

**London Road,
Handcross**

**Prepared for
Welbeck Strategic Land III Limited**

by

**Stuart Michael
Associates Limited**



April 2026

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SMA Ref: 7409.FRA

Issue Status: 02

SOAKAGE LETTER REPORT (GWPR6939/SLR/February 2026 V1.01)

CLIENT	Stuart Michael Associates Limited
SITE ADDRESS	Land Near Haywards Heath, London Road, Slaugham, RH17 6HB
REPORT REFERENCE	The conditions and limitations of this soakage letter report can be viewed within Appendix A.
SITE DETAILS AND PROPOSED DEVELOPMENT	The site comprised a ~25,000m² irregular shaped plot of land, with a north to south orientation, situated along the western side of London Road. The site was located to the south of Crawley, a mainly residential town within the county of West Sussex. A site location plan has been provided within Figure 1. At the time of reporting, February 2026 the proposed development was not provided by the client.
ANTICIPATED GEOLOGY AND HYDROGEOLOGY	Anticipated Geology The British Geological Survey Solid and Drift Geology Map for the Horsham area (Sheet No. 302) revealed that the site was underlain by bedrock deposits of the Upper Tunbridge Wells Sand comprising Sandstone and Mudstone. No superficial deposits were noted on-site from a review of the geological mapping. <i>Upper Tunbridge Wells Sand</i> The unit comprises a complex succession of interbedded deposits with both upward-fining and upward-coarsening cycles. Thinly bedded silty mudstones, siltstones, silty sandstones and fine-grained sandstones are laterally persistent over long distances. Sandstones, which form prominent scarp and dip slope features, are typically fine-grained and quartzose, weathering to a pale yellowish grey or brown colour. They are locally ferruginous in the St Leonard's Forest area where three sandstone beds are sufficiently persistent to be named Shelly Plain Sandstone, Colgate Sandstone and Roffey Park Sandstone. Clay ironstone occurs locally, notably in the Horsham-Crawley area. In the Cuckfield area, silt is the dominant component. Here, grey and greenish grey silty mudstones and siltstones, red-mottled in part, dominate in the lower part of the unit, whereas pale grey to yellowish grey sandstone mostly appear in the upper part. Channel and slump structures, together with cross-bedding occur in the sandstones. Siltstones are commonly bioturbated. A water borehole at Horsham station, is sited near the top of the Upper Tunbridge Wells Sand and proved alternations of sandstone and 'marl rock' to ~45.2m bgl. Anticipated Hydrogeology A study of the aquifer maps on the DEFRA website revealed that the site was underlain by a Secondary A Bedrock Aquifer associated with the Upper Tunbridge Wells Sand. No classification for superficial aquifers on-site was noted, due to the likely absence of superficial deposits. From analysis of hydrogeological and topographical maps, groundwater was anticipated to be encountered at depth within the Upper Tunbridge Wells Sand; however, perched water may be encountered at shallower depths, specifically capping any cohesive bands of soils and/or within the shallow surface soils (i.e. Topsoil, Made Ground etc.), especially after prolonged periods of rainfall. BGS Borehole Records A BGS borehole (TQ22NE47) located ~2km south-east of the site in similar geological strata noted Topsoil to 1.00m bgl underlain by sandy clay and sandstone to 54.00m bgl overlying grey clay to 65.00m bgl on completion of the borehole. Groundwater was struck at 30.00m bgl.

