

**Phase 1 Geo-
Environmental
Assessment**

Part 5 of 7

**London Road,
Handcross**

**Prepared for
Welbeck Strategic Land III Limited**

by

**Stuart Michael
Associates Limited**



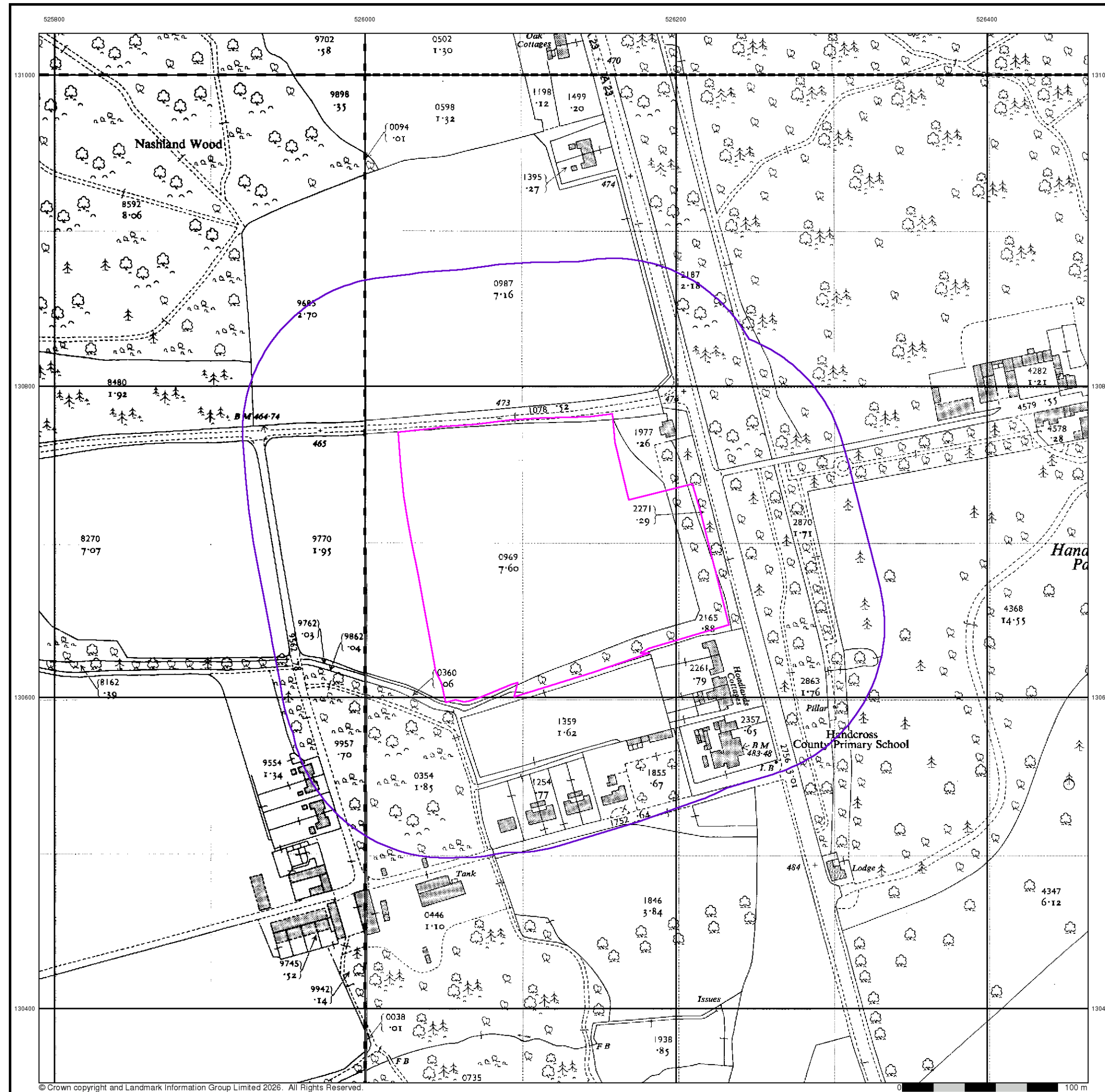
April 2026

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SMA Ref: 7409

Issue Status: 02



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Ordnance Survey Plan

Published 1957 - 1958

