

**Phase 1 Geo-
Environmental
Assessment**

Part 3 of 7

**London Road,
Handcross**

**Prepared for
Welbeck Strategic Land III Limited**

by

**Stuart Michael
Associates Limited**



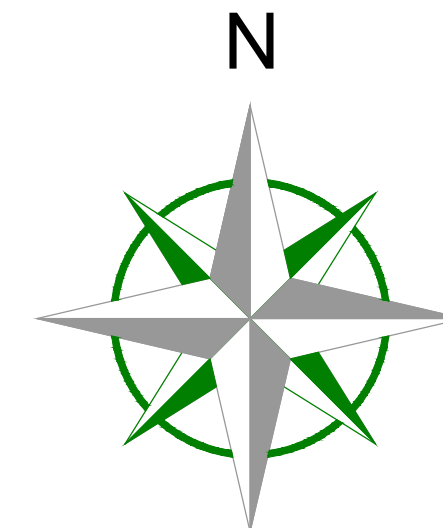
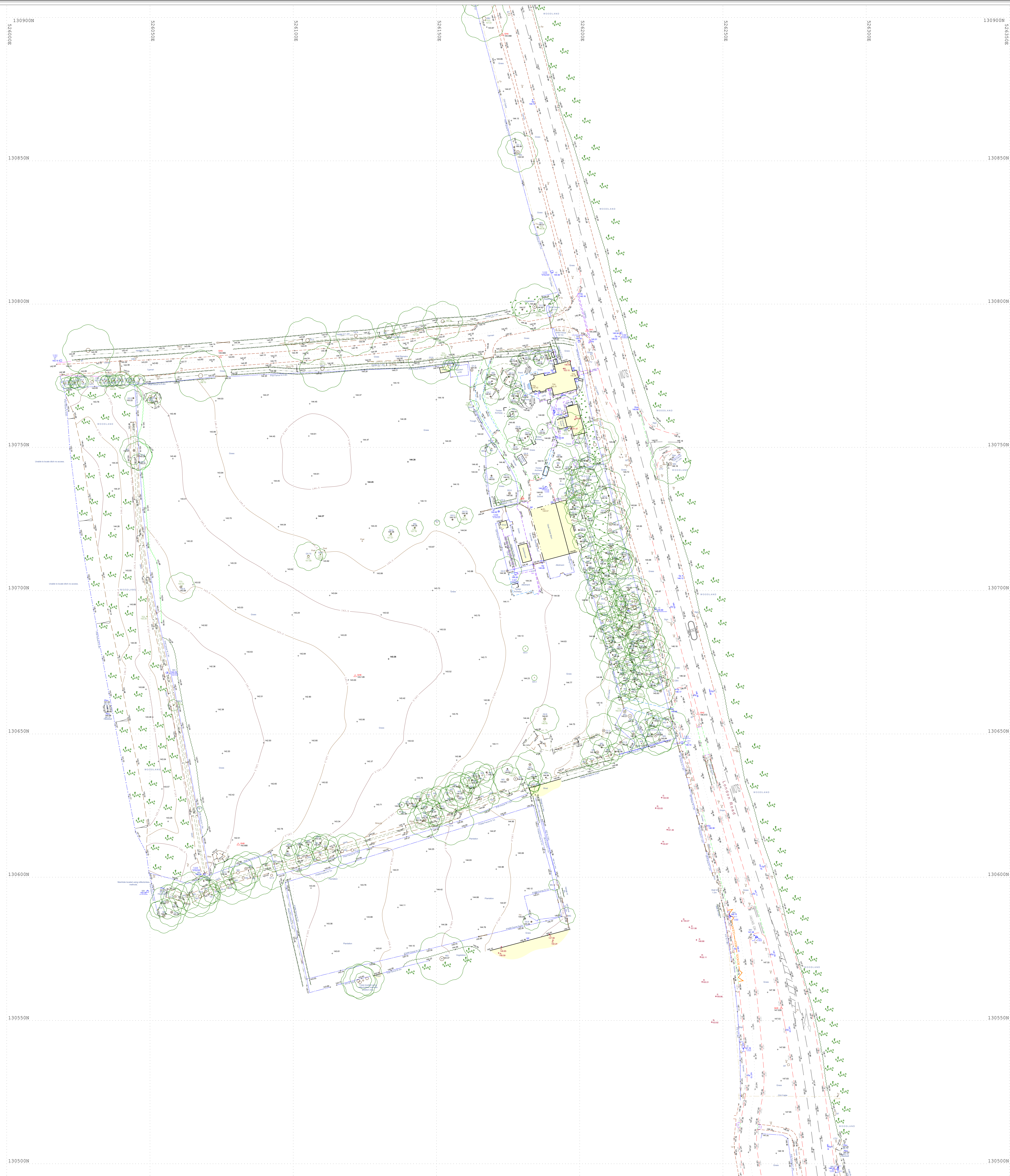
April 2026