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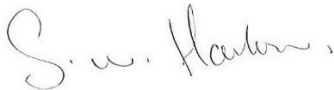
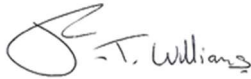
SCOPE OF WORKS	Site works were undertaken on 17 th of February 2026 and comprised the machine excavation of 2No. Trial Pits (TP1 & TP2) to a final depth of 1.50m bgl. Soakage testing in accordance with the principles of BRE365 was attempted within TP1 & TP2. Upon completion of the site works all trial pits were backfilled and made good/reinstated in relation to the surrounding area. A trial hole location plan has been provided within Figure 2.																								
GROUND CONDITIONS ENCOUNTERED	A summary of the ground conditions encountered can be viewed within the following table. The trial hole logs can be seen within Appendix B. <table><tr><th colspan="4">Summary of Strata Encountered (TP1 & TP2)</th></tr><tr><th>Strata</th><th>Top Depth (m bgl)</th><th>Base Depth (m bgl)</th><th>Thickness (m)</th></tr><tr><td>TOPSOIL: Dark brown slightly clayey gravelly fine to coarse grained SAND. Gravel is sub-angular to subrounded fine to coarse flint. (TP1 & TP2).</td><td>GL</td><td>0.20 – 0.22</td><td>0.20 – 0.22</td></tr><tr><td>UPPER TUNBRIDGE WELLS SAND (Granular): Orangish brown to grey mottled clayey slightly gravelly fine to medium grained SAND. Gravel is sub-angular to sub-rounded fine to medium flint. (TP1).</td><td>0.20</td><td>1.50</td><td>>1.30</td></tr><tr><td>UPPER TUNBRIDGE WELLS SAND (Cohesive): Soft to firm orangish brown to grey mottled sandy CLAY. Sand is fine to medium grained. (TP2).</td><td>0.22</td><td>1.40</td><td>1.18</td></tr><tr><td>UPPER TUNBRIDGE WELLS SAND (Granular): Orangish brown clayey fine-grained SAND. (TP2).</td><td>1.40</td><td>1.50</td><td>>0.10</td></tr></table>	Summary of Strata Encountered (TP1 & TP2)				Strata	Top Depth (m bgl)	Base Depth (m bgl)	Thickness (m)	TOPSOIL: Dark brown slightly clayey gravelly fine to coarse grained SAND. Gravel is sub-angular to subrounded fine to coarse flint. (TP1 & TP2).	GL	0.20 – 0.22	0.20 – 0.22	UPPER TUNBRIDGE WELLS SAND (Granular): Orangish brown to grey mottled clayey slightly gravelly fine to medium grained SAND. Gravel is sub-angular to sub-rounded fine to medium flint. (TP1).	0.20	1.50	>1.30	UPPER TUNBRIDGE WELLS SAND (Cohesive): Soft to firm orangish brown to grey mottled sandy CLAY. Sand is fine to medium grained. (TP2).	0.22	1.40	1.18	UPPER TUNBRIDGE WELLS SAND (Granular): Orangish brown clayey fine-grained SAND. (TP2).	1.40	1.50	>0.10
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GROUNDWATER	The following table below summarises any groundwater that was encountered during the intrusive investigation. <table><tr><th colspan="2">Summary of Groundwater Strikes</th></tr><tr><th>Trial Hole</th><th>Depth of Strike (m bgl)</th></tr><tr><td>TP1</td><td>Seepage noted at 0.80 and 1.00</td></tr><tr><td>TP2</td><td>1.50</td></tr></table> Changes in groundwater level occur for a number of reasons including seasonal effects and variations in drainage. The investigation was undertaken in February 2026 when groundwater levels are likely to be approaching their annual maximum (highest elevation). Exact groundwater levels may only be determined through long term measurements from monitoring wells installed on-site.	Summary of Groundwater Strikes		Trial Hole	Depth of Strike (m bgl)	TP1	Seepage noted at 0.80 and 1.00	TP2	1.50																
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SOAKAGE TESTING RESULTS	Soakage testing in accordance with the principles of BRE365 was attempted within TP1 & TP2. The trial pits were bottomed out within the Upper Tunbridge Wells Sand. Due to a mixture of factors on-site the testing could not be completed due to the water level rising within the trial pits, therefore an infiltration rate could not be calculated. A summary of the contributing factors can be seen tabulated below. <table><tr><th>Trial Hole</th><th>Contributing Factors</th></tr><tr><td>TP1</td><td> - Groundwater seepage at 0.80m and 1.00m bgl - Trial pit sides collapsing during soakage test - Heavy rainfall throughout test </td></tr><tr><td>TP2</td><td> - Groundwater struck at 1.50m bgl filling up the pit - Heavy rainfall throughout the test </td></tr></table>	Trial Hole	Contributing Factors	TP1	- Groundwater seepage at 0.80m and 1.00m bgl - Trial pit sides collapsing during soakage test - Heavy rainfall throughout test	TP2	- Groundwater struck at 1.50m bgl filling up the pit - Heavy rainfall throughout the test																		
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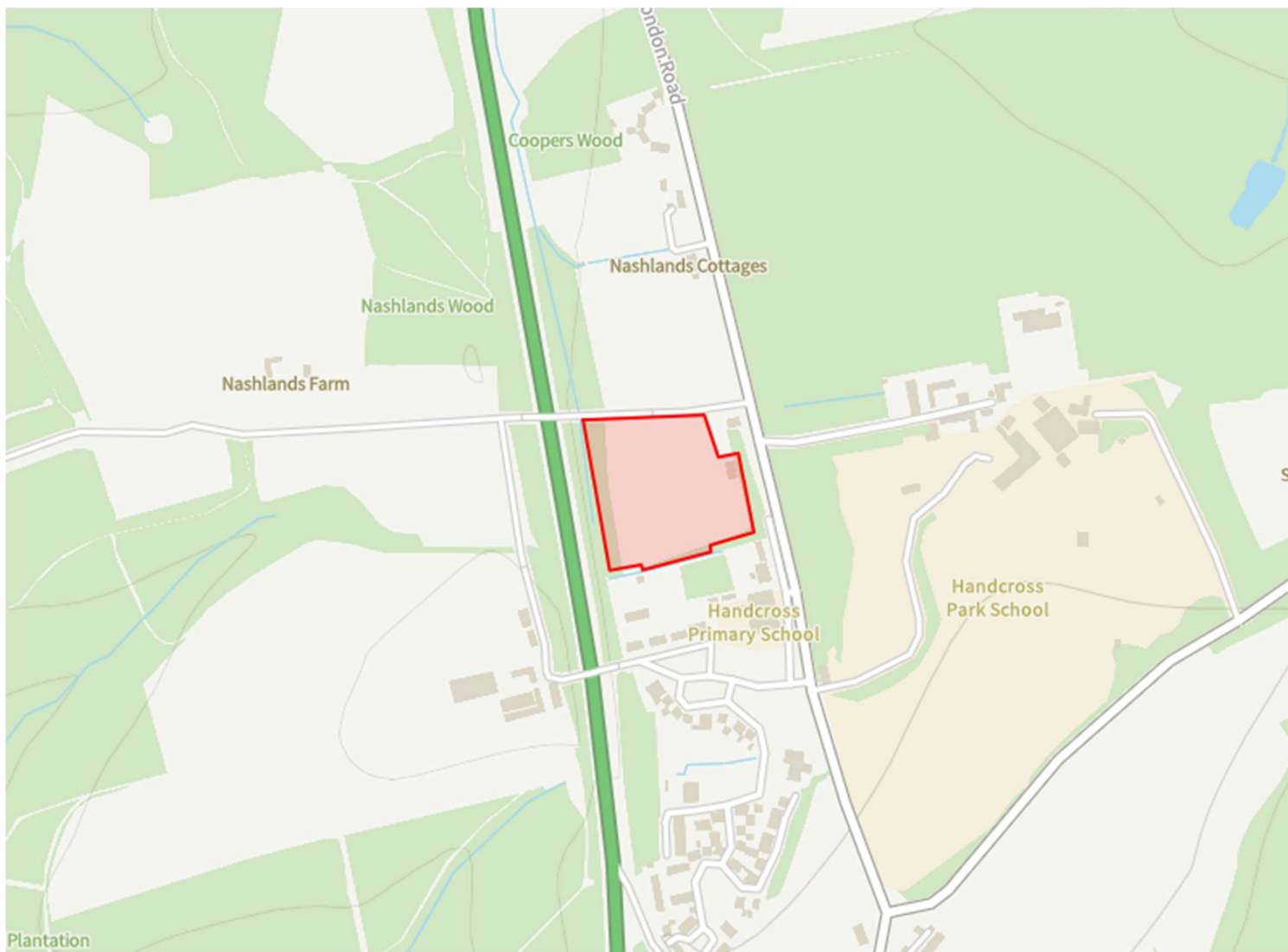
The principles of sustainable urban drainage system (SUDS) should be applied to reduce the risk of flooding from surface water ponding and collection associated with the construction of the foundations.