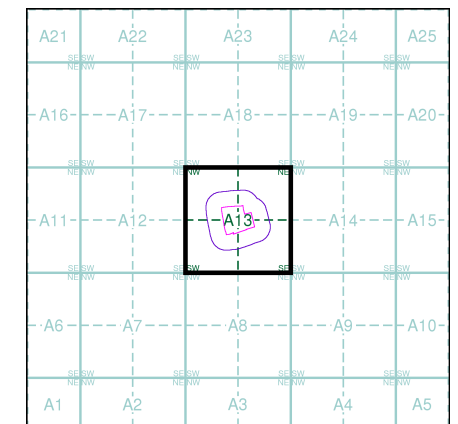
Source map scale - 1:2,500

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

TQ2531 1958 1:2,500	TQ2631 1958 1:2,500
TQ2530 1957 1:2,500	TQ2630 1957 1:2,500

Historical Map - Segment A13



Order Details

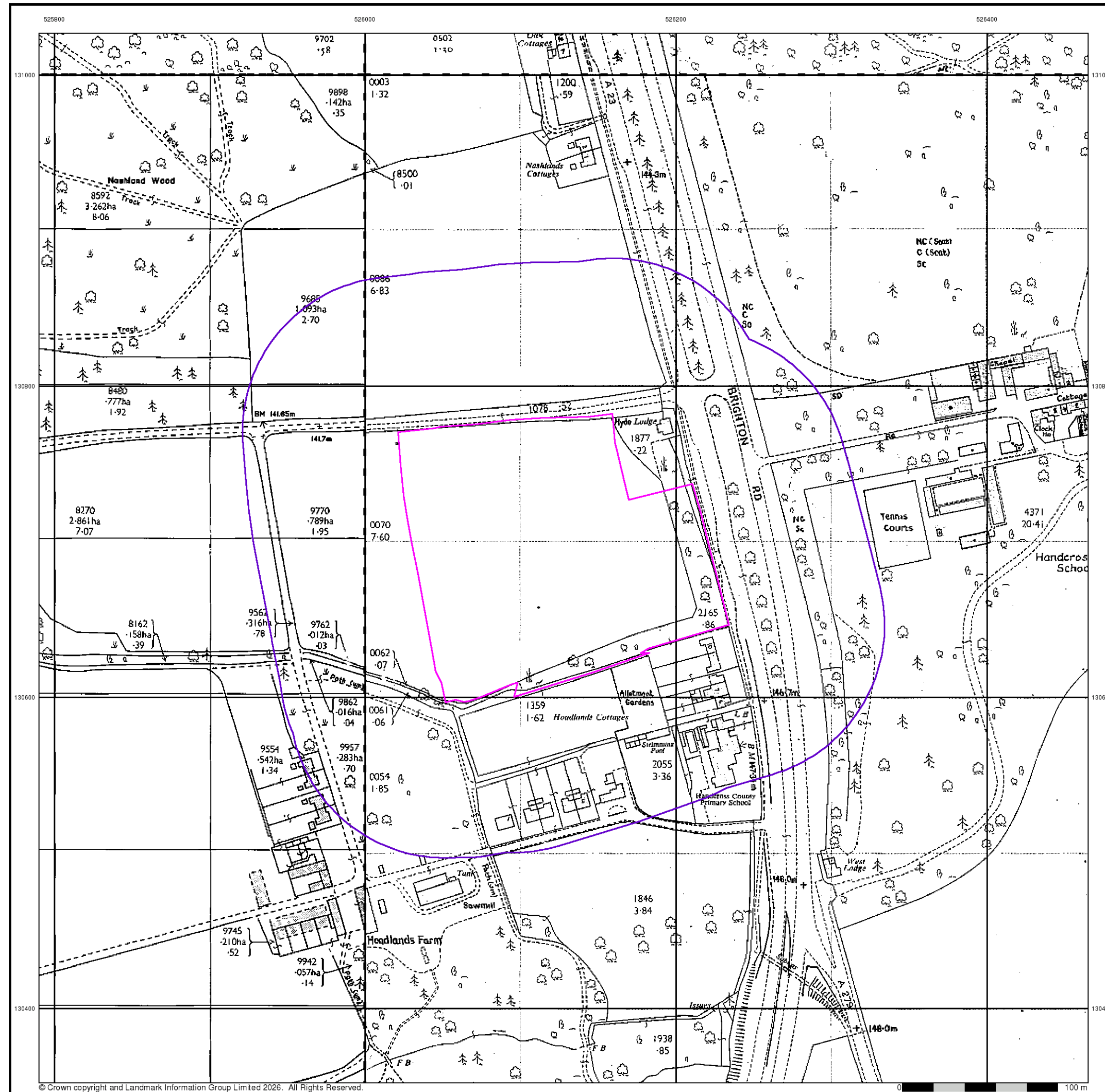
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Customer Ref: 7409
National Grid Reference: 526120, 130690
Slice: A
Site Area (Ha): 2.83
Search Buffer (m): 100