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Berkshire
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E: mail@stuartmichael.co.uk
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SMA Ref: 7409

Issue Status: 02



Station Information:

[illegible]

OS Note:

Some services may have been omitted due to parked vehicles.
The Ordnance Survey tile is to be used as a guide only.

OS Buildings Surveyed Buildings

This survey has been orientated to the Ordnance Survey (O.S.) National Grid OSGB36(15) via Global Navigational Satellite Systems (GNSS) and the O.S. Active Network (OS Net). A true OSGB36 coordinate has been established near to the site centre via a transformation using the OSTN15GB & OSTN15GB transformation models.

The survey has been correlated to this point and a further one or more OSG36 (15) points established to create a true O.S. bearing for angle orientation.

No scale factor has been applied to the survey therefore the coordinates shown are arbitrary & not true O.S. Coordinates which have a scale factor applied.

Please refer to Survey Station Table to enable establishment of the on-site grid and datum.

Legend:

	Shielding	IC	Impersonation	No	Not
	Downward class	PC	Pass insert	NS	Not standardised
	Upward class	GC	Gap	NS	Not standardised
	Double class	GC	Gap	NS	Not standardised
	Double class	GC	Gap	NS	Not standardised
	Double class	GC	Gap	NS	Not standardised
	Double class	GC	Gap	NS	Not standardised
	Double class	GC	Gap	NS	Not standardised
	Double class	GC	Gap	NS	Not standardised
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	Double class	GC	Gap	NS	Not standardised
	Double class	GC	Gap	NS	Not standardised
	Double class	GC	Gap	NS	Not standardised
	Double class	GC	Gap	NS	Not standardised
	Double class	GC	Gap	NS	Not standardised

Rev	Date	Description	Drawn	C. Rev
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☐ Topographical Surveys ☐ Site Engineering ☐ Utility / CCTV Surveys	☐ Measured Building Surveys ☐ 3D Laser Scanning ☐ Revit & BIM Models
Rowan House Duffield Road Little Eaton Derby DE21 5DR	
Tel (01332) 830044 Fax (01332) 830055 admin@greenhatch-group.co.uk www.greenhatch-group.co.uk	

St Albans Unit B, The Courtyard Alban Park St Albans Hertfordshire AL4 0LA t. (01727) 854481	Newcastle 24 Riverside Studios Amethyst Road Newcastle Bus. Park Newcastle-U-Tyne NE4 7YL t. (01912) 736391	London 27, Cornwall Terrace New Regents Park London NW1 5LL t. (02072) 241806
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CLIENT

Welbeck Land

PROJECT

**Handcross,
Haywards Heath,
RH17 6HG**

TITLE **Topographical
Survey**

SCALE A0@ 1: 500	DATE 03.04.18
DRAWN LP	QUALITY REF GH2698

Level datum	See note
Grid orientation	See note
Job number	29889

Drawing No.	Rev.
29889_T	0

Comments	<i>This plan should only be used for its original purpose. Greenhatch Group accepts no responsibility for this plan if supplied to any party other than the original client.</i> <i>All dimensions should be checked on site prior to design and construction.</i> <i>Drainage information (where applicable) has been visually inspected from the surface and therefore should be treated as approximate only.</i>
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Appendix D

