



Land North of Rectory Lane, Ashington

Preliminary Mineral Resource Assessment

Date: July 2026

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1 Introduction

1.1 Preamble

- 1.1.1 Stantec UK Ltd (Stantec) has been instructed by Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd (the Client) to undertake a desk-based preliminary Mineral Resource Assessment (MRA) for land north of Rectory Lane, Ashington in West Sussex (the Site).
- 1.1.2 The Site covers an area of approximately 7.39 hectares of agricultural land immediately north west of the village of Ashington. This report supports the submission of an outline application for up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure with all matters reserved except access.
- 1.1.3 Minerals and Waste Planning matters associated with the proposed development is a County matter falling under the jurisdiction of West Sussex County Council (WSCC) as the Mineral Planning Authority (MPA). The Site is located within a Mineral Safeguarding Area (MSA) for brick clay, as shown in WSCC's Joint Minerals Local Plan (WSCC, 2021).

1.2 Scope and Objective

- 1.2.1 This report has been prepared as a preliminary MRA to support the proposed planning application for the Site and comprises the following key elements:
 - i. Desk based review of prevailing minerals planning policy relevant to the Site;
 - ii. Desk based review of geological conditions at the Site to provide a preliminary indication of the potential recoverable mineral reserves at the Site; and
 - iii. High-level review of constraints pertaining to the commercial and practical viability of mineral extraction at the Site.
- 1.2.2 This report aims to ascertain whether an economically viable mineral resource is present at the Site and whether prior extraction of mineral (if viable) is practicable ahead of development, and what constraints may exist that restrict the viability.

1.3 Site Location and Description

- 1.3.1 The Site is centred around approximate National Grid Coordinates TQ 12618 16539 located approximately 400m north west of the Ashington Village centre in West Sussex.
- 1.3.2 The ground levels fall gently from the south-eastern boundary where the ground level is about 32m Above Ordnance Datum (AOD) AOD to the north-west towards the Lancing Brook with the ground level along the north boundary of the Site is about 23 m AOD (Google, 2026).
- 1.3.3 The Site's southern boundary is formed by Rectory Lane which runs east to west, beyond which lies the western edge of Ashington village. The western and northern boundaries are formed by the Lancing Brook, which flows northwards. The eastern boundary is formed by a hedgerow and mature trees with agricultural land to the east.
- 1.3.4 Residential properties as part of the village of Ashington are present to the south of Rectory Lane. In addition, a single residential property is located immediately to the east of the south-eastern corner of the Site.
- 1.3.5 A Site Location Plan is included as **Figure 1**.

1.4 Source of Information

1.4.1 The principal sources of information used for this assessment are summarised below:

- i. British Geological Survey 1:10,000 and 1:50,000 Scale Geological Maps Series (England & Wales) and accompanying memoir;
- ii. British Geological Survey Geindex Onshore map viewer [<https://mapapps2.bgs.ac.uk/geindex/home.html>];
- iii. British Geological Survey, 2007. Mineral Safeguarding Areas and Mineral Consultation Areas for West Sussex: Economic Minerals Programme. Open Report OR/07/026.
- iv. British Geological Survey, 1998. West Sussex: A Summary of Mineral Resource Information for Development Plans. Scale 1:100,000
- v. British Geological Survey, 2020. Minerals and Waste Safeguarding Guidance: West Sussex Joint Local Minerals Local Plan:
- vi. Geo-Environmental Services Limited, 2015. Ground Appraisal Report: Land off Rectory Lane, Ashington, RH20 3AS. GE10884/GAR/AUG15,
- vii. Geo-Environmental Services Limited, 2026. Desk Study Report: Land off Rectory Lane, Ashington, West Sussex, RH20 3AS. GE23647/DSR/FEB26, and
- viii. West Sussex Joint Minerals Local Plan (JMLP) (WSCC, 2021) and accompanying monitoring reports published 2022-2025.

1.4.2 A full list of references is presented at the end of this report.

1.5 Guidance for Report Readers

Guidance on the context of this report and any general limitations or constraints on its content and usage are given in a guidance note included after the text of this report.

2 Policy Review

- 2.1.1 The requirement to assess mineral resources as part of a proposed development results from current planning policy. A high-level review of the relevant planning policy is set out in the following sections.

2.2 National Planning Policy

- 2.2.1 The 2024 National Planning Policy Framework (NPPF), as amended on 7 February 2025 (MHCLG, 2025), sets out the Government's policies for plan making and decision making for England. The presumption in favour of sustainable development is at the heart of the NPPF, and this requires that Local Planning Authorities (LPAs) should positively seek opportunities to meet the development needs of their area, and that local plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.
- 2.2.2 Section 17 of the NPPF describes how LPAs and MPAs should facilitate the sustainable use of minerals. This includes:
- i. the requirement to safeguard mineral resources by defining MSAs and Mineral Consultation Areas (MCAs)¹; and adopt appropriate policies so that known locations of specific mineral resources of local and national importance are not sterilised by non-mineral development where this should be avoided (whilst not creating a presumption that the resources defined will be worked); (Paragraph 223(c));
 - ii. encouraging the prior extraction of minerals, where practical and environmentally feasible, where non-mineral development is consented within a MSA (Paragraph 223(d)).

2.3 Local Planning Policy

West Sussex Joint Minerals Local Plan

- 2.3.1 Mineral planning policy in West Sussex is provided within the West Sussex Joint Minerals Local Plan (JMLP), adopted in 2018 (and subject to a partial review in 2021) by WSCC and the South Downs National Park Authority (WSCC, 2021).
- 2.3.2 Section 6.5 of the JMLP discusses clay in West Sussex, and states *"Brickmaking has long been established in the central and north eastern parts of the County and clay is extracted from a number of locations. The Weald and Wadhurst clays are the principal resources which have been identified as regionally and nationally important... Brick clay in West Sussex is used in the manufacture of structural products such as bricks, pavers, clay tiles and clay pipes"*.
- 2.3.3 The strategic objective (JMLP paragraph 6.5.4) for brick clay is stated to be:
- "To promote the prudent and efficient production and use of minerals and to ensure a steady and adequate supply, having regard to the market demand and constraints on supply in the Plan area"*.
- 2.3.4 The JMLP provides information relating to the safeguarded reserves and various brickworks within the plan area. This information was correct at the time of plan production in 2018 but is now understood to be out of date. More recent information relating to active brickworks and

¹ Defined in the NPPF as *"a geographical area based on a Mineral Safeguarding Area, where the district or borough council should consult the Mineral Planning Authority for any proposals for non-minerals development"*.

safeguarded reserves is provided within the most recent monitoring report, see section 4.3 below.

2.3.5 The strategy in the JMLP aims to achieve this by safeguarding brick-making clay; to allocate an extension to the existing clay pit at the former West Hoathly Brickworks; and allow extensions, or new sites, if existing supplies are exhausted or if a particular source of clay is required to enable appropriate blends to be made.