Site Details

Site at 526130, 130700

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Additional SIMs

Published 1957 - 1988

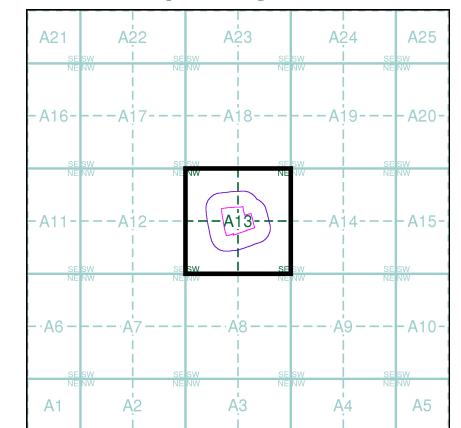
Source map scale - 1:2,500

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ2531 1977 12,500	TQ2631 1977 12,500
TQ2530 1957 12,500	TQ2630 1988 12,500

Historical Map - Segment A13

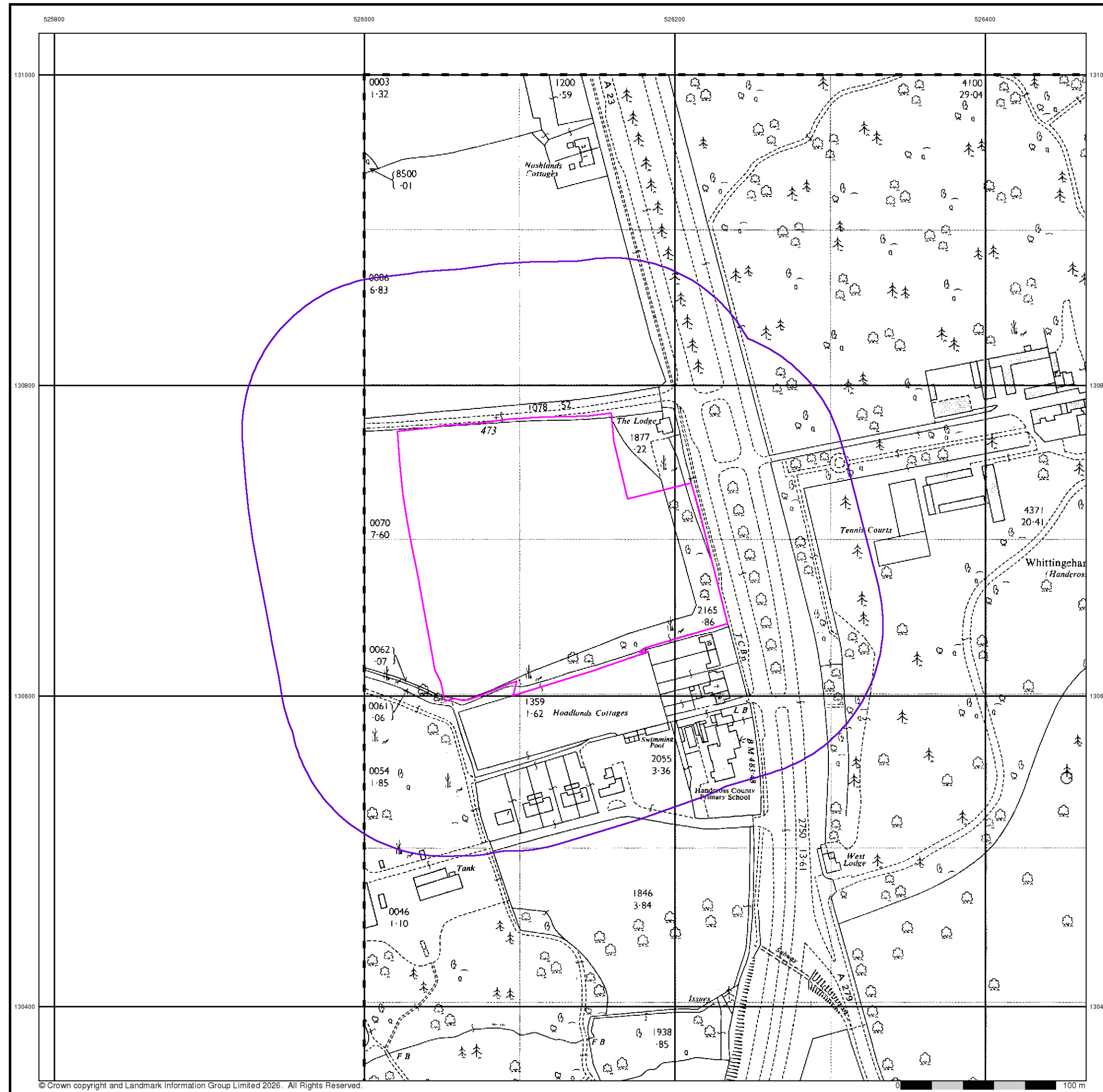


Order Details

Order Number: 395931806_1_1
Customer Ref: 7409
National Grid Reference: 526120, 130690
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Site Area (Ha): 2.83
Search Buffer (m): 100

