Geo-Environmental

DESK STUDY REPORT

for the land west of

BACKSETTOWN, FURNERS LANE,

HENFIELD, WEST SUSSEX, BN5 9LH.

on behalf of

ELIVIA HOMES

Report:	**DESK STUDY REPORT**
Site:	**LAND WEST OF BACKSETTOWN, FURNERS LANE, HENFIELD, WEST SUSSEX, BN5 9LH**
Client:	**ELIVIA HOMES**
Date:	**13/08/2024**
Reference:	**GE22690/DSR/AUG24**
Version:	**1.0**
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Amendment Record

Revision ref.	Date	Reasons for amendment	Author	Reviewed by	Authorised by
1.0	13/08/2024	Initial issue	TU	GE	LL

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1.0 INTRODUCTION

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Elivia Homes (the Client) to undertake a Phase 1 assessment of the geotechnical and geo-environmental factors pertaining to the proposed redevelopment of the Land west of Backsettown, Furners Lane, Henfield BN5 9LH (herein referred to as 'the site'). The site's location is presented in Figure 1.

1.1 Proposed Development

The proposed development is understood to comprise 29No. residential units, with private gardens, public open space (POS) and informal open space, access roads and associated infrastructure. A proposed development layout is presented in Figure 2.

1.2 Objectives

The investigation was to comprise a desk study of geotechnical and geo-environmental factors pertaining to the site, including a review of available historical maps, site walkover and an examination of other available sources of readily available geo-environmental information.

A Preliminary Risk Assessment (PRA) was to be undertaken as part of the desk study in accordance with Land Contamination Risk Management (LCRM). The objective of the risk assessment was to evaluate plausible contamination linkages with respect to the proposed development, adjacent land uses, and the wider environment, in the context of planning, immediate liabilities under the Environmental Protection Act 1990, and risks posed to Controlled Waters under the Water Resources Act 1991.

1.3 Standards

Where practicable, the desk study was undertaken in accordance with the following documents and guidance:

- National Planning Policy Framework – December 2023;
- Land Contamination Risk Management (LCRM), Environment Agency, updated July 2023;
- Model Procedures for the Management of Contaminated Land, CLR11, DEFRA and Environment Agency 2004 (withdrawn 2020);
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2011+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2017;
- BS5930: 2015+A1:2020 - Code of Practice for Site Investigations, BSI 2020;
- EN ISO 14688 Geotechnical Investigation and Testing Part 1-2002 and Part 2-2004;
- BS1377: 1990 - Soils for Civil Engineering Purposes, BSI1990;
- NHBC Standards Chapter 4.1 Land Quality - Managing Ground Conditions;
- NHBC Standards Chapter 4.2 Building Near Trees;
- CIRIA C665 – Assessing risks posed by hazardous ground gases to buildings (2007);
- NHBC N94 - Hazardous Ground Gas - An essential guide for housebuilders, May 2023;
- BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Department of Environment - Industry Profiles (1995 - 1996).

1.4 Conditions

The desk study data obtained for the site is assumed to be factually correct and up to date at the point of their acquisition. No liability is taken for any omissions or inaccuracies in the data acquired. It should also be noted that

changes to the desk study data may occur following the production of this report, Geo-Environmental accepts no liability where this subsequently affects the assessment presented herein.

The information collected from the desk study and site walkover has been used to provide an interpretation of the geotechnical and environmental conditions pertaining to the site. The recommendations and opinions expressed in this report are based on the data obtained. Geo-Environmental takes no responsibility for conditions that have either not been revealed in the available records or that occur between or under points of any physical investigation. Whilst every effort has been made to interpret the conditions, such information is only indicative and liability cannot be accepted for its accuracy.

It must be noted that in particular the concentrations and levels of mobile liquid and gaseous materials are likely to vary with time. The results obtained may therefore only be representative of the conditions at the time of sampling. The absence of asbestos within soil samples analysed does not guarantee the absence of asbestos within buildings, within or bonded to concrete, as discrete burials, or within the soil mass elsewhere within a site. This report must not be taken as, or assumed to imply, any guarantee that a site is free of hazardous or potentially contaminative materials.

Information contained in this report is intended for the use of the Client, and Geo-Environmental can take no responsibility for the use of this information by any party for uses other than that described in this report. Geo-Environmental makes no warranty or representation whatsoever expressed or implied with respect to the use of this information by any third party. Geo-Environmental does not indemnify the Client or any third parties against any dispute or claim arising from any finding or other result of this investigation report or any consequential losses.

This report remains the property of Geo-Environmental and the Client has no rights to, or reliance upon this document or supporting documents until such time as payment has been received in full for all invoices for works undertaken in connection with this report.

Assessment criteria or other parameters developed for the evaluation of contamination on this site are based on a number of assumptions regarding exposure and toxicology. Exposure to contaminants and levels of adverse effects may therefore vary. Whilst reasonable care and expertise has been employed in the development of such criteria, no liability is accepted in this respect. Other criteria or guidance on the development of assessment criteria may be published in the future and no liability is accepted in this respect.

2.0 DESK STUDY

The findings of the Phase I desk study are presented in the following section. A copy of the historical maps and other information obtained as part of the desk study are presented in Appendix A. Comments made in the following section regarding possible ground conditions on the site are based purely on the desk study and associated site walkover.

2.1 Site Description

The site walkover was undertaken on August 5th, 2024, at which time the weather was dry featuring mostly cloud with spells of sunshine and a temperature high of 21°C. The preceding weather for the week prior to the walkover was largely dry with highs of 29°C.

The site is situated east of Henfield village, West Sussex, centred at NGR 521806, 116039 and comprised approximately 2.91 ha. The sites northern boundary bordered Furners Lane and its southern boundary bordered the rear of Henfield Bowling Club.

The site generally comprised two fields. The fields were divided by an unnamed access road branching off Furners Lane. Both fields were noted to be overgrown at the time of the walkover. The site was noted to comprise an irregular shape due to two residential complexes cutting into the boundaries along the southwestern corner and central eastern boundary. The southern field was accessed through a gap in the hedgerow along the western side of the perimeter bordering the access road, additionally the southern field could also be accessed through a gate on the eastern side of the perimeter bordering the access road. The northern field was accessed by through a gate at the end of the access road.

Overhead services were observed crossing both sections of the site, cutting through the area in a north-easterly to south-westerly direction covering a large area of the northern field and the north-west corner of the southern field.

Mature trees were located along the northern boundary of site, the north-east corner site and in the centre of the southern field. Due to the thick brush largely covering the southern field, it was not possible to access the whole field during the walkover.

The topography of the site was mostly level with little to no slope noted, however any slight slope could have been masked by the vegetation present across the site, there were some minor undulations at the surface throughout the fields particularly the north field.

Last to the west of the site comprised primarily residential land use, allotments and a bowling green to the south, residential with further fields beyond to the north and residential and further fields and copses of trees to the east.

Site Photographs taken as part of the site walkover are presented in Appendix B.

2.2 Geology

With reference to British Geological Survey (BGS) mapping, the geology of the site was anticipated to comprise Folkstone Formation (clayey sand and sandstone) in the north and east of site and Lower Greensand Group (sandstone, clay and silt) in the west and south of site. A small section of Superficial deposits comprising of River Terrace Deposits (2 of 3 Adur) were mapped in the northeast corner of site. Given the previous agricultural land use and surrounding developed land there remains the possibility that there may be areas of reworked, disturbed or Made Ground across the site.

BS5930:2015+A1:2020 defines **Made Ground** as anthropogenic ground in which the material has been placed without engineering control and/or manufactured by man in some way, such as through crushing or washing, or arising from an industrial process. Great variations in material type, thickness and degree of compaction invariably occur and there can be deleterious or harmful matter, as well as potentially methanogenic organic material. In addition, where identified it is not uncommon for asbestos to be present within Made Ground soils.

River Terrace Deposits (2 to 3 Adur) comprises the second and third terraces of the River Adur, undifferentiated. Sand and gravel.

Parent unit of this River Terrace Deposits is Sussex Catchment Subgroup. **Sussex Catchment Subgroup** is floodplain alluvium comprising soft silts and clays, commonly with beds of peat and a basal bed of sand and gravel. River terrace deposits are largely sand and gravel. Peat is a minor component, and minor marine deposits are included where they are intercalated in dominantly fluvial formations.

Folkstone Formation (Sands and Sandstone) in Sussex, Kent and Surrey the formation comprises medium- and coarse-grained, well-sorted cross-bedded sands and weakly cemented sandstones; elsewhere includes calcareous sandstones. There are no formal divisions in the Weald, but equivalent beds in the west are termed the Child Okeford Sand Member and the Bedchester Sands Member.

Lower Greensands Group comprise mainly sands and sandstones (varying from well-sorted fine-grained to poorly sorted medium- to coarse-grained) with silts and clays in some intervals.

Three BGS borehole records were recorded within 250m of the site details of which are provided below and logs for which are provided in Appendix A.

- 187m west, NGR:521540, 116140 for White Hart Hotel, London Road, Henfield (30m deep) – Recorded Sandgate Beds comprising Clay and Sand over Blue Rock and Blue Clay.
- 202m south east, NGR: 522070, 115810, Pidgeon Croft, Henfield (6.1m deep)
- 210m south west, NGR: 521560, 115850, Moustows Manor, High Street, Henfield (50m deep) – Recorded Folkstone Sand (running sand and water) over Sandgate Beds (clay).

2.3 Hydrogeology

With reference to the Groundsure dataset, the superficial River Terrace Deposits were classified as a Secondary A Aquifer. The Folkstone Formation and Lower Greensand Group was classified as Principal Aquifers with high vulnerability.

Secondary A aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

Principal aquifers are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

The site was not recorded as being located within a Source Protection Zone.

Two groundwater abstractions were identified within a radius of 1km of the site boundary. Details of these are summarised in Table 2.1.

Location	Status	Details	Point	Original/Version Start Date	Expiry Date
417m S	Active	Spray Irrigation – Direct (From groundwater point source)	Mill Field, The Common, Henfield	17/03/1966 Annual Volume – 6387m^3 Max Daily Volume - 90.9m^3	-
437m S	Historical	Spray Irrigation – Direct (From groundwater point source)	Mill Field, The Common, Henfield	17/03/1966 No Volumes provided	-

Table 2.1 Summary of groundwater abstractions within 1km

No discharge consents were identified to land/soakaway within a radius of 500m from the site.

The north and east of site was indicated to be at moderate risk of groundwater flooding with a low risk indicated in the in the south and west areas of the site.

2.4 Hydrology

With reference to the Groundsure dataset, the nearest surface water features was identified c.50m east of site, which appeared to comprise a pond. The following surface water features were also identified within 250m of the site:

- 144m east - Inland River not influenced by normal tide action (noted to contain water all year round in normal circumstances).
- 180m east – Lake, loch or reservoir
- 233m south - Inland River not influenced by normal tide action (noted to contain water all year round in normal circumstances).
- 248m east - Inland River not influenced by normal tide action (noted to contain water all year round in normal circumstances).

The site was also identified as being located in the Water Framework Directive (WFD) surface water body catchment for the Chess Stream.

Three surface water abstractions were identified within a 1km radius of the site boundary. The details of this are provided in Table 2.2 below.

Location	Status	Details	Point	Original/Version Start Date	Expiry Date
595m SE	Active	Spray Irrigation – Direct	Tributary of Chess Stream at Swains Farm, Woodmancote	01/02/1966 Annual Volume – 6819m^3 Max Daily Volume – 272.8m^3	-
600m SE	Historical	Spray Irrigation – Direct	Tributary of Chess Stream at Swains Farm, Woodmancote	01/02/1966 No Volumes provided	-
893m SE	Historical	Spray Irrigation – Anti Frost	Point A at Furners Lane, Henfield	01/04/1968 Annual Volume – 9092m^3 Max Daily Volume – 109m^3	-

Table 2.2 Summary of surface water abstractions within 1km

The Groundsure dataset identified eight pollution incidents within 500m of site. Details of these are summarised below in Table 2.3.

Location	Incident Date	Pollutant	Pollutant Description	Impact
41m E	03/02/2003	Oils & Fuels	Gas & fuel oils	Water: Category 3 (minor) Land: Category 3 (minor) Air: Category 4 (No impact)
41m E	03/02/2003	Oils & Fuels	Gas & fuel oils	Water: Category 3 (minor) Land: Category 3 (minor) Air: Category 4 (No impact)
238m W	08/01/2003	Pollutant not identified	Not identified	Water: Category 3 (minor) Land: Category 4 (no impact) Air: Category 3 (minor)
288m E	14/01/2002	General biodegradable material and waste	Natural organic material	Water: Category 3 (minor) Land: Category 4 (no impact) Air: Category 3 (minor)
317m S	26/07/2002	Inert materials and waste	Construction and demolition materials and wastes: soils & clays	Water: Category 4 (no impact) Land: Category 3 (minor) Air: Category 4 (No impact)
317m S	26/07/2002	Inert materials and waste	Construction and demolition materials and wastes	Water: Category 4 (no impact) Land: Category 3 (minor) Air: Category 4 (No impact)
317m S	26/07/2002	Inert materials and waste	Soils and clays	Water: Category 4 (no impact) Land: Category 3 (minor) Air: Category 4 (No impact)
415m NW	20/11/2002	Atmospheric pollutant and effects	Other atmospheric pollutant and effects	Water: Category 4 (no impact) Land: Category 4 (no impact) Air: Category 2 (significant)

Table 2.3 Summary of pollution incidents within 500m

Of these eight identified pollution incidents only four were recorded to have had an effect on water. These four were located between 41m to 288m east and west of site, and all categorised as category 3 minor impact. Additionally, the most recent incident was dated in February 2003. Given the distance from the site it is considered that these are unlikely to have resulted in a detrimental impact on the subject site.

The Groundsure report did not identify any discharge consents to surface water within a radius of 500m of the site boundary.

The majority of the site was not recorded as at particular risk of surface water flooding, with a maximum risk of 1 in 100 year return period (0.1-0.3m recorded in relation to the site) in relation to a small area on the north eastern boundary of the site.

The site was not recorded within an area at risk of flooding from rivers and the sea, or within an area benefiting from flood defences or flood storage. A historical flood event was however recorded 157m NW of the site for a flood event that occurred in June 1981.

2.5 Sensitive Land Uses

A search was made of environmentally sensitive areas, including areas of green belt, scenic or natural beauty, parks, reserves, nitrate zones, protected conservation and scientific areas.

Two areas of designated ancient and semi natural woodlands were identified with 1km of site, located 792m east and 805m east (for Newfield, Old Orchard, Twinhams Gill, Gate Field),

A conservation area was recorded 101m northwest of site for Henfield (Special architectural and historical interest).

A priority habitat intervention was identified 1m south east from the site for deciduous woodlands, with a further eighteen areas of priority habitat also recorded between 9m and 250m from the site

The site was recorded as being located in a Nitrate Vulnerable Zone (NVZ) for Chess stream NVZ for surface water. No other NVZs were recorded within 1km of the site.

A Site of Special Scientific Interest (SSSI) Impact Risk Zone was identified on site requiring consultation with Natural England for any new developments that require a public water supply (via abstraction in order to assess impacts of groundwater abstraction on Arun Valley APS/SAC/RAMSAR. Consultation was also indicated to be required for various other types of applications not related to the proposed residential development of the site.

No Ramsar sites, Special Areas of Conservation (SAC), Special Protection Areas (SPA), National Nature Reserves (NNR), were identified within 1km of the site boundary.

The site as also identified in an area which has been given an agricultural classification of Grade 3 – good to moderate quality. Good to moderate quality is defined as land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

2.6 Environmental Data

Searches of other various environmental databases were made as part of the desk study, including air pollution control sites, Part IIA contaminated land, Integrated Pollution Control (IPC) and Integrated Pollution Prevention and Control (IPPC) site, registered radioactive substances, Control of Major Accident Hazard (COMAH) sites, explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS) sites, planning permissions for sites involving hazardous substances, recent industrial land use entries and fuel station registers.

Seven recent industrial land use entries were identified within 250m of the site, details of which are provided below in Table 2.4.

Location	Company	Address	Activity	Category
51m NW	Edwards King & Edwards	Furners, Furners Lane, Henfield, Wets Sussex, BN5 9HS	Food & Beverage Industry Machinery	Industrial products
53m SW	Electricity substation	West Sussex BN5	Electrical Feature	Infrastructure and facilities
132m NW	Electricity substation	West Sussex BN5	Electrical Feature	Infrastructure and facilities

141m S	B & I Carpets	Spring Cottage 1, Henfield Common North, Henfield, West Sussex, BH5 9RL	Construction Completion Services	Construction services
152m W	Telephone Exchange	West Sussex	Telecommunication Features	Infrastructure and facilities
214m NW	Harps Scaffolding	8 Nyes Close, Henfield, Wets Sussex, BN5 9JZ	Construction & Tool hire	Hire services
225m W	Henfield Flooring	Clock House, High Street, Henfield, West Sussex, BN5 9HN	Construction Completion Services	Construction services

Table 2.4 Summary of recent industrial land use entries within 250m

Eleven historical industrial land use entries (grouped with reference to historical mapping) were identified within 250m of the site, details of which are provided below in Table 2.5:

Location	Land use	Dates mapped
147m NW	Smithy	1875
166m N	Boat house	1975
177m SW	Smithy	1875
204m SE	Unspecified ground workings	1963-174
218m SE	Sand pit	1896
220m SE	Unspecified pit	1963-1974
221m SE	Sand pit	1909-1946
226m NW	Police station	1875
228m SE	Unspecified heap	1909-1946
229m SE	Unspecified heap	1896
250m S	Unspecified tank	1909-1946

Table 2.5 Summary of historical industrial land use entries within 250m

Five records of historic energy features were identified within 250m of the site, details of which are provided below:

- 41-42m SW; Electricity Substation; 1970-1994 & 1996.
- 108m NW; Electricity Substation; 1984.
- 133-135m NW; Electricity Substation; 1985-1991 & 1997

A further twenty six entries for historic energy features were recorded between 250-500m from site.

One site licensed for pollutant release was identified within 250m of the site, located 236m west for JD Cleaners (Henfield) Limited, High Street, Henfield, BN5 9DL – Process: Dry Cleaning (Part B permit).

Two records of historical tanks were identified within 250m of the site, details of which are provided below:

- 232m NW; Unspecified Tank 1897
- 248m S; Unspecified Tank 1910

No historical garages were recorded within 250m of the site, although fourteen entries were recorded between 250m and 500m of the site.

Two current or recent petrol stations were identified within 500m of the site, details of which are provided below:

- 279m south west – High Street, Henfield, West Susses BN5 9HN – Obsolete
- 330m south west – Golden Square, A281, Henfield, West Sussex BN5 9DP – Shell (open).

The above land uses listed in this section are located a sufficient distance from the site and/or have a low contamination migration potential so as not to have a detrimental effect on the site and, as such, have not been considered further within the assessment.

2.7 Geotechnical Data

The site was recorded as being located in an area which might not be affected by past, current or future coal mining.

National databases for a number of geological hazards have been compiled by the BGS, and a summary of the hazard data pertaining to the site is presented in Table 2.6.

Hazard	Hazard Rating
Collapsible ground	Very Low
Compressible ground	Negligible
Ground dissolution	Negligible
Landslide	Very Low
Running sand	Very Low (north & east), Low (west and south)
Shrinking & Swelling clay	Negligible
BritPits (BGS Recorded Mineral Sites)	• 232m SE; Furners Farm, Sand Pit; for sand; ceased. • 299m E; Furners Farm Clay Pit; for clay & shale; ceased.
Non-Coal Mining	• On site – Commodity Sand - Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

Table 2.6 Summary of BGS Geological Hazards

No natural cavities were recorded within 500m of the site.

2.8 Landfill and Ground Workings

A search of BGS recorded landfill sites, IPC registered waste sites, licensed waste management facilities, local authority recorded landfill sites, other registered landfill sites, waste transfer stations, and other waste treatment or disposal sites was undertaken as part of the desk study. Such sites may form an artificial source of ground gases, such as carbon dioxide and methane, where wastes are buried or disposed of to landfill.

No active, recent or historical landfill site were identified within 500m of the site boundary:

Ten of waste exemptions were identified within 500m of site boundary. Details are summarised below in Table 2.7.

Location	Site	Category	Sub-category	Description
240m W	Hawthorne House, High Stret, Henfield, BN5 9DA	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
251m S	-	Disposing of waste exemption	Not on a farm	Burning waste in open
251m S	-	Disposing of waste exemption	Not on a farm	Burning waste in open
264m W	High streetcar Park, Bishop Lane, Henfield, West Sussex, BN5 9DG	Storing waste exemption	Non-Agricultural waste only	Storage of waste in a secure place
360m W	Rusper Court Farm, Faygate Lane, Horsham, West Sussex, RH12 4RF	Disposing of waste exemption	Agricultural waste only	Burning waste in open
360m W	Rusper Court Farm, Faygate Lane, Horsham, West Sussex, RH12 4RF	Disposing of waste exemption	Agricultural waste only	Deposits of waste from dredging of inland waters
360m W	Rusper Court Farm, Faygate Lane, Horsham, West Sussex, RH12 4RF	Using waste exemption	Agricultural waste only	Use of waste in construction
360m W	Rusper Court Farm, Faygate Lane, Horsham, West Sussex, RH12 4RF	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
438m W	-	Disposing of waste exemption	Not on a farm	Burning waste in open
438m W	-	Disposing of waste exemption	Not on a farm	Burning waste in open

Table 2.7 Summary of Waste Exemptions

Twenty entries for surface ground workings were recorded within 250m of the site. These are summarised below in Table 2.8.

Location	Land Use	Year of Mapping
39-40m E	Pond	1875 & 1896
132-138m E	Pond	1909, 1946, 1963 & 1974
142m E	Pond	1896
204m SE	Unspecified Ground Working	1963 & 1974
218-221m SE	Sand Pit	1896, 1909 & 1946
220m SE	Unspecified Pit	1963 & 1974
228-229m SE	Unspecified Heap	1896, 1909 & 1946
244m NW	Pond	1896 & 1875

Table 2.8 Summary of Surface Ground Workings

2.9 Radon

The Groundsure data report indicated that the site lies within a lower probability radon area (where <1% of homes are estimated to be at or above the Action Level). No radon protection measures are reportedly necessary in the construction of new dwellings or extensions.

2.10 Unexploded Ordnance (UXO)

An initial assessment for Unexploded Ordnance (UXO) risk was undertaken and based on accessing Zetica's on-line screening tool (accessed 08/08/2024). This indicated the site to be within a 'low risk' area. A copy of the initial assessment is presented in Appendix C.

2.11 Geochemistry

Data obtained as part of the Groundsure Report provides details on the estimated soil chemistry for natural soils in the vicinity of the site. The estimated quality of natural soils beneath the subject site is presented in Table 2.9.

Determinand	Highest Estimated Concentration (mg/kg)
Arsenic	15-25
Cadmium	1.8
Chromium	60-90
Lead	100 – 200 (60-120 Bioaccessible)
Nickel	15-30

Table 2.9 Summary of Site Geochemistry

The natural background concentrations were below respective published Suitable for Use Levels (S4ULs) and Category 4 Screening Levels (C4SLs) for the protection of human health under a residential land use with plant uptake. It should be noted estimate concentration for lead is at the limit of allowable concentration for the protection of human health under a residential land use with plant uptake.

However, these values are not necessarily representative of the site's soil chemistry, nor do they account for a site's historical uses, nor the presence or condition of any Made Ground soils. Furthermore, some S4ULs and C4SLs are dependent on soil organic matter content. Therefore, concentrations of specific determinands and the utilised S4ULs/C4SLs cannot be determined without site specific investigation and analysis.

2.12 Historical Data

A summary of site history dating back to 1874 is presented in Table 2.10 and has been determined through examination of historical maps obtained as part of the desk study.

Date	On Site	Off Site
1874 Scale: 1:2,500	The site comprised open fields with trees shown on some boundaries. Tracks were noted to run through the middle of site east and west, connecting surrounding residential infrastructure.	The site was generally surrounded by open fields, with different field plots being separated by track boarders. A road ran alongside the northern border of the site east and west, which was surrounded by trees. North of this road consisted of fields until c.150m northwest where Wantley Farm was located. A further road, named London Road, and built-up areas consisting of residential structures and associated infrastructure was present to the west

Date	On Site	Off Site
		running north to south at c.200m. Neighbouring infrastructure, consisting of six to eight buildings bordering the site and another assumed residential property or farm, was located to the east. Trees were mapped on this area and a large garden throughout the built-up area, with a pond. Expanding further from the site, three larger separated residential properties were located c.100m south of the site which were positioned east and west, followed by open fields again further to the south.
1875 Scale: 1:10,560	No significant changes noted.	An urban area mapped to the west of the site was labelled as Henfield, which was mapped out over c.750m from the site with sporadic infrastructure. Focused to the south were four wells, with the closest being c.50m directly south, and the furthest located southeast to site at approximately c.250m. A further well was located within residential infrastructure to the northeast, this built-up area consisted of five buildings at approximately c.250m, and an additional well was located to the northwest at c.100m on the boarder of Henfield. Henfield Common appeared south of the urban infrastructure which ran east to west and covered a large portion of area to the very south. South of Henfield Common situated more built-up areas including a school approximately c.450m form site. A steam mill (flour) windmill was mapped c.500m south of site.
1896 Scale: 1:10,560	No significant changes noted. The track way running through the centre of the site was acknowledged as a foot path.	A clay pit was mapped c.300m east of the site within a field. A sand pit was also mapped c.100m south of the clay pit in a separate field. An additional sand pit was mapped c.750m southeast of site.
1897 Scale: 1:2,500	No significant changes noted.	No significant changes noted.
1909 Scale: 1:10,560	A separate strip of field border appeared in the northeast side of the site.	A treeline was shown in a straight line between Henfield and the site. No other significant changes observed. Previously mapped sand pit c.750 southeast of site was no longer mapped.
1910-1911 Scale: 1:2,500	No significant changes noted.	A structure was mapped c.20m north of the site on Furners Lane.
1946 Scale: 1:10,560	Trees were mapped in the southern portion of site.	Fields immediately west of site, were mapped with trees. The development connected to the north of Furners Lane appears to have expanded to three individual properties and gardens.
1955-1956 Scale: 1:2,500	No significant changes noted.	The residential/farm area positioned immediately east of site was mapped with two new buildings approximately c.10m from the site. The development north of Furner's Lane has become

Date	On Site	Off Site
		more anthropogenically complex with several new buildings mapped and spans c.300m across Furners Lane from west to east.
1962-1963 Scale: 1:10,560	No significant changes noted.	A carnations nursery was built c.300m southeast from site. A second pond was mapped on the residential area immediately east of site approximately c.50m form site. Wately Hill Estate was mapped just north of Wately Farm. The previously mapped clay pit east of site was mapped with a reduction in size. A cricket ground was mapped c.500m southeast of site. An additional surface water feature was mapped c.250 east of site.
1965-1970 Scale: 1:2,500	Trees were no longer mapped on the southern area of the site.	Residential development was mapped to the west of site, between London road (Henfield) and the site.
1966-1970 Scale: 1:2,500	No significant changes noted.	The development north of Furners Lane mapped houses spanning across the length of the road east to west until the eastern edge of the site where it stopped. The recent development on the western boundary had expanded with more buildings and road infrastructure.
1974-1978 Scale: 1:2,500 1:10,000	No significant changes noted.	A bowling green was shown south, bordering the site. Further development was mapped west of the site, continuing southwest, with residential structures and a village hall. Smaller scale mapping showed a reservoir c.750m northeast of the site. The previously mapped clay pit east of site was no longer mapped. Previously mapped nursery southeast of site was no longer mapped.
1985 Scale: 1:2,500	Mapping incomplete. No significant changes noted.	Mapping incomplete. No significant changes noted.
1984 -1987	No significant changes noted.	Further residential development was mapped between c.100-200m southwest of site.
1991-1994 Scale: 1:2,500	No significant changes noted.	Further residential development was mapped between c.100-200m southwest of site.
2001 Scale: 1:10,000	No significant changes noted.	No significant changes noted.
2003 Scale: 1:2,500	No significant changes noted.	No significant changes noted.
2010 Scale: 1:10,000	No significant changes noted.	No significant changes noted.
2024 Scale: 1:10,000	No significant changes noted.	No significant changes noted.