Historical Mapping

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

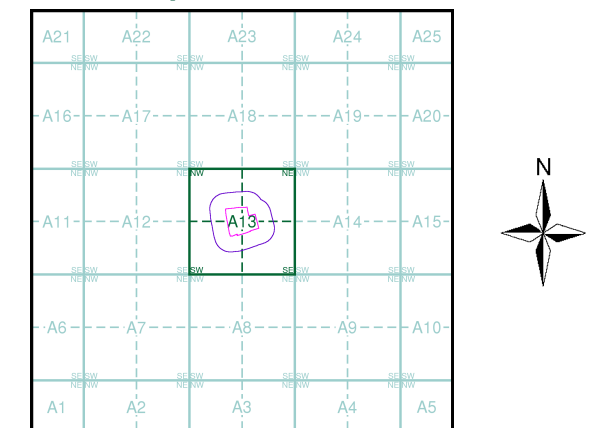
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Sussex	1:10,560	1879	2
Sussex	1:10,560	1899	3
Sussex	1:10,560	1912	4
Sussex	1:10,560	1912	5
Sussex	1:10,560	1946	6
Historical Aerial Photography	1:10,560	1947 - 1950	7
Ordnance Survey Plan	1:10,000	1962 - 1963	8
Ordnance Survey Plan	1:10,000	1972 - 1977	9