Site Details

Site at 526130, 130700



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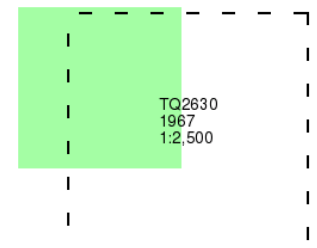
Ordnance Survey Plan

Published 1967

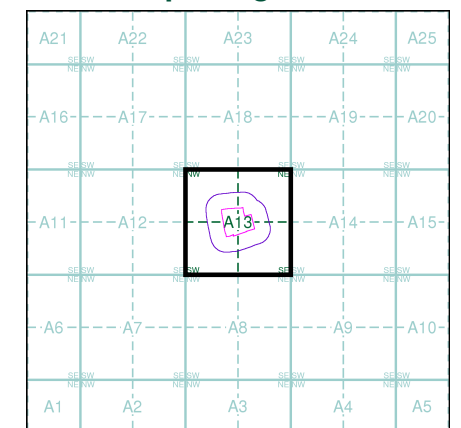
Source map scale - 1:2,500

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

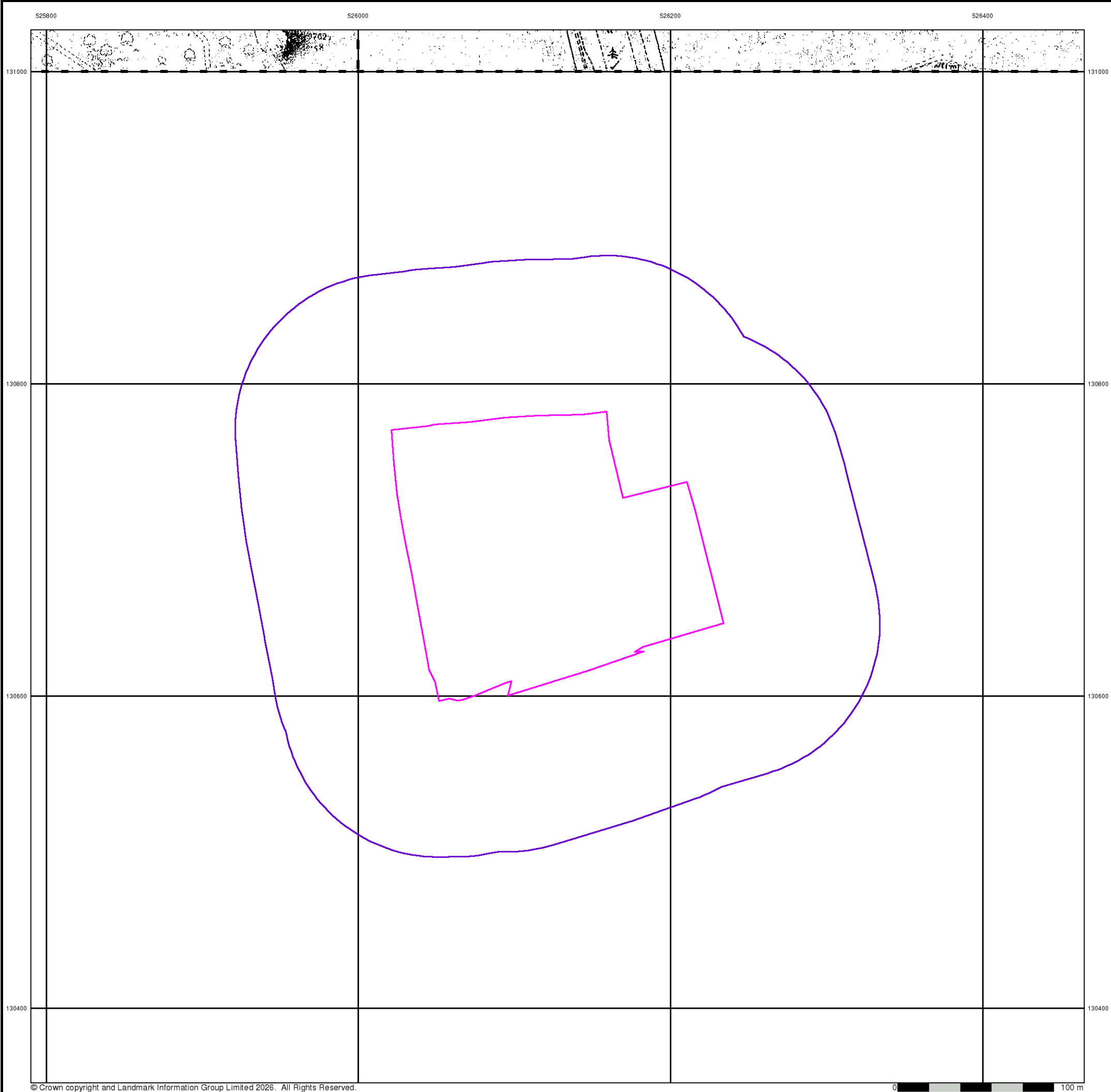


Historical Map - Segment A13



Order Details	
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Customer Ref:	7409
National Grid Reference:	526120, 130690
Slice:	A
Site Area (Ha):	2.83
Search Buffer (m):	100