Table 2.10 Summary of Site History

The site was shown from the historical mapping to have comprised undeveloped open fields, split by an access road, throughout the course of the historical mapping to present day. It is understood that in more recent years the field was used for agricultural purposes.

The surrounding area initially comprised open fields with occasional, sparse development and some roads. Henfield was located to the west and gradually encroached closer to the site over time. A cluster of residential dwellings that showed minor development over the mapping years was present form the earliest mapping, along with two small surface water features (ponds) that were still noted to be present on present day mapping. A clay and a sand pit were mapped from 1896 east of site. The clay pit was shown to reduce in size from mapping in 1962-1963, whilst the sand pit remained unchanged to the most recent mapping.

2.13 Previous Ground Investigations

Geo-Environmental have previously undertaken a Desk study for the western portion of the site, together with a preliminary intrusive investigation for a third party in June 2022, which comprised the excavation of two trial pits on the western part of the site for preliminary soakage tests and contamination testing. The ground conditions were found to comprise Topsoil to between 0.10m and 0.70m bgl over very sandy clay becoming clayey Sand with clay pockets at depth the preliminary investigation indicated that conventional soakaways are unlikely to be viable and also indicated that no exceedances of contamination were recorded in relation to the proposed end use on the limited samples tested.

2.14 Asbestos

Consideration for the potential for asbestos to be present within the shallow soils, within stockpiles/Made Ground or entrained within or below any concrete on the site should be given when designing any site investigations, therefore asbestos identification should be included within the suite of testing of contaminants on site. The absence of asbestos in soil samples analysed is not a guarantee of the absence of asbestos elsewhere on a site.

2.15 Potential Contamination

The site was shown by historical mapping to have comprised predominantly open fields/farmland.

A review of the land uses covered by the National House Building Council (NHBC), Environment Agency (EA) and Chartered Institute of Environmental Health (CIEH) publication 'Guidance for the Safe Development of Housing on Land Affected by Contamination' (2008), which provides a summary of industrial profiles (1995 - 1996) published by the former Department of the Environment (DoE) (now part of the Department for Environment, Food and Rural Affairs [DEFRA]) has been undertaken. However, no specific profiles relating to the previous and current land use of the site or surrounding uses have been identified.

Given the previous use of this site for agricultural purposes there is a possibility that pesticides may have been used at the site.

Given the development of adjacent land, Made Ground or shallow soils on site may contain contaminants of concern, including metals, non-metals, inorganic contaminants, organic contaminants (including such as poly-aromatic hydrocarbons (PAH), petroleum hydrocarbons/oils) and asbestos (potentially introduced in any Made Ground if present).

In addition, it is possible that the surrounding land uses may have resulted in the deposition of airborne contaminants, (although not specific source of potential pollution have been identified), on the surface and shallow

soils on site including heavy metals, organic pollutants such as polyromantic hydrocarbons (PAH), petroleum hydrocarbons/oils, inorganic compounds.

2.16 Ground Gas Summary

Limited areas of Made Ground may be present at the site associated with the various adjacent developed land. However, this Made Ground is not anticipated to be putrescible or extensive and is not considered likely to represent a source of ground gases.

Historic mapping identified a clay pit c.300m east of site. During mapping this was observed to have reduced in size during mapping in 1962-1963. No further details are presented on this. It is assumed that partial infill of this pit may have been undertaken, however the materials used for infill are unknown. Given the nature of the underlying geology in this area of the site and this pit it is assumed that migration of any potential sources of ground gas would be very unlikely. Given this and the distance from site, it is considered that any potential risk off offsite migration onto this site and risk to proposed end users would be very low.

The desk study for the site has not identified any potential sources of ground gases on the subject site itself. However, if Made Ground was identified and contained a significant amount of organic matter or organic contamination, it could have the potential to represent a source of ground gases/vapours.

Ground gas monitoring would only be recommended if a source of organic rich Made Ground or organic contamination was encountered on the site. No other plausible source of ground gases and or vapours have currently been identified in relation to the site.

2.17 Climate Change

Climate change is a factor for consideration under LCRM. Current climate models are showing an increase in extreme weather patterns, with extended periods of warm dry weather and/or extreme wet weather and flooding.

The effect of extreme and/or extended dry weather and extreme wet weather and flooding should be considered further as part of the proposed works. Extended periods of low flow or reduced rainfall would reduce dilution and potential for mobilisation of any mobile contaminants present. Extended periods of heavy rainfall or prolonged rainfall and flooding which would increase the volumes and duration of saturated soils at the site and increase the potential for leaching of contaminants and contaminant migration. However, the risks associated which such periods would only apply where contamination has been identified/is present which would be considered as part of the wider contamination assessment of the site.

3.0 PRELIMINARY ASSESSMENT

Based on the findings of the desk study, the following sections summarise the anticipated geotechnical and environmental factors likely to impact the site.

3.1 Geotechnical Risk Assessment

3.1.1 Potential Geotechnical Issues

The following factors that might impact the geotechnical condition of the site were identified as part of the desk study:

- The possible presence of Made Ground which if encountered may affect the foundation design and construction.
- The presence of laterally and vertically variable strata and the impact these could have on further construction.
- The suitability of shallow soils as a bearing stratum for conventional foundations.
- Consideration of the volume change potential of any cohesive soils and the affect this could have on foundations.
- The possible presence of aggressive ground conditions (sulphates) which may affect the foundation design and construction.
- The possible presence of perched and shallow groundwater beneath the site and implications for excavation stability and constructability of foundations and other in-ground elements.
- The presence of any trees or hedgerows on the site, which may have a significant impact on foundation design and construction if/where shrinkable soils are present.
- The suitability of the shallow soils for the use of soakaways on the site as part of the proposed development.

3.2 Preliminary Environmental Conceptual Site Model & Risk Assessment

3.2.1 Methodology

A Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) has been prepared in accordance with Land Contamination Risk Management (LCRM) based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed following a source-pathway-receptor (SPR) approach in accordance with current UK protocols. The Conceptual Site Model is shown in Figure 3.

A risk may only exist where a plausible SPR linkage is present, and where the quantity or concentration of a contaminant is sufficient so as to cause harm. Under the statutory definition, "Contamination" may only strictly exist where contaminants pose a risk of harm to a receptor. Risk may be defined as a function of the likelihood and severity of any adverse effects arising from contamination. The risk classification has been assessed in accordance with CIRIA C552 (Rudland et al., 2001). A summary of how the risks is derived and their definitions are presented in Tables 3.1 & 3.2 below.

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low Likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

Table 3.1 Risk Ratings Matrix

Risk Rating	Definitions
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
High risk	Harm is likely to arise to a designated receptor from an identified hazard Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not already undertaken) is required and remediation works may be necessary in the short term and are likely over the longer term.
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild.
Moderate to low risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is unlikely that any such harm would be severe, or if any harm were to occur it is probable that the harm would be relatively mild.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk	There is low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Table 3.2 Risk Ratings Definition

3.2.2 Summary of Plausible Sources

Possible sources of contamination identified or discounted as part of the desk study are summarised in Table 3.3.

Source	Description	Comments
Shallow Soils across the site potentially impacted by aerial deposition and pesticide usage	General chemical quality of the near surface soils.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants, asbestos and pesticides.
Limited areas of Made Ground soils	Chemical quality of any Made Ground soils.	Possible elevated concentrations of metals, organic contaminants (including PAH and TPH), inorganic contaminants, and asbestos.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.

Table 3.3 Possible Sources of Contamination

3.2.3 Summary of Plausible Pathways

The plausible pathways are summarised in Table 3.4. These pathways are based on the proposed residential end use.

Pathway	Description
Direct Contact	Ingestion of soil particles, inhalation of soil derived dust (including tracked back dust), dermal contact. Bioaccumulation and home grown produce consumption.
Inhalation	Inhalation of soil dust both inside and outside of buildings.
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g. services trenches, more permeable bedded strata or within groundwater.
Shallow Groundwater	Shallow groundwater or perched water may be present and, if encountered, could result in the vertical and lateral migration of contaminants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Flooding	Discounted – the site was indicated to be located outside of any current indicative tidal and fluvial flood plain.

Table 3.4 Possible Contaminant Pathways

3.2.4 Summary of Plausible Receptors

Potential receptors associated with the site and its development, identified or otherwise discounted, are summarised in Table 3.5.

Receptor	Description	Comments
End Users	Future users of the proposed development.	The development will include a residential development with private gardens and associated infrastructure.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land uses are a mixture of residential use, roads and open fields.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes may be laid in contact with contaminated soils.	Aggressive ground conditions and limited areas/depths of Made Ground may be present beneath the site.
Groundwater	Controlled Waters contained within the aquifer(s) beneath the site.	The site lies on a Secondary A Aquifer (northeast corner) and Principal Aquifer for the remainder of site. The site is located outside an SPZ.
Surface Water	Controlled Waters within lakes, rivers, ponds, etc., or coastal waters.	A pond was located c.50m east of the site. The closest inland river was recorded c. 144m east of the site.
Ecological Receptors	Sensitive areas of ecological significance.	No sensitive ecological receptors identified – this is not considered further in the assessment.

Table 3.5 Possible Receptors of Contamination

Site workers involved in the preparation and construction of the development have not been considered in this assessment as the principal contractor is duty bound under the current CDM Regulations to undertake their own risk assessments with respect to their employees.

Whilst the above sources and receptors have been identified, Table 3.6 summarises the identified plausible contamination linkages and a qualitative assessment of the risks based on the desk study research.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Shallow Soils across the site potentially impacted by aerial deposition and pesticide usage	End Users	Direct contact and inhalation of soil derived dust	Low Likelihood	Mild	**Low** Future occupiers may to come into direct contact with soils where soft landscaping is present. However, extensive impact from this source is not anticipated.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	**Very Low** Adjacent site users are unlikely to come into contact with the soils at the site. Extensive impact from this source is not anticipated.
	Soft Landscaping	Root uptake	Unlikely	Mild	**Very Low** Soft landscaping is proposed on the site and thus, root uptake is possible. However, no clear evidence of harm to existing vegetation was observed and extensive impact from this source is not anticipated.
	Water Supply Pipes	Direct contact	Low Likelihood	Minor	**Very Low** Water supply pipes may come into contact with impacted soils depending upon depth of installation and extent of any soil impact. However, extensive impact from this source is not anticipated.
	Buildings and Infrastructure	Direct contact	Unlikely	Minor	**Very Low** Foundations and utilities will be placed within potentially aggressive soils (e.g. sulphate). However, extensive impact from this source is not anticipated.
	Groundwater	Vertical Migration	Unlikely	Minor	**Very Low** The site lies on a Secondary A Aquifer (northeast corner) and Principal Aquifer and is outside of any Source Protection Zones. However, significant potentially mobile contamination is not anticipated in relation to this source.
	Surface Water	Lateral migration within saturated and unsaturated zones	Unlikely	Minor	**Very Low** A pond was located c.50m east of the site. The closest inland river was recorded c. 144m east of the site. However, significant potentially mobile contamination is not anticipated in relation to this source.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Limited areas of Made Ground soils	End Users	Direct contact and inhalation of soil derived dust	Unlikely	Mild	**Low** Future occupiers may to come into direct contact with Made Ground soils where present and where soft landscaping is present.
	Adjacent Land Users	Direct contact and inhalation of soil derived dust	Unlikely	Minor	**Very Low** Adjacent site users are unlikely to come into contact with the Made Ground soils (if present) at the site.
	Soft Landscaping	Root uptake	unlikely	Mild	**Low** Soft landscaping is proposed on the site and thus, root uptake is possible. However, no clear evidence of harm to existing vegetation was observed.
	Water Supply Pipes	Direct contact	unlikely	Mild	**Low** Water supply pipes may come into contact with impacted soils depending upon depth of installation and extent of soil impact.
	Buildings and Infrastructure	Direct contact	Likely	Minor	**Low** Foundations and utilities will be placed within potentially aggressive soils (e.g. sulphate).
	Groundwater	Vertical Migration	Low Likelihood	Mild	**Very Low** The site lies on a Secondary A Aquifer (northeast corner) and Principal Aquifer and is outside of any Source Protection Zones. However, significant potentially mobile contamination is not anticipated in relation to this source.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
	Surface Water	Lateral migration within saturated and unsaturated zones	Low Likelihood	Mild	**Very Low** A pond was located immediately east of the site. However, significant potentially mobile contamination is not anticipated in relation to this source.
Naturally occurring aggressive ground conditions	End users	Direct contact and inhalation / ingestion of soil derived dust	Unlikely	Minor	**Very Low** No naturally occurring potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Adjacent land users	Direct contact	Unlikely	Minor	**Very Low** No potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Water supply pipes	Direct contact	Unlikely	Minor	**Very Low** No potential sources which could harm human health have been identified. The consequence is likely to be minor.
	Buildings and Infrastructure	Direct contact	Likely	Minor	**Low** Foundations will be placed within soils which may be an aggressive environment for concrete. However, the consequence is anticipated to be minor.

Table 3.6 Plausible Contamination Linkages

3.3 Preliminary Risk Assessment Summary

The Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM) developed from the information gathered as part of the desk study process have identified several plausible contamination linkages that exist in relation to the proposed development of the site and the preliminary risk rating for the majority of contamination linkages have been classified as low or very low.

The potential contamination linkages established within this desk study are not considered to prevent development on the subject site but could require remediation or the employment of risk mitigation measures to reduce the risks to key receptors.

In order to progress this assessment in line with the National Planning Policy Framework, to provide further characterisation of the site and refinement of the PRA and CSM, it is recommended that intrusive investigation and associated testing is undertaken to confirm the findings of the desk study report and to provide a robust risk assessment for the site and proposed development. As such, it is recommended that geochemical and geotechnical investigation be carried out on the site to include analysis of soil samples for the range of potential contaminants identified within the desk study.

While gross contamination is not expected as a result of the previous land uses identified, should contamination be present on site, this should also be considered in the context of potential climate change, such as increase or more frequent rainfall events and/or increase in dry, potentially dusty conditions on the site.

3.4 Preliminary Geotechnical Assessment Summary

The underlying geology is anticipated to comprise Folkstone Formation (silty and clayey SAND and Sandstone) in the north and east of site and Lower Greensand Group (Sandstone, Clay and Silt) in the west and south of site. A small section of Superficial deposits comprising of River Terrace Deposits (2 of 3 Adur) were mapped in the northeast corner of site. It is possible that conventional strip or pad foundations could be suitable for the proposed development where natural ground is encountered at ground level. However, where foundations are required in any areas of Made Ground or infilled ground, which may be present to depth beneath areas of the site, a deeper or piled foundation solution may be required. Shallow groundwater and/or unstable soils could also impact the viability of conventional foundations. The development should also take into account the presence of trees and/or desiccation at the site if shrinkable soils are present. Localised deepening of foundations may be required in the vicinity of trees and piled foundations may be required in proximity to trees (subject to tree type and ground conditions).

In line with a SuDS approach, storm water should be discharged to the ground wherever possible. In addition, a period of winter groundwater monitoring is often required by Lead Local Flood Authorities (LLFA). However, preliminary tests undertaken by Geo-Environmental for a third party in June 2022 indicate poor soakage potential within the Folkestone Formation at shallow depth.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 Conclusions

The desk study has shown the subject site itself to historically comprise predominantly open fields/farmland.

The proposed development is understood to comprise residential development with private gardens and associated infrastructure.

A maximum risk rating of low has been assigned in relation to potential contamination. Further assessment is required to progress characterisation of the contamination status of the site to inform an update of the conceptual site model and allow a robust assessment of the risk to human health and the environment.

It is possible that conventional foundations would be suitable for parts of the proposed development, although any design should account for the potential presence of shallow groundwater, unstable soils, shrinkable soils, as well as the presence of trees on site and/or desiccation of the shallow soils.

4.2 Recommendations

At this stage and based on the findings of the desk study and preliminary risk assessment, the following scope of works is recommended for the intrusive investigation on the site.

- Intrusive investigation works should be carried out in order to clarify the geotechnical and geo-environmental issues pertaining to redevelopment of the site.
- Soil sampling and analysis should be undertaken to inform subsequent geotechnical and geo-environmental risk assessment.
- Laboratory analysis, on soil samples recovered from the exploratory holes for a range of geotechnical parameters to support foundation and pavement design.
- Laboratory analysis on soil samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, asbestos, TPH, and PAH. Testing for pesticides should also be undertaken.
- Groundwater monitoring over a winter period may be required to inform the emerging drainage strategy for the site. A winter period is typically defined as early October to the end of the following March or early April.

It may be necessary to undertake remediation/risk mitigation measures on this site to break contamination linkages and thus protect key receptors such as human health, controlled waters, built environment, soft landscaping and the like. The requirement and extent of any such remediation cannot be determined until such time as an intrusive investigation and associated testing has been completed.

FIGURES

Project:	Land West of Backsettown, Furners Lane, Henfield, West Sussex, BN5 9LH			**Title**	Site Location Plan
Client:	Elivia Homes			**Geo-Environmental Services Ltd** **Unit 7 Danworth Farm, Cuckfield Road** **Hurstpierpoint, West Sussex BN6 9GL** **+44(0)1273 832972 www.gesl.net**	Geo-Environmental
Ref No:	GE22690	**Revision:**	1		
Drawn:	LL	**Date:**	13/08/2024		
Figure:	1	**Scale:**	nts		

Accommodation Schedule

Affordable Rented Dwellings [10no. - 34.5%]

2no.	1-Bedroom M4(3) Flats	AFF Type 1	Block	603sqft
2no.	2-Bedroom Flats	AFF Type 2	Block	657sqft
2no.	3-Bedroom Houses	AFF Type 3	Terraced	800sqft
4no.	3-Bedroom Houses	AFF Type 4	Terraced	1087sqft

Open Market Dwellings [19no. - 65.5%]

3no.	2-Bedroom Chalet Bungalows	Fairleigh	Detached	1211sqft
5no.	2-Bedroom Chalet Bungalows	Birley	Detached	1242sqft
2no.	3-Bedroom w/ Study Houses	Ashcombe II	Detached	1430sqft
2no.	3-Bedroom Chalet Bungalows	Priestwood	Detached	1529sqft
4no.	3-Bedroom w/ Study Houses	Beeches	Detached	1634sqft
1no.	3-Bedroom Chalet Bungalow	Bramblelon	Detached	1721sqft
2no.	4-Bedroom Houses	Goring	Detached	1867sqft

Total: 29 Dwellings

P4 22.07.24 Updated Site Layout JY AK
P3 16.07.24 Updated Site Layout AK KE
P2 30.06.23 Updated Site Layout to Pre-App Comments LD AK
P1 05.07.23 Updated to Client Comments LD AK
Rev Date Revision Details Dr Ch

ECE Architecture

Client's Name: Elivia Homes

Job Title: Land West of Backsettown, Furners Lane, Henfield

Drawing Title: Proposed Site Plan

Scale: 1:500 @ A1 / 1:1000 @ A3

Drawn: AK | Checked: KE | Date: 02.03.23

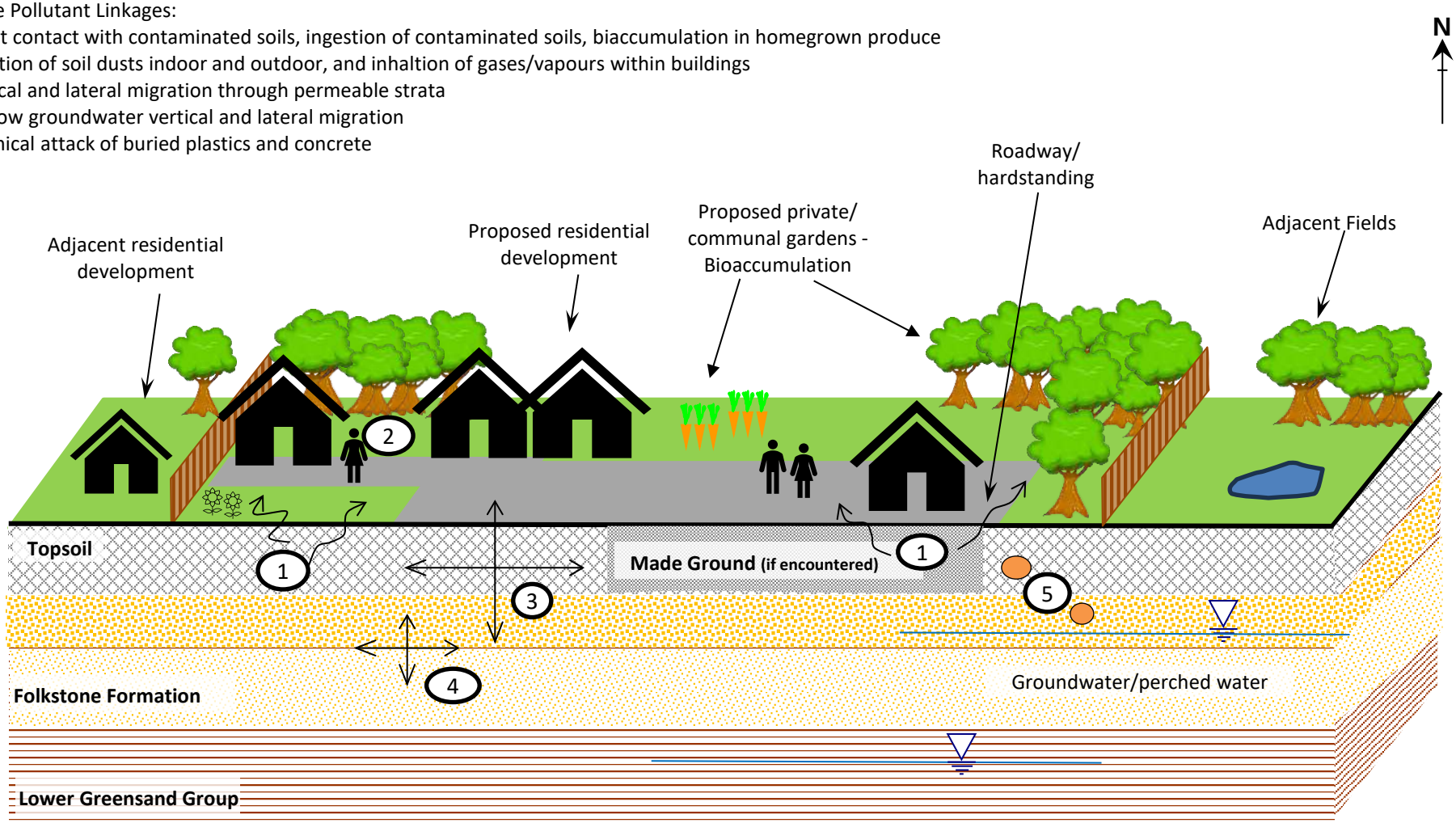
Job No: 7227 | Drawing No: PL-10 | Rev: P4

Status: PRELIMINARY

Project:	Land West of Backsettown, Furners Lane, Henfield, West Sussex, BN5 9LH			**Title**	Proposed Development Plan
Client:	Elivia Homes			**Geo-Environmental Services Ltd** **Unit 7 Danworth Farm, Cuckfield Road** **Hurstpierpoint, West Sussex BN6 9GL** **+44(0)1273 832972 www.gesl.net**	Geo-Environmental
Ref No:	GE22690	**Revision:**	1.0		
Drawn:	LL	**Date:**	13/08/2024		
Figure:	2	**Scale:**	Not To Scale		

Possible Pollutant Linkages:

1. Direct contact with contaminated soils, ingestion of contaminated soils, biaccumulation in homegrown produce
2. Inhaltion of soil dusts indoor and outdoor, and inhaltion of gases/vapours within buildings
3. Vertical and lateral migration through permeable strata
4. Shallow groundwater vertical and lateral migration
5. Chemical attack of buried plastics and concrete



Project:	Land West of Backsettown, Furners Lane, Henfield, West Sussex, BN5 9LH			**Title**	Conceptual Site Model (Proposed Site Use)
Client:	Elivia Homes			**Geo-Environmental Services Ltd** **Unit 7 Danworth Farm, Cuckfield Road** **Hurstpierpoint, West Sussex BN6 9GL** **+44(0)1273 832972 www.gesl.net**	Geo-Environmental
Ref No:	GE22690	**Revision:**	V1		
Drawn:	LL	**Date:**	13/08/2024		
Figure:	3	**Scale:**	Not To Scale		

APPENDIX A

Desk Study Information

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

Land west of Backsettown, Furners Lane, Henfield BN5 9LH

Order Details

Date: 06/08/2024

Your ref: PO-7653

Our Ref: GS-GG7-GM3-B2P-BCH

Site Details

Location: 521806 116039

Area: 2.91 ha

Authority: Horsham District Council ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	11	14	-
17 >	1.2 >	Historical tanks >	0	0	2	7	-
17 >	1.3 >	Historical energy features >	0	2	3	26	-
19	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	0	8	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	0	0	16	19	-
23 >	2.2 >	Historical tanks >	0	0	2	15	-
24 >	2.3 >	Historical energy features >	0	6	5	37	-
26	2.4	Historical petrol stations	0	0	0	0	-
26 >	2.5 >	Historical garages >	0	0	0	14	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
28	3.1	Active or recent landfill	0	0	0	0	-
28	3.2	Historical landfill (BGS records)	0	0	0	0	-
29	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
29	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
29	3.5	Historical waste sites	0	0	0	0	-
29	3.6	Licensed waste sites	0	0	0	0	-
29 >	3.7 >	Waste exemptions >	0	0	1	9	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31 >	4.1 >	Recent industrial land uses >	0	0	7	-	-
32 >	4.2 >	Current or recent petrol stations >	0	0	0	2	-
32	4.3	Electricity cables	0	0	0	0	-
33	4.4	Gas pipelines	0	0	0	0	-
33	4.5	Sites determined as Contaminated Land	0	0	0	0	-

33	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.7	Regulated explosive sites	0	0	0	0	-
33	4.8	Hazardous substance storage/usage	0	0	0	0	-
34	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
34	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
34 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	1	1	-
34	4.12	Radioactive Substance Authorisations	0	0	0	0	-
35	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
35	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.15	Pollutant release to public sewer	0	0	0	0	-
35	4.16	List 1 Dangerous Substances	0	0	0	0	-
35	4.17	List 2 Dangerous Substances	0	0	0	0	-
36 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	2	1	5	-
37	4.19	Pollution inventory substances	0	0	0	0	-
37	4.20	Pollution inventory waste transfers	0	0	0	0	-
37	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
38 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
40 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
41 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
42	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
43	5.5	Groundwater vulnerability- local information	None (within 0m)				
44 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	2	2
46 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	3
47	5.8	Potable abstractions	0	0	0	0	0
47	5.9	Source Protection Zones	0	0	0	0	-
47	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
48 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	0	4	-	-

49 >	6.2 >	Surface water features >	0	1	3	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
50 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
50 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
52 >	7.2 >	Historical Flood Events >	0	0	1	-	-
52	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
59 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	8
59	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60	10.11	Green Belt	0	0	0	0	0
60	10.12	Proposed Ramsar sites	0	0	0	0	0