2.3.6 Minerals safeguarding is covered by policy M9 of the JMLP, which states that:

“Soft sand (including potential silica sand), sharp sand and gravel, brick-making clay, building stone resources and chalk reserves are safeguarded against sterilisation. Proposals for non-mineral development within the Minerals Safeguarded Areas (as shown on maps in Appendix E (of the JMLP)) will not be permitted unless:

- i. Mineral sterilisation will not occur; or*
- ii. It is appropriate and practicable to extract the mineral prior to the development taking place, having regards to the other policies in this Plan; or*
- iii. The overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible”.*

2.3.7 The supporting text for the policy (Paragraph 6.9.14) states that:

“Where non-mineral development is proposed, developers may be required to carry out investigation work to ascertain whether economically viable mineral resources are present and whether prior extraction is practicable. The results of this work should be reported in a ‘Minerals Resource Assessment’ that is submitted with any application... For the Authorities to raise no objection to the non-mineral development, they will need to be satisfied that either minerals sterilisation will not occur (either because the mineral resources are not economically viable or that an appropriate and practicable level of prior extraction can take place) or because there is an overriding need for the development”.

2.3.8 Maps showing the extent of the MSAs associated with the variable minerals deposits in West Sussex are presented in Appendix E of the JMLP, including brick clay areas. The extent of the brick clay MSA is defined by the outcrop or subcrop of both the Weald Clay and the Wadhurst Clay, plus a 250-metre buffer. Due to the scales used for the maps showing the MSAs within the JMLP (1:200,000), the exact boundaries of the MSAs are difficult to distinguish; however, the Site is shown to be wholly within the MSA for brick clay.

2.3.9 The location of the Site shown on the MSA plan for brick clay is reproduced as **Figure 2**.

Minerals Safeguarding Areas and Mineral Consultation Areas for West Sussex (BGS, 2007)

2.3.10 The MSAs within West Sussex were defined by the BGS. BGS report OR/07/026 (BGS, 2007) states the following:

- *“The MSA includes all the Weald and Wadhurst clays as these have been identified as regionally and nationally recognised source of brick clay”.*
- *“The current economics of a brick clay deposit depend largely on its proximity to brick making facilities, to avoid large transportation costs. However, based on the geology of the Wadhurst and Weald Clays, it could all potentially be used economically in the future and so the entirety of both formations should be safeguarded”.*

- *“A 250 m buffer has been applied to the ... Weald Clay and Wadhurst Clay resource linework, in order to safeguard them from proximal development. The clays are extracted by scrapping and no blasting is necessary, therefore a 250 m buffer is considered sufficient to protect the resource from potential sterilisation”.*

JMLP Minerals and Waste Safeguarding Guidance

- 2.3.11 In 2020 WSCC and the South Downs National Park Authority prepared “*Minerals and Waste Safeguarding Guidance*” as part of the JMLP (BGS, 2020). In relation to Policy M9 of the JMLP the guidance states:

“Defining MSAs does not mean that there is a presumption that minerals will be worked. It indicates where Policy M9 will apply and is a tool to protect the resource from potential sterilisation from non-mineral development”.

- 2.3.12 Paragraph 2.6 of the guidance states that the Weald Clay, which underlies the site (see Section 2.5 below) is a safeguarded minerals resource, noting that the safeguarding excludes urban areas “*based on the settlement boundaries as defined in the District and Borough Local Plans*”. Inset Map 1 (HDPF, 2015) of the adopted Horsham District Planning Framework (adopted November 2015) shows the Site to lie immediately north of the “*built-up area boundary*” of Ashington.

- 2.3.13 Paragraph 2.6 of the guidance states:

“Unless the MRA can prove that there is no economically viable resource present, sterilisation will occur. The MRA will then need to address points (ii) and (iii) of Policy M9 to determine whether it is appropriate or practicable to extract the mineral prior to the development taking place or whether the overriding need for the development outweighs the safeguarding of the minerals and it has been demonstrated that prior extraction is not practicable or feasible”.

3 Baseline Conditions

3.1 Introduction

3.1.1 A summary of the relevant baseline conditions is presented in this section based on a review of publicly available information. In addition, site-specific ground investigation and assessment issued by the Client were used in this assessment based on the following reports:

- Ground Appraisal Report issued by Geo-Environmental Services Ltd (GESL, 2015); and
- Desk Study Report issued by Geo-Environmental Services Ltd (GESL, 2026).

3.2 Current and Historical Land Use

3.2.1 The Site comprises three arable fields, bisected by two hedgerows which run parallel, north to south across the site. A residential property is located immediately south east of the Site with Rectory Lane forming the southern boundary, beyond which lies existing residential properties. It is noted that a newly build residential development is currently underway based on aerial images (dated May 2025) immediately south of Rectory Lane.

3.2.2 The site has remained as agricultural land since at least the late 1800s.

3.3 Published Geological Settings

Artificial Ground

3.3.1 The British Geological Survey (BGS) maps of the area (BGS, 1990 and 1996) do not record artificial ground deposits are present at the Site. Given that the Site appears to have remained as undeveloped agricultural land since at least the late 1800s, Made Ground is not expected to be present.

Superficial Deposits

3.3.2 The BGS maps of the area (BGS, 1990 and 1996) indicate that superficial deposits of Head Deposits are present in the northwestern and western areas of the Site associated with the Lancing Brook. Alluvium is mapped in the far northern tip of the Site associated with the Lancing Brook. The Head Deposits are typically described by the BGS as a poorly sorted, soliflucted/ hillwash material, typically clay dominated with variable proportions of sand and gravel. The Alluvium is described as fluvial derived sediment typically associated with clays, silts, sands and gravels.

3.3.3 An extract of the Superficial Deposits as recorded by the 1:50,000 scale geological map (BGS, 1996) is included in **Figure 3**.

Soil Geology

3.3.4 The Site is underlain by the Weald Clay Formation, which is allocated by WSCC as a brick clay resource. The Weald Clay Formation is typically described by the BGS (BGS, 1988) as mudstones, siltstones, sandstones with clay ironstones bands.

3.3.5 The northern-most two thirds of the Site are shown to be underlain by mudstone units of the Weald Clay Formation. The mudstone commonly weathers at the near surface to a mottled brown or yellow clay, and is dark grey where unweathered.

- 3.3.6 A sandstone unit of the Weald Clay Formation is mapped across approximately the southern third of the Site. The sandstone typically weathers to sand at the near surface.
- 3.3.7 The Warminghurst Syncline axis is orientated west to north east recorded approximately 0.8 km north-west of the Site. The Weald Clay Formation is expected to dip gently to the north-west towards the axis of the syncline.
- 3.3.8 An extract of the Solid Geology as recorded by the 1:50,000 scale geological map (BGS, 1996) is included in **Figure 4**.