Consultation with the Environment Agency must be sought regarding any use that may have an impact on groundwater resources, abstractions and surface water features/watercourses.

Figure 1	Site Location Plan
Figure 2	Trial Hole Location Plan
Appendix A	Conditions and Limitations
Appendix B	Trial Hole Logs

Issue	Prepared By	Checked By	Verified By
v.1.01			
	James New Beng (Hons) Geotechnical and Geoenvironmental Engineer	Simon Harlow BSc (Hons), FGS Lead GI Engineer	Francis Williams MGeol (Hons) FGS CEnv CGeol Director

FIGURES



Site boundary

Not to Scale

Land Near Haywards Heath, RH17 6HB

Stuart Michael Associates Limited

February 2026

Figure 1: Site Location Plan

GWPR6939





-  Site boundary
-  Machine Excavated Trial Pit for Soakage Testing

Land Near Haywards Heath, RH17 6HB

Stuart Michael Associates Limited

February 2026

Figure 2 – Trial Hole Location Plan

GWPR6939



APPENDIX A: Conditions and Limitations

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The report has been prepared on the basis of information, data and materials which were available at the time of writing. Accordingly, any conclusions, opinions or judgements made in the report should not be regarded as definitive or relied upon to the exclusion of other information, opinions and judgements.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief; as such these do not necessarily address all aspects of ground behaviour at the site. No liability is accepted for any reliance placed on it by others unless specifically agreed in writing.