60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61 >	10.16 >	Nitrate Vulnerable Zones >	2	0	0	0	1
62 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
63	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
64	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65 >	11.4 >	Listed Buildings >	0	1	27	-	-
67 >	11.5 >	Conservation Areas >	0	0	1	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	Agricultural Land Classification >	Grade 2 (within 250m)				
69 >	12.2 >	Open Access Land >	0	0	2	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations** >	On site	0-50m	50-250m	250-500m	500-2000m
71 >	13.1 >	Priority Habitat Inventory >	0	2	17	-	-
72	13.2	Habitat Networks	0	0	0	-	-
72	13.3	Open Mosaic Habitat	0	0	0	-	-
73	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale** >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	14.1 >	10k Availability >	Identified (within 500m)				
75	14.2	Artificial and made ground (10k)	0	0	0	0	-
76	14.3	Superficial geology (10k)	0	0	0	0	-

76	14.4	Landslip (10k)	0	0	0	0	-
77	14.5	Bedrock geology (10k)	0	0	0	0	-
77	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	**Geology 1:50,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
78 >	15.1 >	50k Availability >	Identified (within 500m)				
79	15.2	Artificial and made ground (50k)	0	0	0	0	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-
80 >	15.4 >	Superficial geology (50k) >	1	0	2	0	-
81 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
82 >	15.8 >	Bedrock geology (50k) >	2	0	1	0	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
83 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	0	-
Page	Section	**Boreholes >**	On site	0-50m	50-250m	250-500m	500-2000m
84 >	16.1 >	BGS Boreholes >	0	0	3	-	-
Page	Section	**Natural ground subsidence >**					
86 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
87 >	17.2 >	Running sands >	Low (within 50m)				
89 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
90 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
91 >	17.5 >	Landslides >	Very low (within 50m)				
92 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	**Mining and ground workings >**	On site	0-50m	50-250m	250-500m	500-2000m
94 >	18.1 >	BritPits >	0	0	1	1	-
95 >	18.2 >	Surface ground workings >	0	2	18	-	-
96	18.3	Underground workings	0	0	0	0	0
96	18.4	Underground mining extents	0	0	0	0	-
96	18.5	Historical Mineral Planning Areas	0	0	0	0	-

97 >	18.6 >	Non-coal mining >	1	0	1	0	3
97	18.7	JPB mining areas	None (within 0m)				
98	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98	18.9	Researched mining	0	0	0	0	-
98	18.10	Mining record office plans	0	0	0	0	-
98	18.11	BGS mine plans	0	0	0	0	-
99	18.12	Coal mining	None (within 0m)				
99	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
99	18.15	Tin mining	None (within 0m)				
99	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
100	19.1	Natural cavities	0	0	0	0	-
100	19.2	Mining cavities	0	0	0	0	0
100	19.3	Reported recent incidents	0	0	0	0	-
100	19.4	Historical incidents	0	0	0	0	-
101	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
102 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	21.1 >	BGS Estimated Background Soil Chemistry >	7	3	-	-	-
105	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
105	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
106	22.3	Railway tunnels	0	0	0	-	-
106	22.4	Historical railway and tunnel features	0	0	0	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-

107	22.6	Historical railways	0	0	0	-	-
107	22.7	Railways	0	0	0	-	-
107	22.8	Crossrail 1	0	0	0	0	-
107	22.9	Crossrail 2	0	0	0	0	-
107	22.10	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 22/04/2021

Site Area: 2.91ha

Recent site history - 2018 aerial photograph

Capture Date: 26/06/2018

Site Area: 2.91ha

Recent site history - 2012 aerial photograph

Capture Date: 13/09/2012

Site Area: 2.91ha

Recent site history - 2009 aerial photograph

Capture Date: 22/08/2009

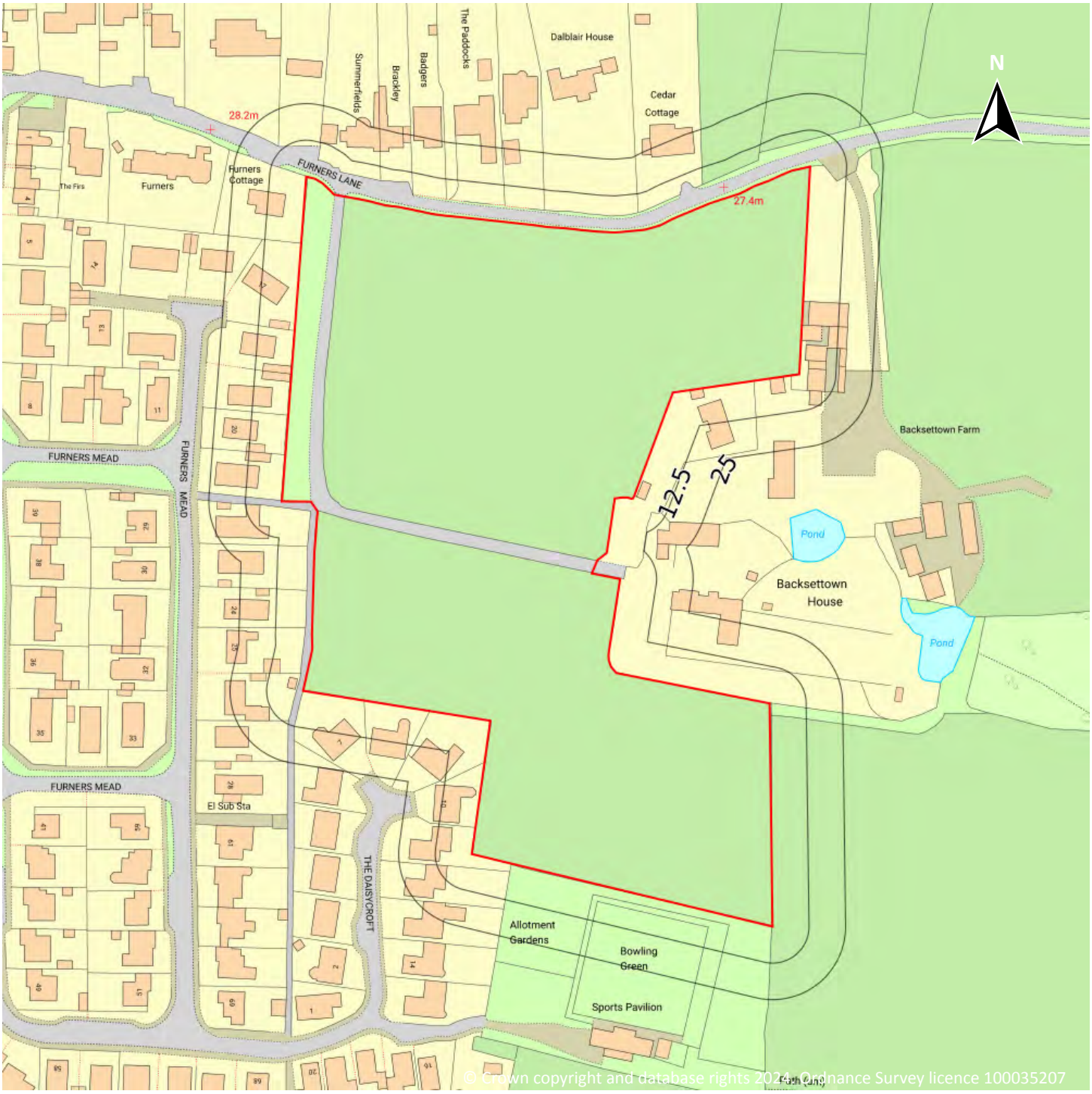
Site Area: 2.91ha

Recent site history - 1999 aerial photograph

Capture Date: 06/09/1999

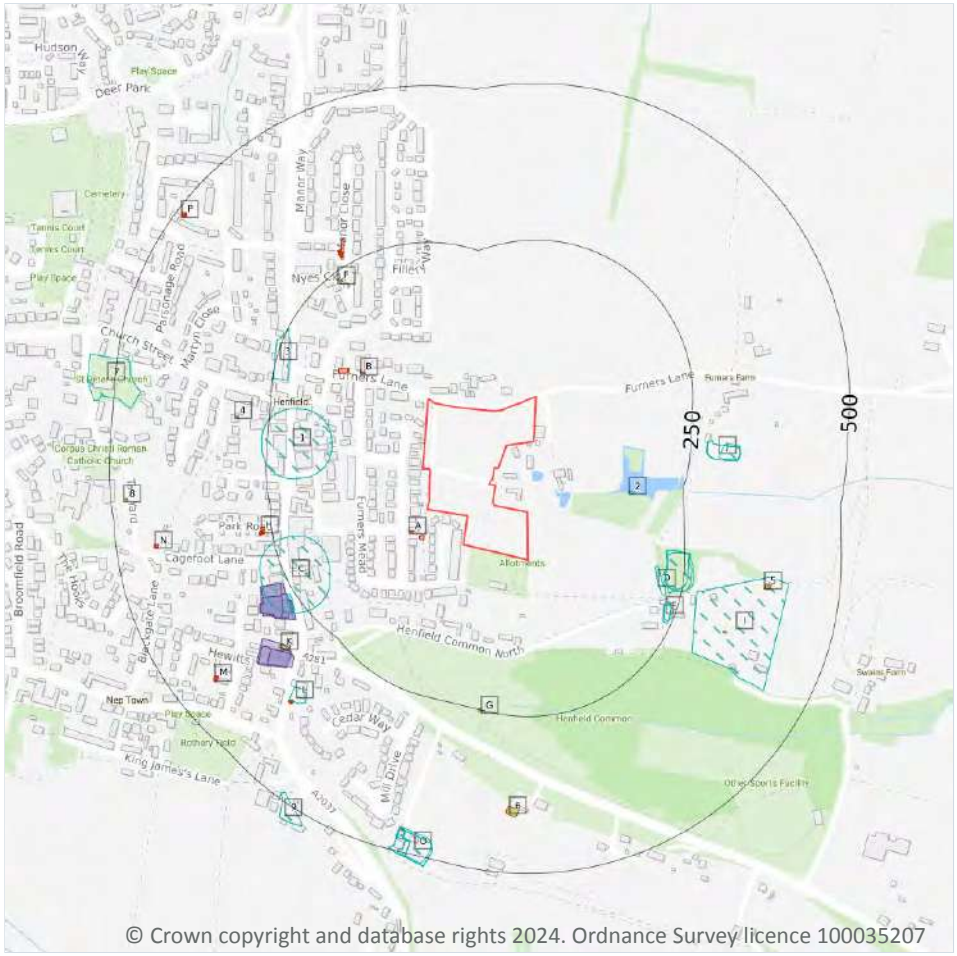
Site Area: 2.91ha

OS MasterMap site plan



Site Area: 2.91ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	25

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
1	147m W	Smithy	1875	2181250

ID	Location	Land use	Dates present	Group ID
2	166m E	Boat House	1875	2172722
C	177m SW	Smithy	1875	2294591
D	204m SE	Unspecified Ground Workings	1963 - 1974	2273950
D	218m SE	Sand Pit	1896	2214068
D	220m SE	Unspecified Pit	1963 - 1974	2302872
D	221m SE	Sand Pit	1909 - 1946	2282211
3	226m NW	Police Station	1875	2201563
E	228m SE	Unspecified Heap	1909 - 1946	2248704
E	229m SE	Unspecified Heap	1896	2232201
G	250m S	Unspecified Tank	1909 - 1946	2295711
C	257m SW	Smithy	1896	2325730
I	274m SE	Nurseries	1963	2199636
J	277m E	Old Clay Pit	1896	2158420
J	277m E	Unspecified Pit	1909 - 1946	2318911
J	297m E	Unspecified Pit	1963	2241373
L	341m SW	Fire Station	1963	2167570
7	458m W	Grave Yard	1875	2166050
O	461m S	Flour Windmill	1875	2167417
O	461m S	Unspecified Tank	1909 - 1946	2327560
O	464m S	Flour Mill	1896	2194729
O	464m S	Unspecified Commercial/Industrial	1909 - 1946	2306941
O	466m S	Windmill	1896	2158927
O	466m S	Disused Windmill	1909 - 1946	2309662
9	488m SW	Unspecified Ground Workings	1963 - 1974	2270290

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	9

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
F	232m NW	Unspecified Tank	1897	386215
G	248m S	Unspecified Tank	1910	386224
4	300m W	Unspecified Tank	1897	386221
K	312m SW	Unspecified Tank	1955	386212
I	332m SE	Unspecified Tank	1955	386208
5	380m E	Unspecified Tank	1955 - 1994	418953
6	394m S	Unspecified Tank	1970 - 1996	425031
O	463m S	Unspecified Tank	1897 - 1910	413201
8	473m W	Unspecified Tank	1911	386223

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	31

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	41m SW	Electricity Substation	1996	266973
A	42m SW	Electricity Substation	1970 - 1994	311883

ID	Location	Land use	Dates present	Group ID
B	108m NW	Electricity Substation	1984	271016
B	133m NW	Electricity Substation	1985 - 1991	307989
B	135m NW	Electricity Substation	1997	317940
H	261m W	Electricity Substation	1996	287413
H	261m W	Electricity Substation	1994	317851
F	261m NW	Electricity Substation	1974	316136
H	264m W	Electricity Substation	1970	309510
F	265m NW	Electricity Substation	1985 - 1991	295997
F	265m NW	Electricity Substation	1966	310415
H	267m W	Electricity Substation	1991	288154
H	267m W	Electricity Substation	1987	308307
H	267m W	Electricity Substation	1991	319714
F	269m NW	Electricity Substation	1984	290344
F	269m NW	Electricity Substation	1997	314642
L	368m SW	Electricity Substation	1970	293844
L	370m SW	Electricity Substation	1996	283276
L	370m SW	Electricity Substation	1994	286686
L	371m SW	Electricity Substation	1991	289402
L	371m SW	Electricity Substation	1991	301312
L	371m SW	Electricity Substation	1987	311077
M	427m SW	Electricity Substation	1970	280036
M	428m SW	Electricity Substation	1994 - 1996	277357
M	430m SW	Electricity Substation	1987 - 1991	288296
N	432m W	Electricity Substation	1970	307771
N	433m W	Electricity Substation	1987 - 1996	293016
P	483m NW	Electricity Substation	1984	320285
P	484m NW	Electricity Substation	1966	286458
P	484m NW	Electricity Substation	1985 - 1991	317960

ID	Location	Land use	Dates present	Group ID
P	485m NW	Electricity Substation	1997	303923

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	**0**

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	**8**

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
C	258m SW	Garage	1987 - 1991	86176
C	261m SW	Garage	1955	89052
C	261m SW	Garage	1970	87232
C	261m SW	Garage	1994	85798
C	271m SW	Garage	1996	84306
K	309m SW	Garage	1987 - 1991	84721
K	314m SW	Garage	1994 - 1996	84545
K	316m SW	Garage	1955 - 1970	94456

This data is sourced from Ordnance Survey / Groundsure.

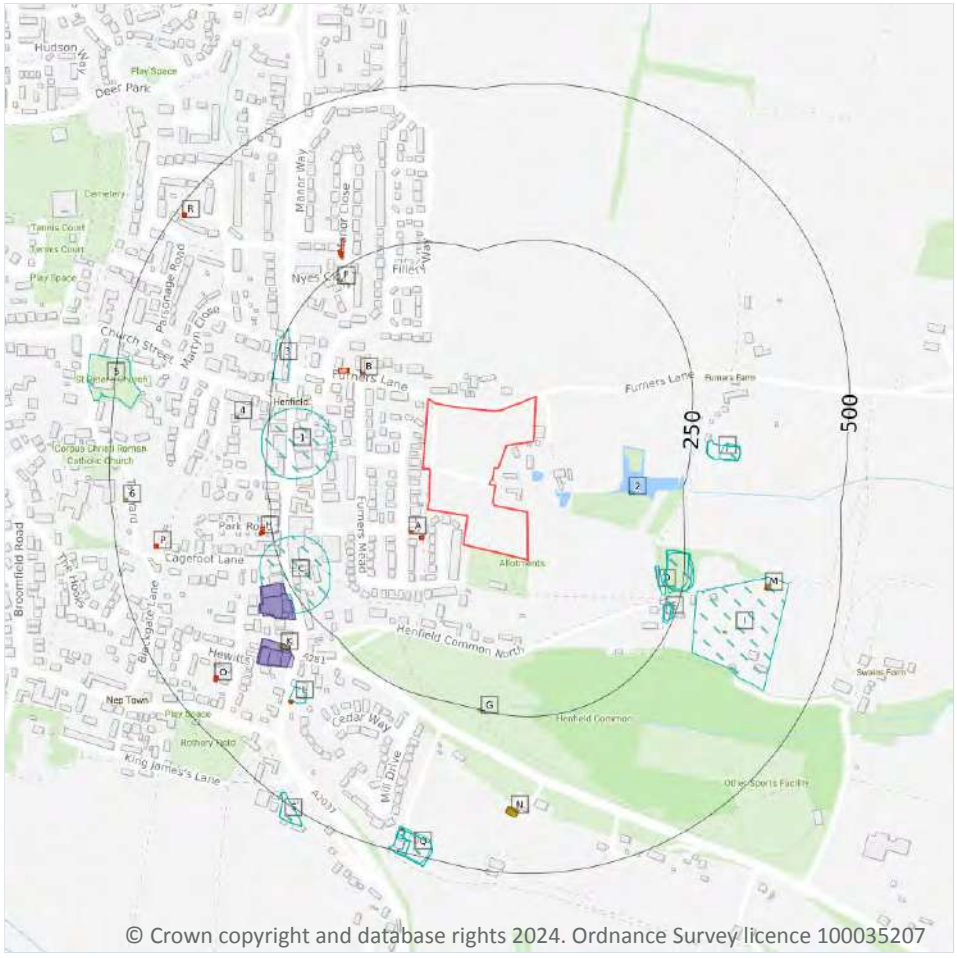
1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	35

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
1	147m W	Smithy	1875	2181250
2	166m E	Boat House	1875	2172722
C	177m SW	Smithy	1875	2294591

ID	Location	Land Use	Date	Group ID
D	204m SE	Unspecified Ground Workings	1974	2273950
D	204m SE	Unspecified Ground Workings	1963	2273950
D	218m SE	Sand Pit	1896	2214068
D	220m SE	Unspecified Pit	1974	2302872
D	220m SE	Unspecified Pit	1963	2302872
D	221m SE	Sand Pit	1946	2282211
D	221m SE	Sand Pit	1909	2282211
3	226m NW	Police Station	1875	2201563
E	228m SE	Unspecified Heap	1946	2248704
E	228m SE	Unspecified Heap	1909	2248704
E	229m SE	Unspecified Heap	1896	2232201
G	250m S	Unspecified Tank	1946	2295711
G	250m S	Unspecified Tank	1909	2295711
C	257m SW	Smithy	1896	2325730
I	274m SE	Nurseries	1963	2199636
J	277m E	Old Clay Pit	1896	2158420
J	277m E	Unspecified Pit	1946	2318911
J	277m E	Unspecified Pit	1909	2318911
J	297m E	Unspecified Pit	1963	2241373
L	341m SW	Fire Station	1963	2167570
5	458m W	Grave Yard	1875	2166050
Q	461m S	Flour Windmill	1875	2167417
Q	461m S	Unspecified Tank	1946	2327560
Q	461m S	Unspecified Tank	1909	2327560
Q	464m S	Unspecified Commercial/Industrial	1946	2306941
Q	464m S	Unspecified Commercial/Industrial	1909	2306941
Q	464m S	Flour Mill	1896	2194729
Q	466m S	Disused Windmill	1946	2309662

ID	Location	Land Use	Date	Group ID
Q	466m S	Disused Windmill	1909	2309662
Q	466m S	Windmill	1896	2158927
S	488m SW	Unspecified Ground Workings	1974	2270290
S	488m SW	Unspecified Ground Workings	1963	2270290

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**17**

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
F	232m NW	Unspecified Tank	1897	386215
G	248m S	Unspecified Tank	1910	386224
4	300m W	Unspecified Tank	1897	386221
K	312m SW	Unspecified Tank	1955	386212
I	332m SE	Unspecified Tank	1955	386208
M	380m E	Unspecified Tank	1994	418953
M	381m E	Unspecified Tank	1955	418953
M	384m E	Unspecified Tank	1985	418953
N	394m S	Unspecified Tank	1970	425031
N	395m S	Unspecified Tank	1987	425031
N	395m S	Unspecified Tank	1991	425031
N	395m S	Unspecified Tank	1991	425031
N	398m S	Unspecified Tank	1996	425031
N	398m S	Unspecified Tank	1994	425031
Q	463m S	Unspecified Tank	1897	413201
Q	463m S	Unspecified Tank	1910	413201

ID	Location	Land Use	Date	Group ID
6	473m W	Unspecified Tank	1911	386223

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**48**

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
A	41m SW	Electricity Substation	1996	266973
A	42m SW	Electricity Substation	1970	311883
A	43m SW	Electricity Substation	1987	311883
A	43m SW	Electricity Substation	1991	311883
A	43m SW	Electricity Substation	1991	311883
A	43m SW	Electricity Substation	1994	311883
B	108m NW	Electricity Substation	1984	271016
B	133m NW	Electricity Substation	1985	307989
B	133m NW	Electricity Substation	1985	307989
B	133m NW	Electricity Substation	1991	307989
B	135m NW	Electricity Substation	1997	317940
H	261m W	Electricity Substation	1996	287413
H	261m W	Electricity Substation	1994	317851
F	261m NW	Electricity Substation	1974	316136
H	264m W	Electricity Substation	1970	309510
F	265m NW	Electricity Substation	1966	310415
F	265m NW	Electricity Substation	1985	295997
F	265m NW	Electricity Substation	1985	295997
F	265m NW	Electricity Substation	1991	295997

ID	Location	Land Use	Date	Group ID
H	267m W	Electricity Substation	1987	308307
H	267m W	Electricity Substation	1991	288154
H	267m W	Electricity Substation	1991	319714
F	269m NW	Electricity Substation	1984	290344
F	269m NW	Electricity Substation	1997	314642
L	368m SW	Electricity Substation	1970	293844
L	370m SW	Electricity Substation	1996	283276
L	370m SW	Electricity Substation	1994	286686
L	371m SW	Electricity Substation	1987	311077
L	371m SW	Electricity Substation	1991	301312
L	371m SW	Electricity Substation	1991	289402
O	427m SW	Electricity Substation	1970	280036
O	428m SW	Electricity Substation	1996	277357
O	428m SW	Electricity Substation	1994	277357
O	430m SW	Electricity Substation	1987	288296
O	430m SW	Electricity Substation	1991	288296
O	430m SW	Electricity Substation	1991	288296
P	432m W	Electricity Substation	1970	307771
P	433m W	Electricity Substation	1996	293016
P	433m W	Electricity Substation	1994	293016
P	435m W	Electricity Substation	1987	293016
P	435m W	Electricity Substation	1991	293016
P	435m W	Electricity Substation	1991	293016
R	483m NW	Electricity Substation	1984	320285
R	484m NW	Electricity Substation	1966	286458
R	484m NW	Electricity Substation	1985	317960
R	484m NW	Electricity Substation	1985	317960
R	484m NW	Electricity Substation	1991	317960

ID	Location	Land Use	Date	Group ID
R	485m NW	Electricity Substation	1997	303923

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	14

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

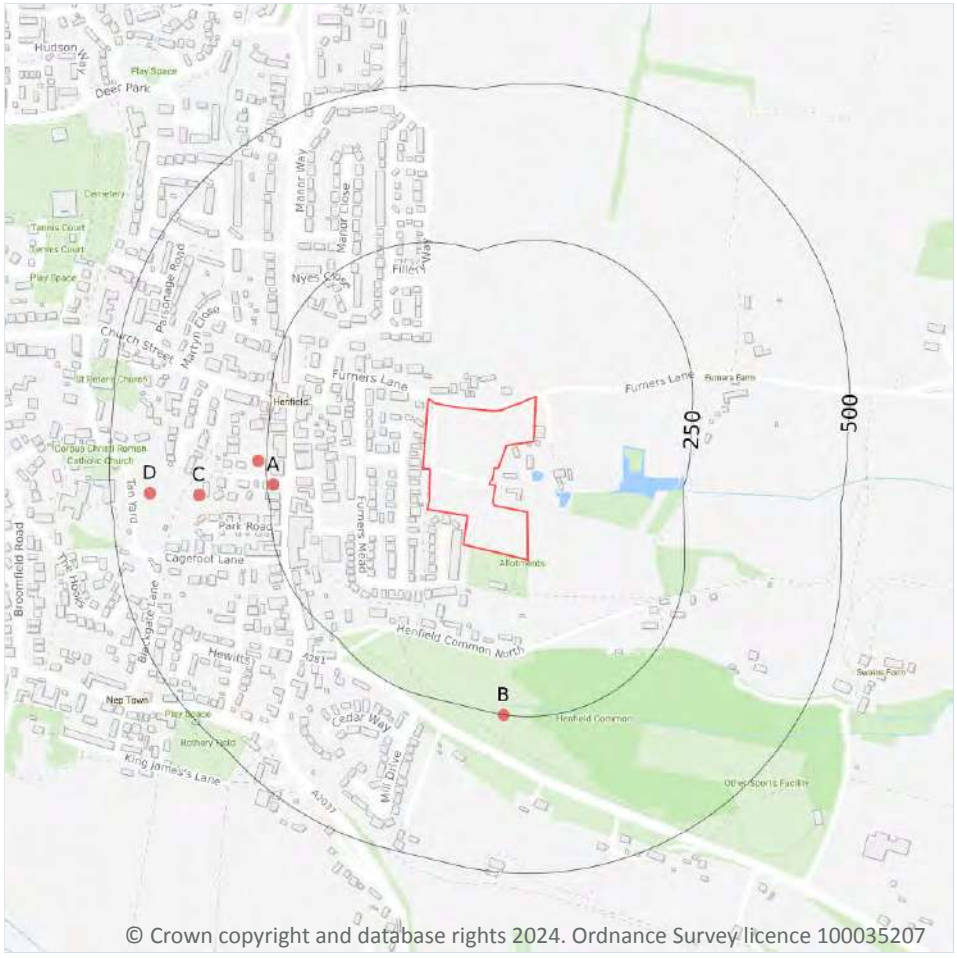
Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
C	258m SW	Garage	1987	86176
C	258m SW	Garage	1991	86176
C	258m SW	Garage	1991	86176
C	261m SW	Garage	1955	89052
C	261m SW	Garage	1970	87232
C	261m SW	Garage	1994	85798
C	271m SW	Garage	1996	84306
K	309m SW	Garage	1987	84721
K	309m SW	Garage	1991	84721
K	309m SW	Garage	1991	84721
K	314m SW	Garage	1994	84545
K	316m SW	Garage	1955	94456

ID	Location	Land Use	Date	Group ID
K	316m SW	Garage	1996	84545
K	324m SW	Garage	1970	94456