Ordnance Survey Plan	1:10,000	1980	10
Ordnance Survey Plan	1:10,000	1992	11
10K Raster Mapping	1:10,000	2000	12
10K Raster Mapping	1:10,000	2006	13
VectorMap Local	1:10,000	2025	14

Historical Map - Slice A



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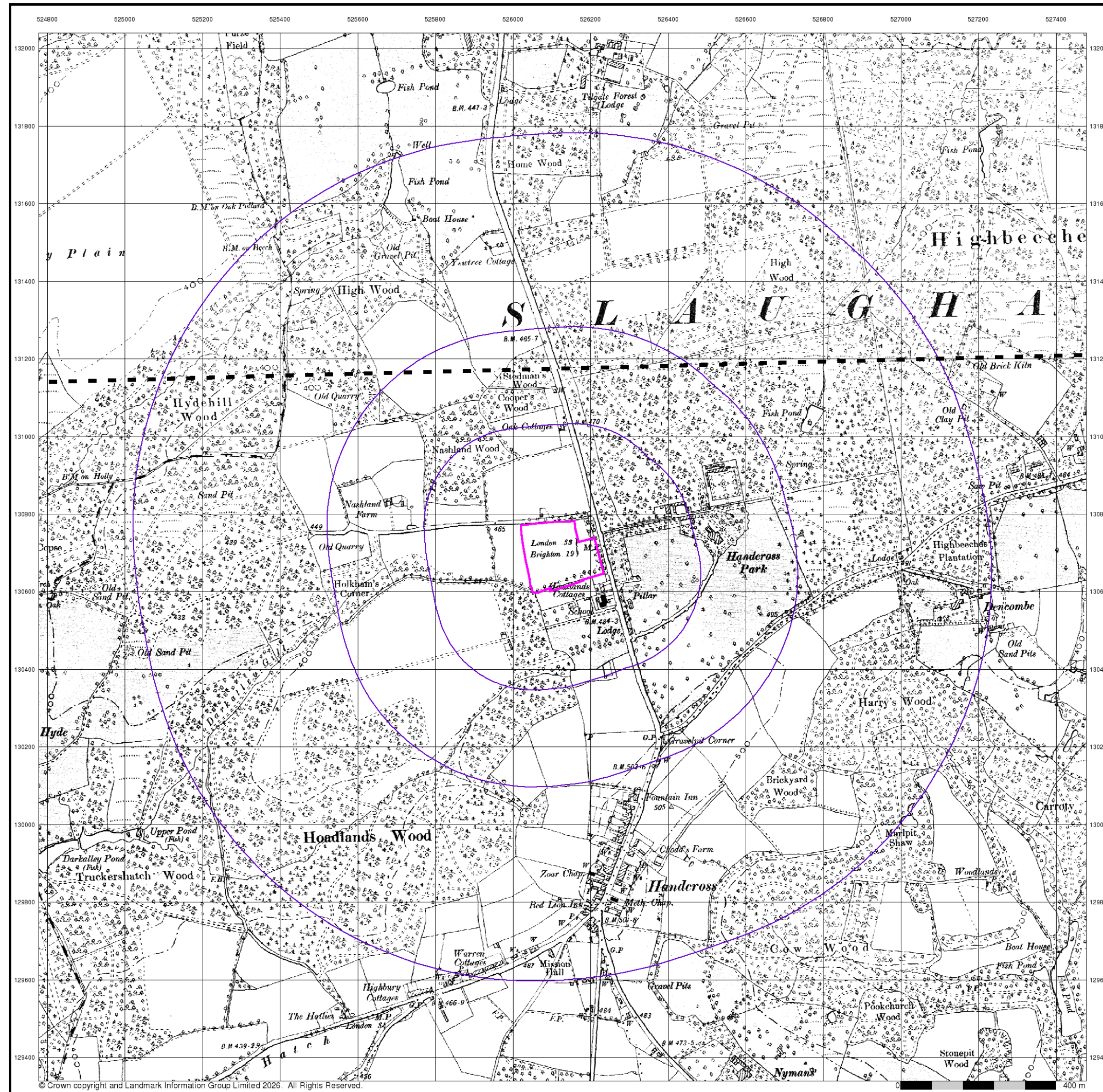
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Slice: A
Site Area (Ha): 2.83
Search Buffer (m): 1000

