



Our Ref: 253123L-1

6th October 2025

FAO Manny Apariccio
EQ Care East Grinstead Ltd

By Email

Dear Sirs

Highfields, West Hill, East Grinstead, RH19 4DL

Further to our discussions regarding proposed drainage solutions at West Hill, East Grinstead I have reviewed the information on ground conditions and our previous comments on the suitability of soakaways at the site. The upper materials comprise made ground, associated with the construction of the existing house, which extends to around 1.20m bgl over clays and silts of the Lower Tunbridge Wells Sand. The natural clays and silts would not be suitable for soakaways as they are relatively impermeable and would not provide sufficient infiltration. In addition, as previously highlighted, these deposits are easily erodible which can lead to collapse and for these reasons soakaways within the clays and silts should be avoided which precludes the use of soakaways over the majority of the site.

It is understood that in the north west of the development a new entrance driveway is being provided from West Hill into the site where the proposed driveway will be around 6m below existing ground level with drainage some 2m below the road gulleys (around 8m below existing). At these depths the more competent and less erodible siltstone beds of the Lower Tunbridge Wells Sands are likely to be present and soakaways within the competent siltstone could be effective as water would disperse through fissures in the siltstone. Thus, for the north western section of the site only it may be possible to use soakaways to dispose of run off from the road.

For soakaways in the north west of the site within the more competent siltstones a soil infiltration rate of around 5×10^{-6} m/s would be considered appropriate subject to validation by testing when excavation for the proposed entrance is permitted

If we can provide any further assistance please contact the undersigned.

Yours faithfully

Rachel Foord BSc (Hons), MSc, MCSM, CGeol, FGS
Director **Compass Geotechnical Limited**