (4,5/6,7,7,7)		(1.40)	Medium dense yellow/brown clayey gravelly fine to coarse SAND with occasional ~10cm clay lenses. Gravels are coarse, subangular		0.5 1.0
							~20cm stiff brown sandy CLAY lens (1.30m)		1.5
		2.00	SPT	N=50 for 150mm (6,15/25,38)		1.70 (0.30) 2.00	Extremely weak brown/grey distinctly weathered MUDSTONE		2.0
							----- End of Borehole at 2.00m		2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Refusal on mudstone	Method, Plant, Stability, Dimensions	Logger
--------------------------------	--------------------------------------	--------



Borehole Log

BH4
Sheet 1 of 1

Hole Type BH	Easting 521907.00	Northing 127216.00	Ground Level (m)	Scale 1:50
Project Name Cedar Cottage, Sandygate Lane, Lower Beeding	Project No. 21428	Start Date 2025-11-28	End Date 2025-11-28	

Client BlackOnyx Group	Consultant CB	Contractor
---------------------------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
		0.20	J1			(0.30) 0.30		TOPSOIL	
								Dense brown gravelly fine to coarse SAND. Gravels are coarse, subrounded	0.5
		1.00 1.00-1.50	SPT B1	N=32 (2,3/7,7,8,10)		(1.20)			1.0
		1.50-2.00	C1			1.50		Extremely weak brown/grey distinctly weathered MUDSTONE	1.5
		2.00 2.00	SPT D1	N=50 for 75mm (10,18/54)		(0.50) 2.00			2.0
								End of Borehole at 2.00m	2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0
									5.5
									6.0
									6.5
									7.0
									7.5
									8.0
									8.5
									9.0
									9.5
									10.0

Remarks Refusal on mudstone	Method, Plant, Stability, Dimensions	Logger
--------------------------------	--------------------------------------	--------



Trial Pit

TP1
Sheet 1 of 1

Hole Type TP	Easting 521845.00	Northing 127172.00	Ground Level (m)	Scale 1:25
Project Name Cedar Cottage, Sandygate Lane, Lower Beeding	Project No. 21428	Start Date 2025-11-26	End Date 2025-11-26	

Client BlackOnyx Group	Consultant CB	Contractor
---------------------------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.30)		TOPSOIL	
						0.30 (0.30)		Yellow clayey fine to coarse SAND	0.5
						0.60 (1.00)		Stiff brown/grey/orange silty sandy gravelly CLAY with frequent sand lenses. Gravels are fine to coarse, subrounded	1.0
						1.60 (0.20)		Extremely weak brown/grey distinctly weathered MUDSTONE	1.5
						1.80		End of Trial Pit at 1.80m	2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Trial Pit

TP2
Sheet 1 of 1

Hole Type TP	Easting 521893.00	Northing 127143.00	Ground Level (m)	Scale 1:25
Project Name Cedar Cottage, Sandygate Lane, Lower Beeding	Project No. 21428	Start Date 2025-11-26	End Date 2025-11-26	

Client BlackOnyx Group	Consultant CB	Contractor
---------------------------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.30)		TOPSOIL	
						0.30			
		0.45	J1			(0.20)		Brown/grey/yellow very clayey gravelly fine to coarse SAND. Gravels are fine to coarse, subrounded to subangular	
						0.50		Stiff grey/brown very silty sandy CLAY	0.5
						(1.10)			1.0
						1.60		Extremely weak brown/grey distinctly weathered MUDSTONE	1.5
	▽					(0.10)			
						1.70		End of Trial Pit at 1.70m	
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Trial Pit

TP3
Sheet 1 of 1

Hole Type TP	Easting 521886.00	Northing 127185.00	Ground Level (m)	Scale 1:25
Project Name Cedar Cottage, Sandygate Lane, Lower Beeding	Project No. 21428	Start Date 2025-11-26	End Date 2025-11-26	

Client BlackOnyx Group	Consultant CB	Contractor
---------------------------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.30)		TOPSOIL	
						0.30		Stiff yellow/grey/orange silty sandy CLAY	
						(1.45)			
						1.75			
								End of Trial Pit at 1.75m	

Remarks	Method, Plant, Stability, Dimensions	Logger
---------	--------------------------------------	--------



Trial Pit

TP4
Sheet 1 of 1

Hole Type TP	Easting 521907.00	Northing 127219.00	Ground Level (m)	Scale 1:25
Project Name Cedar Cottage, Sandygate Lane, Lower Beeding	Project No. 21428	Start Date 2025-11-26	End Date 2025-11-26	

Client BlackOnyx Group	Consultant CB	Contractor
---------------------------	------------------	------------

Inst/ Backfill	Water Levels	Samples and Tests			Level (m)	Depth (m) (thickness)	Strata		
		Depth (m)	Type/ Ref	Results			Legend	Description	
						(0.30)		TOPSOIL	
						0.30		Brown/orange clayey gravelly fine to coarse SAND with occasional ~20cm concretions. Gravels are fine to coarse, subrounded to subangular	0.5
						(0.80)			1.0
						1.10		End of Trial Pit at 1.10m	
									1.5
									2.0
									2.5
									3.0
									3.5
									4.0
									4.5
									5.0

Remarks	Method, Plant, Stability, Dimensions	Logger
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APPENDIX E: SOAKAGE SHEETS

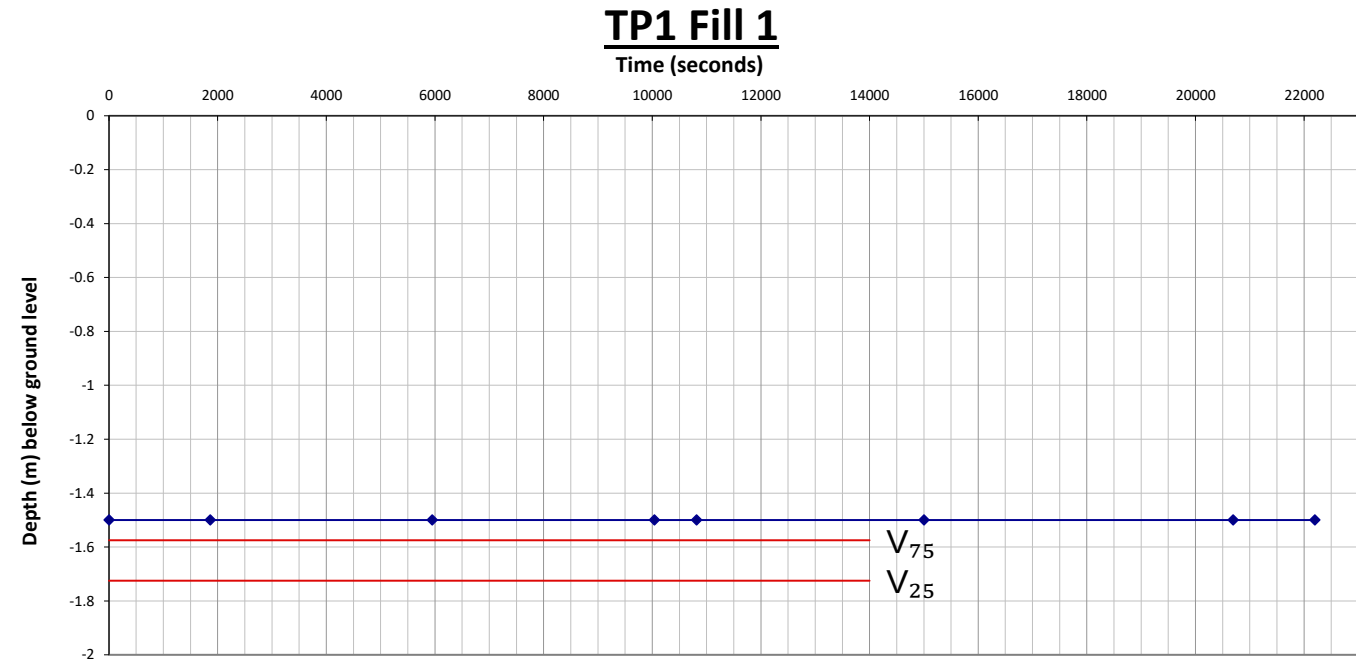
Location	TP1 Fill 1
Length (m)	1.5
Width (m)	0.45
Depth (m)	1.8
Surface Area (m²)	7.695
Depth of Water Added (m)	0.3
Effective Storage Volume (Vp75-Vp25)	0.10125

[illegible]

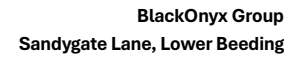
ap50	1.260
V ₇₅	-
V ₂₅	-
tp75 - 25	#VALUE!