Site Details
Site at 526130, 130700



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Supply of Unpublished Survey Information

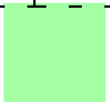
Published 1975

Source map scale - 1:2,500

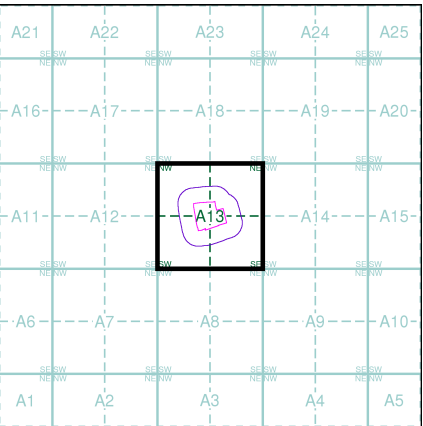
SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

TQ2531 1975 1:2,500	TQ2631 1975 1:2,500
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Historical Map - Segment A13



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): 100

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525800

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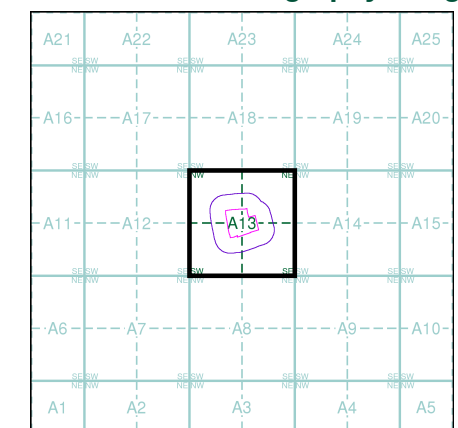
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Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

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Appendix E

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
98	Contemporary Trade Directory Entries Name: Flyertech Location: The Grain Store, Hoadlands Farm, London Road, Handcross, Haywards Heath, West Sussex, RH17 6HB Classification: Airfreight Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	138	-	525997 130470
98	Contemporary Trade Directory Entries Name: Britannia Contracts Ltd Location: Hoadlands Farm, London Road, Handcross, Haywards Heath, West Sussex, RH17 6HB Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	138	-	525997 130470
98	Contemporary Trade Directory Entries Name: Veterinary Insights Location: THE OLD STABLES, HOADLANDS FARM, LONDON ROAD, HANDCROSS, HAYWARDS HEATH, RH17 6HB Classification: Veterinary Pharmacies Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	141	-	525974 130480
99	Contemporary Trade Directory Entries Name: Legacy Haulage Services Ltd Location: 4, HAMISH WAY, HANDCROSS, RH17 6FQ Classification: Road Haulage Services Status: Active Positional Accuracy: Automatically positioned to the address	A8NE (S)	387	-	526229 130237
100	Contemporary Trade Directory Entries Name: B P Service Station Location: A23 Southbound, Handcross, Haywards Heath, West Sussex, RH17 6BL Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Manually positioned to the address or location	A8NE (S)	557	-	526176 130050
101	Contemporary Trade Directory Entries Name: Bright N Clean Services Location: 1, Water Lane, Handcross, Haywards Heath, RH17 6DU Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (S)	569	-	526312 130072
102	Contemporary Trade Directory Entries Name: Thunderous Fireworks Location: High Street, Handcross, Haywards Heath, West Sussex, RH17 6BJ Classification: Firework Stockists Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	672	-	526271 129952
102	Contemporary Trade Directory Entries Name: Kent Wool Growers Location: Chodds Farm, High Street, Handcross, Haywards Heath, West Sussex, RH17 6BL Classification: Agricultural Merchants Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	693	-	526314 129943
102	Contemporary Trade Directory Entries Name: Handcross Hardware & Craft Location: Dudley House, High Street, Handcross, Haywards Heath, West Sussex, RH17 6BL Classification: Hardware Status: Active Positional Accuracy: Automatically positioned to the address	A8SE (S)	708	-	526302 129924
103	Contemporary Trade Directory Entries Name: Royston'S Automotive Classic Evolution Race Location: Caffyns Row, High Street, Handcross, Haywards Heath, West Sussex, RH17 6BJ Classification: Classic Car Specialists Status: Active Positional Accuracy: Automatically positioned to the address	A8SE (S)	758	-	526242 129857
103	Contemporary Trade Directory Entries Name: Skyroute Logistics Location: The Old Garage, High St, Handcross, Haywards Heath, West Sussex, RH17 6BJ Classification: Airfreight Services Status: Inactive Positional Accuracy: Manually positioned to the address or location	A8SE (S)	771	-	526232 129842