Site Details

Site at 526130, 130700

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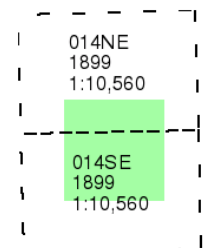
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Published 1899

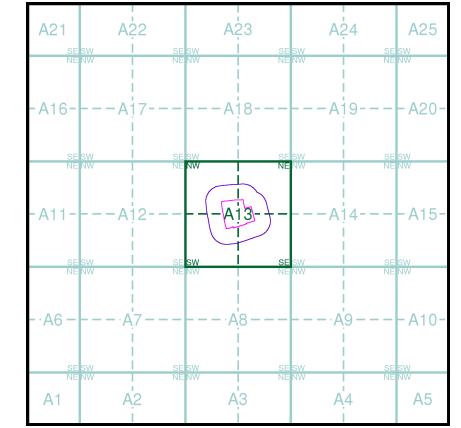
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

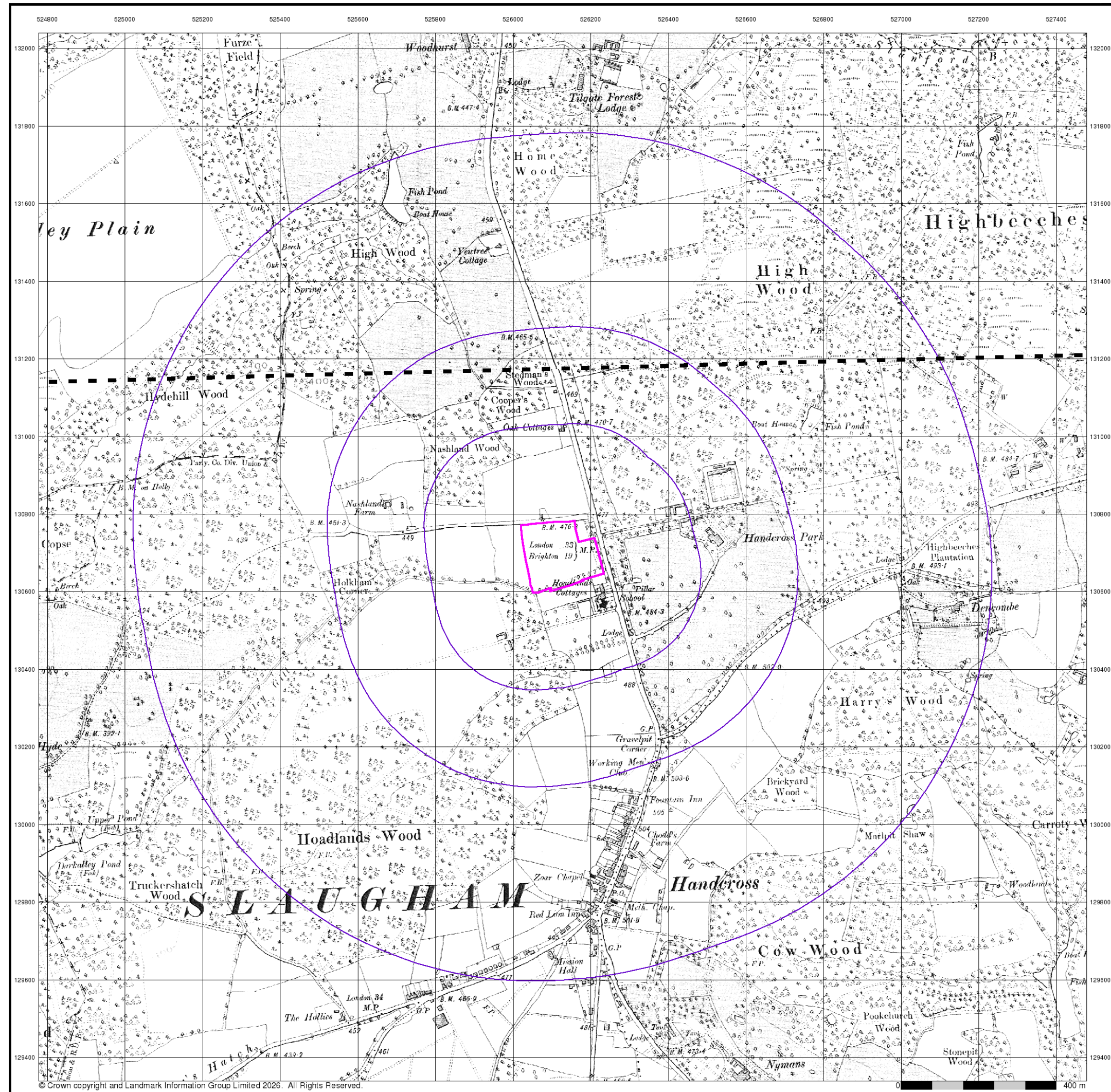
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Sussex