Vp	Amount of Water Lost	DTW bgl
75%	0.225	-1.575
25%	0.075	-1.725

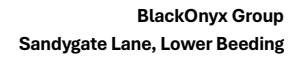
Soil Infiltration Rate (m/sec)		<E-06
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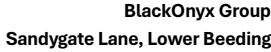
Comments: Failed Test



Soil Infiltration Rate (m/sec)		<E-06
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Soil Infiltration Rate (m/sec)		<E-06
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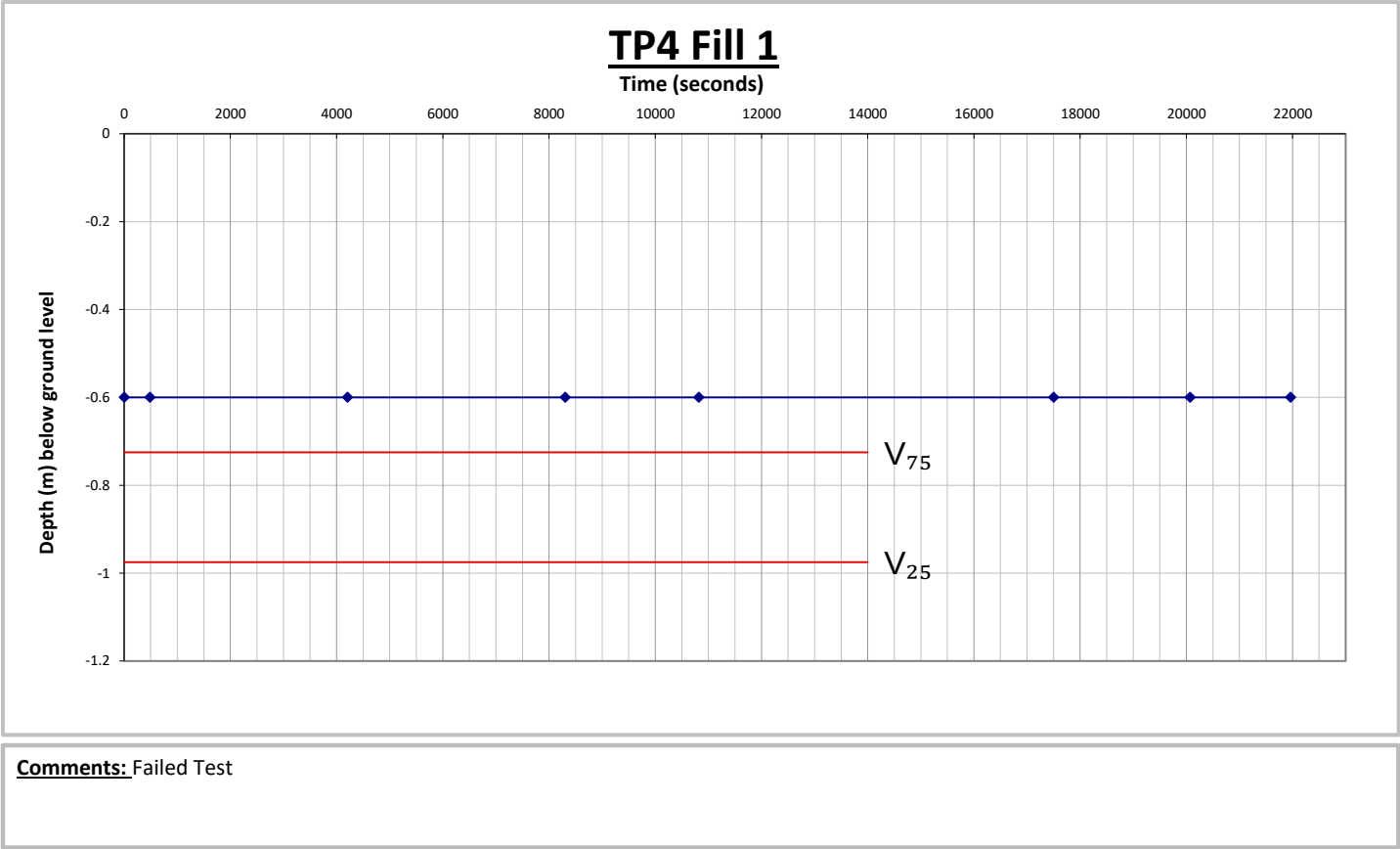


Location	TP4 Fill 1
Length (m)	1.8
Width (m)	0.45
Depth (m)	1.1
Surface Area (m ²)	5.76
Depth of Water Added (m)	0.5
Effective Storage Volume (Vp75-Vp25)	0.2025

[illegible]

ap50	1.935
V ₇₅	-
V ₂₅	-
tp75 - 25	#VALUE!

Vp	Amount of Water Lost		DTW bgl
75%	0.375		-0.725
25%	0.125		-0.975





APPENDIX F: ANALYTICAL TEST RESULTS



Sample Reference	BH1	BH2	BH3	BH4	TP2	
Depth	0.3	0.5	0.4	0.2	0.45	
Date Sampled	28/11/2025	28/11/2025	28/11/2025	28/11/2025	26/11/2025	