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
104	Contemporary Trade Directory Entries Name: Pura Water Location: East Lodge, Handcross Park, High Beeches Lane, Handcross, Haywards Heath, RH17 6HQ Classification: Water Coolers Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SE (E)	769	-	527001 130684
105	Contemporary Trade Directory Entries Name: Handcross Filling Station Location: Windy Hills, High Street, Handcross, HAYWARDS HEATH, West Sussex, RH17 6BN Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	839	-	526242 129775
106	Contemporary Trade Directory Entries Name: K & W Sales Ltd Location: Johns Works, Brighton Road, Handcross, Haywards Heath, West Sussex, RH17 6BZ Classification: Plastics - Welding Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	884	-	526189 129722
106	Contemporary Trade Directory Entries Name: K & W Fabrications Ltd Location: Brighton Road, Handcross, Haywards Heath, West Sussex, RH17 6BZ Classification: Plastic Products - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	884	-	526189 129722
106	Contemporary Trade Directory Entries Name: Eastern Pest Control Location: Hilltops, Brighton Road, Handcross, Haywards Heath, West Sussex, RH17 6BZ Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	926	-	526211 129682
106	Contemporary Trade Directory Entries Name: Gs Location: Hilltops, Brighton Road, Handcross, Haywards Heath, West Sussex, RH17 6BZ Classification: Pest & Vermin Control Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	926	-	526211 129682
106	Contemporary Trade Directory Entries Name: Seaspace International Forwarders Ltd Location: Seaspace International House, Brighton Road, Handcross, Haywards Heath, West Sussex, RH17 6BZ Classification: Freight Forwarders Status: Inactive Positional Accuracy: Automatically positioned to the address	A3NE (S)	932	-	526181 129673
106	Contemporary Trade Directory Entries Name: Hb Location: Seaspace International House, Brighton Road, Handcross, Haywards Heath, West Sussex, RH17 6BZ Classification: Tungsten Tool Manufacturers & Distributors Status: Inactive Positional Accuracy: Manually positioned to the address or location	A3NE (S)	932	-	526181 129673
107	Contemporary Trade Directory Entries Name: Nitter Natter Location: 35, Truggers, Handcross, Haywards Heath, West Sussex, RH17 6DQ Classification: Pharmaceutical Manufacturers & Distributors Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SW (S)	903	-	526014 129695
108	Fuel Station Entries Name: Mfg Handcross Location: A23 South Bound, Handcross, Haywards Heath, West Sussex, RH17 6BL Brand: Bp Premises Type: Petrol Station Status: Open Positional Accuracy: Manually positioned to the address or location	A8NE (S)	558	-	526171 130048

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
109	Points of Interest - Commercial Services Name: Jade Air Location: Hoadlands Farm, London Road, Handcross, Haywards Heath, RH17 6HB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SW (SW)	138	7	525997 130470
110	Points of Interest - Commercial Services Name: Legacy Haulage Services Ltd Location: 4 Hamish Way, Handcross, RH17 6FQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A8NE (S)	387	7	526228 130237
111	Points of Interest - Commercial Services Name: B P Car Wash Location: A23 Southbound, Handcross, Haywards Heath, RH17 6BL Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A8NE (S)	538	7	526178 130069
111	Points of Interest - Commercial Services Name: Mfg Handcross Location: 23, South Street, Cuckfield, Haywards Heath, RH17 5LB Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A8NE (S)	558	7	526171 130048
111	Points of Interest - Commercial Services Name: Car Wash Location: 23, South Street, Cuckfield, Haywards Heath, West Sussex, RH17 5LB Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A8NE (S)	558	7	526171 130048
112	Points of Interest - Commercial Services Name: Royston's Automotive Classic Evolution Race Location: Caffyns Row, High Street, Handcross, RH17 6BJ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A8SE (S)	759	7	526242 129856
113	Points of Interest - Commercial Services Name: Eastern Pest Control Location: Hilltops, Brighton Road, Handcross, Haywards Heath, RH17 6BZ Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A8SE (S)	927	7	526211 129681
113	Points of Interest - Commercial Services Name: Seaspac International Forwarders Ltd Location: Seaspac International House, Brighton Road, Handcross, Haywards Heath, RH17 6BZ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A3NE (S)	932	7	526181 129673
113	Points of Interest - Commercial Services Name: Seaspac International Forwarders Ltd Location: Seaspac International House, Brighton Road, Handcross, Haywards Heath, RH17 6BZ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A3NE (S)	932	7	526181 129673
114	Points of Interest - Manufacturing and Production Name: Wind Turbine Location: RH17 Category: Industrial Features Class Code: Energy Production Positional Accuracy: Positioned to an adjacent address or location	A18SW (NW)	492	7	525798 131208
115	Points of Interest - Manufacturing and Production Name: Workings (Dis) Location: RH17 Category: Extractive Industries Class Code: Unspecified Quarries Or Mines Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	792	7	525230 130778