3.4 Ground Investigations and Historical Reports

BGS Records

- 3.4.1 The following section presents a summary of publicly available published information, including pertinent geological data from the BGS and other investigations in the public domain.
- 3.4.2 The BGS Geoindex (BGS, 2026) database includes a record of one borehole adjacent to the southern boundary (TQ11NW1) and three borehole records associated with the Bellway Homes development south of Rectory Lane, along the western edge of Ashington (references TQ11NW60, TQ11NW61 and TQ11NW62). The boreholes were drilled to a maximum depth of between 46m and 64.0 m bgl.
- 3.4.3 The boreholes typically recorded about 4.0m of yellow clay overlying brown and blue sandy, silty clay and mudstones at depth. Fossiliferous horizons were sporadically noted in TQ11NW1 between approximately 15m and 34m bgl.
- 3.4.4 A copy of the historical BGS records are included as **Appendix A**. The location of the exploratory holes is shown on **Figure 5**.

Planning Records

- 3.4.5 The online planning portal of Horsham District Council contains details for a planning application for the Bellway Homes residential development on land approximately 250m south of the Site,(ref. DC/23/0406) submitted in March 2023. The documents associated with this planning application include a ground investigation undertaken by RSK Geosciences in (RSK, 2021) which later informed completion of a desk based Mineral Resource Assessment undertaken by RPS Group PLC (RPS, 2023).
- 3.4.6 The ground investigation by RSK comprised the following:
- Five dynamic sampler boreholes to a maximum depth of 4.6m bgl;
 - Fifteen trial pits excavated by machine to a maximum depth of 3.0m bgl;
 - Infiltration testing undertaken at an additional three trial pit locations; and
 - Five trial pits excavated by hand tools to a maximum depth of 0.6m bgl.
- 3.4.7 The ground investigation identified 0.2m to 2.1m of Made Ground/ Topsoil overlaying Weald Clay Formation, with the greater thicknesses of Made Ground associated with localised infilling of historical ponds. The Weald Clay Formation was typically encountered within the upper 0.5m of the site outside of these areas. Whilst RSK noted that Head deposits were mapped by the BGS across the northern and eastern portions of the site, these materials were not identified within the exploratory holes.

- 3.4.8 A copy of the RSK exploratory hole records is included as **Appendix A**. The location of the exploratory holes is shown on **Figure 5**.
- 3.4.9 In 2023 RPS completed a Mineral Resource Assessment for the offsite development, utilising the findings of the RSK ground investigation from 2021. The RPS report noted that the off site development was located within a mineral safeguarding area associated with brick clay. RPS noted that whilst a potentially viable source of brick clay was present the off site development, the assessment determined the following outcomes to justify sterilisation of the mineral on site:
- i. *'The overriding need for the development outweighs the safeguarding of the minerals.*
 - ii. *A standalone mineral extraction at this location is unlikely to be economical viable as a result of constraints posed by the local road network, the limitation that this places on extraction rates and the cost of transport.*
 - iii. *That the prior extraction of minerals will not be economical viable and is unlikely to be practicable.'*

Site Specific Ground Investigation

- 3.4.10 The Client has provided Stantec with borehole and trial pit logs from an investigation undertaken on the Client's behalf at the Site by Geo-Environmental Services Limited (GES) in August 2015 and a desk based Phase 1 report by the same consultants issued in February 2026.
- 3.4.11 The scope of the ground investigation comprised the following:
- i. Five dynamic sampler boreholes to a maximum depth of 5.0m bgl;
 - ii. Fifteen trial pits excavated by machine to a maximum depth of 3.0m bgl; and
 - iii. Infiltration testing carried out in three trial pit locations.
- 3.4.12 A copy of the exploratory hole records are reproduced in **Appendix B**. The locations of the exploratory holes are shown on **Figure 5**.
- 3.4.13 A summary of the ground conditions recorded in the 2015 GES investigation is presented in **Table 3-1** below.

Table 3-1. Summary of ground conditions encountered during GES 2015 ground investigation

Stratum	Depth to top (m bgl)	Depth to base (m bgl)	Typical thickness (m)	Typical description
Topsoil	0.0	0.3 to 0.4	0.3 to 0.4	Dark brown silty CLAY with roots
Made Ground ⁽¹⁾	0.0	0.5	0.5	Dark brown silty clay with frequent rootlets and occasional roots overlying buried utilities.
Potential Head Deposits ⁽²⁾	0.4	1.2 and 4.7	0.7 and 4.3	Firm orange-brown slightly sandy CLAY with some fine medium subangular flint gravel. OR Medium dense orange-brown and light grey fine to medium SAND with occasional clay pockets and purple to black ferruginous stained gravel of ironstone and mudstone.

Stratum	Depth to top (m bgl)	Depth to base (m bgl)	Typical thickness (m)	Typical description
Weald Clay Formation	0.3 to 4.7	>5.0	>4.3	Firm to very stiff orange mottled grey, brown or red slightly sandy and sandy silty CLAY.

Notes (1) Made Ground encountered in TP2, TP5, TP10, TP11 and TP15
(2) Potential Head Deposits encountered in WS4 and WS5

- 3.4.14 GES identified potential Head deposits in boreholes WS4 and WS5, located on the southern boundary of the Site. Notably, these locations are not in the vicinity of the western boundary where the Head deposits are mapped on the BGS records adjacent to the Lancing Brook. The potential Head deposits were determined by the presence of granular dominated materials, predominately sand or clay with flint gravel.
- 3.4.15 Alluvium is mapped by the BGS to be present in the far north part of the Site. However, Alluvium was not identified in the exploratory hole (WS3) sunk in this area of the Site. A bed 1.3m thick of clay with pockets of sand and ironstone gravel was recorded near the surface. It is possible that this layer may be associated with Alluvium, alternatively it could be Head Deposits also mapped by the BGS adjacent to the Lancing Brook.
- 3.4.16 It is noted that the sandstone unit as recorded on the BGS maps across the southern part of the Site was not identified in any of the location investigated in the GES investigation. It is possible that the granular material encountered in WS4 and WS5 and that was recorded as Head Deposits could potentially be attributed to the sand unit of the Weald Clay.
- 3.4.17 Where the Weald Clay Formation is encountered above 1.2m bgl it is typically described as having a firm consistency, increasing in strength with depth. It is considered that the firm clay represents a weathered horizon of the Weald Clay Formation.
- 3.4.18 During the GES 2015 investigation, groundwater was monitored on a single occasion in July 2015. Groundwater was recorded in three of the five monitoring wells between 1.2m and 2.3m bgl.

3.5 Summary of Pertinent on Site Information

Potential Head Deposits Sand Unit

The potential Head Deposits recorded by GES comprised predominantly sandy clay or sand with clay pockets recorded along the southern boundary of the Site. It is considered that this material is likely to be associated with the sandstone unit of the Weald Clay Formation. The granular nature of this material would make it unsuitable for brick making.