	No. of Samples	Unit	Target Concentration	Source	Min	Max	No. That Exceed							
Residential with hgp														
Asbestos	5	N/A	DL	WDE	DL	DL	0	BDL	BDL	BDL	BDL	BDL	BDL	BDL
Asbestos Quantification	0	%	0.001	DL	0	BDL	0	BDL	BDL	BDL	BDL	BDL	BDL	BDL
General Inorganics														
pH	5	pH Units	-	-	5.8	6.9	0	5.8	6.9	6.2	6.2	6.8		
Total Cyanide	5	mg/kg	50	DTV	0	BDL	0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0		
Sulphate as SO ₄	5	mg/kg	-	-	10	72	-	10	10	50	36	72		
Sulphide	5	mg/kg	-	-	0	BDL	-	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0		
Total Organic Carbon (TOC)	5	%	-	-	0.5	1	-	1	0.7	0.6	0.9	0.5		
Total Phenols														
Total Phenols (monohydric)	5	mg/kg	280	LQM	0	BDL	0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0		
Speciated PAHs														
Naphthalene	5	mg/kg	2.3	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Acenaphthylene	5	mg/kg	170	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Acenaphthene	5	mg/kg	210	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Fluorene	5	mg/kg	170	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Phenanthrene	5	mg/kg	95	LQM	0.06	0.11	0	< 0.05	< 0.05	0.06	< 0.05	0.11		
Anthracene	5	mg/kg	2400	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Fluoranthene	5	mg/kg	280	LQM	0.08	0.1	0	< 0.05	< 0.05	0.08	< 0.05	0.1		
Pyrene	5	mg/kg	620	LQM	0.07	0.08	0	< 0.05	< 0.05	0.07	< 0.05	0.08		
Benzo(a)anthracene	5	mg/kg	7.2	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Chrysene	5	mg/kg	15	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Benzo(b)fluoranthene	5	mg/kg	2.6	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Benzo(k)fluoranthene	5	mg/kg	77	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Benzo(a)pyrene	5	mg/kg	2.2	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Indeno(1,2,3-cd)pyrene	5	mg/kg	27	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Dibenzo(a,h)anthracene	5	mg/kg	0.24	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Benzo(g,h,i)perylene	5	mg/kg	320	LQM	0	BDL	0	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05		
Total PAH														
Total EPA-16 PAHs	5	mg/kg	-	-	0	BDL	0	< 0.80	< 0.80	< 0.80	< 0.80	< 0.80		
Heavy Metals / Metalloids														
Arsenic (dissolved)	5	mg/kg	37	LQM	1.9	6.1	0	2.6	1.9	4.9	77	6.1		
Boron (dissolved)	5	mg/kg	290	LQM	0.2	0.4	0	0.2	0.3	0.3	0.4	0.3		
Cadmium (dissolved)	5	mg/kg	11	LQM	0.3	0.3	0	< 0.2	< 0.2	< 0.2	0.3	< 0.2		
Chromium (dissolved)	5	mg/kg	910	LQM	3.2	22	0	4.6	3.2	12	10	22		
Copper (dissolved)	5	mg/kg	2400	LQM	5.9	9.7	0	5.9	8.9	9.1	8.6	9.7		
Lead (dissolved)	5	mg/kg	210	CPL	9.8	16	0	13	11	9.8	16	15		
Mercury (dissolved)	5	mg/kg	40	LQM	0	BDL	0	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3		
Nickel (dissolved)	5	mg/kg	180	LQM	1.6	6.1	0	2	1.6	3.7	6	6.1		
Selenium (dissolved)	5	mg/kg	250	LQM	2.4	2.4	0	< 1.0	< 1.0	< 1.0	2.4	< 1.0		
Zinc (dissolved)	5	mg/kg	3700	LQM	5.2	43	0	16	9.2	24	42	41		
Mononuclears														
Benzene	5	mg/kg	0.087	LQM	0	BDL	0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0		
Toluene	5	mg/kg	130	LQM	0	BDL	0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0		
Ethylbenzene	5	mg/kg	47	LQM	0	BDL	0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0		
Xylenes (sum)	5	mg/kg	96	LQM	0	BDL	0	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0		
MTBE (Methyl Tertiary Butyl Ether)	5	mg/kg	49	WDE	0	BDL	0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0		
Petroleum Hydrocarbons														
TPH (C10 - C40)	5	mg/kg	-	-	0	BDL	0	< 10	< 10	< 10	< 10	< 10		
TPH-CWG - Aliphatic >C5 - C6	5	mg/kg	42	LQM	0	BDL	0	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010		
TPH-CWG - Aliphatic >C6 - C8	5	mg/kg	100	LQM	0	BDL	0	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010		
TPH-CWG - Aliphatic >C8 - C10	5	mg/kg	27	LQM	0	BDL	0	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010		
TPH-CWG - Aliphatic >C10 - C12	5	mg/kg	130	LQM	0	BDL	0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0		
TPH-CWG - Aliphatic >C12 - C16	5	mg/kg	1100	LQM	0	BDL	0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0		
TPH-CWG - Aliphatic >C16 - C21	5	mg/kg	65000	LQM	0	BDL	0	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0		
TPH-CWG - Aliphatic >C21 - C35	5	mg/kg	65000	LQM	0	BDL	0	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0		
TPH-CWG - Aliphatic (C5 - C35)	5	mg/kg	-	-	0	BDL	0	< 10	< 10	< 10	< 10	< 10		
TPH-CWG - Aromatic >C5 - C7	5	mg/kg	70	LQM	0	BDL	0	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010		
TPH-CWG - Aromatic >C7 - C8	5	mg/kg	130	LQM	0	BDL	0	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010		
TPH-CWG - Aromatic >C8 - C10	5	mg/kg	34	LQM	0	BDL	0	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020		
TPH-CWG - Aromatic >C10 - C12	5	mg/kg	74	LQM	0	BDL	0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0		
TPH-CWG - Aromatic >C12 - C16	5	mg/kg	140	LQM	0	BDL	0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0		
TPH-CWG - Aromatic >C16 - C21	5	mg/kg	260	LQM	0	BDL	0	< 10	< 10	< 10	< 10	< 10		
TPH-CWG - Aromatic >C21 - C35	5	mg/kg	1100	LQM	0	BDL	0	< 10	< 10	< 10	< 10	< 10		
TPH-CWG - Aromatic (C5 - C35)	5	mg/kg	-	-	0	BDL	0	< 10	< 10	< 10	< 10	< 10		
PCBs														
Total PCBs	0	mg/kg	-	SOV	0	BDL	0							

Below GAC
Exceedence



WDE Consulting Ltd
62a Western Road
Tring
Hertfordshire
HP23 4BB

t: 01442 825570

e: results@wdeconsulting.co.uk

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t: 01923 225404

f: 01923 237404

e: info-i2analytical@normecgroup.com

Analytical Report Number : 25-064860

Project / Site name:	Sandygate Lane Lower Beeding	Samples received on:	02/12/2025
Your job number:	21428	Samples instructed on/ Analysis started on:	02/12/2025
Your order number:	25-559	Analysis completed by:	10/12/2025
Report Issue Number:	1	Report issued on:	10/12/2025
Samples Analysed:	5 soil samples		

Signed:

Anna Goc
PL Head of Reporting Team
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

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Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 25-064860

Project / Site name: Sandygate Lane Lower Beeding

Your Order No: 25-559

Lab Sample Number	767253	767254	767255	767256	767257
Sample Reference	BH1	BH2	BH3	BH4	TP2
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.30	0.50	0.40	0.20	0.45
Date Sampled	28/11/2025	28/11/2025	28/11/2025	28/11/2025	26/11/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	14	16	13	13	15
Total mass of sample received	kg	0.1	NONE	0.9	0.9	1.1	0.8	1.1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	JWU	JWU	JWU	JWU	JWU
Analysis completed	N/A	N/A	N/A	09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	5.8	6.9	6.2	6.2	6.8
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.018	0.019	0.024	0.032	0.021
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	19	10	50	36	72
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	9.28	5.07	25	18	36
Sulphide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1	0.7	0.6	0.9	0.5

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.06	< 0.05	0.11
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.08	< 0.05	0.1
Pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.07	< 0.05	0.08
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	< 0.80	< 0.80
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Analytical Report Number: 25-064860

Project / Site name: Sandygate Lane Lower Beeding

Your Order No: 25-559

Lab Sample Number				767253	767254	767255	767256	767257
Sample Reference				BH1	BH2	BH3	BH4	TP2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.30	0.50	0.40	0.20	0.45
Date Sampled				28/11/2025	28/11/2025	28/11/2025	28/11/2025	26/11/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	2.6	1.9	4.9	7	8.1
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.16	0.19	0.3	0.45	0.54
Boron (water soluble)	mg/kg	0.2	MCERTS	0.2	0.3	0.3	0.4	0.3
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	0.3	< 0.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	4.6	3.2	12	10	22
Copper (aqua regia extractable)	mg/kg	1	MCERTS	5.9	8.9	9.1	8.6	9.7
Lead (aqua regia extractable)	mg/kg	1	MCERTS	13	11	9.8	16	15
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	2	1.6	3.7	6	6.1
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	2.4	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	12	5.7	19	21	32
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	16	9.2	24	43	41