Any decisions made by you, or by any organisation, agency or person who has read, received or been provided with information contained in the report ("you" or "the Recipient") are decisions of the Recipient and we will not make, or be deemed to make, any decisions on behalf of any Recipient. We will not be liable for the consequences of any such decisions.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

Any Recipient must take into account any other factors apart from the Report of which they and their experts and advisers are or should be aware. The information, data, conclusions, opinions and judgements set out in the report may relate to certain contexts and may not be suitable in other contexts. It is your responsibility to ensure that you do not use the information we provide in the wrong context.

This report is based on readily available geological records, the recorded physical investigation, the strata observed in the works, together with the results of completed site and laboratory tests. Whilst skill and care has been taken to interpret these conditions likely between or below investigation points, the possibility of other characteristics not revealed cannot be discounted, for which no liability can be accepted. The impact of our assessment on other aspects of the development required evaluation by other involved parties.

The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous in ground activities. The ground conditions have been sampled or monitored in recorded locations and tests for some of the more common chemicals generally expected. Other concentrations of types of chemicals may exist. It was not part of the scope of this report to comment on environment/contaminated land considerations.

The conclusions and recommendations relate to Land Near Haywards Heath, London Road, Slaughtam, RH17 6HB.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sampler borehole implies the specific technique used to produce a trial hole.

The depth to roots and/or of desiccation may vary from that found during the investigation. The client is responsible for establishing the depth to roots and/or of desiccation on a plot-by-plot basis prior to the construction of foundations. Where trees are mentioned in the text this means existing trees, recently removed trees (approximately 15 years to full recovery on cohesive soils) and those planned as part of the site landscaping.

Ownership of copyright of all printed material including reports, laboratory test results, trial pit and borehole log sheets, including drillers log sheets, remain with Ground and Water Limited. Licence is for the sole use of the client and may not be assigned, transferred or given to a third party.

Only our client may rely on this report and should this report or any information contained in it be provided to any third party we accept no responsibility to the third party for the contents of this report save to the extent expressly outlined by us in writing in a reliance letter addressed from us to the third party.

Recipients are not permitted to publish this report outside of their organisation without our express written consent.

APPENDIX B: Trial Hole Logs



Trial Pit Log

Project Name: Land Near Haywards Heath		Client: Stuart Michael Associates Limited		Date: 17/02/2026	
Location: RH17 6HB		Contractor: Thameside Groundworks			
Project No. : GWPR6939		Crew Name: Thameside Groundworks		Equipment: 3 tonne machine excavator	
Location Number TP2	Location Type TP	Level	Logged By JN	Scale 1:25	Page Number Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.20	D		0.22			TOPSOIL: Dark brown slightly clayey gravelly fine to coarse grained SAND. Gravel is sub-angular to sub-rounded fine to coarse flint.	1
		0.50	D					Soft to firm orangish brown to grey mottled sandy CLAY. Sand is fine to medium grained. (UPPER TUNBRIDGE WELLS SAND).	
		0.80	D						
		1.00	D						
		1.50	D		1.40 1.50			Orangish brown clayey fine grained SAND. (UPPER TUNBRIDGE WELLS SAND). End of Borehole at 1.500m	2
									3
									4
									5