Weald Clay Formation

- 3.5.1 The Weald Clay Formation is typically recorded as a stiff to very stiff silty clay with occasional partings of mudstone.
- 3.5.2 A total of 11 no. Atterberg Limit tests were carried out on samples recovered from the Weald Clay Formation. The samples recorded >99% of the material to pass the 425µm sieve, indicating that the samples tested were predominately dominated by silts and clays.
- 3.5.3 The Weald Clay Formation was proven to across the Site a depth of greater than 5.0m bgl. The BGS record to south of the Site (TQ11NW61) records Weald Clay to a depth of 64m bgl.
- 3.5.4 The BGS memoir (BGS, 1988) for the region notes that:

- 3.5.5 *'Impurities in the Weald Clay include calcite, siderite, pyrite and gypsum, as well as ostracod [fossil shrimp]-bearing horizons; the last are occasionally troublesome in brick-making and are avoided, but generally the deposit is well suited to clay-brick manufacture by methods ranging from extrusion to soft-mud forming. The alumina content of the Weald Clay used in brick-making is about 20 per cent and a high iron-oxide content (7 to 8 per cent) is common.'*
- 3.5.6 The lithological description of the Weald Clay to 5.0 depth based on the GES 2015 investigation (**Appendix B**) do not indicate a high concentration of impurities outside of the layer of mapped predominantly sand. The offsite, southern BGS records did record the presence of fossil within the Weald Clay Formation below 15m depth, however, evidence of this layer not encountered on Site. Therefore, the quality of the clay would not be considered likely to impede its use for brick making.

3.6 Hydrogeological Setting

- 3.6.1 The Head Deposits and Alluvium are classified by the EA as Secondary (undifferentiated) Aquifers (DEFRA, 2026). This classification is applied by the EA *"where it is not possible to apply either a Secondary A or B definition because of the variable characteristics of the rock type. They have only a minor value"*.
- 3.6.2 The mudstone units of the Weald Clay Formation are classified by the EA as an Unproductive Stratum (DEFRA, 2026). This designation is applied to strata which *"are largely unable to provide usable water supplies and are unlikely to have surface water and wetland ecosystems dependent on them"*.
- 3.6.3 The sandstone unit of the Weald Clay Formation is classified by the EA as a Secondary A Aquifer, defined as *"permeable layers that can support local water supplies, and may form an important source of base flow to rivers"*.
- 3.6.4 The Site is (DEFRA, 2026) not situated in a Source Protection Zone (SPZ) for extraction of groundwater.

3.7 Hydrological Setting

- 3.7.1 The nearest surface water feature to the Site is the Lancing Brook that flows along the northern and western boundaries of the Site respectively.
- 3.7.2 The EA's Catchment Data Explorer (EA, 2026) indicates that the Site is wholly located within the Lancing Brook catchment. The Lancing Brook catchment received Water Framework Directive (WFD) classifications of "Poor for ecological quality in 2019 and 2022, and "Fail" for chemical quality in 2019 (chemical assessment was "not required" in 2022).
- 3.7.3 EA/GOV mapping (GOV, 2026) shows that the Site is located within a Flood Zone 1 (i.e. land with less than a 1 in 1,000 annual probability of river flooding) and that the land within approximately 20m of the Site's northern and western boundaries (adjacent to the Lancing Brook) are within the mapped extent of surface water flooding.

3.8 Terrestrial Ecology

- 3.8.1 There are no nationally or internationally designated terrestrial ecology sites (Sites of Special Scientific Interest, Special Areas of Conservation, Special Protection Areas, wetlands of international importance as designated under the Ramsar Convention, Ancient Woodlands, or Local or National Nature Reserves on or within 250 m of the Site).
- 3.8.2 The Site is located within the SSSI Impact Risk Zone (IRZ) associated with Sulington Warren located approximately 3.0km south-west of the Site. This IRZ relates to the construction of airports, helipads and other aviation proposals, and livestock and poultry units with associated

slurry lagoons and manure stores, and is therefore not relevant to the proposed residential development.

4 Mineral Assessment

4.1 Introduction

- 4.1.1 The Weald Clay that underlies the Site forms part of the safeguarded 'brick clay' resource. The extent of the MSA for brick clay, as provided in the JMLP comprises the extent of the Weald Clay (as mapped by the BGS) plus a 250 m buffer. The BGS' own mineral resource map does not define the sandstone unit of the Weald Clay that underlies the southern third of the Site as a brick clay resource.
- 4.1.2 As per policy M9 of the JMLP, proposals for non-mineral development (e.g., residential) within a MSA will not be permitted unless:
- It can be demonstrated that minerals sterilisation will not occur, e.g., because there is no economically viable resource present; or
 - The mineral can be extracted prior to development; or
 - The overriding need for the development outweighs the safeguarding of the mineral and it has been demonstrated that prior extraction is not practicable or environmentally feasible

4.2 Weald Clay - Resource Estimate

- 4.2.1 An estimate of the potential tonnage of viable Weald Clay resource is presented in the table below. This estimate is based upon estimated lateral extent of extractable brick clay as shown in **Figure 6**. The following assumptions and simplifications were made in the calculation:
- i. It is expected that a buffer zone will be required to minimise the potential impacts such as generation of noise and dust as a result of mineral extraction activities on sensitive receptors such as human receptors in residential properties. Many MPAs refer to buffer zones in planning policy, however the JMLP does not make a reference to such a buffer zone. The exact buffer zone needs to be carried out on a site-by-site basis taking into consideration the site-specific conditions and it is outside of the scope of this report. At this stage for the purpose of this assessment it is assumed that a buffer of 100 m will be required between any extraction operations and existing residential dwellings. It is noted that the mapped extent of the sandstone layer falls within the 100 m residential buffer.

This is likely to be a conservative assessment, i.e., one that results in a potentially greater quantity of potential available resource than might otherwise result. It is noted that the BGS' MSA report for West Sussex states "*In order to safeguard a mineral resource in its entirety... a buffer [can be applied] to the mineral resource outline. The purpose of the buffer is to safeguard the mineral resource from proximal development... a proximal development buffer size of 250 m was proposed for all mineral resources in West Sussex. The proximal development buffer size was discussed during consultation with industry for each specific resource. Based on mineral extraction techniques used in West Sussex the proposed buffer of 250 m was considered suitable*". Were a 250 m buffer to be applied the majority of the Site, with the exception of a limited area in the north of the Site, would be within the buffer and therefore the quantity of potential resource would be negligible.

The nearest residential buildings are present immediately south of Rectory Lane which borders the south Site boundary. The Site is between 150m and 250m wide, north to south, therefore a 100m buffer established from Rectory Road removes approximately 50% of the Site's total area from consideration (see **Figure 6**).

- ii. A further buffer zone has been applied based on the presence of the Lancing Brook. An assumed buffer of 20m from the northern and western Site boundary has been applied,

noting that this buffer (like the proximal development buffer above) would be subject to a site-specific assessment that is outside the scope of this preliminary study.