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC44 EH_CU_1D_AL	mg/kg	8.4	NONE	< 8.4	< 8.4	< 8.4	< 8.4	< 8.4
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC44 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC44 EH_CU_1D_AR	mg/kg	8.4	NONE	< 8.4	< 8.4	< 8.4	< 8.4	< 8.4
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC44 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 25-064860

Project / Site name: Sandygate Lane Lower Beeding

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
767253	BH1	None Supplied	0.3	Brown loam and clay with gravel and vegetation
767254	BH2	None Supplied	0.5	Brown loam and sand with gravel and vegetation
767255	BH3	None Supplied	0.4	Brown loam and clay with gravel and vegetation
767256	BH4	None Supplied	0.2	Brown loam and sand with gravel and vegetation
767257	TP2	None Supplied	0.45	Brown clay and sand with gravel and vegetation

Analytical Report Number : 25-064860

Project / Site name: Sandygate Lane Lower Beeding

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO ₄ in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS

Analytical Report Number : 25-064860

Project / Site name: Sandygate Lane Lower Beeding

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

Analytical Report Number : 25-064860

Project / Site name: Sandygate Lane Lower Beeding

This deviation report indicates the sample and test deviations that apply to the samples submitted for analysis. Please note that the associated result(s) may be unreliable and should be interpreted with care.

Key: a - No sampling date b - Incorrect container/Insufficient material provided c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TP2	N/A	S	767257	c	Sulphide in soil	L010-PL	c



APPENDIX G: GEOTECHNICAL TEST RESULTS

Unconsolidated Undrained Triaxial Compression tests without measurement of pore pressure

Summary of Results

Tests carried out in accordance with BS EN ISO 17892-8:2018

Job No.	Project Name	Programme	
38211	Sandygate Lane, Lower Beeding	Samples received	02/12/2025
		Schedule received	02/12/2025
Project No.	Client	Project started	03/12/2025
21428 PO 25-558	WDE Consulting	Testing Started	09/12/2025

[illegible]

Legend	UU - single stage test (single and multiple specimens)	σ_3	Cell pressure	Mode of failure ;	B - Brittle
	UUM - Multistage test on a single specimen	$\sigma_1 - \sigma_3$	Maximum corrected deviator stress		P - Plastic
	suffix R - remoulded or recompacted	cu	Undrained shear strength, $\frac{1}{2}(\sigma_1 - \sigma_3)$		C - Compound



Test Report by K4 SOILS LABORATORY
Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU
Tel: 01923 711 288 Email: james@k4soils.com
Email: james@k4soils.com

Checked and Approved

Initials:	J.P
Date:	18/12/2025

These results only apply to the items tested. The report shall not be reproduced except in full without authority of the laboratory

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

MSF-5-R7b

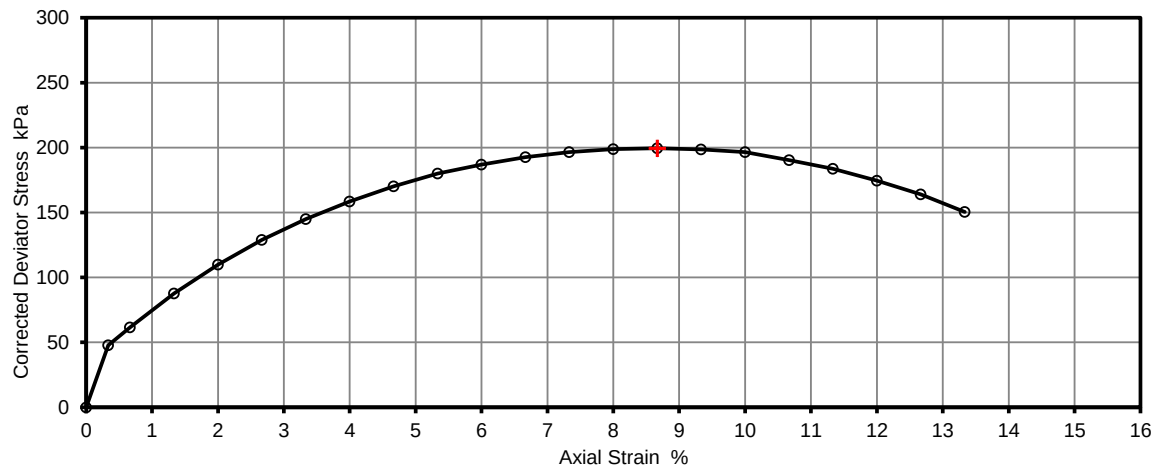
	Unconsolidated Undrained Triaxial Compression Test without measurement of pore pressure - single specimen			Job Ref	38211
				Borehole/Pit No.	BH1
Site Name	Sandygate Lane, Lower Beeding			Sample No.	1
Project No.	21428 PO 25-558	Client	WDE Consulting	Depth Top	1.50 m
Soil Description	High strength dark greyish brown silty CLAY with numerous orangish brown sandy silty clay pockets and occasional fm mudstone fragments			Depth Base	2.00 m
				Sample Type	C
				Samples received	02/12/2025
				Schedules received	02/12/2025
Test Method	BS EN ISO 17892-8:2018			Date of test	09/12/2025

Remarks

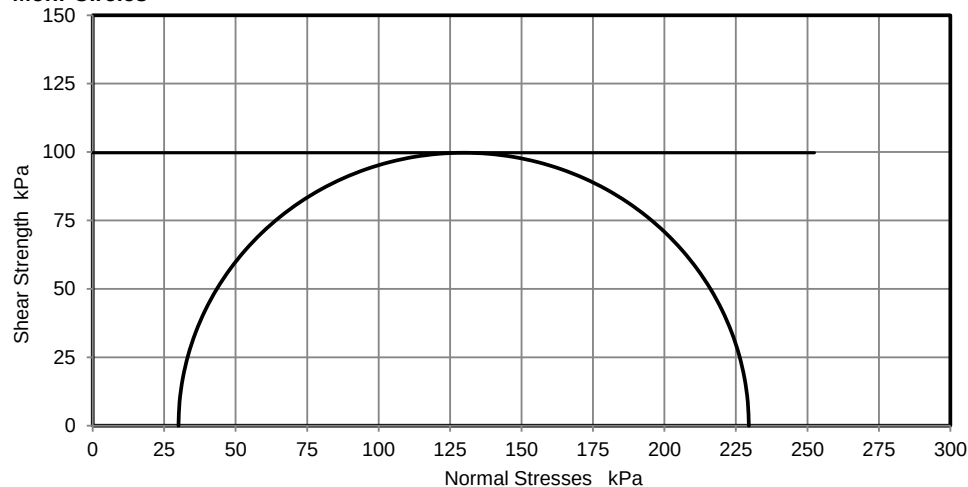
Position within sample

Test Number	1	
Length	150.0	mm
Diameter	75.0	mm
Bulk Density	2.15	Mg/m3
Water Content	13.2	%
Dry Density	1.90	Mg/m3
Rate of Strain	2.0	%/min
Cell Pressure	30	kPa
Axial Strain	8.7	%
Deviator Stress, $(\sigma_1 - \sigma_3)_f$	200	kPa
Undrained Shear Strength, c_u	100	kPa $\frac{1}{2}(\sigma_1 - \sigma_3)_f$
Mode of Failure	Brittle	

Deviator Stress v Axial Strain



Mohr Circles



Deviator stress corrected for area change and membrane effects

Mohr circles and their interpretation is not covered by BS1377. This is provided for information only.