Published 1912

Source map scale - 1:10,560

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Map Name(s) and Date(s)

014NE
1912
1:10,560
014SE
1912
1:10,560

Historical Map - Slice A

Order Details

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Slice:	A
Site Area (Ha):	2.83
Search Buffer (m):	1000

Site Details

Site at 526130, 130700

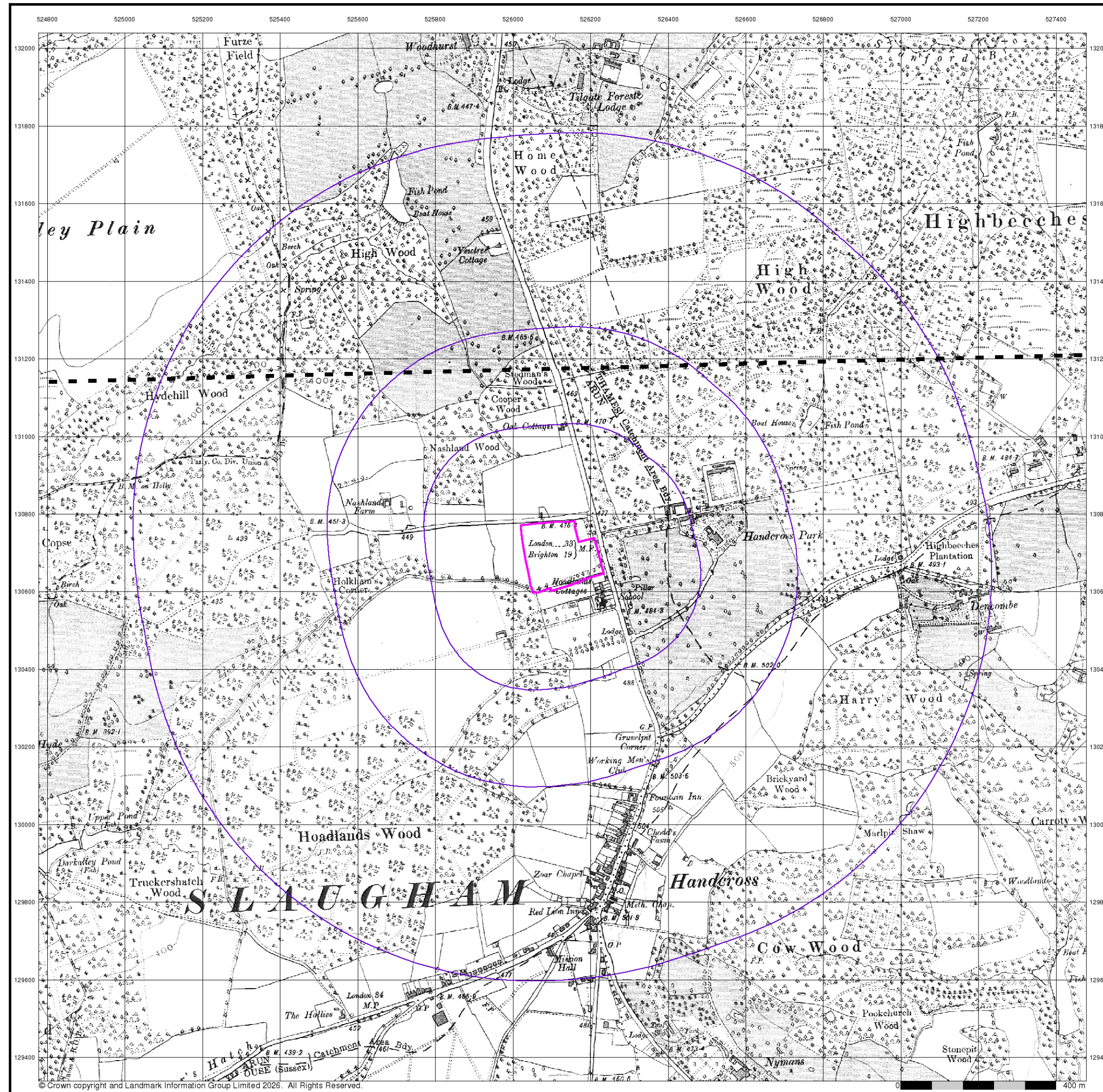
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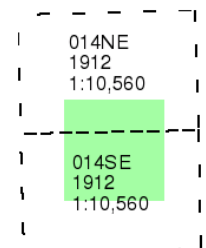
Sussex