- iii. Topsoil and Made Ground was typically encountered across Site to a maximum depth of 0.5m bgl. An upper interpreted weathered zone of the Weald Clay Formation has been attributed the Weald Clay where encountered between ground level and 1.2m bgl. The combined 1.2m of near surface soil, comprising Topsoil, Made Ground or weathered Weald Clay Formation soils, are not considered to be of economic interest due to the reduced purity of the clay affecting the quality of bricks produced in the firing process. In calculating the volume of potential brick clay resource this 1.2m surface layer has been discounted.
- iv. It is noted that the Head Deposits and localised areas of Alluvium mapped by the BGS across the western and north western areas of the Site were not encountered during the GES ground investigation. For the purpose of this high level assessment it is considered that the 1.2m strip of economically unviable material present across the Site (see Point iii) generally inclusive of pockets of Head or Alluvium that may be present in these areas, that were not identified during the 2015 GES investigation. Therefore, no separate restriction, on the volume of potentially recoverable minerals, has been applied across the western and north western areas associated with the potential presence of Head or Alluvium.
- v. The variation in the thickness of the potentially winnable clay due to topographical variation has not been accounted for, given the Site is relatively flat with a maximum gradient of approximately 1 vertical : 20 horizontal, north to south.
- vi. Due to the thickness of the Weald Clay Formation in the vicinity of the Site, the maximum depth of any potential working would not be limited by the stratigraphy. For the purposes of calculating an estimate of the tonnage, a maximum working depth of 10m has been assumed based on Stantec's experience of other clay pits. The maximum potential working depth would be constrained by the stability of the sides of the quarry void and water ingress.
- vii. The 2015 GES ground investigation generally described the Weald Clay Formation as stiff to very stiff clay, indicating a bulk unit weight of between 19.0 and 22.0kN/m³, as per figures derived from BS8002:2015 – Code of Practice for Earth Retaining Structures. This range generally equates to a density of between 1.9t/m³ and 2.2t/m³.

Table 4-1. Estimated Volumes and Tonnes of Brick Clay

Stratum	Accessible Area of Brick Clay on Site	Approximate Volume (m ³) ¹	Bulk Density (t/m ³)	Tonnage (tonnes) [Mt]
Weald Clay Formation	25,000m ²	220,000	1.9	418,000 [0.42]
			2.2	484,000 [0.48]

Notes.

(1) Assuming brick clay resource is recovered between 1.2m and 10m bgl across the 'extractable area'.

(2) Side slope angles have not been factored into the above calculations. It is envisaged that a reduction in winnable tonnage of approximately 10% could result were side slope angles to be factored into the assessment.

4.3 Weald Clay - Demand

4.3.1 The current situation of brick clay extraction within West Sussex is described in the JMLP and in monitoring reports released annually by WSCC. The most recently published monitoring report (WSCC 2025) covers the period from 1 April 2023 to 31 March 2024 (but contains some information up to December 2024). The pertinent information from the monitoring report includes:

- There are currently three active and three inactive brickworks within West Sussex. These are listed in the table below (with inactive or closed works shaded grey).
- Average annual sales from brickworks within West Sussex from 2014 to 2023 was 0.31Mt per annum, ranging from a high of 0.35Mt in 2014 to a low of 0.28Mt in 2023.
- *“There is a total permitted [brick clay] reserve of 12.49mt across five sites (three active and two inactive). Brick clay is not subject to an apportionment figure but still has an important role to play in West Sussex and the wider economy”.* This indicates that existing reserves can support brick manufacture at the current rate for approximately a further 40 years. The JMLP notes that brickworks operations have been reducing over time with West Hoathly ceasing operation in 2020 and Pitsham ceasing operation in 2023/ 2024.
- Policy M11 of the JMLP allocates an extension to West Hoathly clay pit to provide two to three years of additional supply of Wadhurst clay. However, West Hoathly Brickworks permanently ceased production in March 2020 and planning permission for redevelopment of the brickworks for 108 dwellings was approved in October 2024 (DM/23/0827).
- *“Paragraph 227 of the NPPF states that MPAs should plan for maintaining a stock of permitted reserves to support the level of actual and proposed investment required for new or existing plant, and the maintenance and improvement of existing plant and equipment, For brick clay reserves should be at least 25 years. There are estimated to be two brickworks in West Sussex with at least 25 years of reserves.*

Table 4-2. Summary of Active and Inactive Brick Works Across West Sussex

Site name	Operator	Comments	Driving distance from Site (km)	Formation
Laybrook Brickworks, Goose Green Lane, Thakeham, nr Pulborough	Ibstock Brick Ltd	Winning and working of clay and brickmaking. Partially restored to fishing lakes.	5	Weald Clay
Warnham Brickworks, Langhurstwood Road, Horsham	Wienerberger Ltd	Winning and working of clay and brickmaking. Site is in 2 separate locations.	23	Weald Clay
Rudgwick Brickworks, Lynwick Street, Rudgwick	Wienerberger Ltd	Inactive. Site partially restored, and buildings no longer used for mineral purposes. ⁽¹⁾	27	Weald Clay
Pitsham Brickworks, Cocking	Lambs	Inactive. The winning and working of minerals shall cease no later than 21/02/2042. Site restoration in accordance with Condition 11	34	Gault Clay

Site name	Operator	Comments	Driving distance from Site (km)	Formation
		shall be completed within a period of 18 months of the date of permanent cessation. ⁽¹⁾		
Freshfield Lane Brickworks, Danehill, Haywards Heath	Freshfield Lane Brickworks Ltd	Winning and working of clay and brick making.	35	Wadhurst Clay
West Hoathly Brickworks, Sharpethorne, West Hoathly	Ibstock Brick Ltd	Inactive. Planning application for the redevelopment of the site to provide 108 dwellings approved October 2024. ⁽¹⁾	39	Wadhurst Clay

Notes.

(1) Highlighted cells in grey are inactive brickworks

- 4.3.2 With respect to the potential for brick clay extraction at the Site, all of the operational brickworks have adjacent extraction facilities. If the extraction of clay for brick manufacture were to occur at the Site, this would either require transporting to an established brickworks with the nearest active brick manufacturing facility is situated approximately 5km away by road, or the construction of a brick manufacturing plant on Site.

4.4 Weald Clay – Constraints on Resource Viability

- 4.4.1 The assessment of potential mineral resource has identified an estimated gross tonnage in the range of approximately 0.42 to 0.48Mt.
- 4.4.2 The viability of this resource will depend on multiple constraints. Additionally, other potentially detrimental impacts to the local environment may further impact the economics of any mineral extraction.
- 4.4.3 A full list of potential constraints identified is presented in **Table 4-3**.