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	10

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

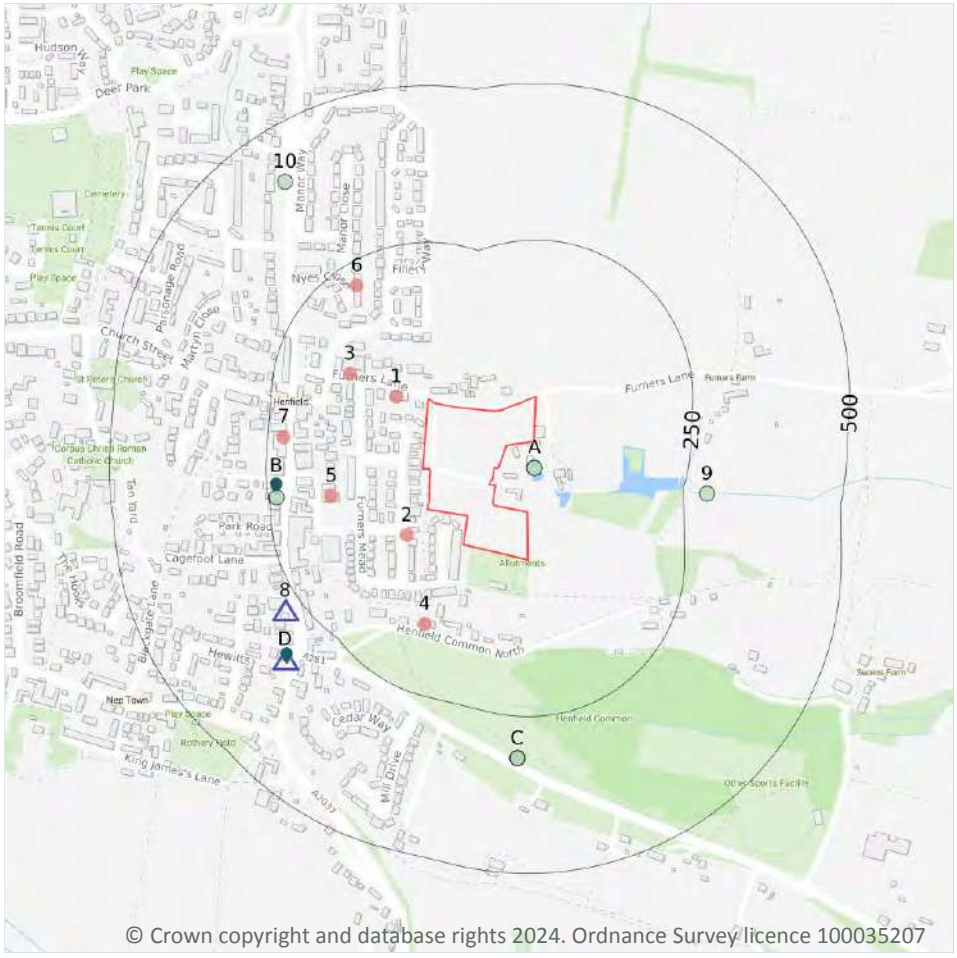
Features are displayed on the Waste and landfill map on **page 28 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	240m W	Hawthorn House, High Street, Henfield, Bn5 9da	WEX277762	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

ID	Location	Site	Reference	Category	Sub-Category	Description
B	251m S	-	WEX295825	Disposing of waste exemption	Not on a farm	Burning waste in the open
B	251m S	-	WEX157990	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	264m W	High Street Car Park Bishop Lane Henfield West Sussex Bn5 9dg	EPR/JF0802GW/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
C	360m W	Rusper Court Farm Faygate Lane Horsham West Sussex Rh12 4rf	EPR/NF0136GA/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
C	360m W	Rusper Court Farm Faygate Lane Horsham West Sussex Rh12 4rf	EPR/NF0136GA/A001	Disposing of waste exemption	Agricultural waste only	Deposit of waste from dredging of inland waters
C	360m W	Rusper Court Farm Faygate Lane Horsham West Sussex Rh12 4rf	EPR/NF0136GA/A001	Using waste exemption	Agricultural waste only	Use of waste in construction
C	360m W	Rusper Court Farm Faygate Lane Horsham West Sussex Rh12 4rf	EPR/NF0136GA/A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
D	438m W	-	WEX295826	Disposing of waste exemption	Not on a farm	Burning waste in the open
D	438m W	-	WEX157999	Disposing of waste exemption	Not on a farm	Burning waste in the open

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	7

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Company	Address	Activity	Category
1	51m NW	Edwards King & Edwards	Furners, Furners Lane, Henfield, West Sussex, BN5 9HS	Food and Beverage Industry Machinery	Industrial Products
2	53m SW	Electricity Sub Station	West Sussex, BN5	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
3	132m NW	Electricity Sub Station	West Sussex, BN5	Electrical Features	Infrastructure and Facilities
4	141m S	B & I Carpets	Spring Cottage 1, Henfield Common North, Henfield, West Sussex, BN5 9RL	Construction Completion Services	Construction Services
5	152m W	Telephone Exchange	West Sussex, BN5	Telecommunications Features	Infrastructure and Facilities
6	214m NW	Harps Scaffolding Ltd	8, Nyes Close, Henfield, West Sussex, BN5 9JZ	Construction and Tool Hire	Hire Services
7	225m W	Henfield Flooring	Clock House, High Street, Henfield, West Sussex, BN5 9HN	Construction Completion Services	Construction Services

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**2**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Company	Address	LPG	Status
8	279m SW	OBSOLETE	High Street, Henfield, West Sussex, BN5 9HN	Not Applicable	Obsolete
D	330m SW	SHELL	Golden Square, A281, Henfield, West Sussex, BN5 9DP	No	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	2

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Address	Details	
B	236m W	JD Cleaners (Henfield) Ltd, High Street, Henfield, West Sussex, BN5 9DL	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
D	324m SW	Shell UK Ltd, Golden Square, Henfield, West Sussex, BN5 9DP	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m	**8**

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Details	
A	41m E	Incident Date: 03/02/2003 Incident Identification: 134556 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	41m E	Incident Date: 03/02/2003 Incident Identification: 134556 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	238m W	Incident Date: 08/01/2003 Incident Identification: 129880 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
9	288m E	Incident Date: 14/01/2002 Incident Identification: 52201 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Natural Organic Material	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	317m S	Incident Date: 26/07/2002 Incident Identification: 94519 Pollutant: Inert Materials and Wastes:Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes:Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	317m S	Incident Date: 26/07/2002 Incident Identification: 94519 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	317m S	Incident Date: 26/07/2002 Incident Identification: 94519 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
10	415m NW	Incident Date: 20/11/2002 Incident Identification: 122164 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Other Atmospheric Pollutant or Effect	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 2 (Significant)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	**0**

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	**0**

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

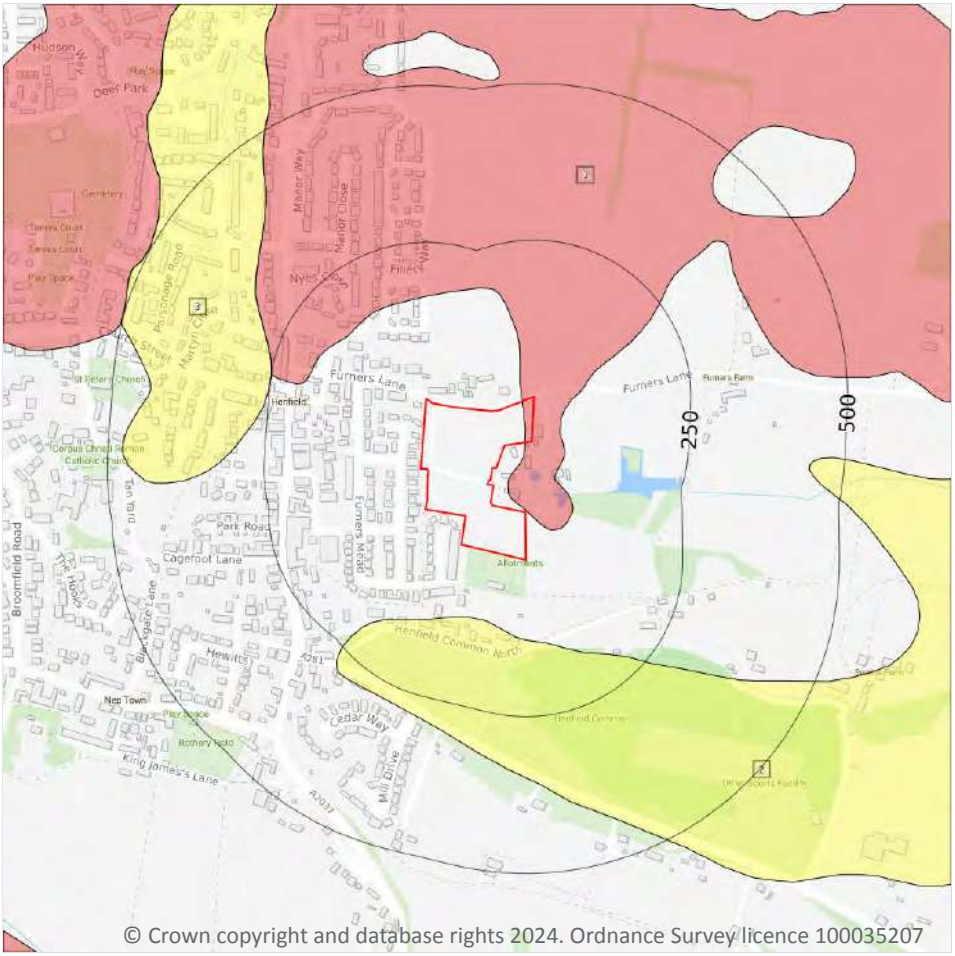
4.21 Pollution inventory radioactive waste

Records within 500m	**0**

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	3

Aquifer status of groundwater held within superficial geology.

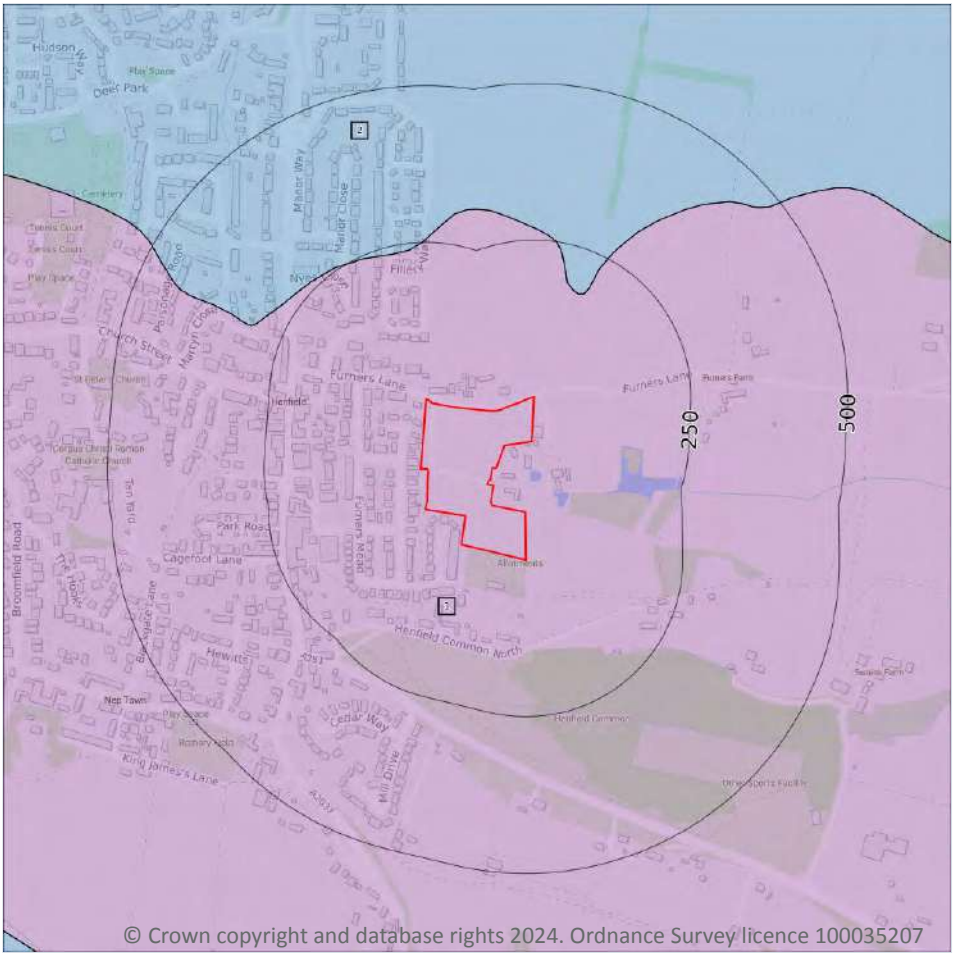
Features are displayed on the Hydrogeology map on **page 38 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	109m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

ID	Location	Designation	Description
3	249m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	2

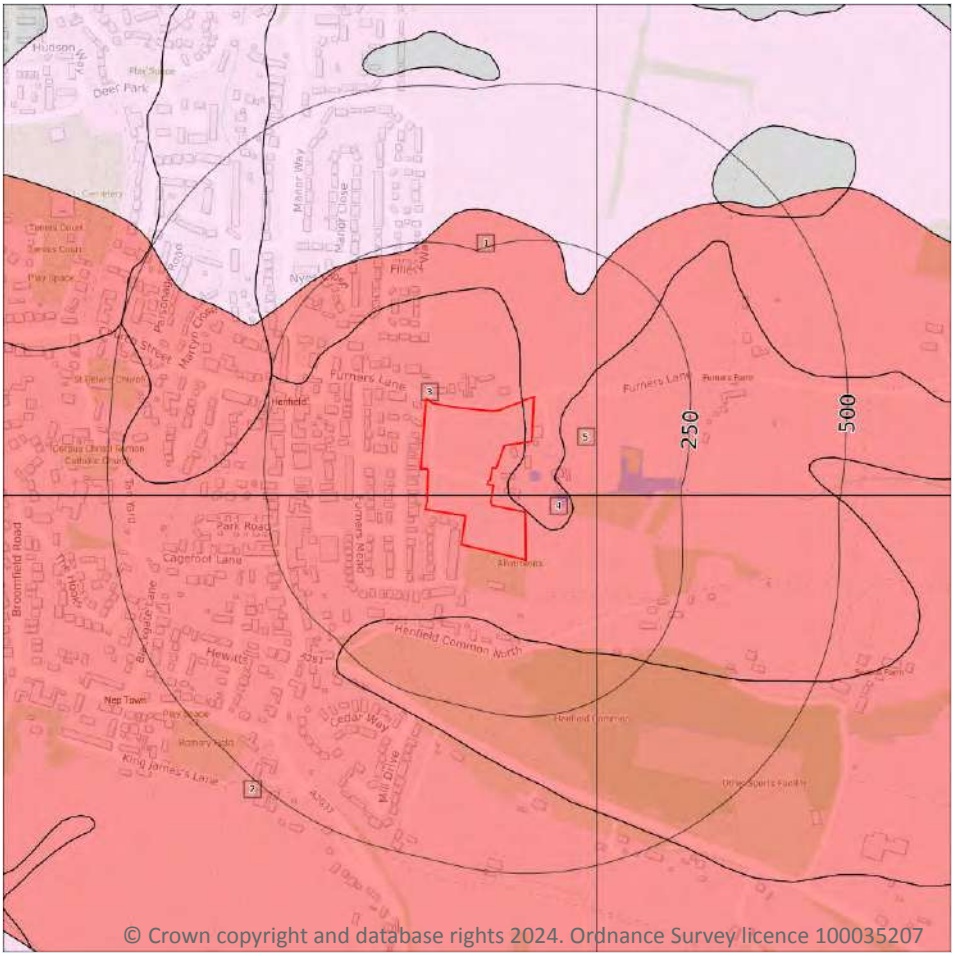
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 40 >**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	179m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	5

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 41 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures**
2	**On site**	**Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures**
3	**On site**	**Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer**	**Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data**	**Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures**
4	3m SE	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
5	44m NE	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

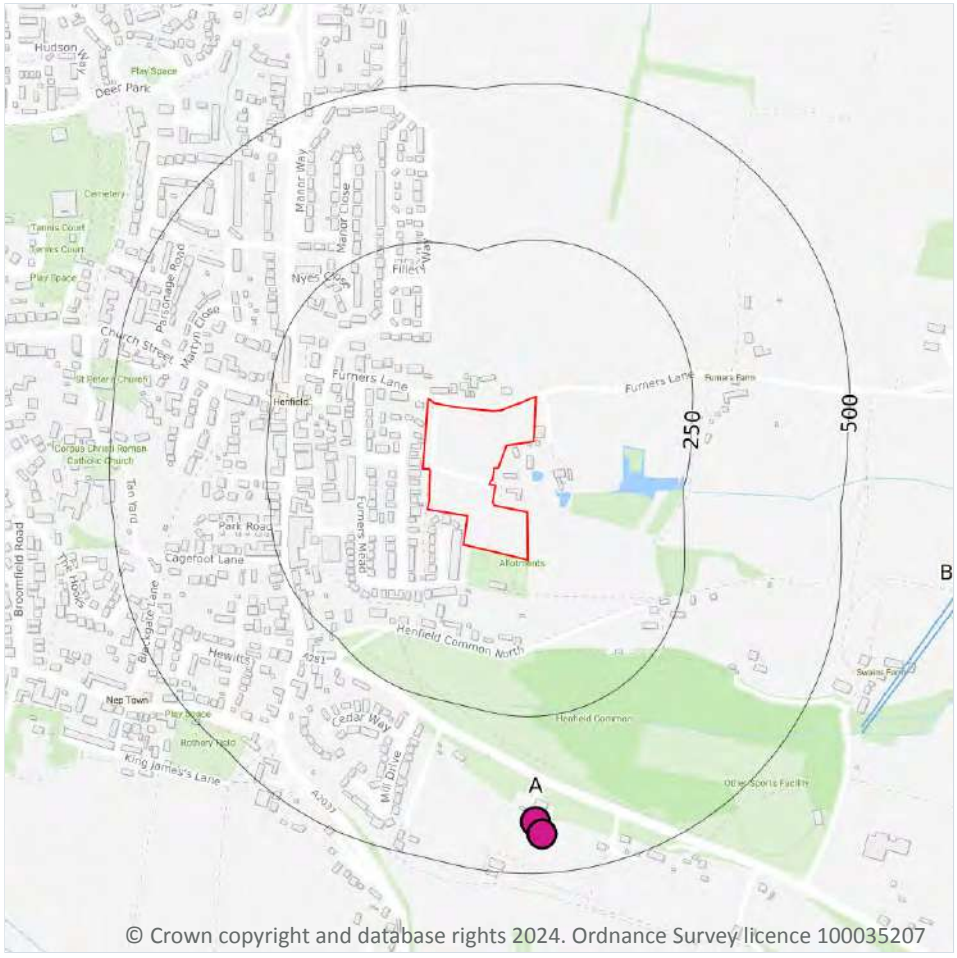
5.5 Groundwater vulnerability- local information

Records on site	0

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	4

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 44 >**

ID	Location	Details	
A	417m S	Status: Active Licence No: 10/41/321102 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: MILL FIELD, THE COMMON, HENFIELD Data Type: Point Name: White Esq Easting: 521900 Northing: 115480	Annual Volume (m^3): 6387 Max Daily Volume (m^3): 90.9 Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 08/06/2009 Version End Date: -
A	437m S	Status: Historical Licence No: 10/41/321102 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: MILL FIELD, THE COMMON, HENFIELD Data Type: Point Name: White Esq Easting: 521910 Northing: 115460	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/04/1993 Version End Date: -
-	1850m W	Status: Historical Licence No: 10/41/312007 Details: General use relating to Secondary Category (Very Low Loss) Direct Source: Southern Region Groundwater Point: LIDD NURSERIES AT WEST END LANE, HENFIELD Data Type: Point Name: R D Russell Ltd Easting: 519870 Northing: 116040	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 21/12/1990 Version End Date: -
-	1850m W	Status: Historical Licence No: 10/41/312007 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: LIDD NURSERIES AT WEST END LANE, HENFIELD Data Type: Point Name: Russell Easting: 519870 Northing: 116040	Annual Volume (m^3): 7000 Max Daily Volume (m^3): 22 Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2005 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	3

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 44 >**

ID	Location	Details	
B	595m SE	Status: Active Licence No: 10/41/321101 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIBUTARY OF CHESS STREAM AT SWAINS FARM, WOODMANCOTE Data Type: Line Name: Hills Esq Easting: 522420 Northing: 115630	Annual Volume (m^3): 6819 Max Daily Volume (m^3): 272.8 Original Application No: WR.0272 Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/10/2017 Version End Date: -
B	600m SE	Status: Historical Licence No: 10/41/321101 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIBUTARY OF CHESS STREAM AT SWAINS FARM, WOODMANCOTE Data Type: Line Name: Hills Esq Easting: 522420 Northing: 115620	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/02/1966 Version End Date: -
-	893m NE	Status: Historical Licence No: 23/065 Details: Spray Irrigation - Anti Frost Direct Source: Southern Region Surface Waters Point: POINT A AT FURNERS LANE, HENFIELD Data Type: Point Name: Country Fair Easting: 522740 Northing: 116460	Annual Volume (m^3): 9092 Max Daily Volume (m^3): 109 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 16/06/2009 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology

Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	4

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on **page 48 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	144m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
A	180m E	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	233m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	248m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**4**

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on **page 48 >**

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	**1**

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 48 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Chess Stream**	**GB107041012110**	**Adur Upper**	**Adur and Ouse**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 48 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	861m NE	River	Chess Stream	GB107041012110 ↗	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1

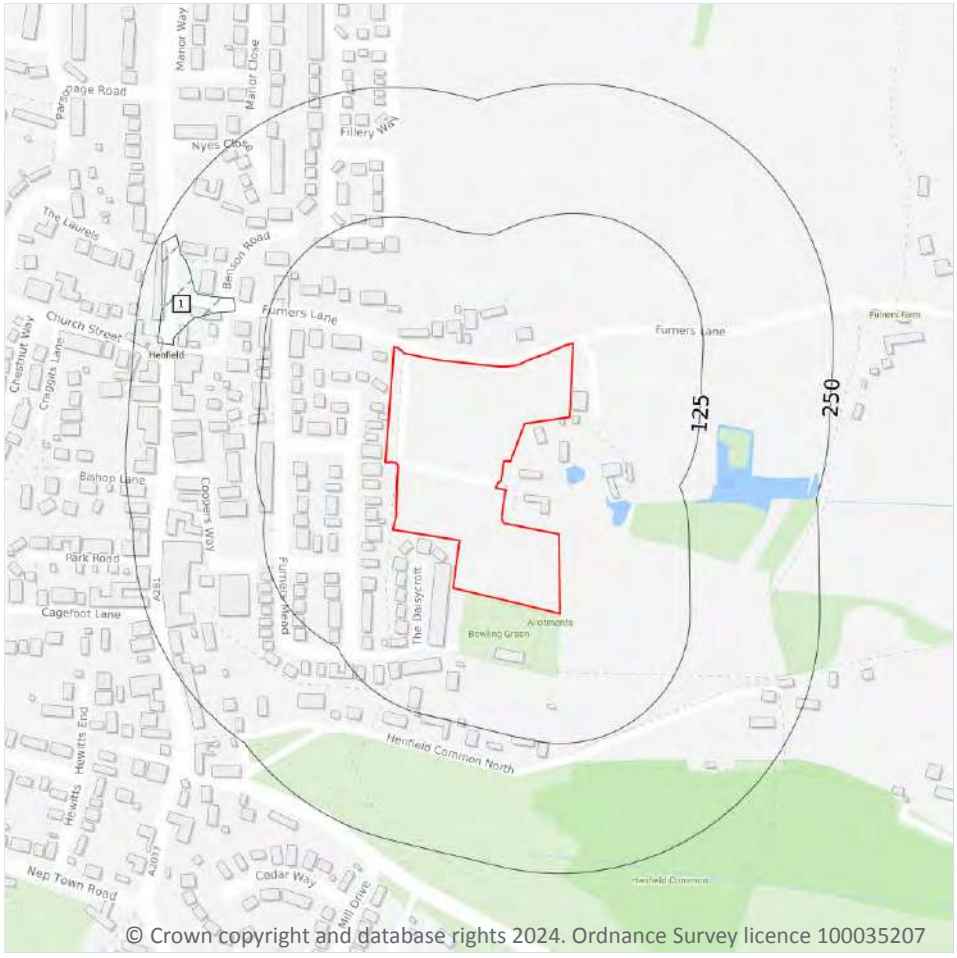
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 48 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	**On site**	**Lower Greensand Adur & Ouse**	**GB40701G502400 ↗**	**Good**	**Good**	**Good**	**2019**

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	1

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

Features are displayed on the River and coastal flooding map on **page 51 >**

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	157m NW	Henfield 1981	1981-06-01 1981-06-01	Sewer	Other	No data

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

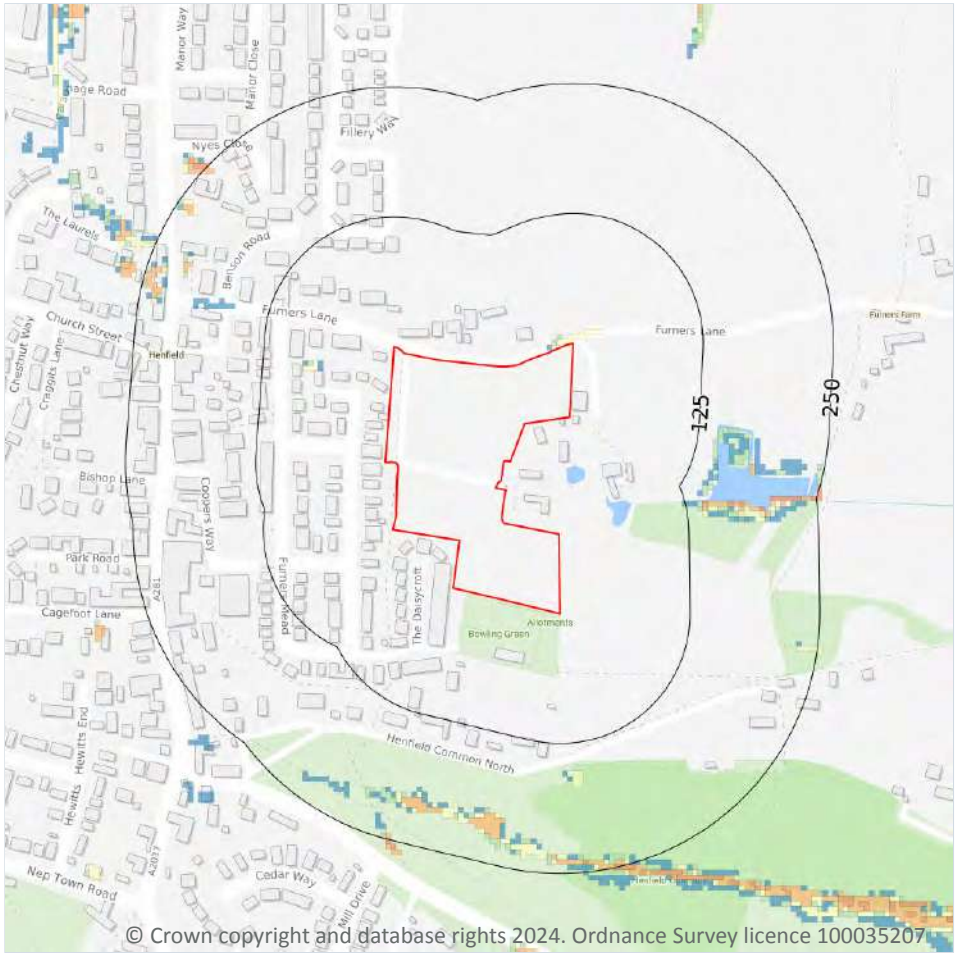
7.7 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



Site Outline
Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**1 in 100 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 100 year, 0.1m - 0.3m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 54 >**