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
116	Points of Interest - Manufacturing and Production Name: Works Location: RH17 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8SE (S)	911	7	526197 129695
116	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8SE (S)	912	7	526203 129695
116	Points of Interest - Manufacturing and Production Name: Works Location: RH17 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A3NE (S)	938	7	526169 129665
116	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A3NE (S)	939	7	526176 129665
117	Points of Interest - Public Infrastructure Name: Handcross Filling Station Location: A23 Southbound, High Street, Handcross, Haywards Heath, RH17 6BL Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A8NE (S)	555	7	526173 130051
117	Points of Interest - Public Infrastructure Name: BP Service Station Location: A23 Southbound, Handcross, Haywards Heath, RH17 6BL Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A8NE (S)	557	7	526176 130050
117	Points of Interest - Public Infrastructure Name: BP Service Station Location: Handcross Service Station, A23 Southbound, Handcross, Haywards Heath, RH17 6BL Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A8NE (S)	557	7	526176 130050
117	Points of Interest - Public Infrastructure Name: Mfg Handcross Location: 23, South Street, Cuckfield, Haywards Heath, RH17 5LB Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A8NE (S)	558	7	526171 130048
118	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8NE (SE)	413	7	526323 130241
118	Points of Interest - Recreational and Environmental Name: Play Area Location: RH17 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8NE (SE)	420	7	526335 130238

Appendix F

Geological Mapping

Geology 1:10,000 Maps Legends

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Flandrian - Pleistocene

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	SPS	SHELLEY PLAIN SANDSTONE	Sandstone	Valanginian - Valanginian
	UTW	UPPER TUNBRIDGE WELLS SAND	Mudstone	Valanginian - Valanginian
	UTW	UPPER TUNBRIDGE WELLS SAND	Sandstone and Siltstone, Interbedded	Valanginian - Valanginian
	UTW	UPPER TUNBRIDGE WELLS SAND	Sandstone	Valanginian - Valanginian
	UGRC	Upper Grinstead Clay	Mudstone	Valanginian - Valanginian
	CKST	CUCKFIELD STONE BED	Sandstone, Calcareous	Valanginian - Valanginian
	LGRC	Lower Grinstead Clay	Mudstone	Valanginian - Valanginian
	UTW	UPPER TUNBRIDGE WELLS SAND	Sandstone, Silty	Valanginian - Valanginian
	ARS	ARDINGLY SANDSTONE MEMBER	Sandstone	Valanginian - Valanginian
	LTW	LOWER TUNBRIDGE WELLS SAND	Sandstone, Siltstone and Mudstone	Valanginian - Valanginian
	WDC	Wadhurst Clay Formation	Mudstone	Valanginian - Valanginian
	Fault			

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Geology 1:10,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:10,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around a site. This mapping may be more up to date than previously published paper maps.

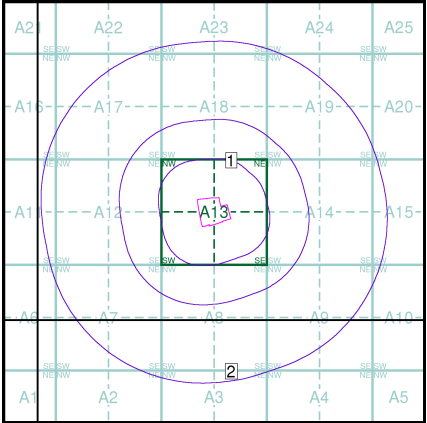
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page.

Please Note: Not all of the layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:10,000 Maps Coverage

Map ID:	2	Map ID:	
Map Name:	TQ22NE	Map Name:	TQ22NW
Map Date:	1975	Map Date:	1975
Bedrock Geology:	Available	Bedrock Geology:	Available
Superficial Geology:	Available	Superficial Geology:	Available
Artificial Geology:	Not Available	Artificial Geology:	Not Available
Faults:	Available	Faults:	Available
Landslip:	Available	Landslip:	Available
Rock Segments:	Not Available	Rock Segments:	Not Available
Map ID:	1	Map ID:	
Map Name:	TQ23SE	Map Name:	TQ23SW
Map Date:	1975	Map Date:	1975
Bedrock Geology:	Available	Bedrock Geology:	Available
Superficial Geology:	Available	Superficial Geology:	Available
Artificial Geology:	Available	Artificial Geology:	Available
Faults:	Available	Faults:	Available
Landslip:	Not Available	Landslip:	Not Available
Rock Segments:	Not Available	Rock Segments:	Not Available