Table 4-3. Potential Constraints and Impact Associated with the Potentially Recovery of Brick Clay

Constraint	Potential impact	Comments	Impact level
Tonnage of potentially available resource	The high-level calculations undertaken above indicate that only approximately 0.42 to 0.48Mt of brick clay could be available were prior extraction to be required.	The estimate given in Section 4.4 is likely to be an over-estimate, based on several broad assumptions and simplifications due to the shallow nature of the of intrusive data available for the Site, and does not consider areas lost to acoustic bunds, benching and quarry infrastructure. Furthermore, it does not account for variations in thickness of overburden and variations in topography. Therefore, this is considered likely to be an overestimate of the winnable brick clay at the Site. It is considered unlikely that the limited quantity of potentially available brick clay that could be extracted from the	High

Constraint	Potential impact	Comments	Impact level
		Site would be desirable to any of the current brickworks operators, given that all have their own supplies at the location of their manufacturing facilities.	
Quality	The BGS memoir notes that the Weald Clay Formation is generally well-suited to brick manufacture, however some impurities such as ostracod-bearing horizons can make it unsuitable at a local level.	Records from the 2015 GES ground investigation do not suggest the presence of a high concentration of impurities in the Weald Clay Formation underlying the Site; however, this is based purely on qualitative descriptions recorded on Site and limited, non-targeted laboratory testing. Additionally, the deepest exploratory hole excavated as part of this investigation was terminated at 5.0m bgl, therefore information pertaining to the quality of potentially winnable clay on Site below this depth is not available. It is noted that fossiliferous beds were noted immediately south of the Site beyond 15m bgl.	Low
Traffic	Assuming the mineral resource would have to be removed off site for processing, increased HGV traffic movements would potentially impact air quality and have dust and noise impacts. A Traffic Impact Assessment would be required to understand the impact on the local road network. The nearest brick making plant is located approximately 5.0 km away from the Site at Laybrook Brickworks, Thakeham, operated by Ibstock Brick Ltd. There would be a requirement for transportation of brick clay from the Site to this or another similar processing facility in the area. Alternatively, if a brickworks were to be constructed on-Site, there would be increased HGV traffic associated with transporting the finished products to vendors.	The JMLP Policy M5 states that proposals for the extraction of brick clay should be well-related to the Lorry Route Network (Appendix C). The nearest roads in the Lorry Route Network to the Site are the A24 east of Ashington (approximately 1.0km east of the Site). However, given both the Site and Laybrook Brickworks are situated west of the A24 it is expected that all HGV traffic would pass through Ashington and along local routes e.g. the B2133. As nearby brickworks have their own clay extraction, the import of brick clay from the Site to one of these facilities would also have an impact on traffic volumes at the receiving site. Wheel washing would be required to reduce the risk of mud and gravel impacting traffic on the nearby roads. Additional traffic movements would be associated with import of inert materials required during Site restoration.	High
Timescale	From the initial high-level calculations undertaken herein, it is estimated that there are 7 years' worth of winnable brick clay reserves underlying the Site.	If mineral extraction then subsequent restoration were to occur prior to the construction of the proposed housing development, the residential development would be delayed by approximately 10 to 20 years (allowing time for restoration, but assuming that some restoration will occur concurrently with extraction) when it may be required sooner due to demand for housing.	Medium
Environment	Mineral extraction at the Site could be expected to result in noise, dust and	The potential need for acoustic bunds to reduce noise impacts could	Medium

Constraint	Potential impact	Comments	Impact level
	visual impacts adjacent to a residential area. Potential impacts to surface water would need to be considered due to presence of watercourses adjacent to the Site. Ecological concerns would include impacts to hedgerow habitats, and nesting birds.	potentially reduce the land area available for mineral extraction however, may be restricted to the southern boundaries which are already included within the assumed 100m buffer zone around the potentially accessible minerals. A conservative estimate of 20 m buffer to the western and northern boundary, protective of the Lancing Brook. Visual and amenity impacts would be further increased were a brickworks to be constructed on Site, together with increased carbon emissions relating to gas firing of the bricks.	
Proximity to human receptors and extent of proximal development buffer.	The proximity of the Site to human receptors such as residential dwellings would be a likely cause of objection for local residents and may result in planning requirements for increased standoff distances. The extent of a proximal development buffer associated with the immediately off-site properties will have a direct impact on the quantity of available mineral.	Residential properties are located adjacent to the southern Site boundaries. A conservative estimate of a 100 m proximal development buffer results in approximately half of the mineral resource being excluded. A 250m buffer, as described by the BGS in their West Sussex MSAs report, would exclude almost the entire site	High
Overburden	Overburden (Topsoil, Made Ground and weathered Weald Clay) would require removal to access the unweathered Weald Clay Formation and would impact upon the economics of the excavation.	Topsoil, Made Ground and weathered Weald Clay was encountered in the 2015 GES ground investigation to a typical average depth of 1.2m bgl, which would equate to approximately 42,000m³ of overburden to be removed, or 84,000 tonnes of material (assuming a density of 2.0t/m³). This loss of material has been accounted for in the estimations given in Section 4.4 but will require handling and processing which incurs additional cost e.g. use of overburden to create screening or acoustic bunds or disposal off Site.	Medium
Interburden	The amount of interburden on Site is unknown, however, the BGS notes that the Weald Clay Formation is generally well-suited to brick manufacture. Exploratory hole logs from the 2015 GES investigation indicate that the amount of interburden within the upper 5m of the proposed extractable area is likely to be minimal. The sandstone layer mapped, and potentially encountered by GES, in the south of the Site is expected to underlie the mudstone across the proposed 'extractable area'. The existing GES information did not confirm the absence of sandstone beneath 5m bgl and therefore interburden may be encountered at depth.	Any interburden present would reduce the winnable tonnage of brick clay from the Site. Interburden could be used to create screening or acoustic bunds. Interburden not accounted for within volume estimations.	Low

Constraint	Potential impact	Comments	Impact level
Restoration	If the mineral was to be excavated, it would require an equivalent volume of material (approximately 730,800m ³ , inclusive of overburden) to be imported to the Site to restore the ground levels.	Whilst the mantle of Topsoil overlying the mineral which would need to be removed to allow extraction could be used to part backfill, additional imported materials would be required. These would require temporary stockpiling and as such additional requirements in relation to assessment of landscape and visual effects would need to be considered in addition to temporary surface water management during the operational phases. Import of material for restoration would require an Environmental Permit from the Environment Agency. Such a permit could take several years to obtain and there are no guarantees that such a permit could be obtained The timeline over which prior extraction and subsequent backfilling/ reinstatement would take place will be dependent on both the perceived economic viability of the Site to individual aggregate companies but also availability of material to import to Site to facilitate restoration. Engineering of the restored landform to provide a development platform would require the importation of suitable material to be placed to meet geotechnical and drainage specifications. A geological barrier is unlikely to be required on the sides of the quarry void as transmissivity within the Weald Clay Formation is likely to be low.	High
Non-Minerals Development Feasibility	Prior extraction of the clay mineral would result in a significant void being created, a substantial restoration scheme being required, and overall multiple years of delay and significant cost impacts to the proposed development.	Post extraction development would incur additional ground-related abnormalities which could impact on both the land value and potential overall viability of the proposed non-minerals development. In this respect, it is noted current National House Building Council Technical Standards would likely require special foundation schemes to be employed. Where the required depth was in excess of 2.0 or 2.5 m depth, the major UK volume house builders generally use a piled foundation scheme on both cost and health & safety considerations. The depth at which this applies currently varying between individual companies. Consideration would need to be given also to the potential differential settlement of infilled materials and the impact that they may have on roads and infrastructure, which could result in	High