Test Report by K4 SOILS LABORATORY
Unit 8 Olds Close Olds Approach
Watford Herts WD18 9RU
Tel: 01923 711 288 Email: James@k4soils.com

Checked and Approved

Initials: J.P

Date 18/12/2025

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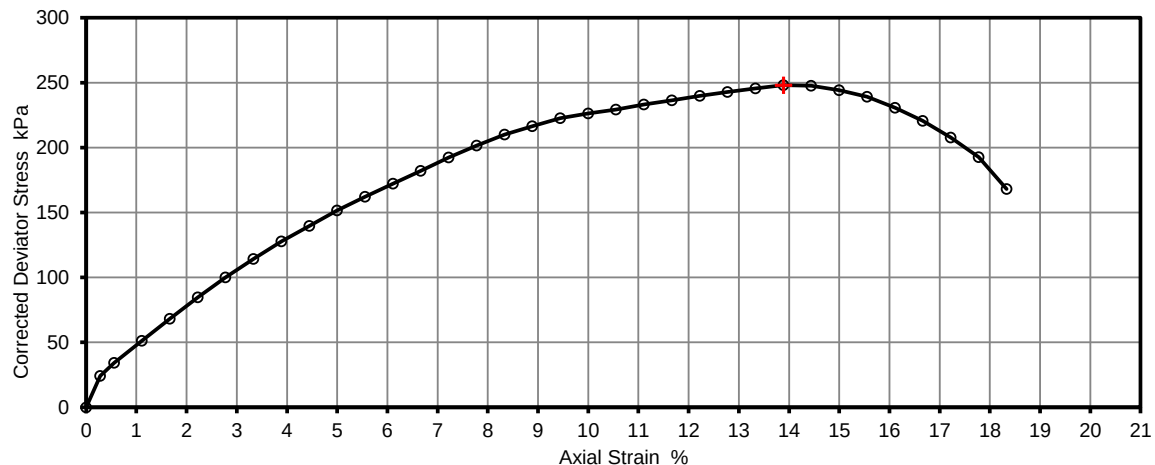
	Unconsolidated Undrained Triaxial Compression Test without measurement of pore pressure - single specimen			Job Ref	38211
				Borehole/Pit No.	BH4
Site Name	Sandygate Lane, Lower Beeding			Sample No.	1
Project No.	21428 PO 25-558	Client	WDE Consulting	Depth Top	1.50 m
Soil Description	High strength dark greyish brown silty CLAY with numerous orangish brown sandy silty clay pockets and occasional fm mudstone fragments			Depth Base	2.00 m
				Sample Type	C
				Samples received	02/12/2025
				Schedules received	02/12/2025
Test Method	BS EN ISO 17892-8:2018			Date of test	09/12/2025

Remarks

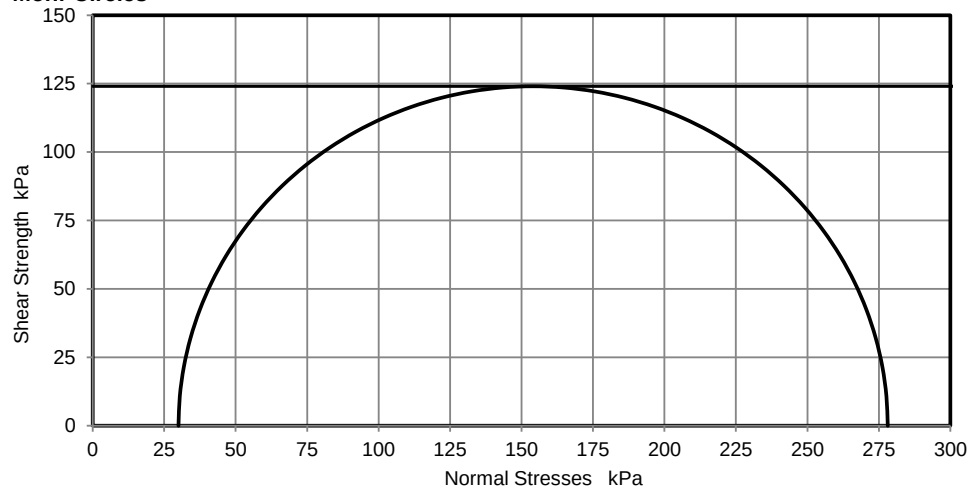
Position within sample

Test Number	1	
Length	180.0	mm
Diameter	90.0	mm
Bulk Density	1.95	Mg/m3
Water Content	25.4	%
Dry Density	1.55	Mg/m3
Rate of Strain	2.0	%/min
Cell Pressure	30	kPa
Axial Strain	14	%
Deviator Stress, $(\sigma_1 - \sigma_3) f$	248	kPa
Undrained Shear Strength, c_u	124	kPa $\frac{1}{2}(\sigma_1 - \sigma_3) f$
Mode of Failure	Compound	

Deviator Stress v Axial Strain



Mohr Circles



Deviator stress corrected for area change and membrane effects

Mohr circles and their interpretation is not covered by BS1377. This is provided for information only.



Test Report by **K4 SOILS LABORATORY**
Unit 8 Olds Close Olds Approach
Watford Herts WD18 9RU
Tel: 01923 711 288 Email: James@k4soils.com

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Initials: J.P

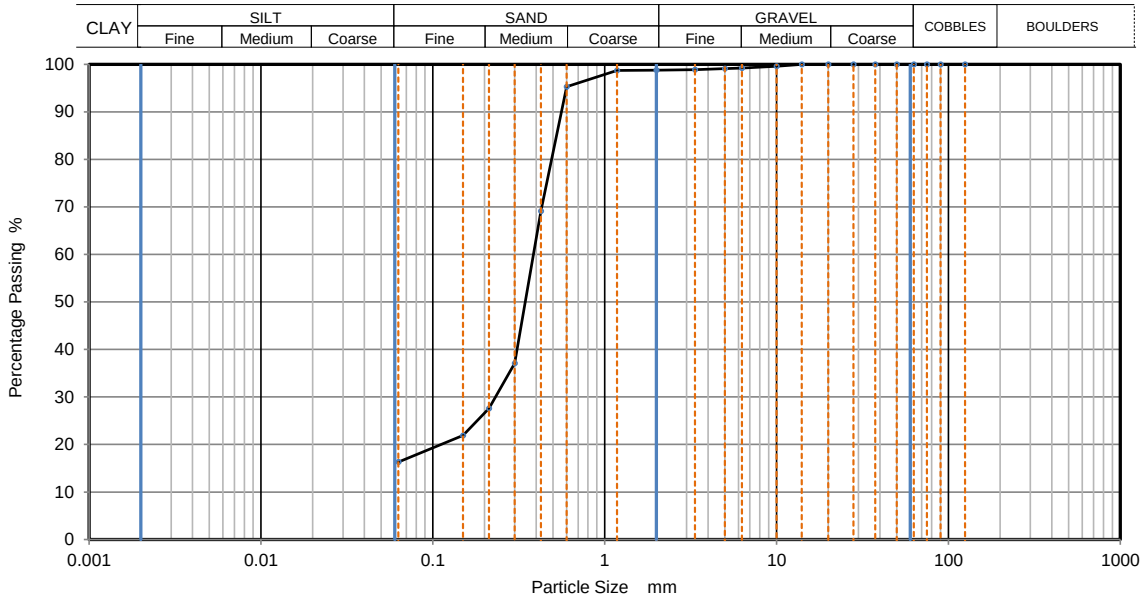
Date 18/12/2025

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PARTICLE SIZE DISTRIBUTION

Job Ref			38211		
			BH2		
Site Name			Sandygate Lane, Lower Beeding		
Project No.			21428 PO 25-558	Client	WDE Consulting
Soil Description			Depth Top		
			0.80 m		
			Depth Base		
			1.20 m		
			Sample Type		
Test Method			B		
			Samples received		
			02/12/2025		
			Schedules received		
BS EN ISO 17892 Part 4: 2016			02/12/2025		
These results only apply to the items tested			Project started		
			03/12/2025		
			Date tested		
			09/12/2025		