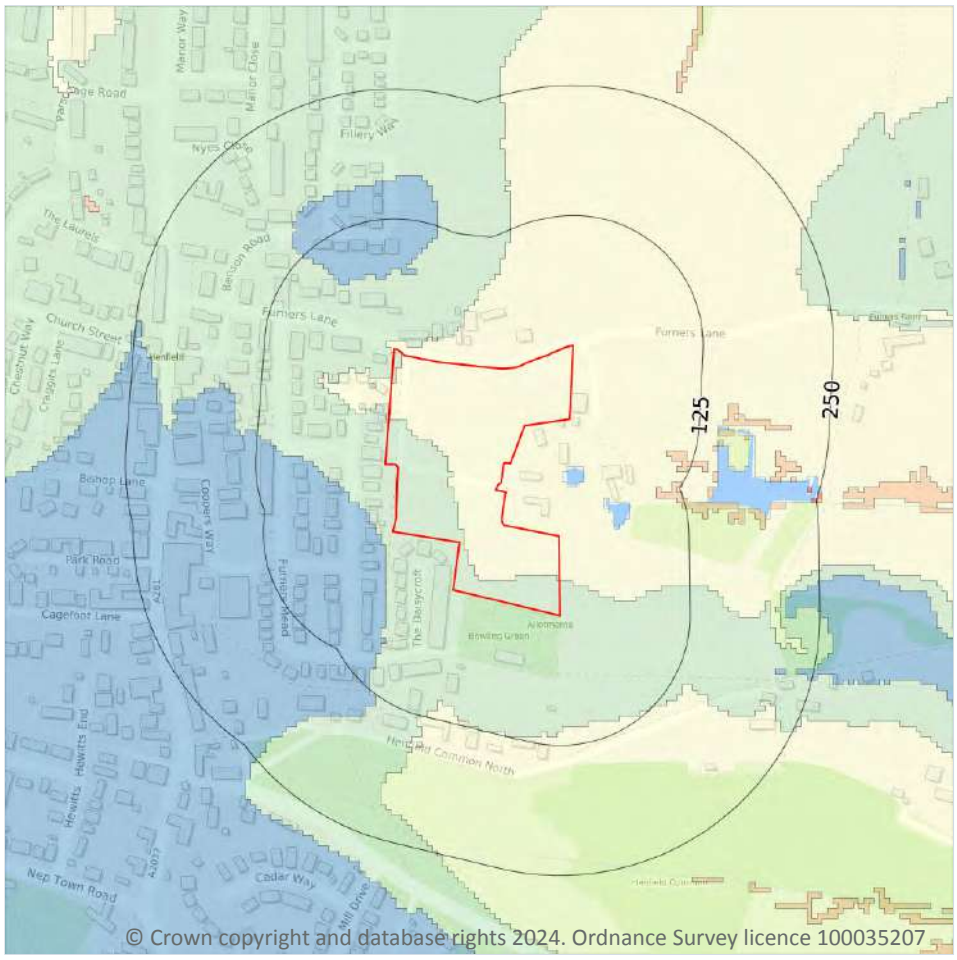
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

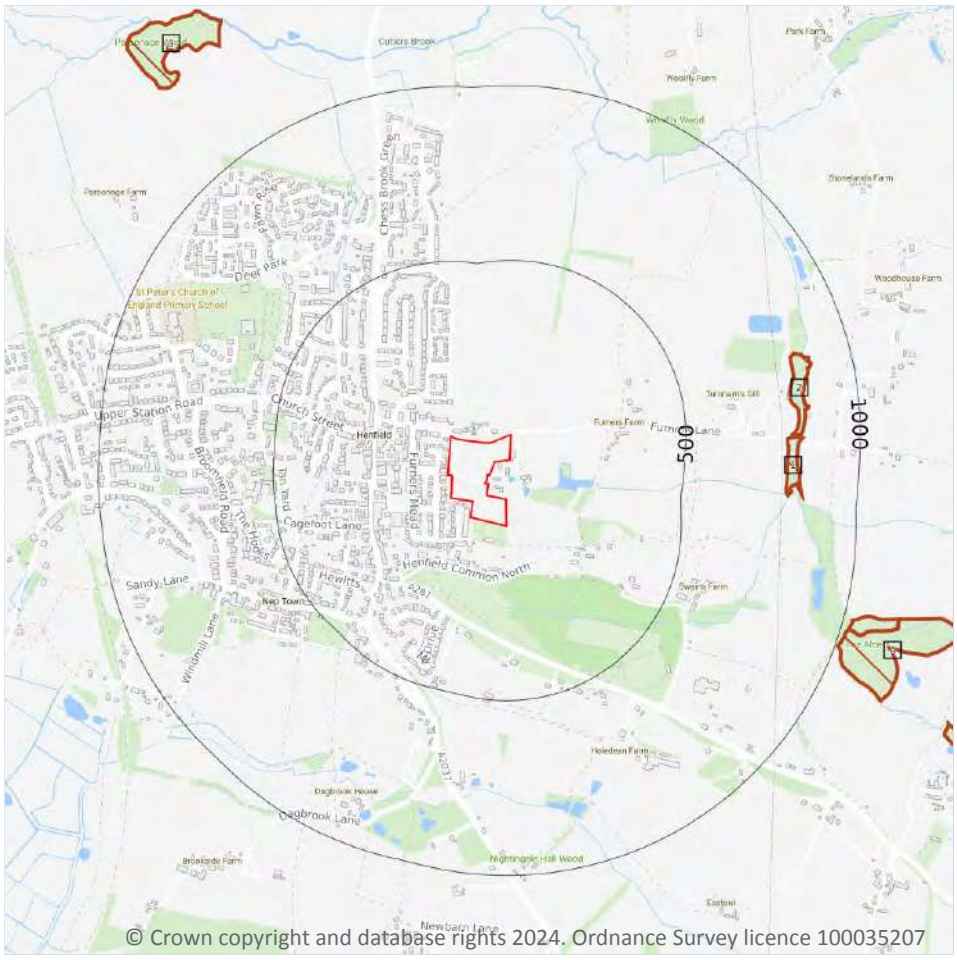
Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 56 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	8

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on **page 57 >**

ID	Location	Name	Woodland Type
1	792m E	Unknown	Ancient & Semi-Natural Woodland
2	805m E	Newfield, Old Orchard, Twinhams Gill, Gate Field	Ancient & Semi-Natural Woodland
A	1009m SE	The Alders	Ancient & Semi-Natural Woodland
A	1023m E	Unknown	Ancient & Semi-Natural Woodland
3	1280m NW	Parsonage Wood	Ancient & Semi-Natural Woodland
4	1385m SE	The Alders	Ancient & Semi-Natural Woodland
-	1545m S	Unknown	Ancient & Semi-Natural Woodland
-	1916m NE	Unknown	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

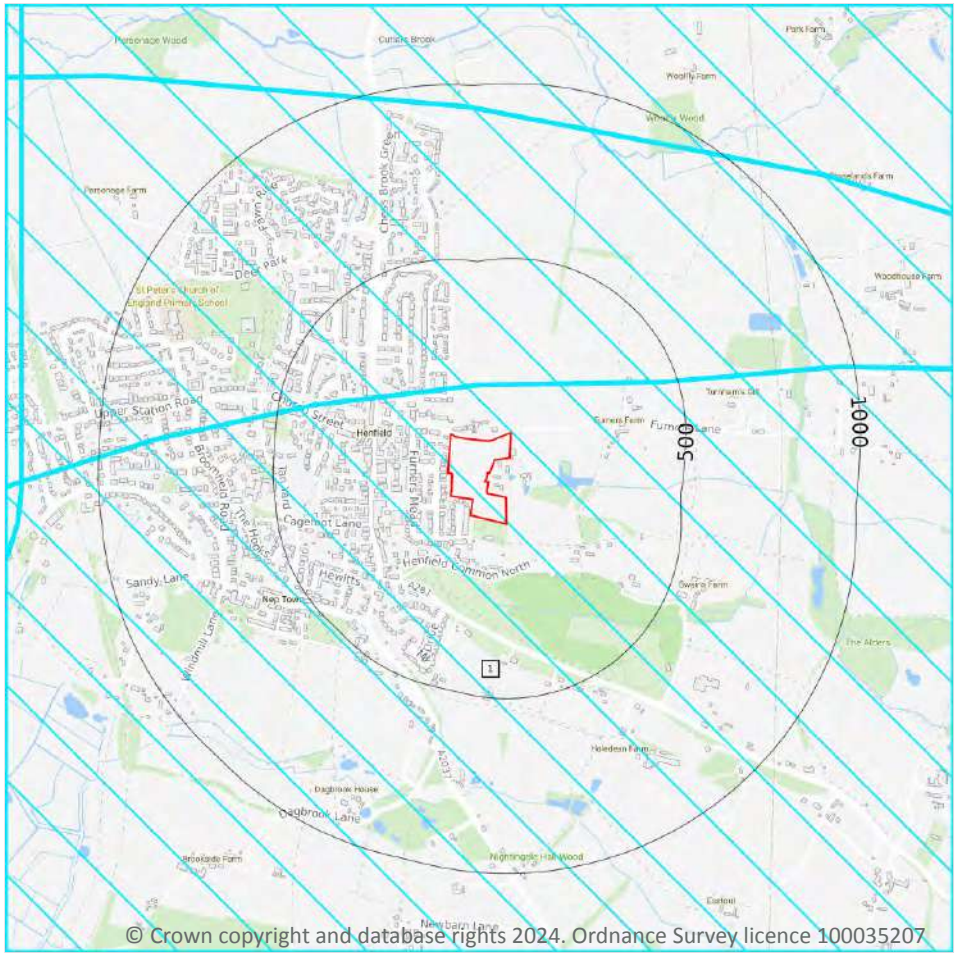
Records within 2000m	3

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	**Chess Stream NVZ**	**Surface Water**	**808**	**Existing**
On site	**Chess Stream NVZ**	**Surface Water**	**808**	**Existing**
1033m W	Adur East (Sakeham) NVZ	Surface Water	522	Existing

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 62 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**Infrastructure - Airports, helipads and other aviation proposals.** **Minerals, Oil and Gas - Oil & gas exploration/extraction.** **Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t.** **Discharges - Any discharge of water or liquid waste of more than 20m³/day to ground (ie to seep away) or to surface water, such as a beck or stream.** **Notes: SUSSEX NORTH WATER SUPPLY ZONE. All new development that requires a public water supply requires an HRA to assess the impacts of groundwater abstraction on Arun Valley SPA/SAC/Ramsar. LPAs to refer to Natural England's Statement and Advice Note.**

This data is sourced from Natural England.

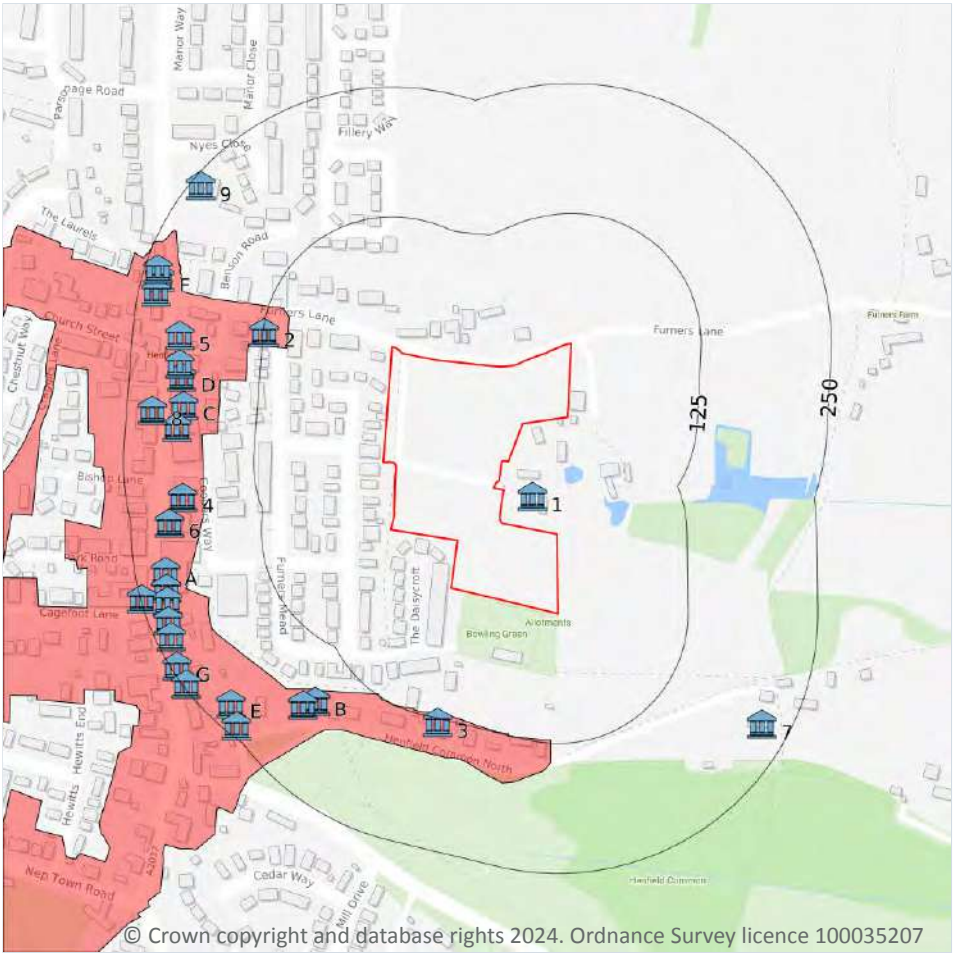
10.18 SSSI Units

Records within 2000m	0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	28

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 64 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	28m SE	Backsettown	II	1027392	15/03/1955
2	124m NW	Numbers 1-8 Eastern Terrace	II	1286615	09/05/1980
3	129m S	Stipenhoke	II	1192458	09/05/1980
B	171m SW	Providence	II	1027411	09/05/1980
B	182m SW	Lavender Cottage	II	1286594	15/03/1955
C	196m W	Bay Tree Cottage	II	1372049	06/11/1980

ID	Location	Name	Grade	Reference Number	Listed date
4	196m W	Norton House	II	1354002	15/03/1955
D	199m W	Ivy Cottage	II	1027412	09/05/1980
C	201m W	The Plough Inn	II	1192477	09/05/1980
D	202m W	The White Hart Hotel	II	1192469	09/05/1980
5	204m NW	Redbarn St Anthony's Cottage	II	1353986	09/05/1980
6	213m W	Auctioneers, Hamfields Limited, Henfield Fisheries And Weller Eggar	II	1192486	09/05/1980
A	221m W	South Premises Of Tobitts And Elm Lodge	II	1027413	09/05/1980
A	223m W	The Averys	II	1027414	15/03/1955
7	223m SE	Dykes	II	1354001	09/05/1980
A	226m SW	Astons	II	1192510	09/05/1980
8	226m W	A And G M White's Stores (The Post Office) A Hillman (Shoe Shop) Angela (Draper) Harrison (News Agent) Ivy House J Brunsdon (Butcher) J W Greenfield (Green Grocer) Madeleine (Hair Stylist) The National Westminster Bank	II	1192605	09/05/1980
E	227m SW	Moustows Cottage	II	1027416	09/05/1980
A	231m SW	The George Hotel	II	1353963	09/05/1980
F	233m NW	6, London Road	II	1353985	09/05/1980
F	233m NW	Gull Cottage	II	1027375	15/03/1955
A	235m SW	Old Tudor House	II	1192553	15/03/1955
F	237m NW	Traddles	II	1286429	09/05/1980
E	240m SW	Malthouse Cottage	II	1354000	09/05/1980
9	241m NW	Wantley Manor	II*	1027376	15/03/1955
G	244m SW	Forge Cottage T Miles And Son The Forge	II	1027415	09/05/1980
G	247m SW	Rus House	II*	1192586	15/03/1955

ID	Location	Name	Grade	Reference Number	Listed date
A	249m W	Southdown House	II	1027417	15/03/1955

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	1

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on **page 64 >**

ID	Location	Name	District	Date of designation
A	101m NW	Henfield	Horsham	1973

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

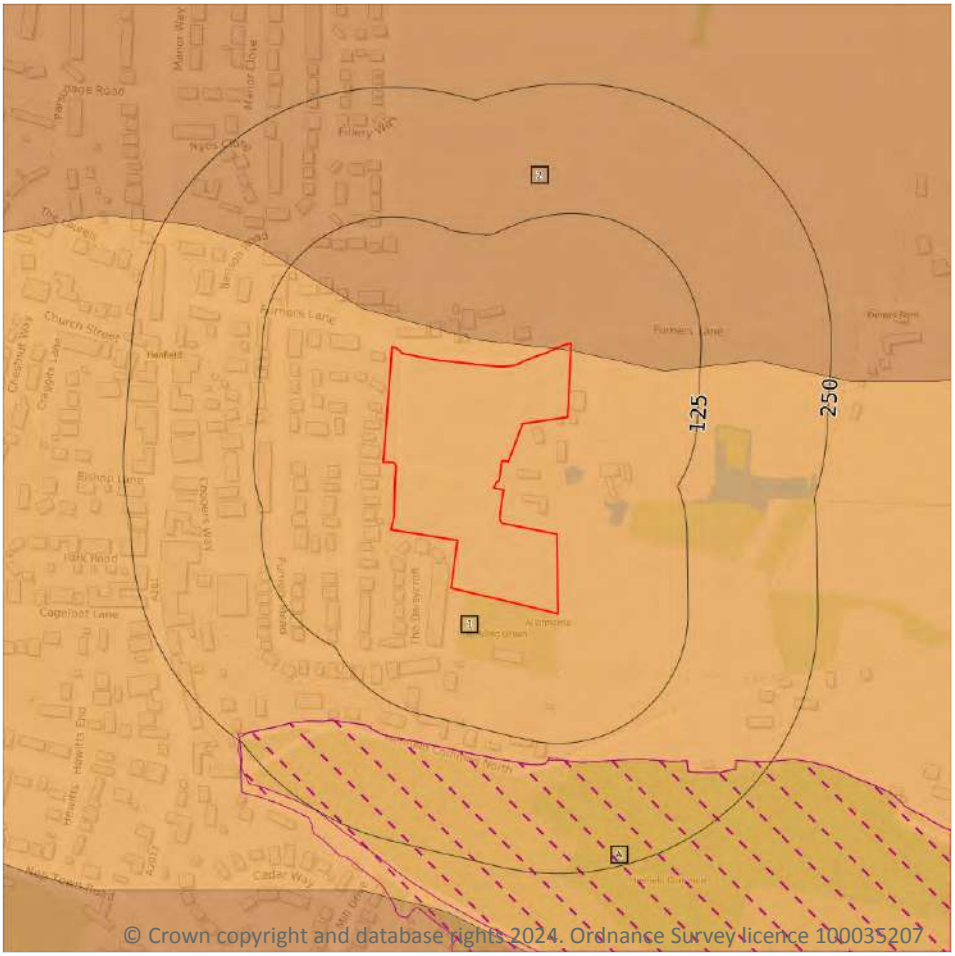
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	2

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 68 >**

ID	Location	Classification	Description
1	On site	Grade 3	**Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.**

ID	Location	Classification	Description
2	**On site**	**Grade 2**	**Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.**

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	**2**

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

Features are displayed on the Agricultural designations map on **page 68 >**

ID	Location	Name	Classification	Other relevant legislation
A	139m S	Henfield Commons	Section 15 Land	1899
A	141m S	Henfield Common	Section 4 Conclusive Registered Common Land	-

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	**0**

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	**0**

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

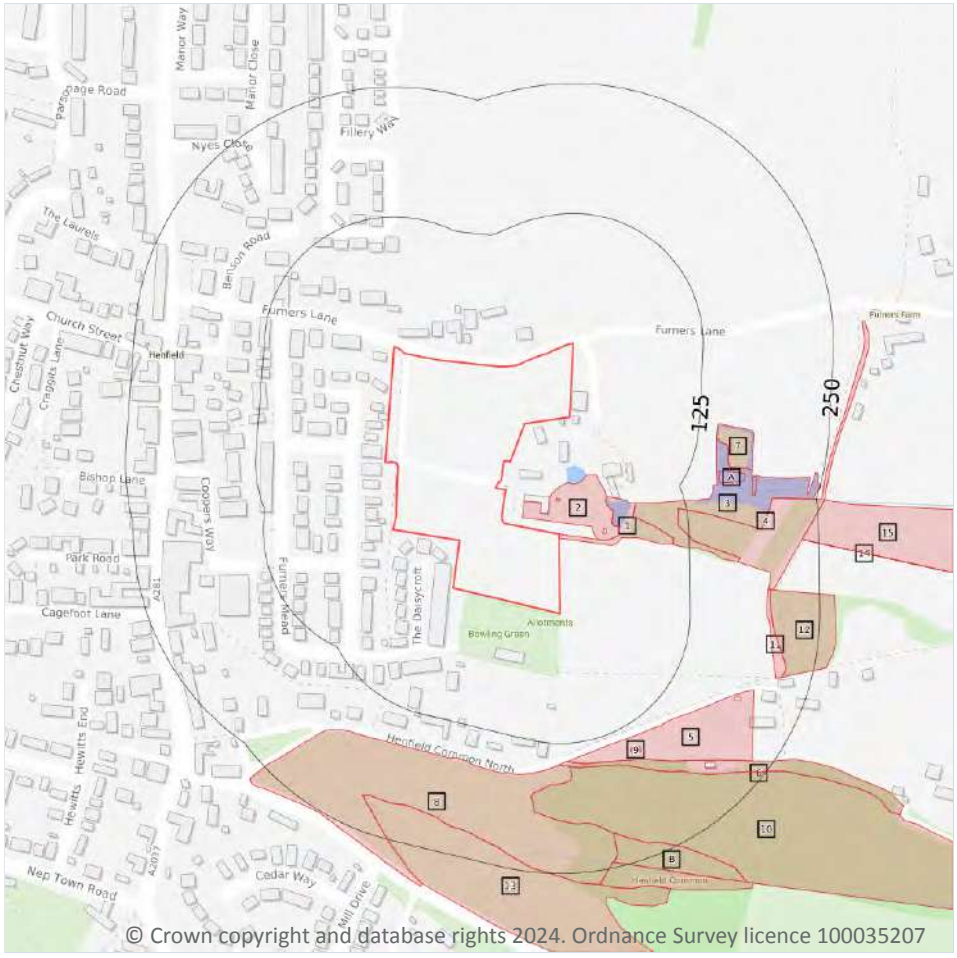
12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



13.1 Priority Habitat Inventory

Records within 250m	19

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 71 >**

ID	Location	Main Habitat	Other habitats
1	1m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	9m SE	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
3	73m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	115m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	135m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	143m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	143m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	146m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
9	146m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	147m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	153m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	185m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	199m SE	Good quality semi-improved grassland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
12	203m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
13	214m S	Good quality semi-improved grassland	Main habitat: GQSIG (INV > 50%)
B	217m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)
14	234m E	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
15	234m E	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
B	245m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%); GQSIG (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	**0**

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	**0**

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

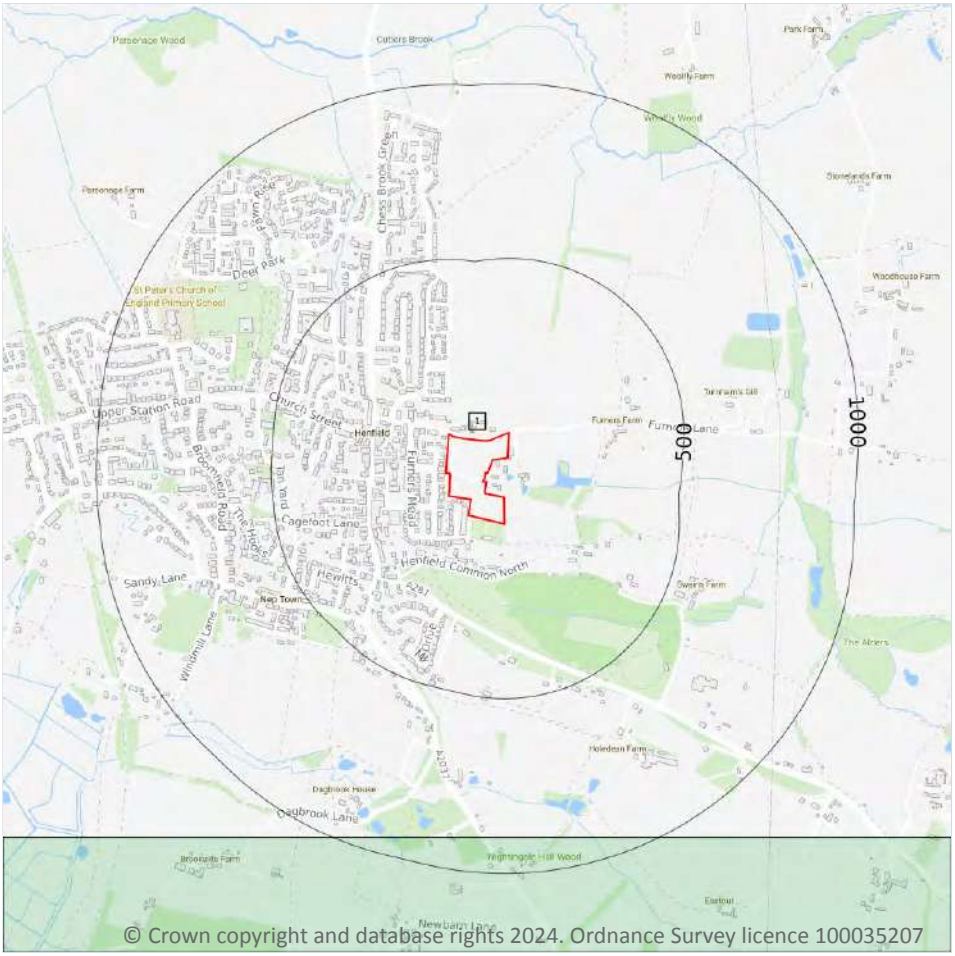
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 74 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**No coverage**	**No coverage**	**No coverage**	**NoCov**

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m	0

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock

14.5 Bedrock geology (10k)

Records within 500m	0

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

This data is sourced from the British Geological Survey.