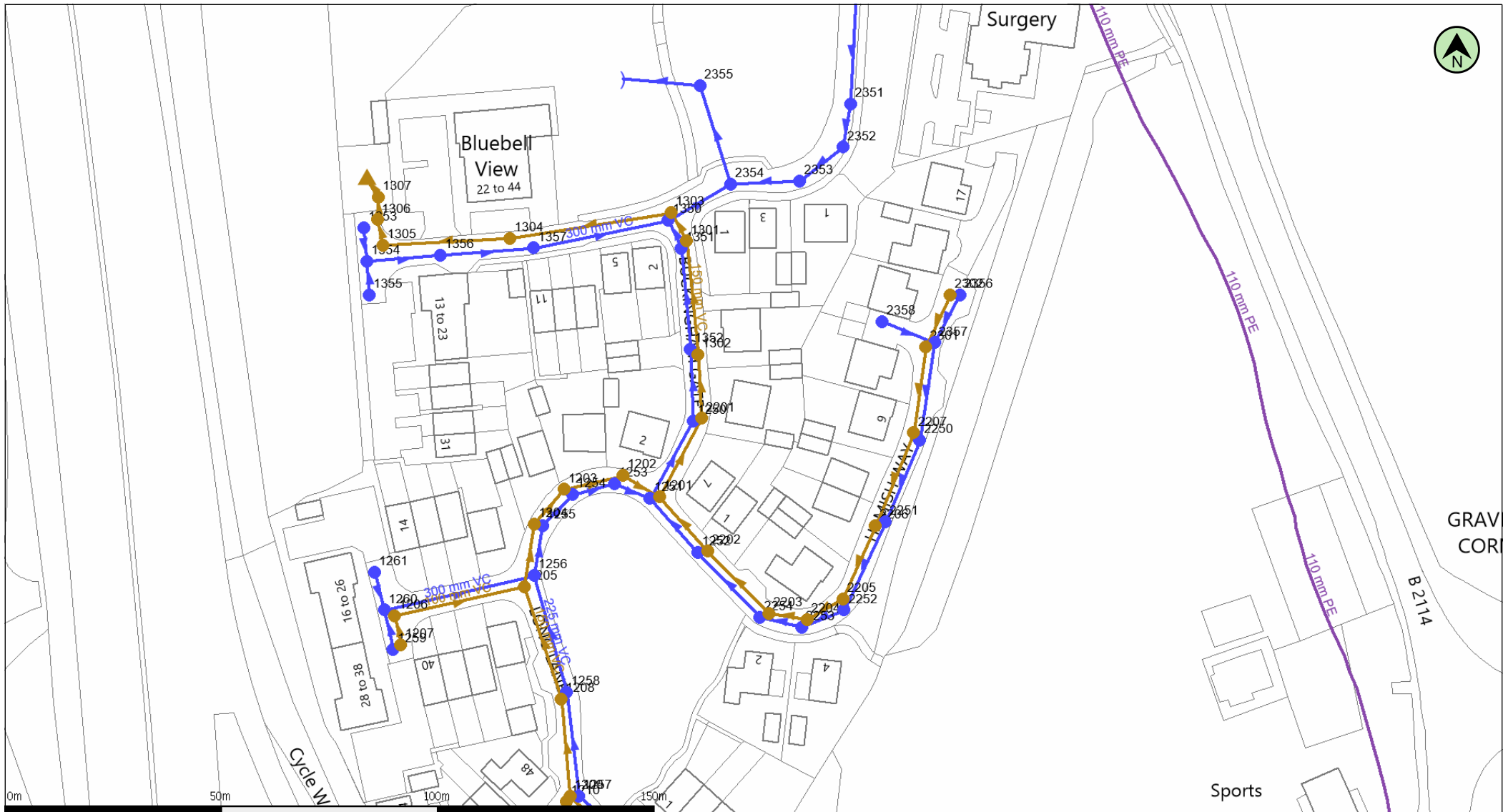
Dimensions		Trench Support and Comment			Pumping Data		
Pit Length	Pit Width	Pit Stability	Shoring Used	Remarks	Date	Rate	Remarks

Remarks

Trial Pit completed to 1.50m bgl.
Roots noted to 0.30m bgl.
Groundwater noted at 1.50m bgl.

Appendix C

SW Sewer Records and Correspondence

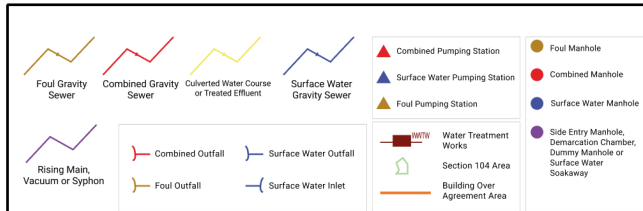


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The positions of pipes shown on this plan are believed to be correct, but Southern Water Services Ltd accept no responsibility in the event of inaccuracy. The actual positions should be determined on site. This plan is produced by Southern Water Services Ltd (c) Crown copyright and database rights 2026 Ordnance Survey AC0000808122. This map is to be used for the purposes of viewing the location of Southern Water plant only. Any other uses of the map data or further copies is not permitted.