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	100		
14	100		
10	100		
6.3	99		
5	99		
3.35	99		
2	99		
1.18	99		
0.6	95		
0.425	69		
0.3	37		
0.212	28		
0.15	22		
0.063	16		

Sample Proportions	% dry mass
Very coarse	0
Gravel	1
Sand	83
Fines <0.063mm	16

Grading Analysis	
D100	mm
D60	mm
D30	mm
D10	mm
Uniformity Coefficient	
Curvature Coefficient	

Remarks
Preparation and testing in accordance with ISO17892 Part 4 unless noted below

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K4 Soils Laboratory

Unit 8, Olds Close, Watford, Herts, WD18 9RU
Email: james@k4soils.com
Tel: 01923 711288

Checked and Approved

Initials: J.P
Date: 18/12/2025

2519 Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

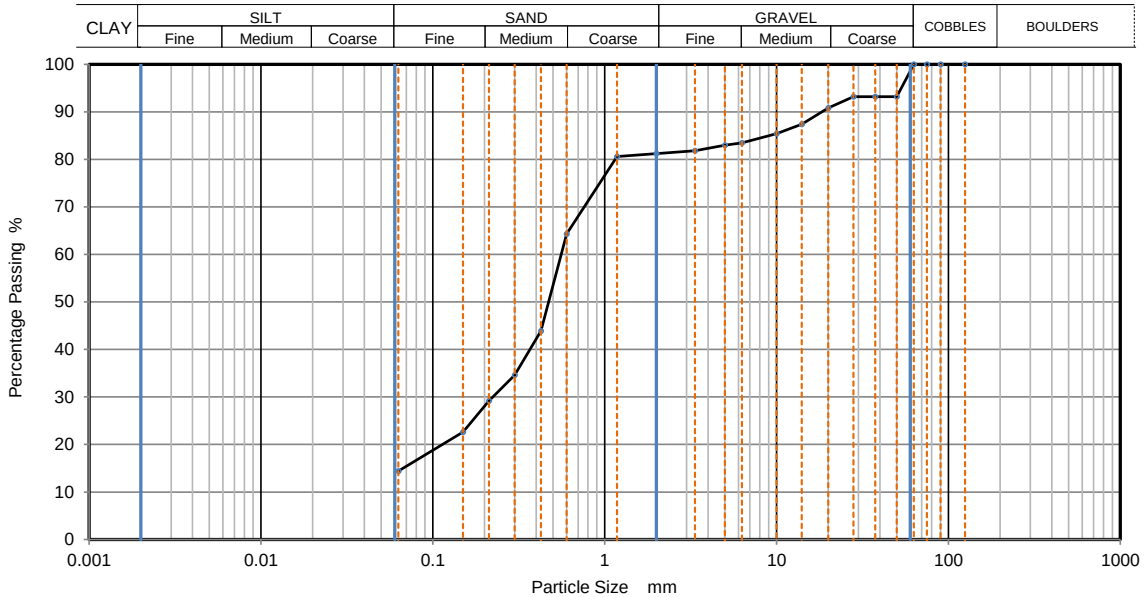
MSF-5-R3



PARTICLE SIZE DISTRIBUTION

Job Ref		38211	
		Borehole/Pit No.	
Borehole/Pit No.		BH4	
Sample No.		1	
Site Name	Sandygate Lane, Lower Beeding		Depth Top
Project No.	21428 PO 25-558	Client	WDE Consulting
Soil Description	Brown and orangish brown silty clayey gravelly SAND (gravel is fmc and sub-angular sandstone fragments)		Depth Base
			1.50 m
			Sample Type
			B
Test Method	BS EN ISO 17892 Part 4: 2016		Samples received
			02/12/2025
			Schedules received
			02/12/2025
Project started		03/12/2025	
Date tested		09/12/2025	

These results only apply to the items tested



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
125	100		
90	100		
75	100		
63	100		
50	93		
37.5	93		
28	93		
20	91		
14	87		
10	85		
6.3	84		
5	83		
3.35	82		
2	81		
1.18	81		
0.6	64		
0.425	44		
0.3	35		
0.212	29		
0.15	23		
0.063	14		

Sample Proportions	% dry mass
Very coarse	0
Gravel	19
Sand	67
Fines <0.063mm	14

Grading Analysis	
D100	mm
D60	mm
D30	mm
D10	mm
Uniformity Coefficient	
Curvature Coefficient	

Remarks

Preparation and testing in accordance with ISO17892 Part 4 unless noted below

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Unit 8, Olds Close, Watford, Herts, WD18 9RU

Email: james@k4soils.com

Tel: 01923 711288

Checked and Approved

Initials: J.P

Date: 18/12/2025

2519

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

MSF-5-R3



Summary of Point Load Test Results

Job No. 38211	Project Name Sandygate Lane, Lower Beeding	Programme	
		Samples received	02/12/2025
Project No. 21428 PO 25-558	Client WDE Consulting	Schedule received	02/12/2025
		Project started	03/12/2025
		Date started	12/12/2025

Hole No.	Sample				Description	Test Type	Sample Width W (mm)	Platen Separation D (mm)	Moisture Content %	Failure Load P (kN)	Equivalent Diameter De (mm)	P/De ² (Mpa)	Correction Factor F	Is (50)	Remarks
	Ref	Top m	Base m	Type											
TP1	1	1.50	1.80	B	Reddish brown and greyish brown fmc MUDSTONE fragments with occasional grey and brown slightly fine sandy very silty clay lumps	Irregular lump	68.00	25.00	18	0.30	46.52	0.14	0.97	0.13	
TP1	1	1.50	1.80	B	Reddish brown and greyish brown fmc MUDSTONE fragments with occasional grey and brown slightly fine sandy very silty clay lumps	Irregular lump	91.00	58.00	18	0.10	81.98	0.01	1.25	0.02	
TP1	1	1.50	1.80	B	Reddish brown and greyish brown fmc MUDSTONE fragments with occasional grey and brown slightly fine sandy very silty clay lumps	Irregular lump	58.00	25.00	18	0.30	42.97	0.16	0.93	0.15	
TP1	1	1.50	1.80	B	Reddish brown and greyish brown fmc MUDSTONE fragments with occasional grey and brown slightly fine sandy very silty clay lumps	Irregular lump	46.00	35.00	18	0.20	45.28	0.10	0.96	0.09	
TP1	1	1.50	1.80	B	Reddish brown and greyish brown fmc MUDSTONE fragments with occasional grey and brown slightly fine sandy very silty clay lumps	Irregular lump	53.00	18.00	18	0.10	34.85	0.08	0.85	0.07	

Tested in accordance with ISRM 325-89 RTH Suggested Method for Determining Point Load Strength	Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU		Checked and Approved	
	Tel: 01923 711 288		Initials	J.P
	Email: James@k4soils.com		Date:	18/12/2025