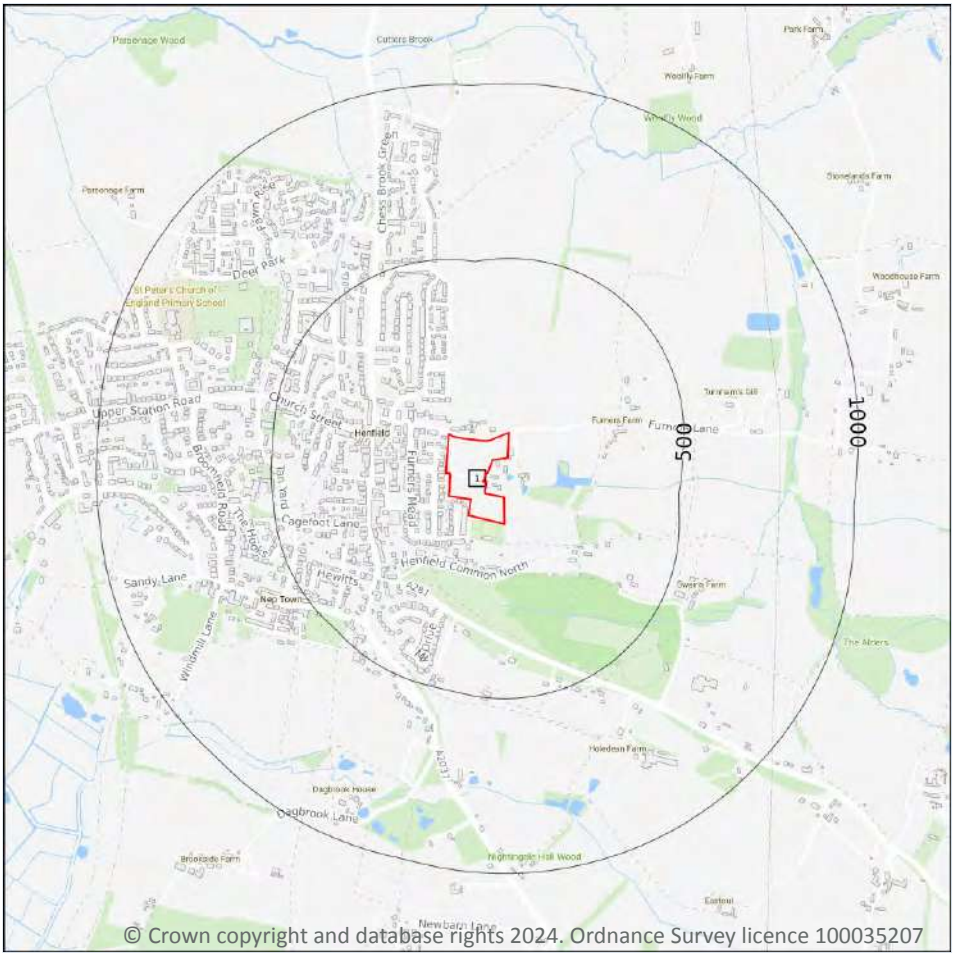
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 78 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW318_333_brighton_and_worthing_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

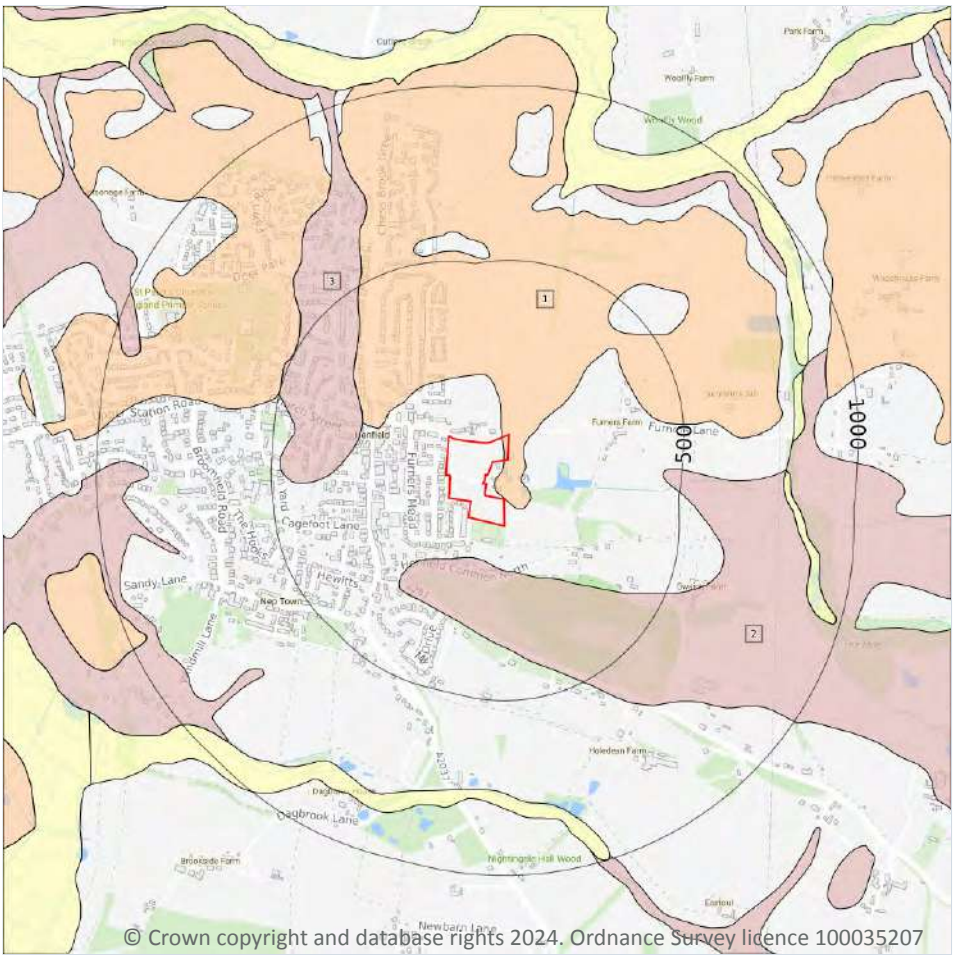
15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m **3**

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 80 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**AD2T3-XSV**	**RIVER TERRACE DEPOSITS, 2 TO 3 (ADUR)**	**SAND AND GRAVEL**
2	109m S	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
3	249m NW	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

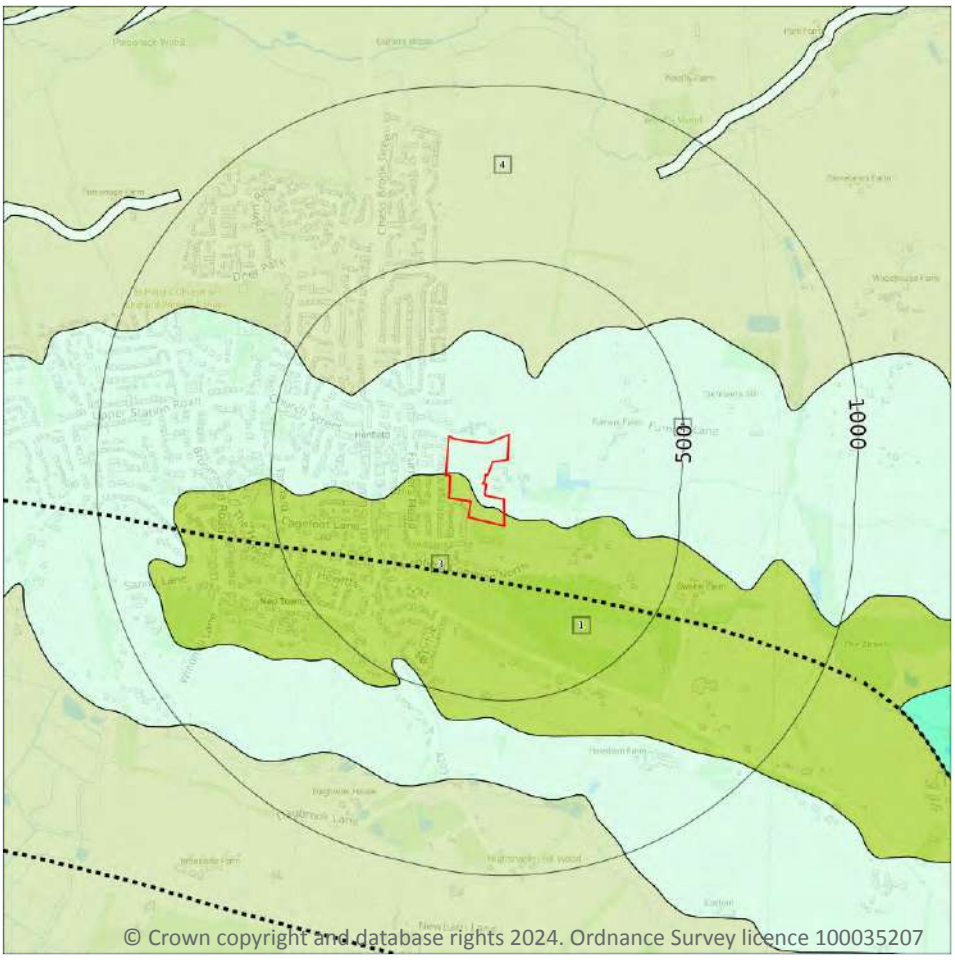
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m **3**

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 82 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**FO-SDST**	**FOLKESTONE FORMATION - SANDSTONE**	**APTIAN**
2	**On site**	**LGS-SLSST**	**LOWER GREENSAND GROUP - SANDSTONE, SILTY**	**APTIAN**
4	179m NE	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**Moderate**	**Moderate**
On site	**Intergranular**	**High**	**High**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

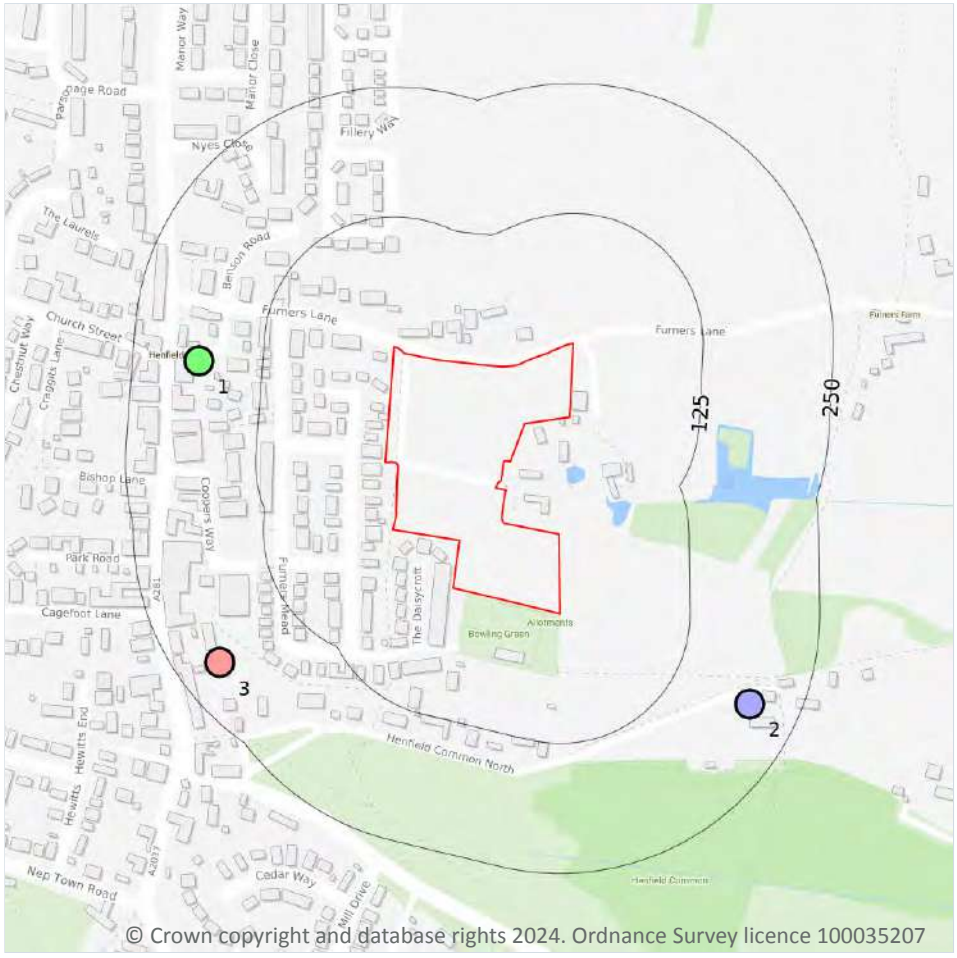
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 82 >**

ID	Location	Category	Description
3	161m S	FOLD_AXIS	Axial plane trace of major syncline

This data is sourced from the British Geological Survey.

16 Boreholes



16.1 BGS Boreholes

Records within 250m	3

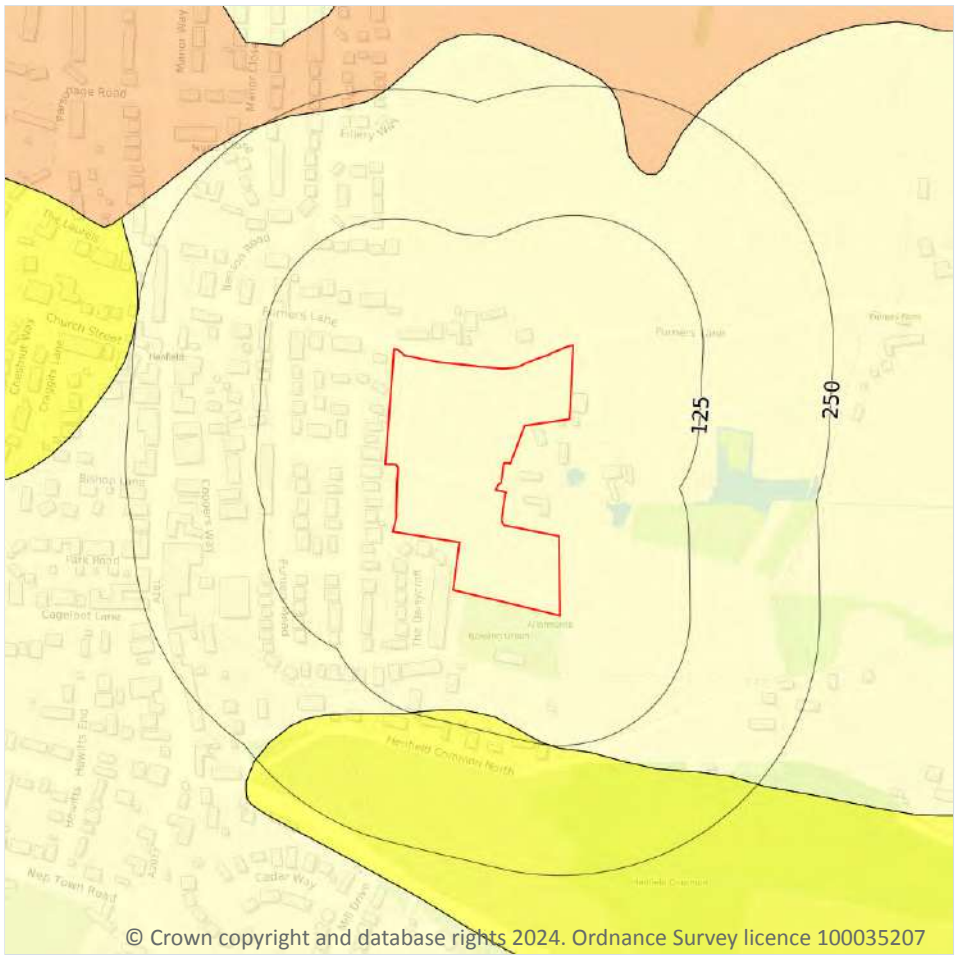
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 84 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	187m W	521540 116140	WHITE HART HOTEL LONDON RD HENFIELD	30.0	N	584194 ↗
2	202m SE	522070 115810	PIDGEON CROFT, HENFIELD	6.1	N	584204 ↗
3	210m SW	521560 115850	MOUSTOWS MANOR HIGH STREET HENFIELD	50.0	N	584190 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

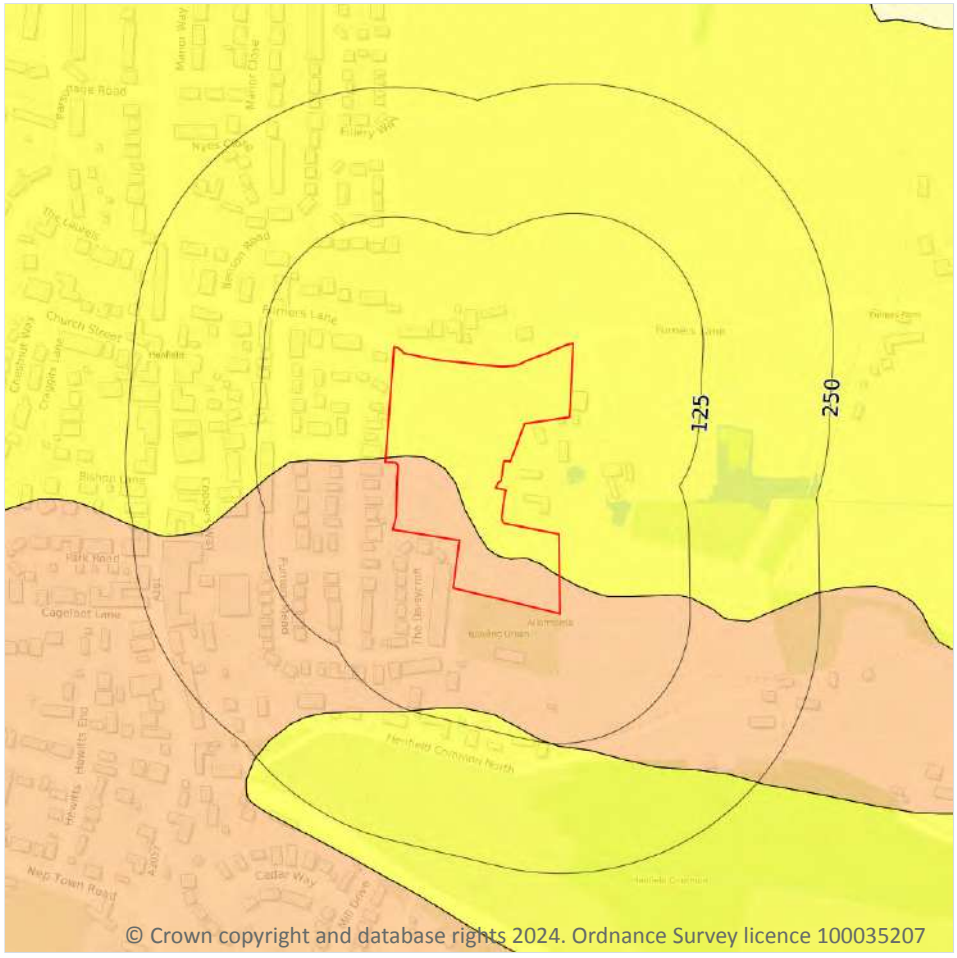
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 86 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

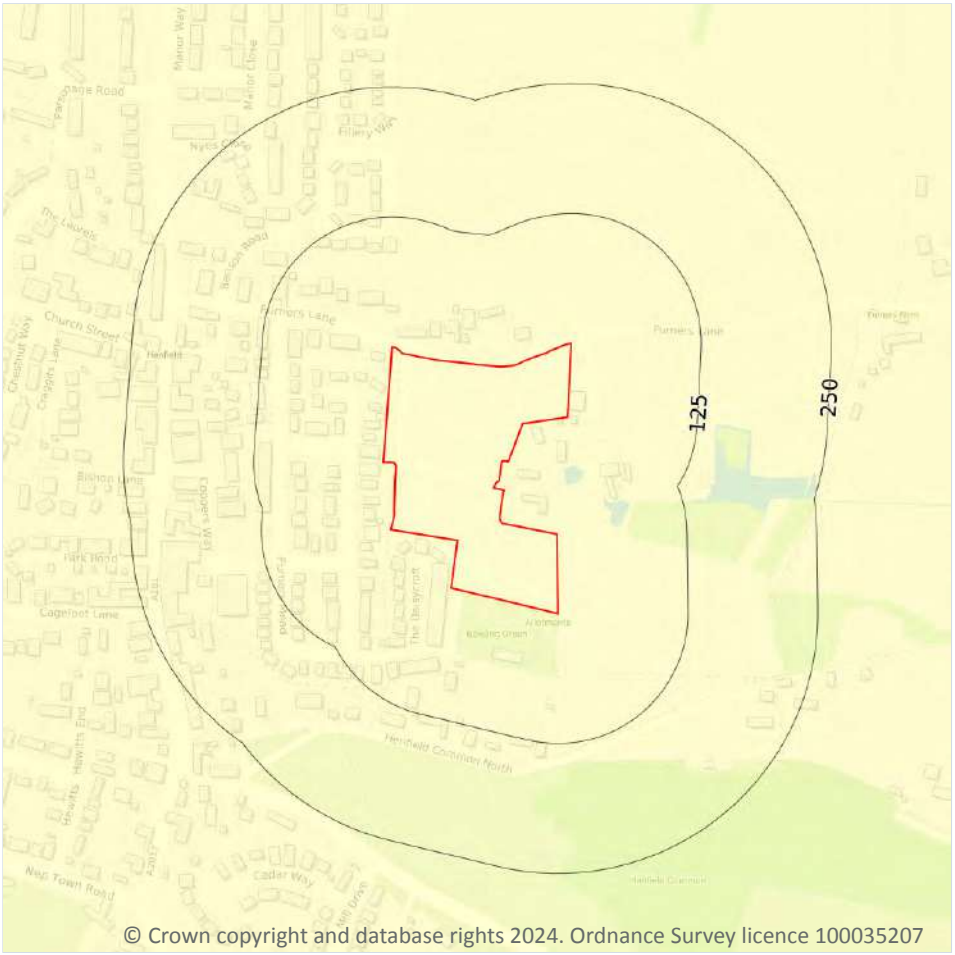
Features are displayed on the Natural ground subsidence - Running sands map on **page 87 >**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

Location	Hazard rating	Details
On site	**Low**	**Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

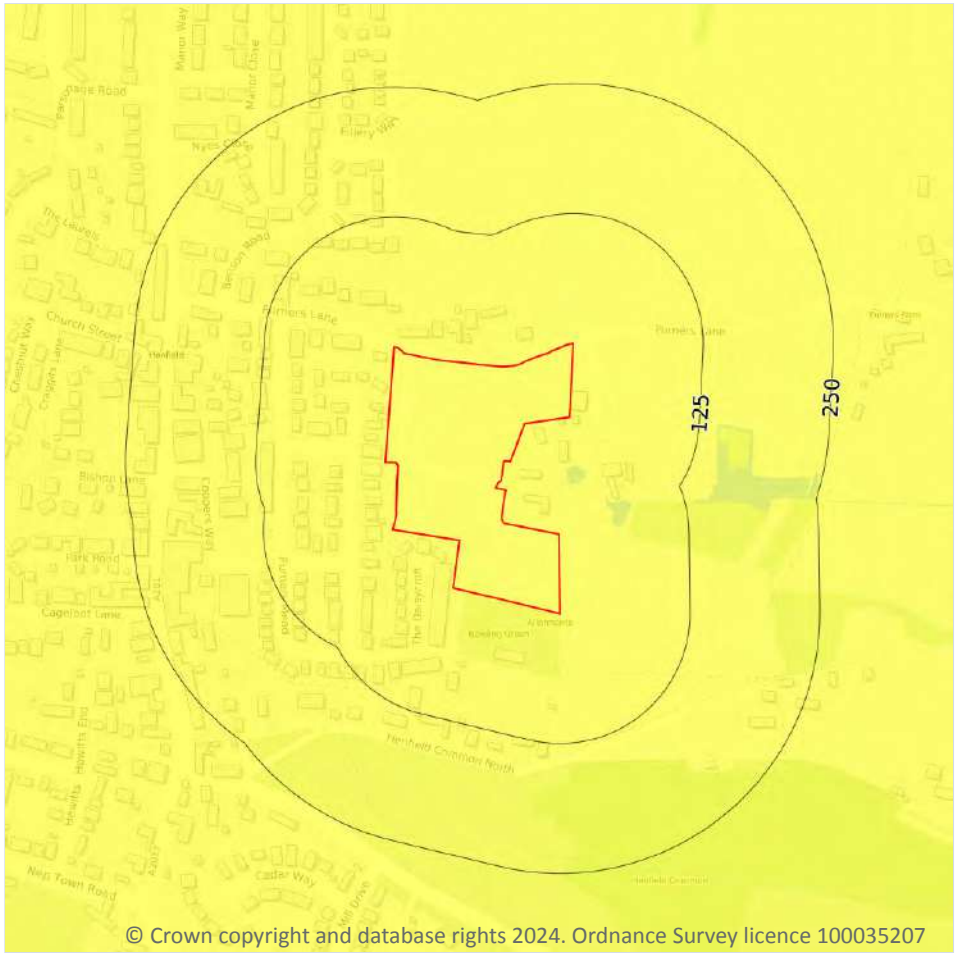
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 89 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

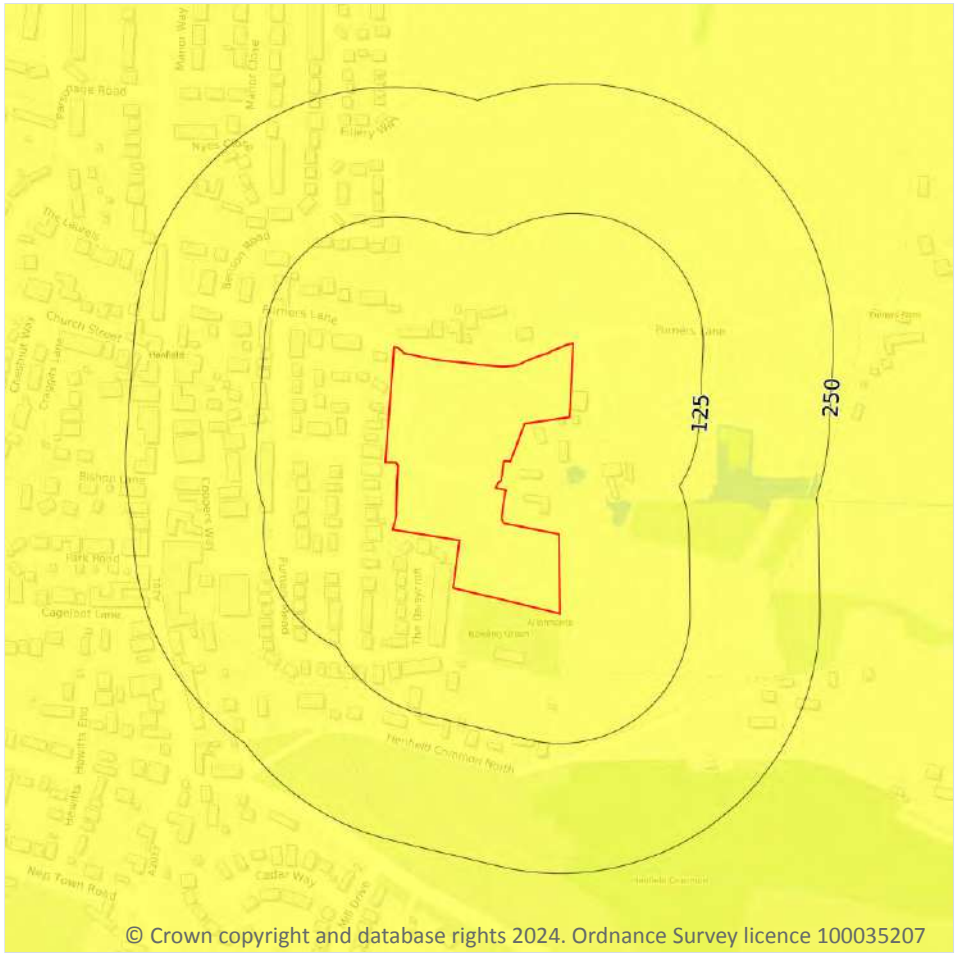
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 90 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

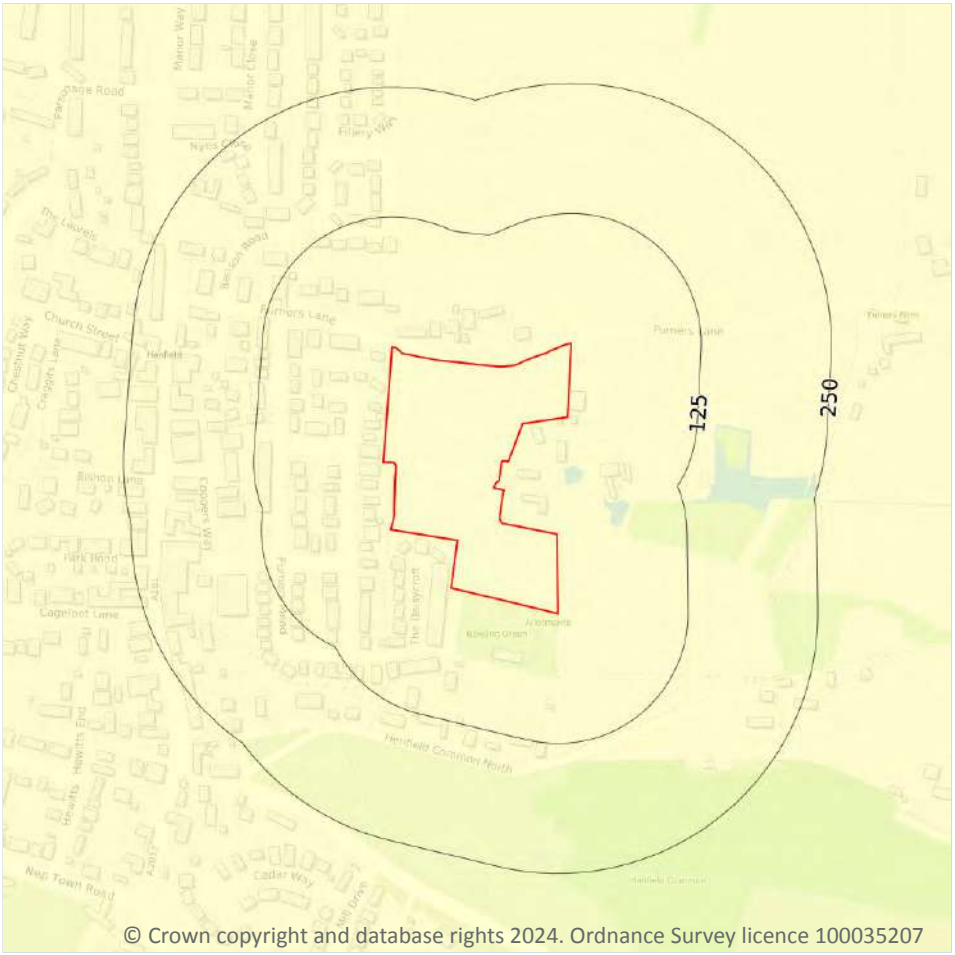
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 91 >**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