Constraint	Potential impact	Comments	Impact level
		increased mitigation measures needing to be employed.	
Water	A source of water would need to be found for quarrying operations at the Site. It is not considered likely that the adjacent small watercourses would provide a suitable supply. It is unlikely that a suitable groundwater source exists, as the Weald Clay Formation is classified as an unproductive stratum and is in excess of 64m thick in the vicinity of the Site.	Water would be required on Site for wheel washing (to prevent lorries from carrying sediment off-site) and dust suppression purposes (particularly during summer). However, the minimum water supply requirement would be unlikely to exceed 20m³/day and therefore an abstraction licence would not be required from the Environment Agency.	Medium
Surface watercourses	The Lancing Brook is located adjacent to the northern and western Site boundary. Potential impacts to surface water receptors would need to be considered during both the extraction and restoration phases.	A buffer zone would need to be established from the adjacent watercourses to avoid adverse impacts to the watercourses associated with extraction.	High

5 Conclusions

- 5.1.1 In accordance with the West Sussex Joint Minerals Local Plan (WSCC, 2021), the Site is situated in a Mineral Safeguarding Area (MSA) for the extraction of brick clay, associated with the Weald Clay Formation.
- 5.1.2 There is estimated to be approximately 0.42 to 0.48Mt of winnable brick clay underlying the Site. This has been estimated from geological mapping and records of exploratory holes excavated at the Site. This estimate is based on several broad assumptions and simplifications due to the amount of information currently available for the Site, and is likely to be an overestimate, e.g., it does not take into account loss of material due to benching of excavations or slope angle. Additionally, were a larger proximal development buffer to be considered, such as the 250m buffer discussed by the BGS in their West Sussex MSAs Report, then almost all the mineral within the Site would be excluded from prior extraction.
- 5.1.3 A number of constraints to prior extraction operations have been identified. These constraints principally comprise: the limited quantity (and therefore desirability to an operator), the presence of existing residential properties immediately south of the Site and watercourses immediately north/west of the Site, the potential impact of extraction operations and the requirement for restoration on the proposed development (potentially resulting in the prior extraction requirement making the proposed development non-viable, stopping any prior extraction taking place), the impact on transport networks associated with transit of the mineral to a brickworks, the timescales and cost/benefit involved with consenting and obtaining Environmental Permits for such a limited quantity of mineral, and the absence of a viable water source to support extraction.
- 5.1.4 Extraction would require import of material for restoration which also would have added impact of additional traffic movements, noise, dust and air quality. In addition, this will have a significant adverse impact on the viability of the site for redevelopment as a residential development.
- 5.1.5 Overall, it is considered that the limited tonnage of potential brick clay resource within the Site is unlikely to be of commercial interest to a brickworks operator and therefore the brick clay beneath the Site does not constitute a sterilised resource. Additionally, at current average production rates (0.31Mt/yr), the 12.49Mt of currently permitted brick clay reserves in West Sussex identified in the 2023/24 JMLP monitoring report will provide at least 40 years of supply. It is considered likely that this, together with West Hoathly Brickworks and Pitsham Brickworks recently ceasing production, indicates that the need for brick clay in the area is met by the existing facilities and there is little economic demand for the development of a new brickworks. The requirements of JMLP Policy M9 (i) are therefore considered to have been met.
- 5.1.6 If extraction of the brick clay were to occur prior to the proposed residential development, it is considered likely that the timescales associated with extraction and restoration would potentially delay the proposed residential development by some 10 to 20 years, which given the smaller scale of the Site and any resulting development, represents a substantial impact to the Site's commercial viability, with the proposed development not likely to proceed should such a situation occur. On this basis, prior extraction of the brick clay is considered neither appropriate nor practicable, and prior extraction as defined by JMLP Policy M9 (ii) is not necessary.
- 5.1.7 Given that the limited tonnage of brick clay within the Site is not considered to be an economically viable resource (and therefore is not sterilised by the development), and that the currently permitted reserve of brick clay available is sufficient to meet demand, it is considered that the need for new housing outweighs the need for safeguarding of the brick clay within the Site. The requirements of JMLP Policy M9 (iii) are therefore considered to have been met.

- 5.1.8 The information collated herein is considered adequate for determining that the MSA for brick clay should not preclude the proposed residential development and that prior extraction of the brick clay should not be required. Therefore, further investigation and assessments with regards clay extraction for brick manufacturing is not required.

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Essential Guidance for Report Readers

The remarks below are presented to assist the reader in understanding the context of this report and any general limitations or constraints. If there are any specific limitations and constraints, they are described in the report text.

The opinions and recommendations expressed in this report are based on statute, guidance, and best practice current at the time of its publication. Stantec UK does not accept any liability whatsoever for the consequences of any future legislative changes or the release of subsequent guidance documentation, etc. Such changes may render some of the opinions and advice in this report inappropriate or incorrect and the report should be returned to us and reassessed if required for re-use after one year from date of publication. Following delivery of the report, Stantec has no obligation to advise the Client or any other party of such changes or their repercussions.

Some of the conclusions in this report may be based on third party data. No guarantee can be given for the accuracy or completeness of any of the third-party data used. Historical maps and aerial photographs provide a “snapshot” in time about conditions or activities at the site and cannot be relied upon as indicators of any events or activities that may have taken place at other times.

The conclusions and recommendations made in this report and the opinions expressed are based on the information reviewed and/or the ground conditions encountered in exploratory holes and the results of any field or laboratory testing undertaken. There may be ground conditions at the site that have not been disclosed by the information reviewed or by the investigative work undertaken. Such undisclosed conditions cannot be taken into account in any analysis and reporting.

It should be noted that this report is a land condition assessment and does not purport to be an ecological, flood risk or archaeological survey and additional specific surveys may be required.

This report has been written for the sole use of the Client stated at the front of the report in relation to a specific development or scheme. The conclusions and recommendations presented herein are only relevant to the scheme or the phase of project under consideration. This report shall not be relied upon or transferred to any other party without the expressed written authorisation of Stantec. Any such party relies upon the report at its own risk.

The interpretation carried out in this report is based on scientific and engineering appraisal carried out by suitably experienced and qualified technical consultants based on the scope of our engagement. We have not taken into account the perceptions of, for example, banks, insurers, other funders, lay people, etc., unless the report has been prepared specifically for that purpose. Advice from other specialists may be required such as the legal, planning and architecture professions, whether specifically recommended in our report or not.

Public or legal consultations or enquiries, or consultation with any Regulatory Bodies (such as the Environmental Agency or Local Planning Authorities) have taken place only as part of this work where specifically stated.