Published 1912

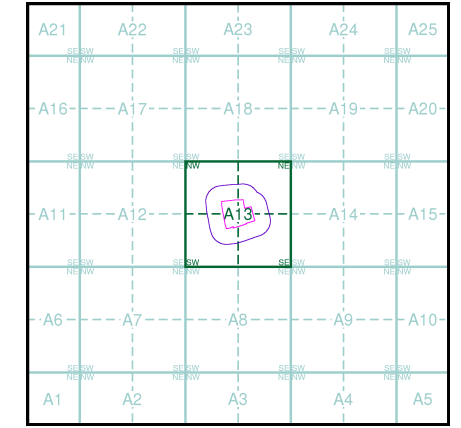
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Order Details

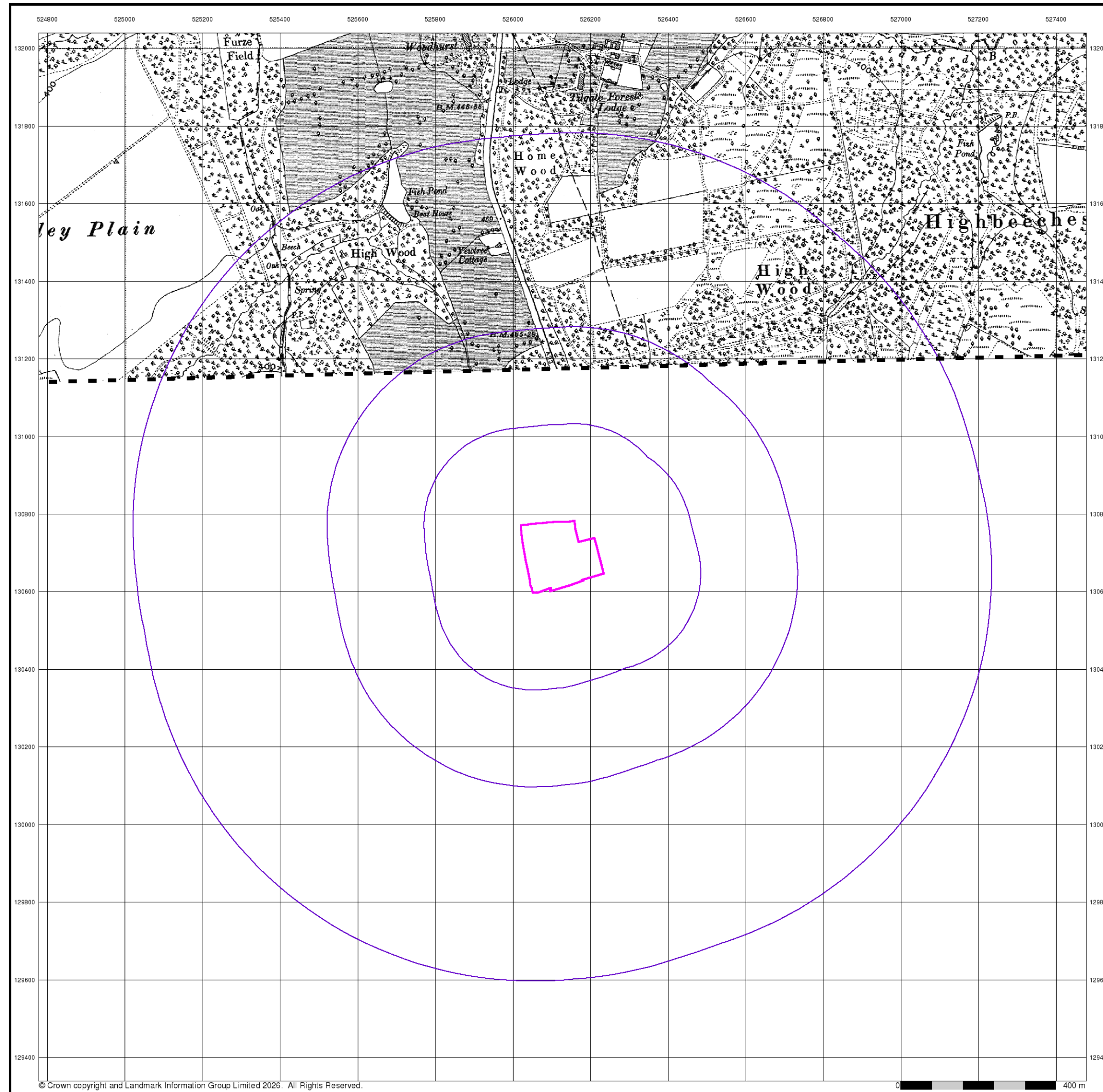
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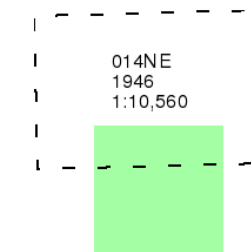
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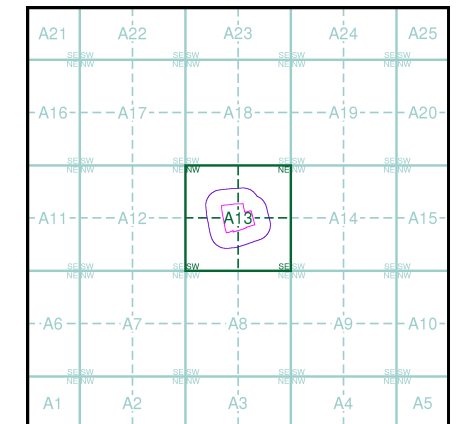


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Map Name(s) and Date(s)