Geology 1:10,000 Maps - Slice A



Order Details

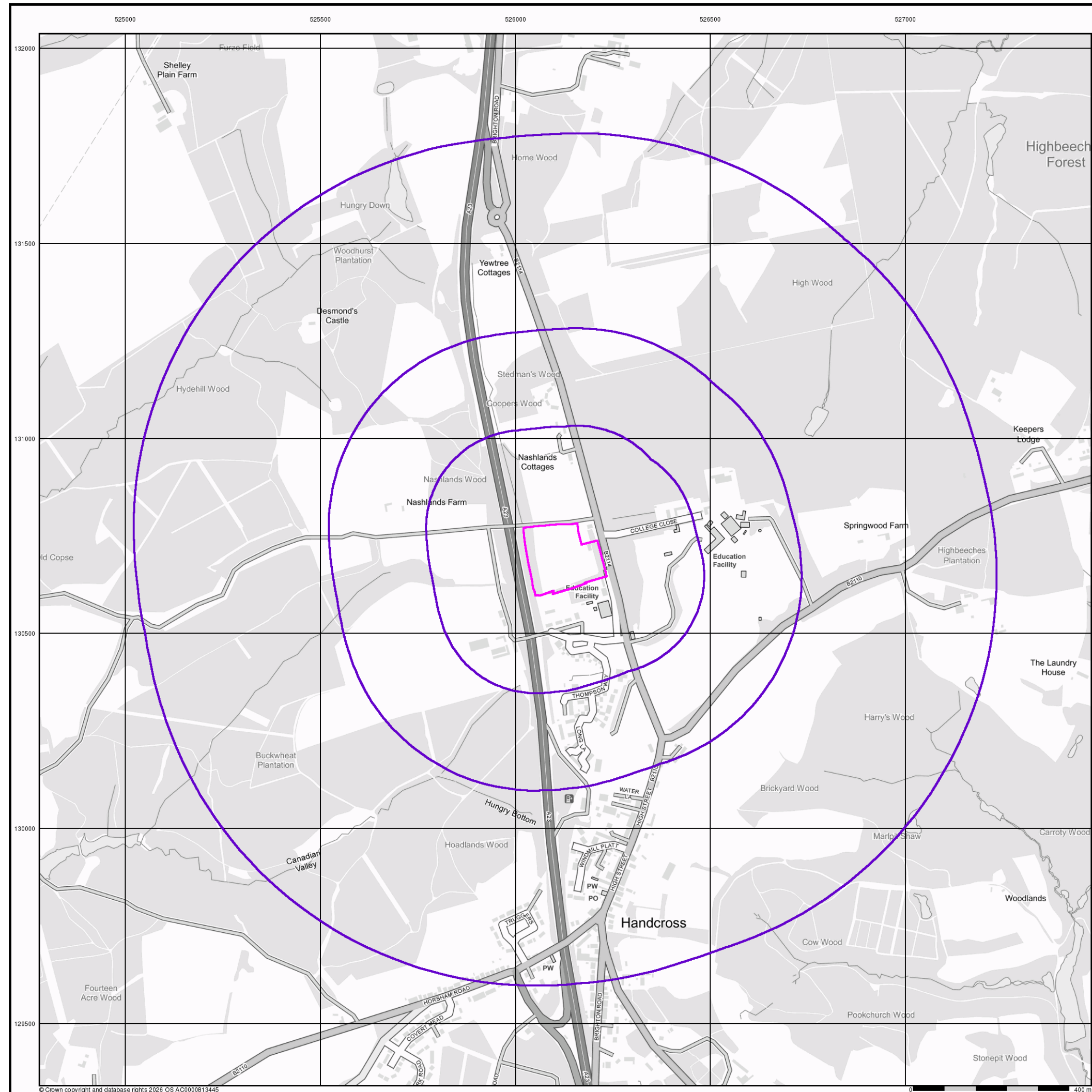
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Customer Ref:	7409
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Site at 526130, 130700

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Artificial Ground and Landslip

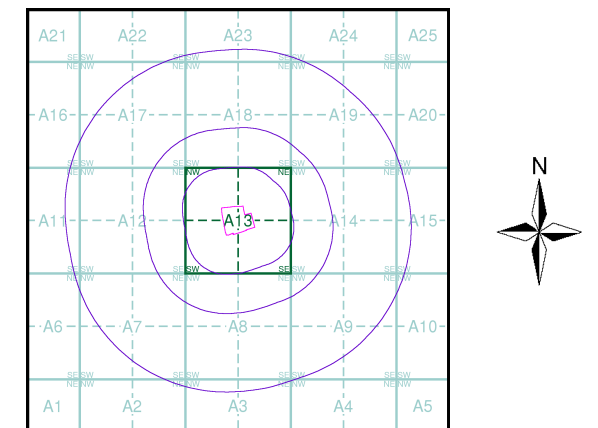
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



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

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Site at 526130, 130700