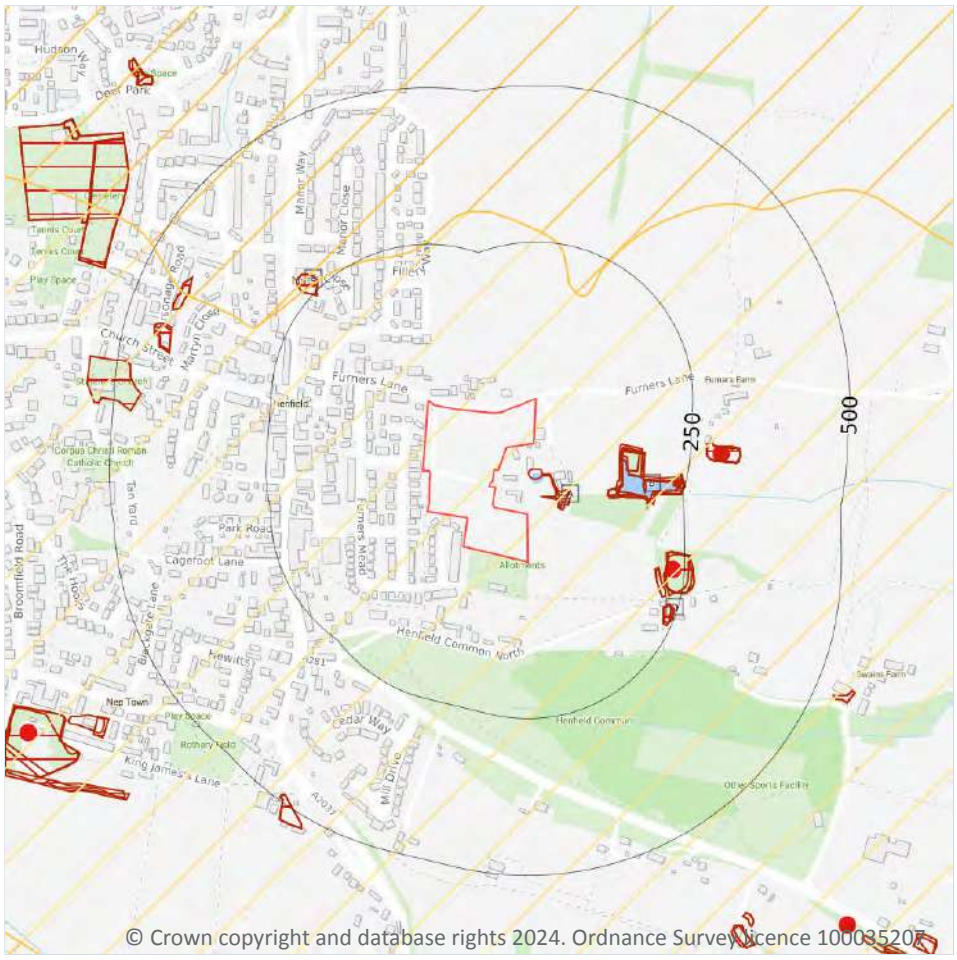
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 92 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	2

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on **page 94 >**

ID	Location	Details	Description
C	232m SE	Name: Furners Farm Sand Pit Address: HENFIELD, West Sussex Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
F	299m E	Name: Furners Farm Clay Pit Address: HENFIELD, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	**20**

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on **page 94 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	39m E	Pond	1896	1:10560
A	40m E	Ponds	1875	1:10560
B	132m E	Pond	1963	1:10560
B	132m E	Pond	1974	1:10000
B	133m E	Pond	1946	1:10560
B	133m E	Pond	1909	1:10560
B	138m E	Ponds	1875	1:10560
B	142m E	Pond	1896	1:10560
C	204m SE	Unspecified Ground Workings	1963	1:10560
C	204m SE	Unspecified Ground Workings	1974	1:10000
C	218m SE	Sand Pit	1896	1:10560
C	220m SE	Unspecified Pit	1963	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
C	220m SE	Unspecified Pit	1974	1:10000
C	221m SE	Sand Pit	1946	1:10560
C	221m SE	Sand Pit	1909	1:10560
D	228m SE	Unspecified Heap	1946	1:10560
D	228m SE	Unspecified Heap	1909	1:10560
D	229m SE	Unspecified Heap	1896	1:10560
E	244m NW	Pond	1896	1:10560
E	244m NW	Pond	1875	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	**0**

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	**0**

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	**0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	5

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on **page 94 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Sand**	**A**	**Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**
2	179m NE	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
5	730m S	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	897m S	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	951m S	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

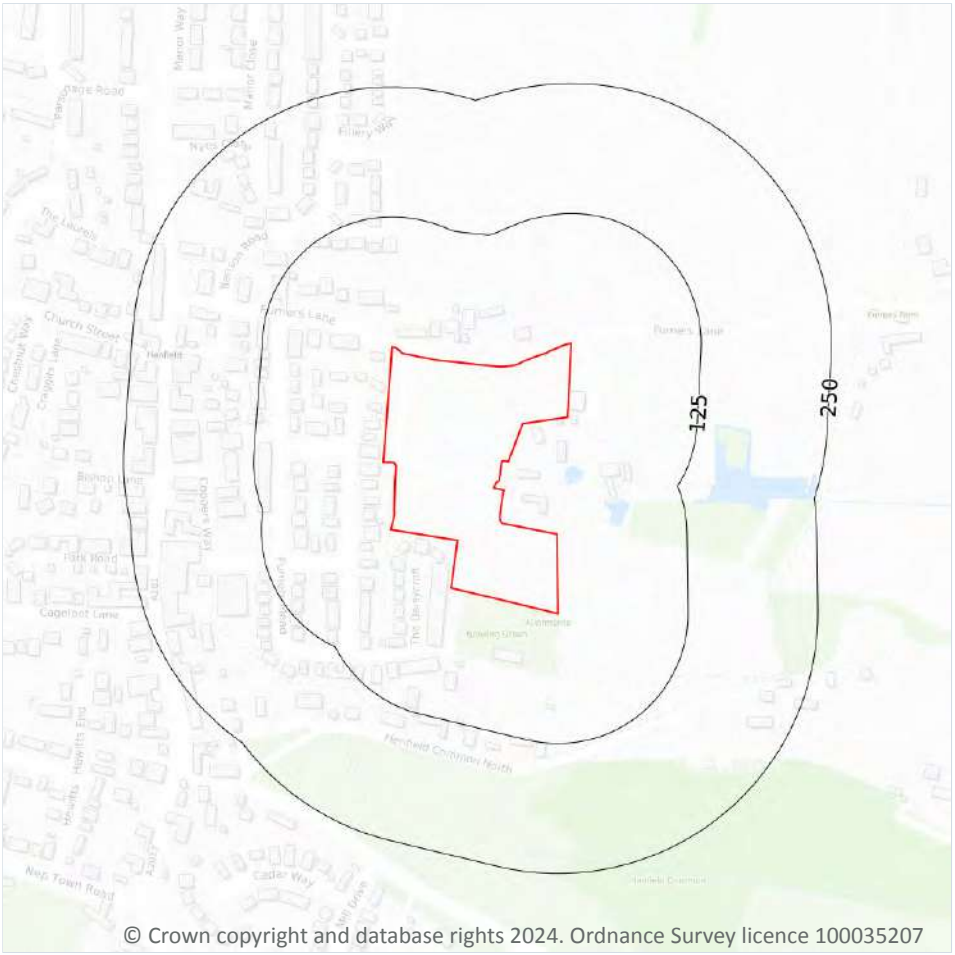
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 102 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None**

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	10

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
3m SE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
22m SE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
44m NE	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference ↗.

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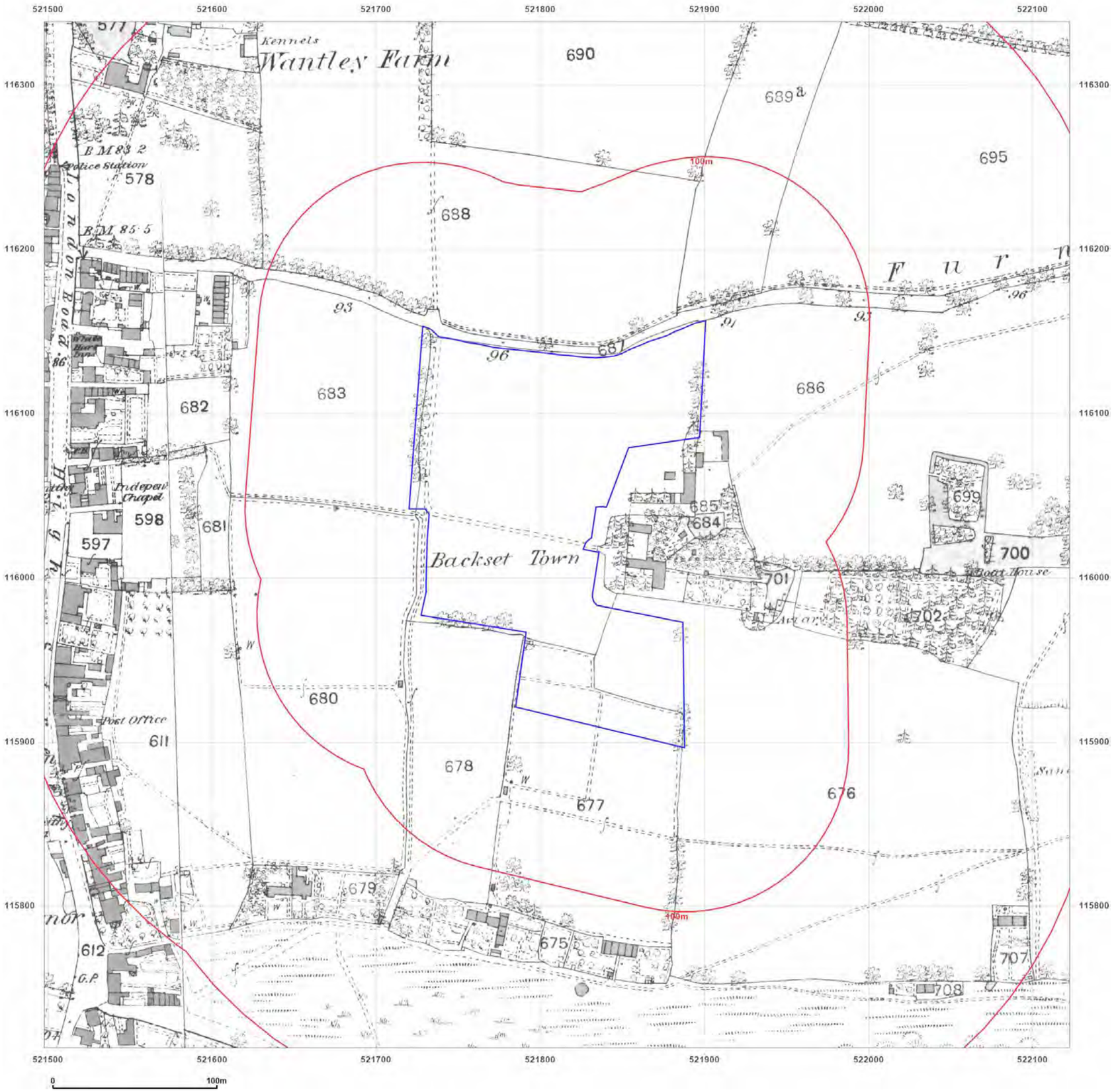

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Site Details:

Land west of Backsettown,
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Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: County Series
Map date: **1874**
Scale: 1:2,500
Printed at: 1:2,500

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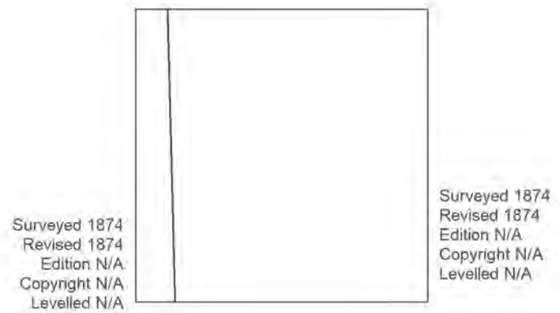

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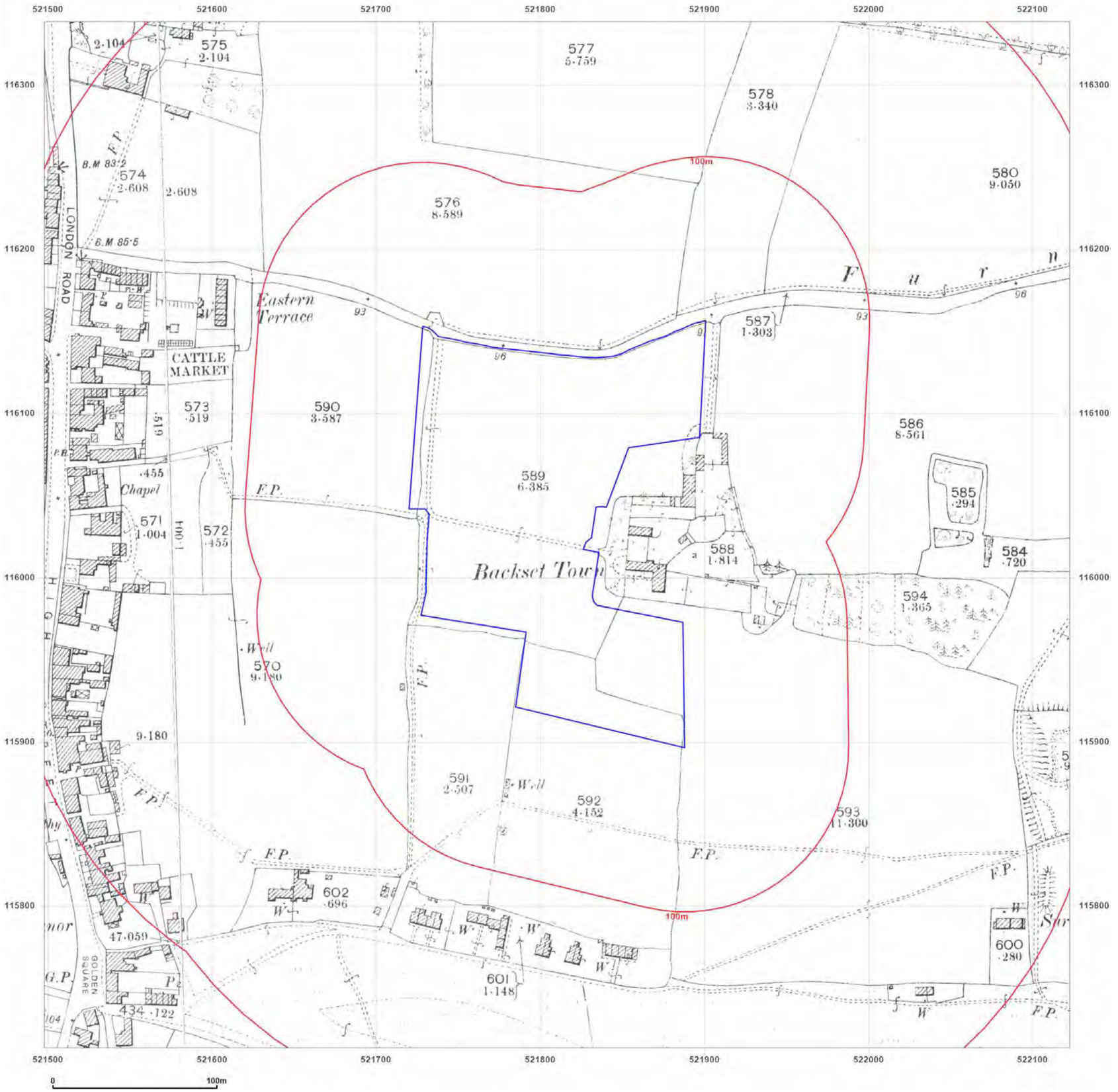

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Site Details:

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Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: County Series

Map date: **1897**

Scale: 1:2,500

Printed at: 1:2,500

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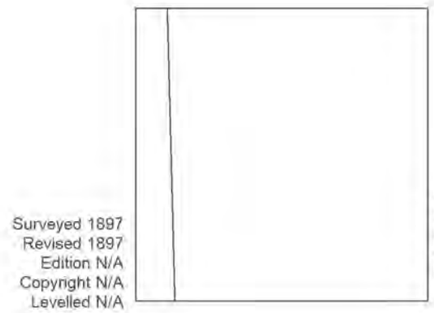

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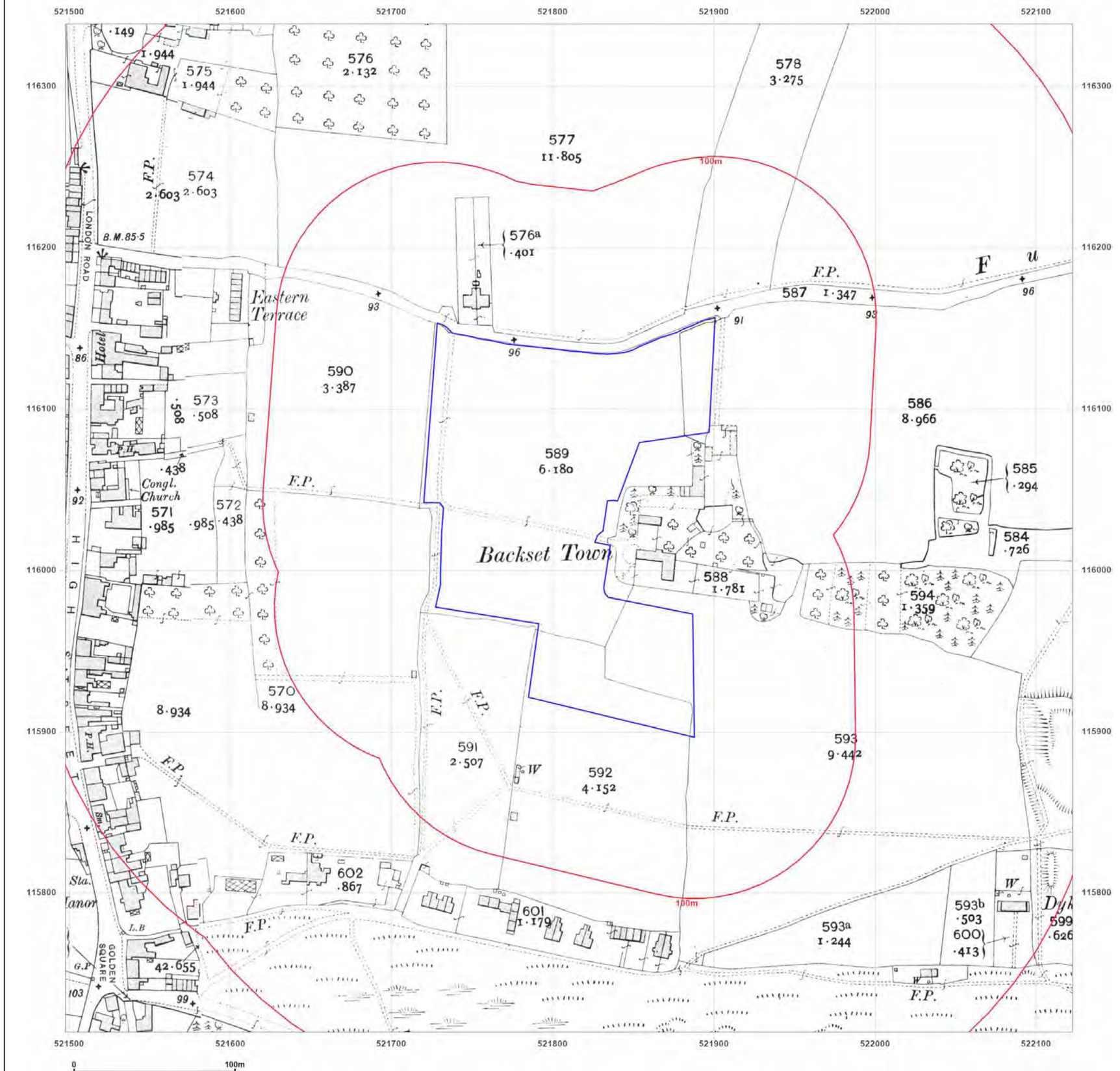

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Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: County Series

Map date: **1910-1911**

Scale: 1:2,500

Printed at: 1:2,500

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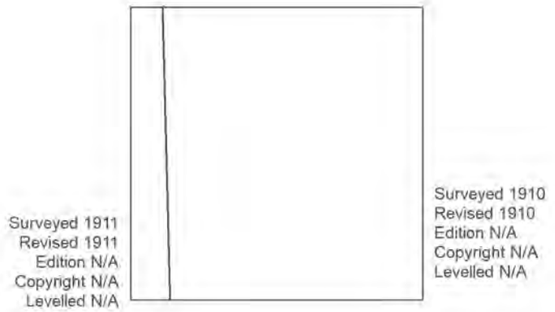

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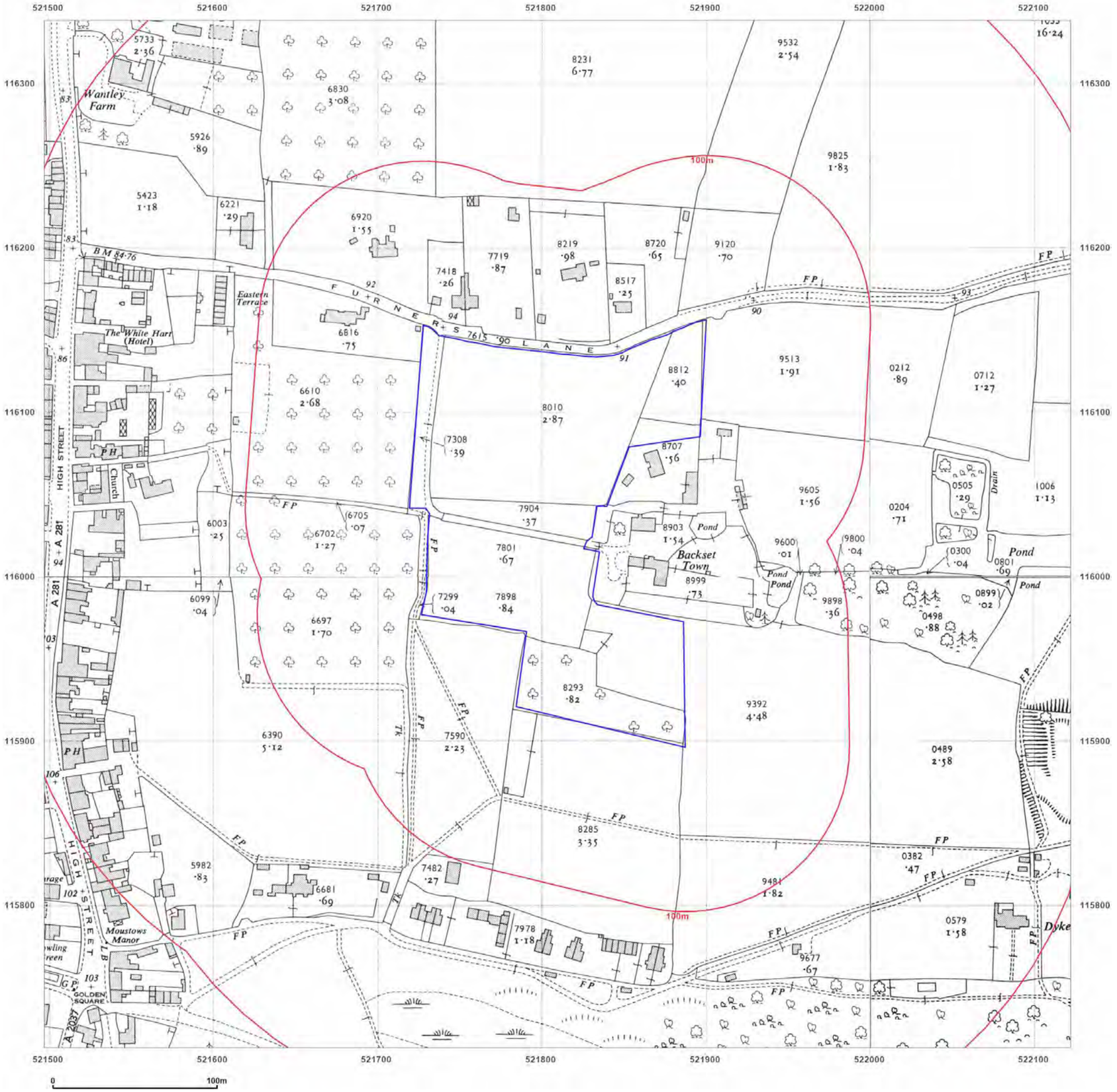

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Site Details:

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Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1955-1956**

Scale: 1:2,500

Printed at: 1:2,500

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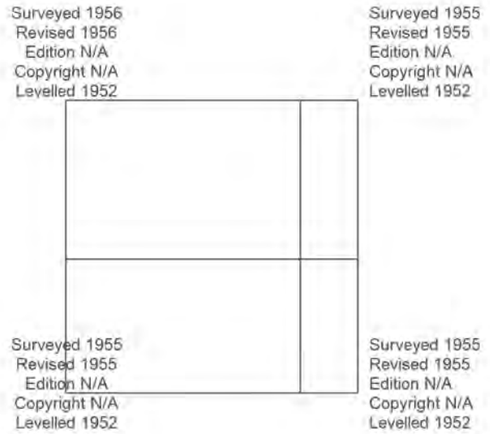