WARNING: BAC pipes are constructed of Bonded Asbestos Cement.

WARNING: Unknown (UNK) materials may include Bonded Asbestos Cement.



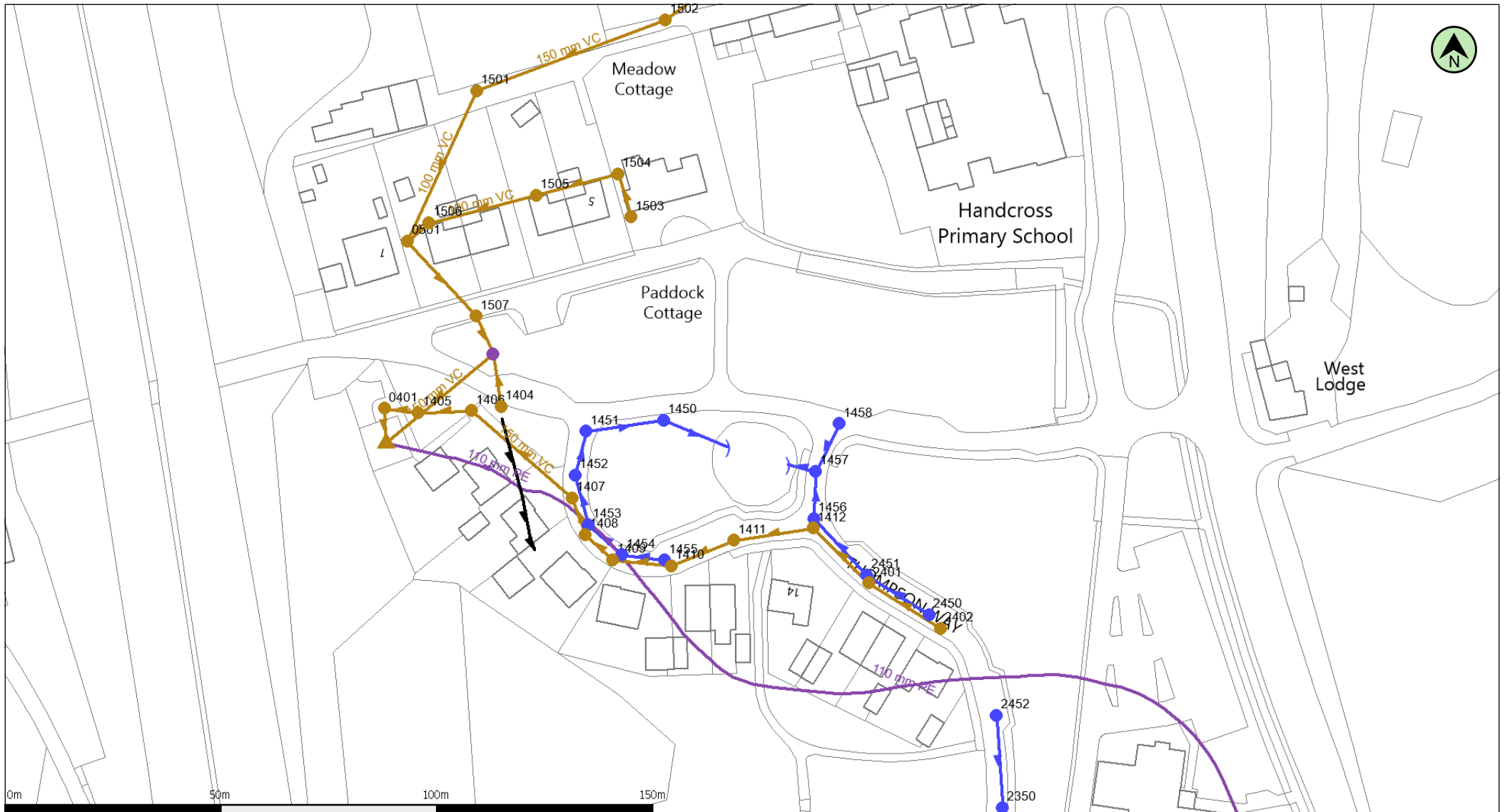
is@stuartmichael.co.uk

2



Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
1201	F	145.47	142.86	-
1202	F	145.09	142.99	-
1203	F	145.01	143.16	-
1204	F	145.36	143.49	-
1205	F	146.06	143.67	-
1206	F	145.92	144.07	-
1207	F	146.14	144.29	-
1208	F	147.41	145.56	-
1209	F	148.54	146.69	-
1210	F	0.00	0.00	-
1301	F	144.04	0.00	-
1302	F	144.68	142.41	-
1303	F	0.00	0.00	-
1304	F	0.00	0.00	-
1305	F	0.00	0.00	-
1306	F	0.00	0.00	-
1307	F	0.00	0.00	-
2201	F	145.03	142.60	-
2202	F	146.70	144.85	-
2203	F	148.24	145.90	-
2204	F	148.90	146.04	-
2205	F	149.36	146.18	-
2206	F	149.29	146.46	-
2207	F	148.69	146.82	-
2301	F	148.98	147.13	-
2302	F	149.18	147.33	-
1250	S	145.02	143.09	-
1251	S	145.35	143.16	-
1252	S	146.55	145.05	-
1253	S	144.99	143.26	-