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

MSF-5-R33



Job No.		Project Name								Programme			
38211		Sandygate Lane, Lower Beeding								Samples received		02/12/2025	
Project No.		Client								Schedule received		02/12/2025	
21428 PO 25-558		WDE Consulting								Project started		03/12/2025	
										Testing Started		12/12/2025	
Hole No.	Sample				Soil Description	Water content	Passing 425µm	Preparation	LL	PL	PI	Remarks	
	Ref	Top m	Base m	Type									
BH1	1	1.00	-	D	Light orangish brown and brown sandy silty CLAY with rare fine gravel	18.4	99	Tested in natural condition	22	13	9		
BH1	2	2.00	-	D	Light brown and bluish grey mottled slightly fine sandy very silty CLAY with occasional weakly cemented mudstone fragments	17.8	100	Tested in natural condition	36	22	14		
BH4	1	1.50	2.00	C	High strength dark greyish brown silty CLAY with numerous orangish brown sandy silty clay pockets and occasional fm mudstone fragments	13.5	94	Tested in natural condition	28	15	13		
80g/300 cone used unless otherwise stated, Corretation factor for 1 point method carried out using Table 1 (BS1377: 1990, Part 2)													
Test Methods: BS EN ISO 17892 Part 1: 2014+A1:2022 Water content Part 12: 2018 +A2:2022 Liquid & plastic limit <i>These results only apply to the items tested</i> NOTE: The report shall not be reproduced except in full without authority of the laboratory					Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU Tel: 01923 711 288 Email: James@k4soils.com							Checked and Approved Initials J.P Date: 18/12/2025	
2519					Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)							MSF-5-R1(b)	



LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

Job No. 38211

Borehole/Pit No. BH1

Site Name Sandygate Lane, Lower Beeding

Sample No. 1

Project No. 21428 PO 25-558 Client WDE Consulting

Depth Top m 1.00

Soil Description Light orangish brown and brown sandy silty CLAY with rare fine gravel

Depth Base m -

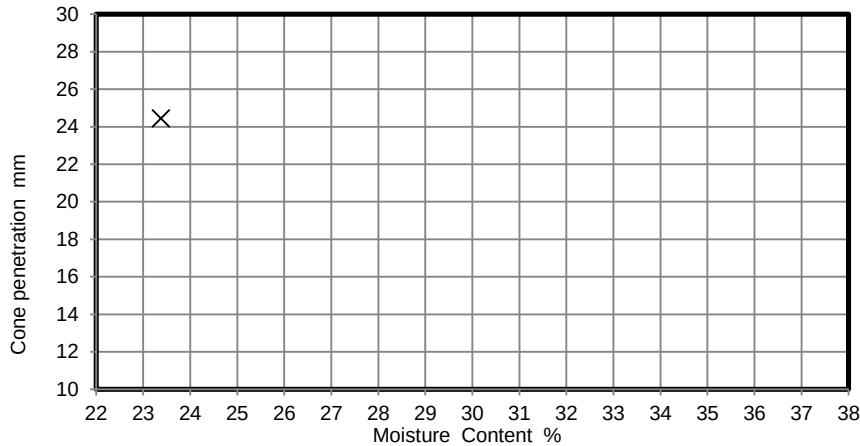
Sample Type D

Samples received 02/12/2025

Schedules received 02/12/2025

Project Started 03/12/2025

Date Tested 12/12/2025



WATER CONTENT 18.4 %

% PASSING 425µm SIEVE 99 %

LIQUID LIMIT 22 %

PLASTIC LIMIT 13 %

PLASTICITY INDEX 9 %

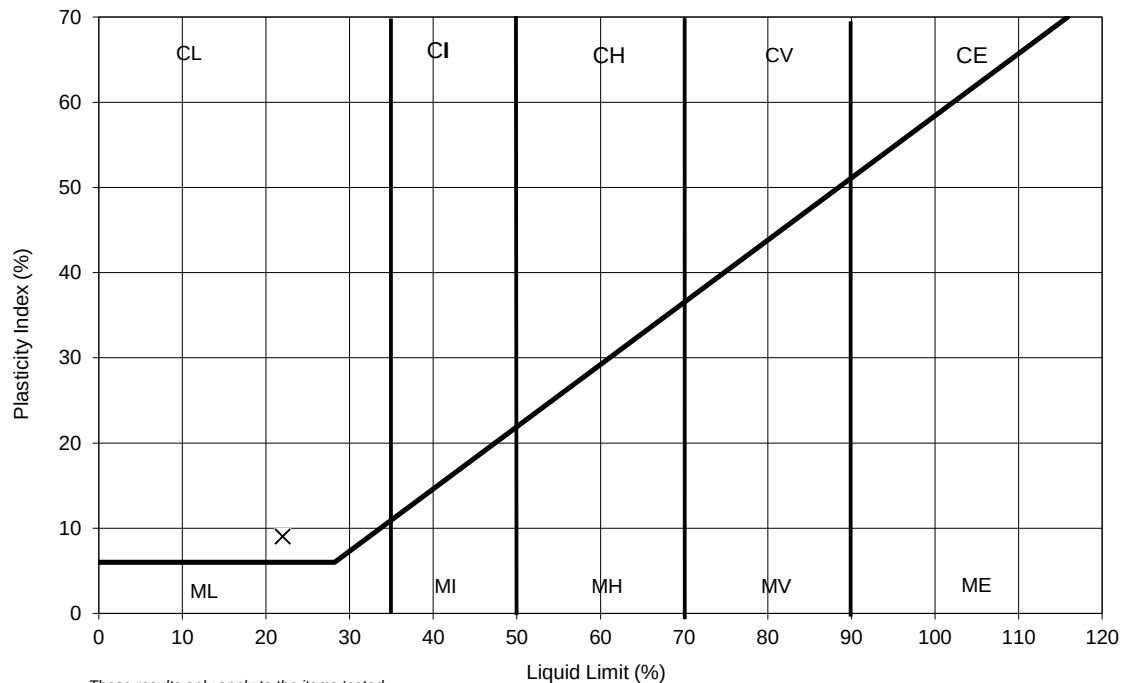
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



These results only apply to the items tested

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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content

BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU

Tel: 01923 711 288 Email: James@k4soils.com

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

Checked and Approved

Initials: J.P

Date: 18/12/2025

MSF-5 R2



LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

Job No. 38211

Borehole/Pit No. BH1

Site Name Sandygate Lane, Lower Beeding

Sample No. 2

Project No. 21428 PO 25-558 Client WDE Consulting

Depth Top m 2.00

Soil Description

Light brown and bluish grey mottled slightly fine sandy very silty CLAY with occasional weakly cemented mudstone fragments