Historical Map - Slice A

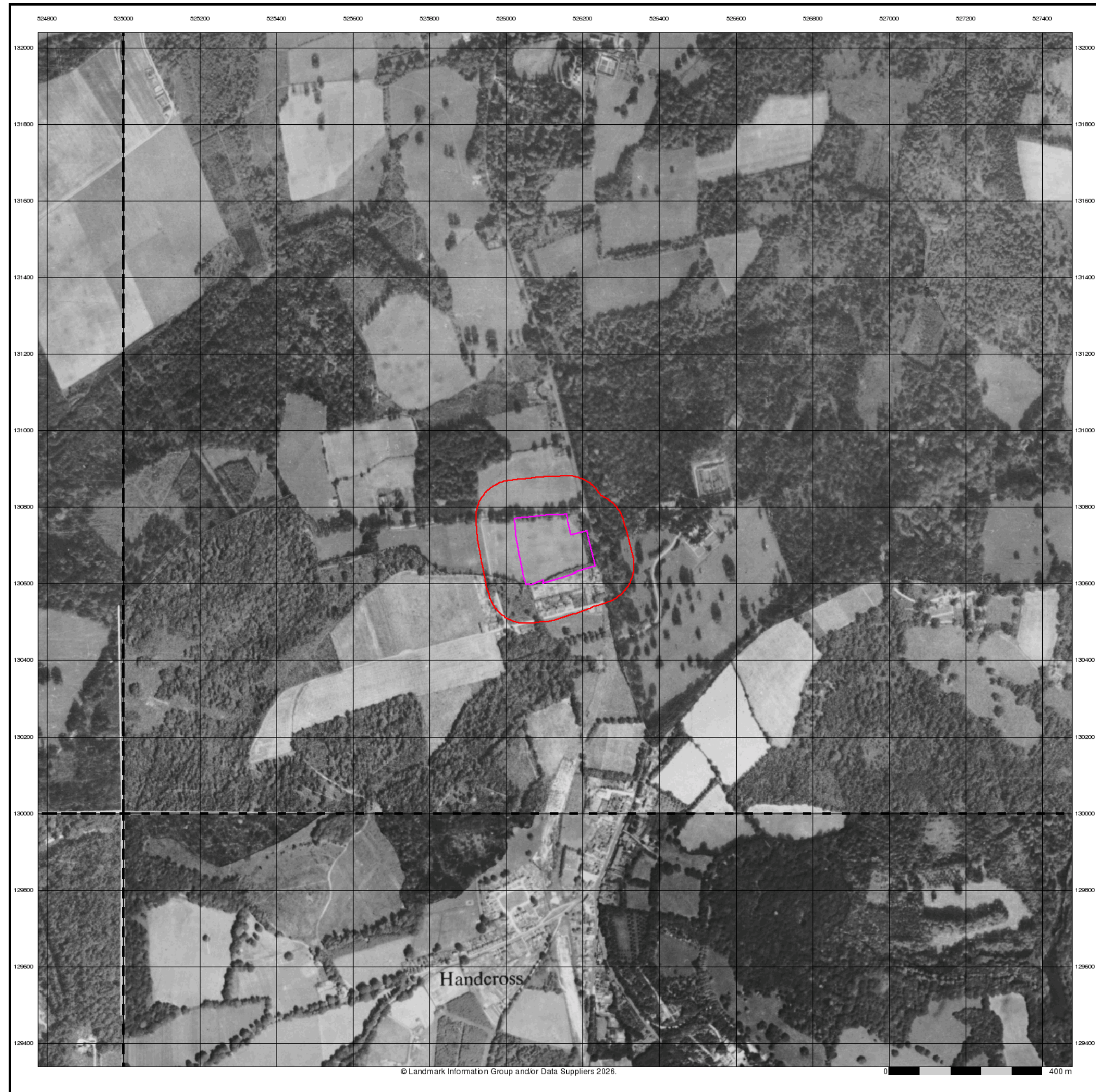


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Site Details

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Historical Aerial Photography

Published 1947 - 1950

Source map scale - 1:10,560

The Historical Aerial Photos were produced by the Ordnance Survey at a scale of 1:1,250 and 1:10,560 from Air Force photography. They were produced between 1944 and 1951 as an interim measure, pending preparation of conventional mapping, due to post war resource shortages. New security measures in the 1950's meant that every photograph was re-checked for potentially unsafe information with security sites replaced by fake fields or clouds. The original editions were withdrawn and only later made available after a period of fifty years although due to the accuracy of the editing, without viewing both revisions it is not easy to spot the edits. Where available Landmark have included both revisions.

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Map Name(s) and Date(s)

TQ23SW 1947 1:10,560	TQ23SE 1947 1:10,560
TQ22NW 1947 1:10,560	TQ22NE 1950 1:10,560

Historical Aerial Photography - Slice A

LIBRARY
HSILIRB

Order Details

Order Number:	395931806_1_1
Customer Ref:	7409
National Grid Reference:	526120, 130690
Slice:	A
Site Area (Ha):	2.83
Search Buffer (m):	1000

Site Details

Site at 526130, 130700

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