1254	S	144.95	143.30	-
1255	S	145.29	143.71	-

Manhole Reference	Liquid Type	Cover Level	Invert Level	Depth to Invert
1256	S	145.88	143.80	-
1257	S	148.54	147.12	-
1258	S	147.31	145.89	-
1259	S	146.20	144.85	-
1260	S	145.90	144.02	-
1261	S	145.61	144.26	-
1350	S	143.79	140.52	-
1351	S	144.04	142.31	-
1352	S	144.60	142.87	-
1353	S	143.39	142.09	-
1354	S	143.54	141.83	-
1355	S	143.70	142.40	-
1356	S	142.92	141.40	-
1357	S	142.45	140.95	-
2250	S	148.65	147.15	-
2251	S	149.19	147.06	-
2252	S	149.27	146.97	-
2253	S	148.78	146.93	-
2254	S	148.10	146.60	-
2351	S	144.82	142.60	-
2352	S	145.10	142.50	-
2353	S	145.18	142.28	-
2354	S	144.59	140.46	-
2355	S	141.58	139.78	-
2356	S	149.14	147.79	-
2357	S	148.95	147.44	-
2358	S	141.53	139.78	-

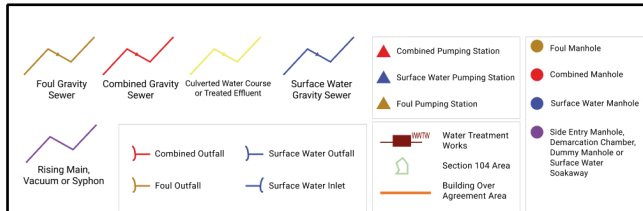


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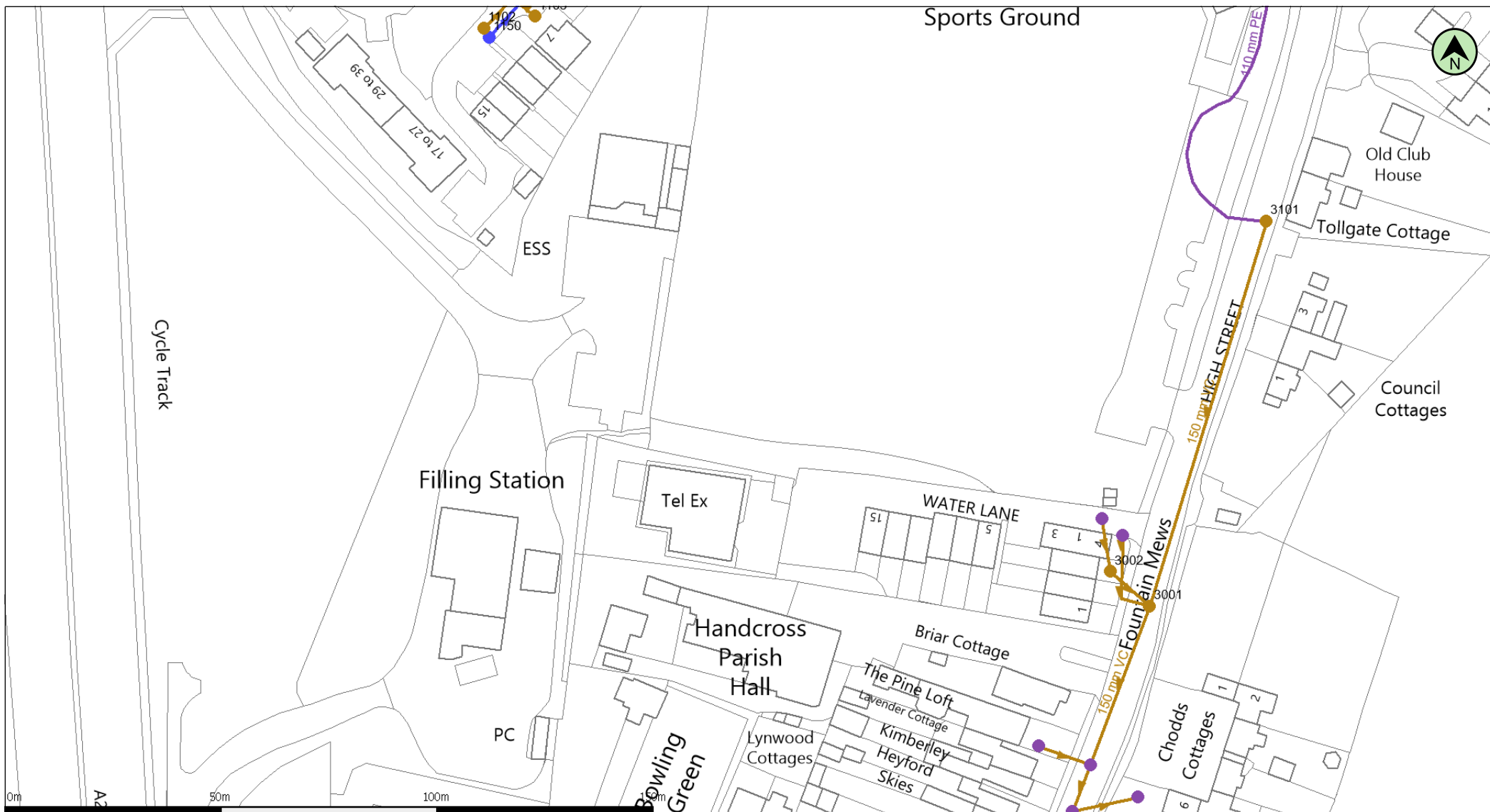
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1