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Site Grid Ref: 512625E 116545N



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Wimpey UK Ltd
Land North of Rectory
Lane, Ashington

Prepared:
davco

Checked:
TF

Date:
2026.06.08

Title

Site Location Plan

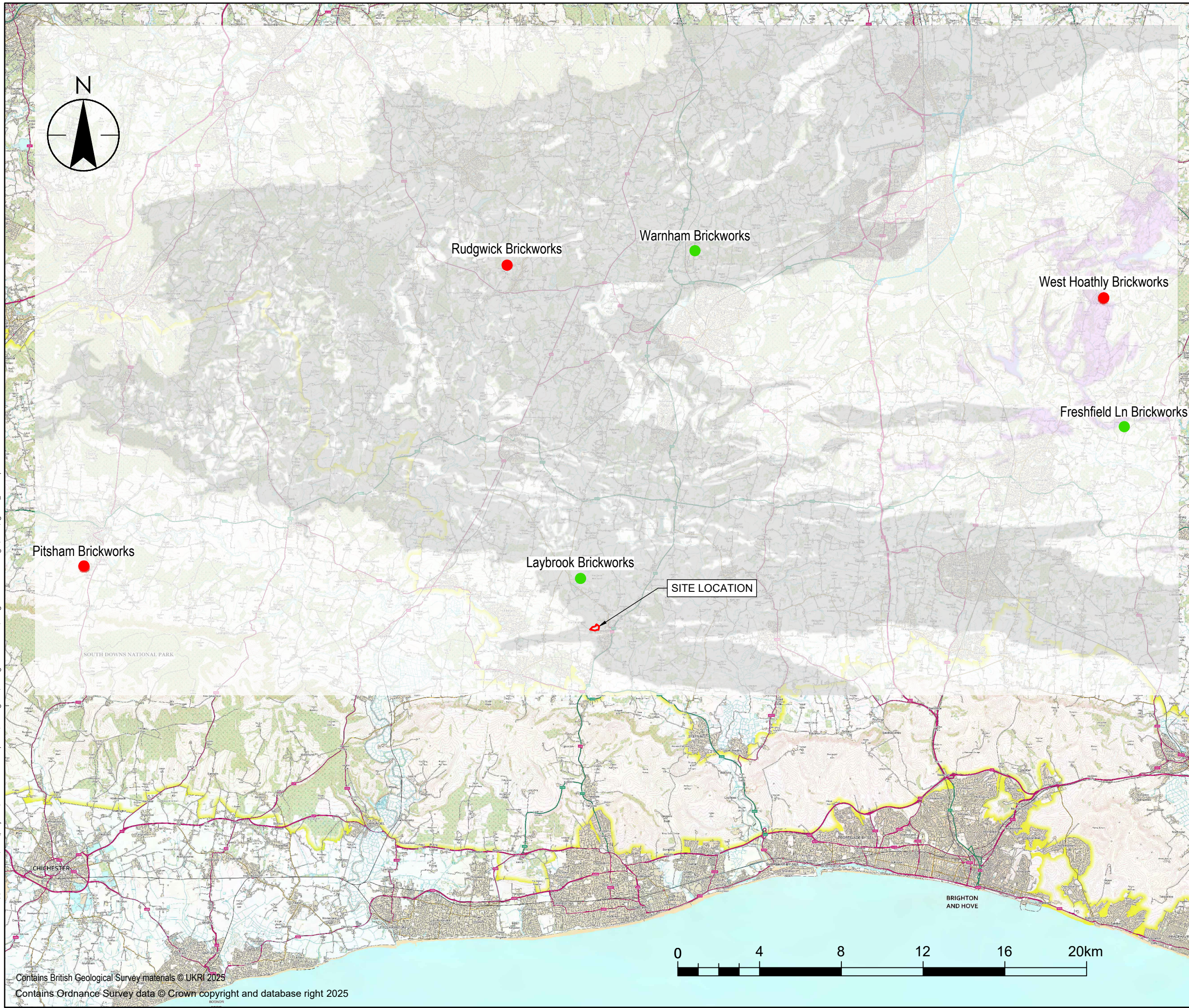
Revision:

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Figure

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Legend

 Site boundary

Brickwork Status

 Active

 Inactive

 Wadhurst Clay Formation

 Weald Clay Formation

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Land North of Rectory Lane, Ashington

Prepared:	Checked:	Date:
davco	TF	2026.06.08

Title

Brickworks and Mineral Safeguarding Areas in West Sussex

Revision:	Figure
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Key

 Approximate Site Boundary

Head Deposits

Alluvium

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Title
Extract of Geological Map
- Superficial Deposits

Revision:	Figure
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Key



Approximate Site Boundary

Weald Clay Formation-Mudstone

Weald Clay Formation-Sandstone

Weald Clay Formation-Mudstone



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Title
Extract of Geological Map
- Bedrock Deposits

Revision:	Figure
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- Key**

Approximate Site Boundary
- Historical On-Site Ground Investigation Locations**
Geo-Environmental Services Limited - 2015

Window Sample Location

Trial Pit Location
- Historical Off-Site Ground Investigation Locations**
RSK Geosciences- 2021

Window Sample Location

Trial Pit Location

Trial Pit Soakaway
- Historical Off-Site BGS Boreholes**

Borehole Location

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Land North of Rectory Lane, Ashington

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Checked:
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Date:
2026.03.25

Title
Historical Ground Investigation Locations

Revision:
00

Figure
5



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Key

 Approximate Site Boundary

 100m Offset from Adjacent Roads and Residential Properties

 20m Offset from Surface Water

 Lateral extent of potentially extractable brick clay.

Weald Clay Formation-Mudstone

Weald Clay Formation-Sandstone

Weald Clay Formation-Mudstone



SCALE 1:2000

Client/Project:

Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd
Land North of Rectory Lane, Ashington

Prepared:
davco

Checked:
TF

Date:
2026.03.30

Title

Mineral Resource Estimate

Revision:
00

Figure

Appendix A BGS and Offsite Exploratory Hole Records

TQ 11 NW 1
1265.1640

318/7 Hodges Nursery, Rectory Lane, Ashington

Surface +102. Lining tubes: 150 x 4 1/4 in from surface (perforated 10% to 17, 30% to 38 and 55 to 70%). Water struck at +92, +66 and +47. R.W.L. +88. P.W.L. -5.
Suction -6. Yield 120 g.p.h. (test). Dando, Feb. 1936.
Yield 150 g.p.h. May 1940; 120 g.p.h. June 1947.

WC	...	150	150
	yellow clay	5	5
	Yellow clay + brown sand	9 6	14 6
	Blue sandy marl	23 6	38
	Hard blue clay	10	48
WC	Brown marl	3	51
	Brown clay + fossils	4	55
	Blue clay	32	87
	Hard shale	6	93
	Blue clay	9	102
	Bed of shells	2	104
	Rock with fossils	6	110
	Blue shale	40	150