Depth Base m -

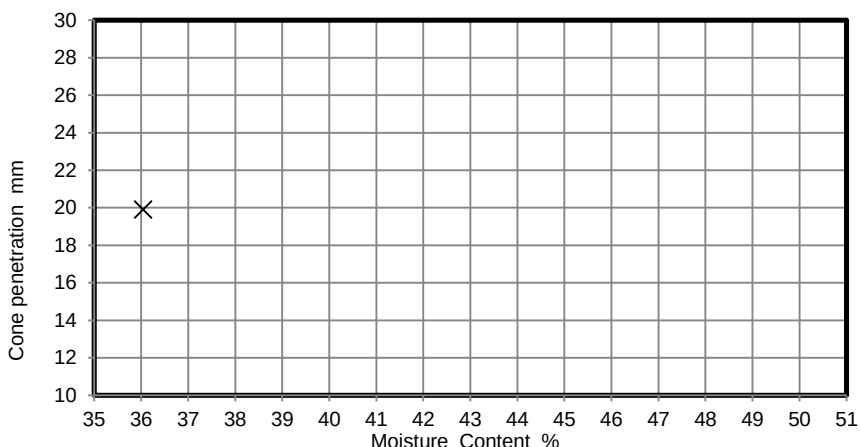
Sample Type D

Samples received 02/12/2025

Schedules received 02/12/2025

Project Started 03/12/2025

Date Tested 12/12/2025



WATER CONTENT 17.8 %

% PASSING 425µm SIEVE 100 %

LIQUID LIMIT 36 %

PLASTIC LIMIT 22 %

PLASTICITY INDEX 14 %

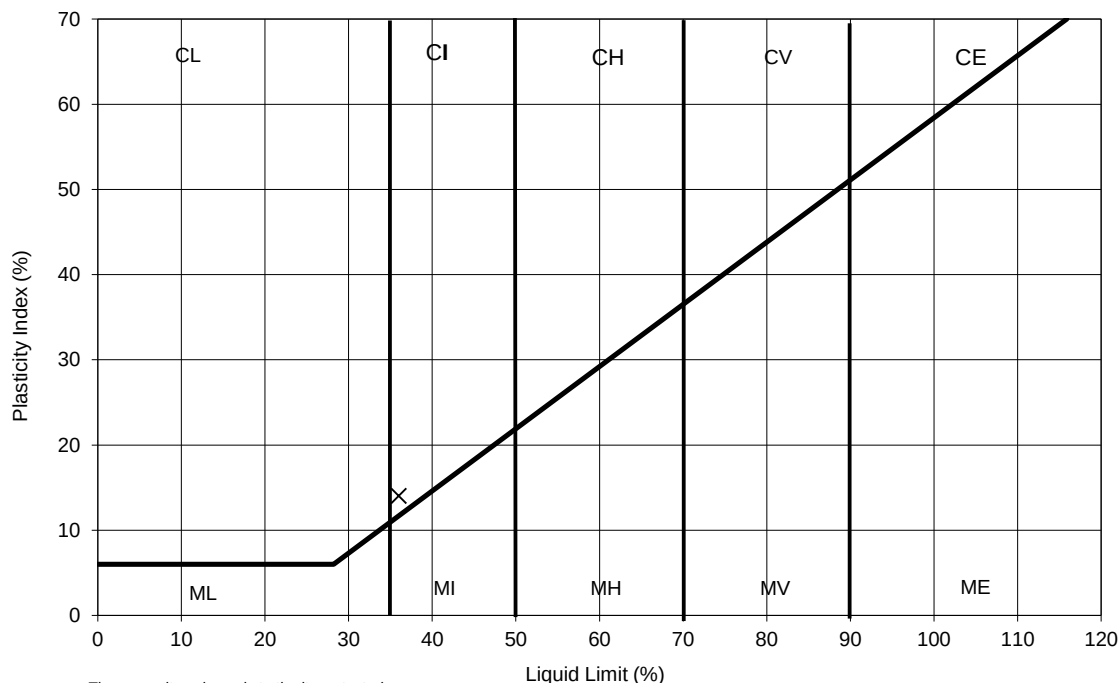
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



These results only apply to the items tested

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TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content

BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU

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Checked and Approved

Initials: J.P

Date: 18/12/2025

MSF-5 R2



LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX

Job No. 38211

Borehole/Pit No. BH4

Site Name Sandygate Lane, Lower Beeding

Sample No. 1

Project No. 21428 PO 25-558 Client WDE Consulting

Depth Top m 1.50

Soil Description

High strength dark greyish brown silty CLAY with numerous orangish brown sandy silty clay pockets and occasional fm mudstone fragments

Depth Base m 2.00

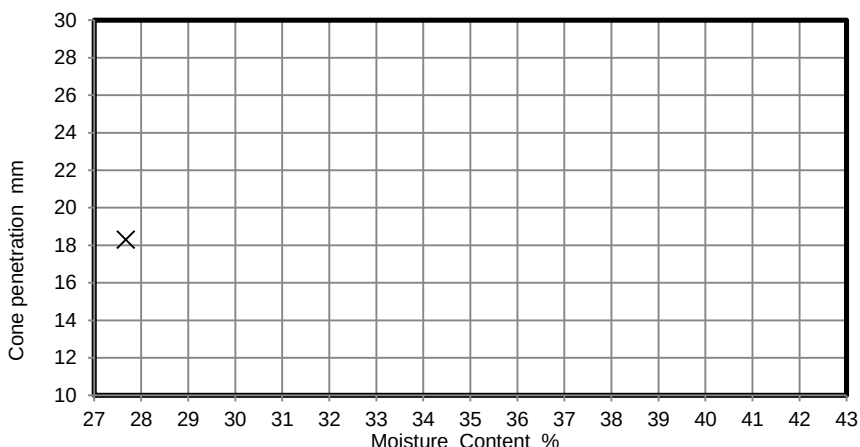
Sample Type C

Samples received 02/12/2025

Schedules received 02/12/2025

Project Started 03/12/2025

Date Tested 12/12/2025



WATER CONTENT 13.5 %

% PASSING 425µm SIEVE 94 %

LIQUID LIMIT 28 %

PLASTIC LIMIT 15 %

PLASTICITY INDEX 13 %

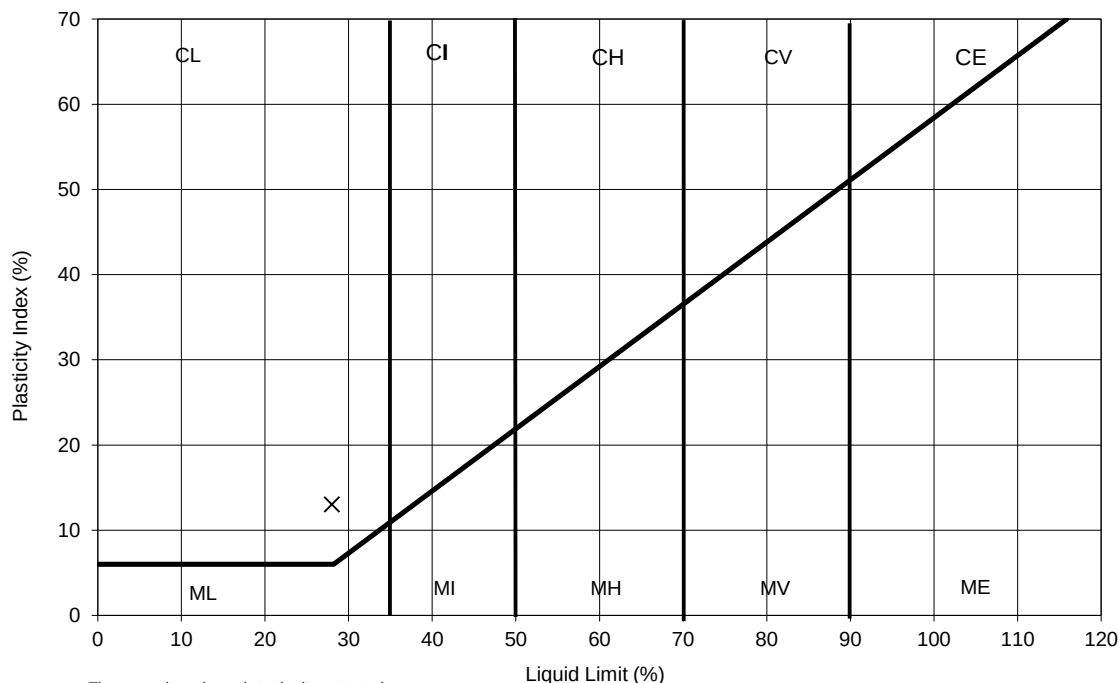
Preparation Method

Tested in natural condition

Remarks

Factors corresponding to the cone penetration and moisture content range in Table 1 (BS1377:1990 ; Part 2)

PLASTICITY INDEX



These results only apply to the items tested

NOTE: The report shall not be reproduced except in full without authority of the laboratory

TEST METHOD

BS EN ISO17892: Part 1:2014+A1:2022 Water Content

BS EN ISO 17892: Part 12:2018+A2:2022 Liquid Limit & Plastic Limit

Checked and Approved

Initials: J.P

Date: 18/12/2025

Test Report by K4 SOILS LABORATORY Unit 8 Olds Close Olds Approach Watford Herts WD18 9RU

Tel: 01923 711 288 Email: James@k4soils.com

Approved Signatories: K.Phaure (Tech.Mgr) J.Phaure (Lab.Mgr)

MSF-5 R2