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Date: 21/01/26

Scale: 1:1250

Map Centre: 526241,130101

Data updated: 16/01/26

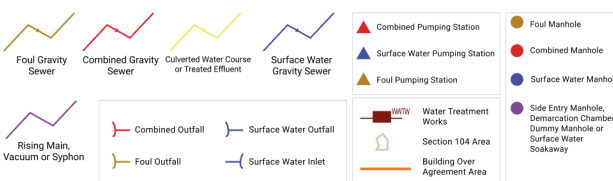
Our Ref: 2001356 - 1

Wastewater Plan A4
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Plot 1





Max Hopkins
Stuart Michael Associates
Coombe House, Coombe Square
Thatcham
West Berkshire
RH19 4JF

Your ref
24660

Our ref
DSA000051971

Date
12th of March 2026

Contact
Tel 0330 303 0119

Dear Mr Hopkins,
Level 1 Capacity Check Enquiry: London, Handcross.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

The enquiry has been assessed to determine the capacity available for **1.3 l/s** at manhole reference **TQ26303101 Grid Ref: 526359, 130145**.

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of **1.3 l/s** for the above development at manhole reference **TQ26303101 Grid Ref: 526359, 130145**. Southern Water will not permit a surface water connection into the foul network. Please refer to our surface water management policy.

Please note, the assessment that has been undertaken using an assumed flow/pump rate of **6 l/s**. This has been calculated using Southern Water's modelling specifications.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter. **Any revisions in flow rate or alternative point of connection will require a new Pre-Planning Application to be submitted.**



Please get in touch via the Get Connected customer dashboard if you have any queries.

Yours sincerely,

Future Growth Planning Team
Developer Services

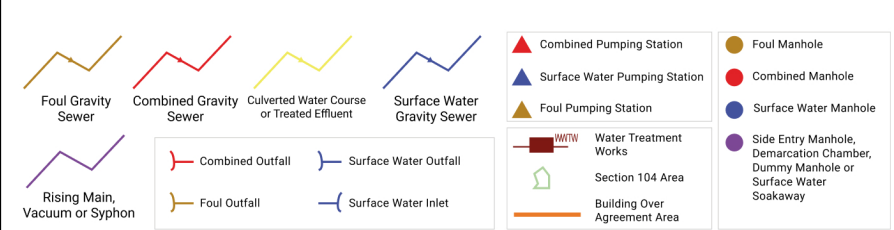
southernwater.co.uk/developing-building/planning-your-development



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duncan@cornerstoneprojects.co.uk
7409



Appendix D

Existing Drainage Photo Plan