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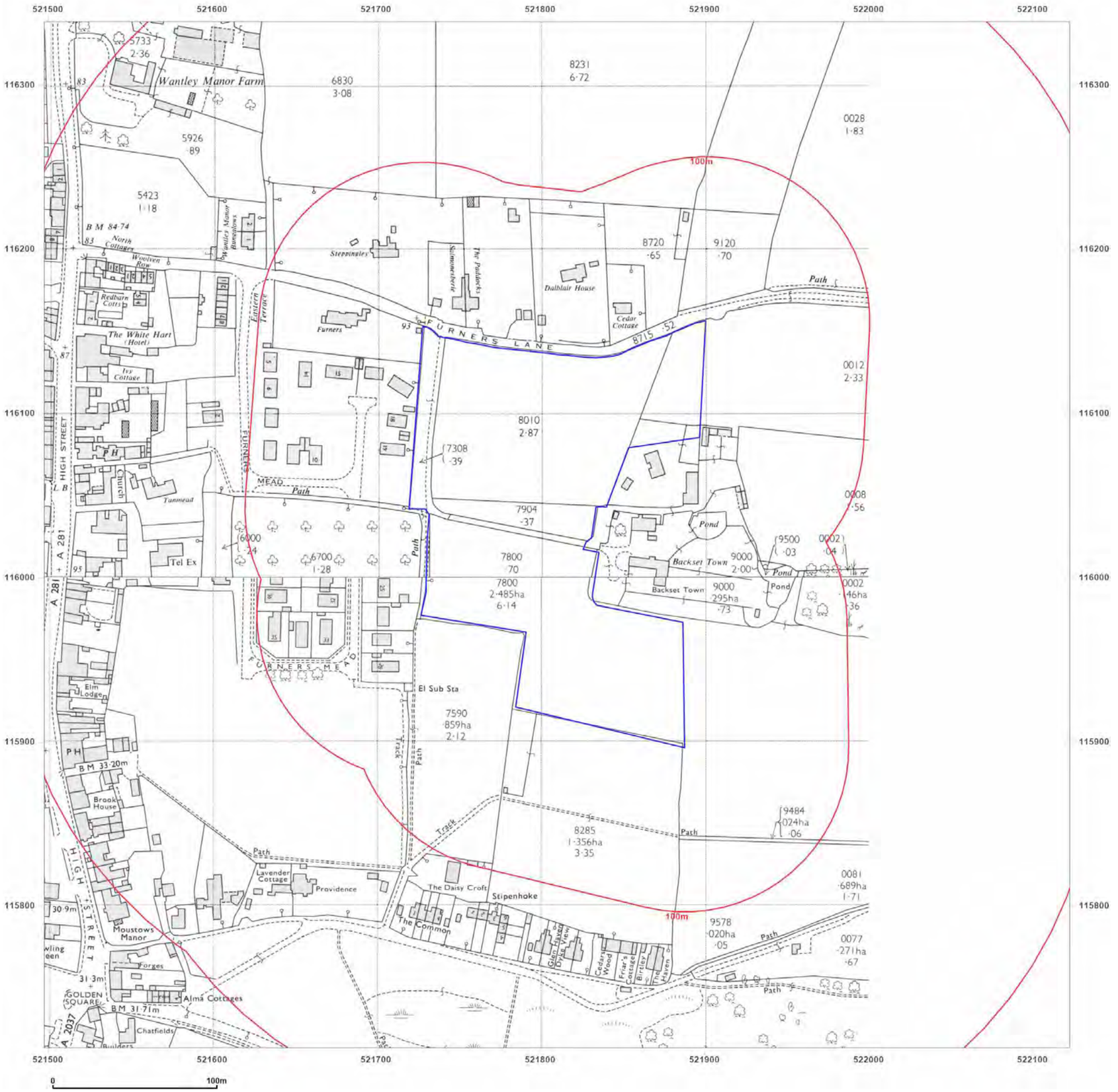

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Site Details:

Land west of Backsettown,
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Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1965-1970**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1964
Revised 1964
Edition N/A
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Surveyed 1969
Revised 1969
Edition N/A
Copyright 1970
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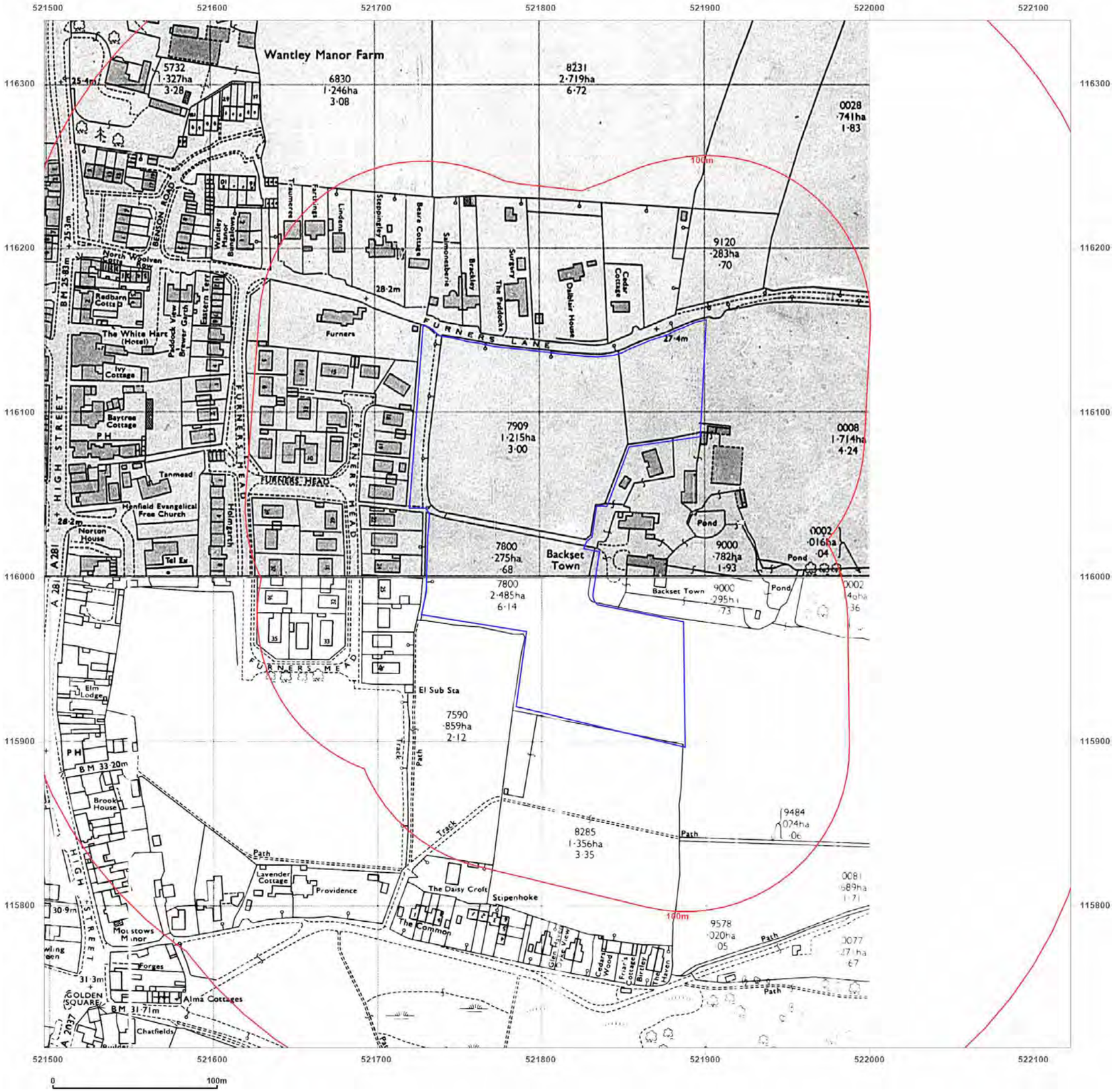

Groundsure INSIGHTS

Site Details:

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Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1966-1970**

Scale: 1:2,500

Printed at: 1:2,500

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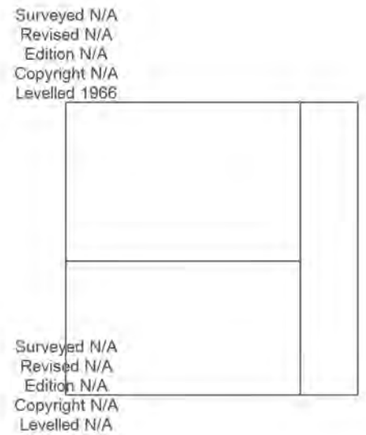

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Site Details:

Land west of Backsettown,
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Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1974**

Scale: 1:2,500

Printed at: 1:2,500

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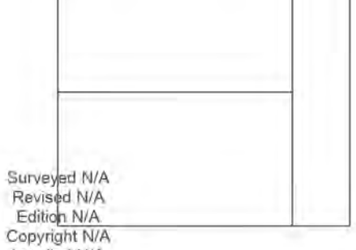
Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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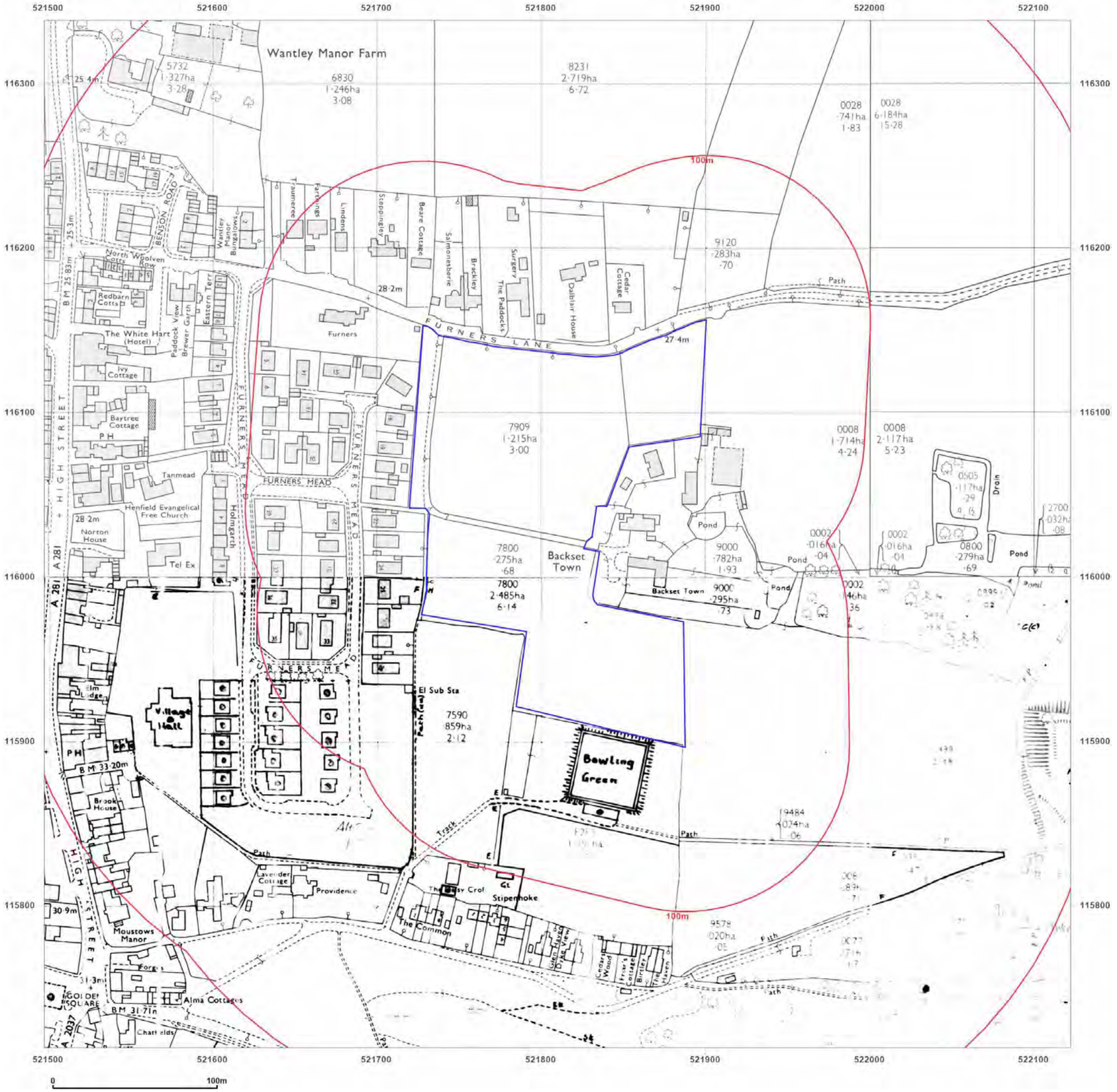

Site Details:

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Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1974-1977**

Scale: 1:2,500

Printed at: 1:2,500

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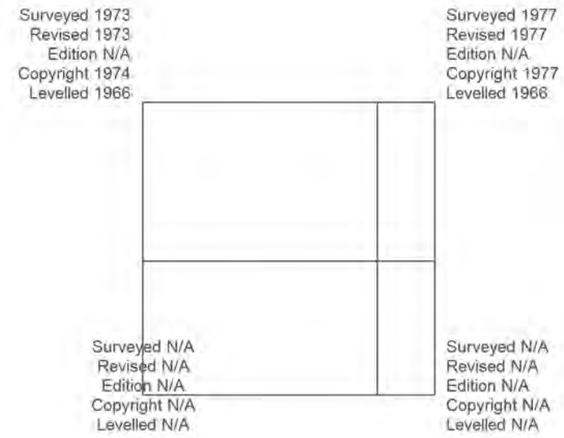

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Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1974-1978**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
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Surveyed N/A
Revised N/A
Edition N/A
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Levelled N/A

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Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1985**

Scale: 1:2,500

Printed at: 1:2,500

N
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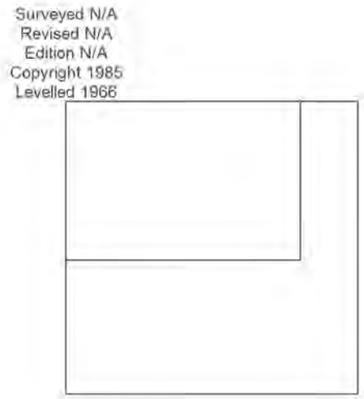

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Groundsure INSIGHTS

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Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1985**

Scale: 1:2,500

Printed at: 1:2,500

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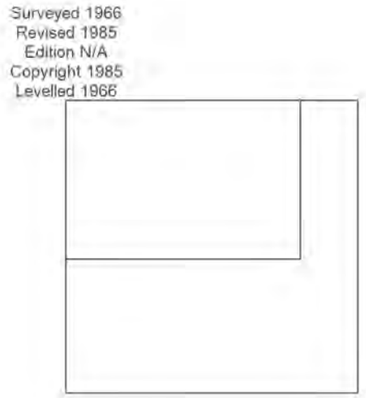

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Map legend available at:
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Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1984-1987**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1981
Revised 1981
Edition N/A
Copyright 1984
Levelled 1966

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1987
Levelled 1966

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1985
Levelled 1966

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Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1991-1994**

Scale: 1:2,500

Printed at: 1:2,500

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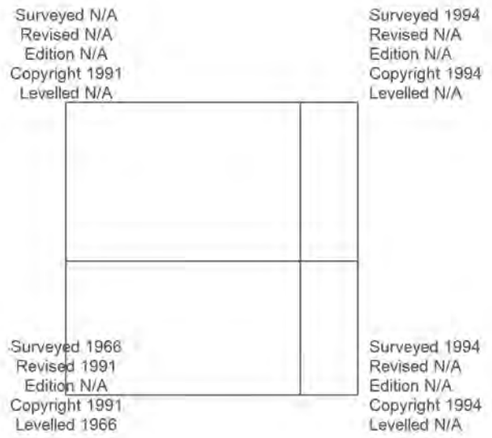

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Production date: 06 August 2024

Map legend available at:
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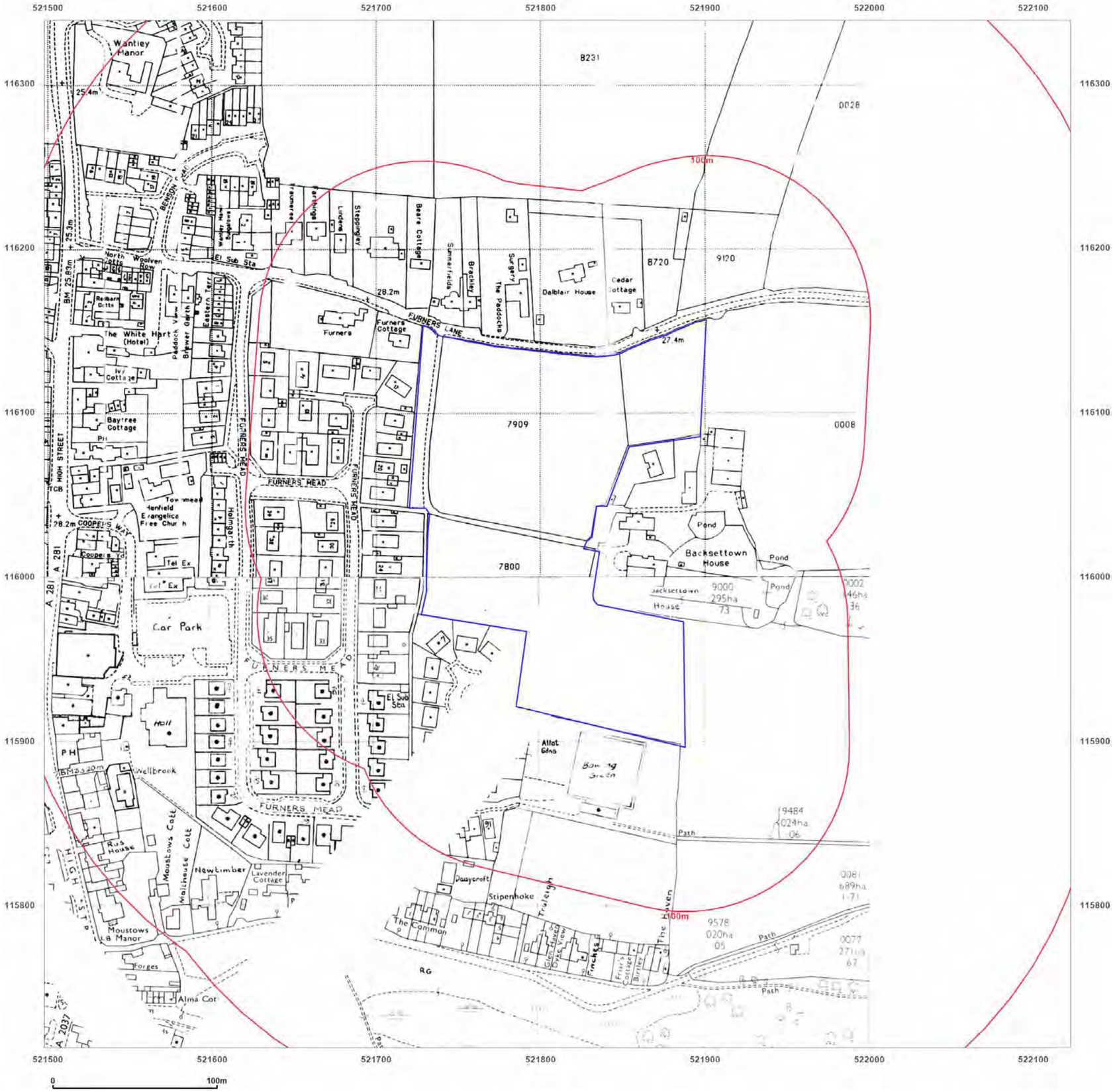

Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1991-1994**

Scale: 1:2,500

Printed at: 1:2,500

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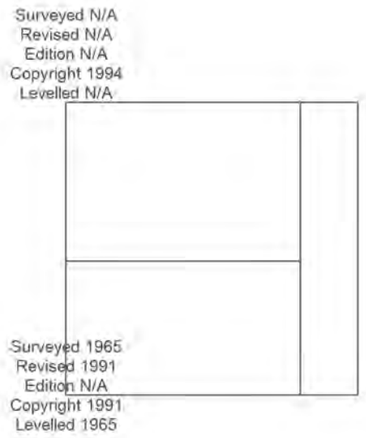

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Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1994**

Scale: 1:2,500

Printed at: 1:2,500

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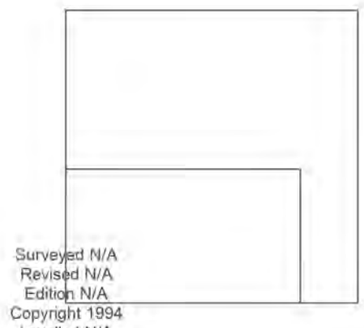

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Production date: 06 August 2024

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Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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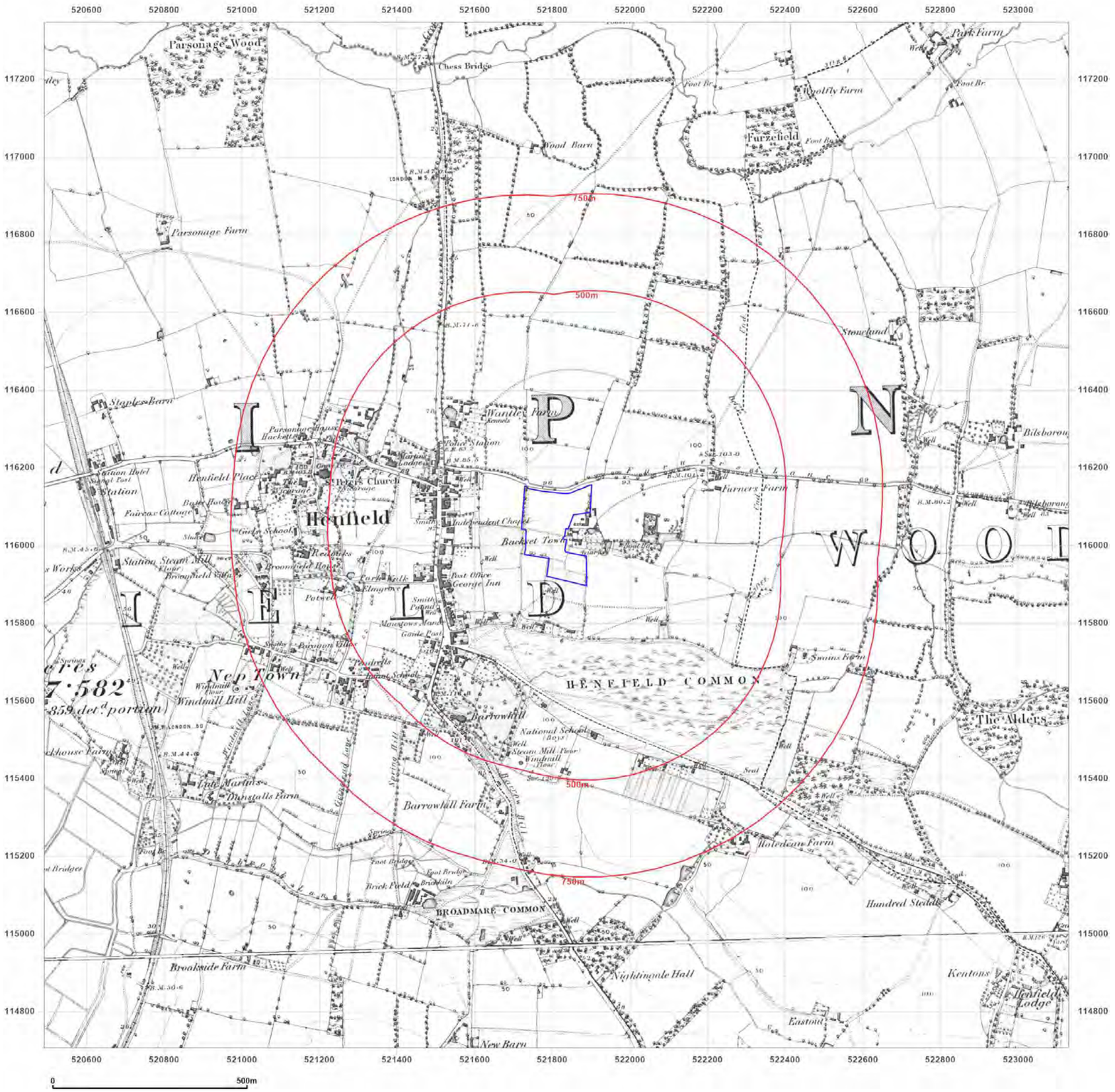

Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref:	PO-7653
Report Ref:	GS-DBU-JI6-1EO-TP4
Grid Ref:	521810, 116026
Map Name:	County Series
Map date:	**1875**
Scale:	1:10,560
Printed at:	1:10,560

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Map legend available at:
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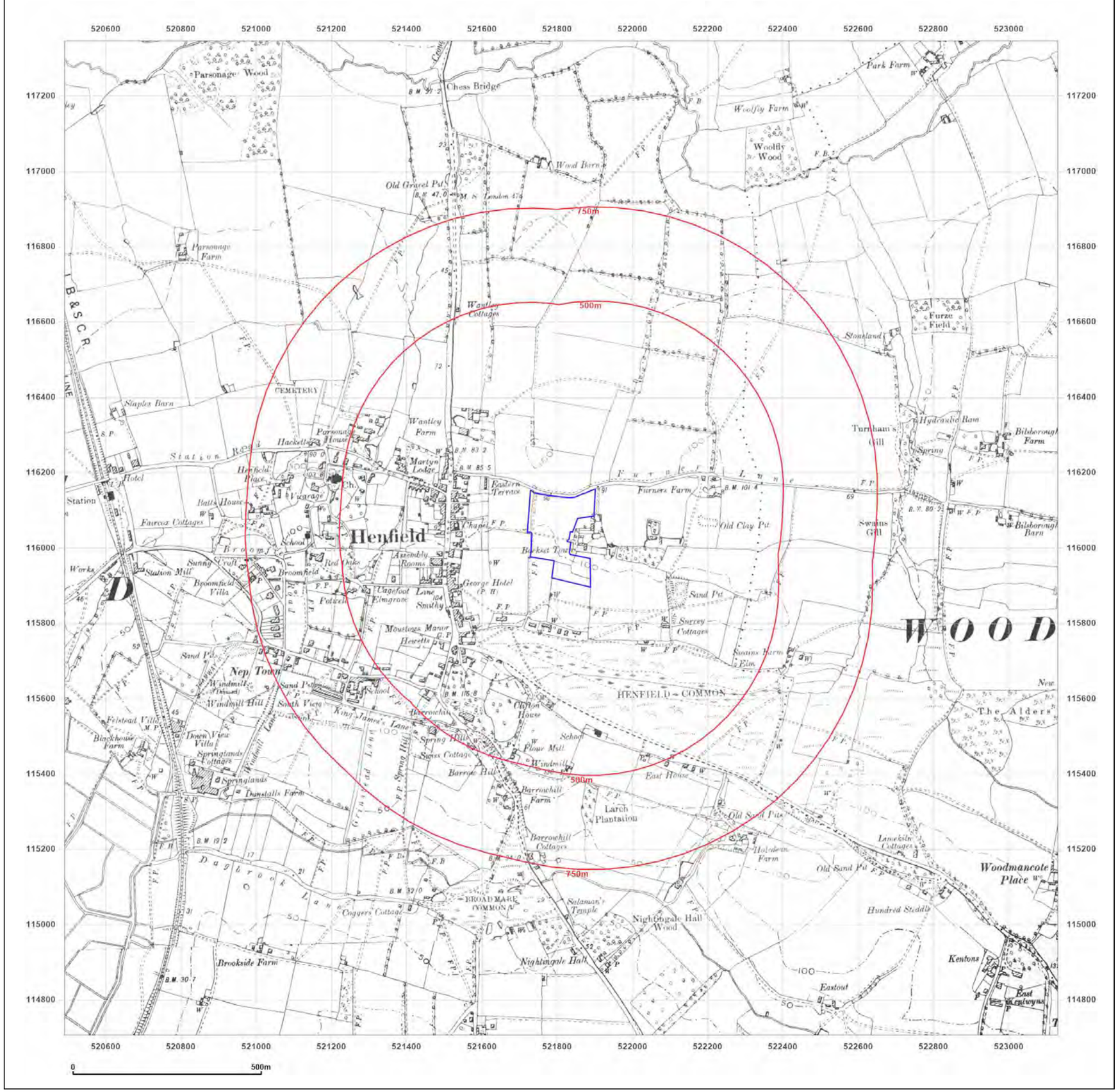

Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1875
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

~~Surveyed 1875~~
~~Revised 1896~~
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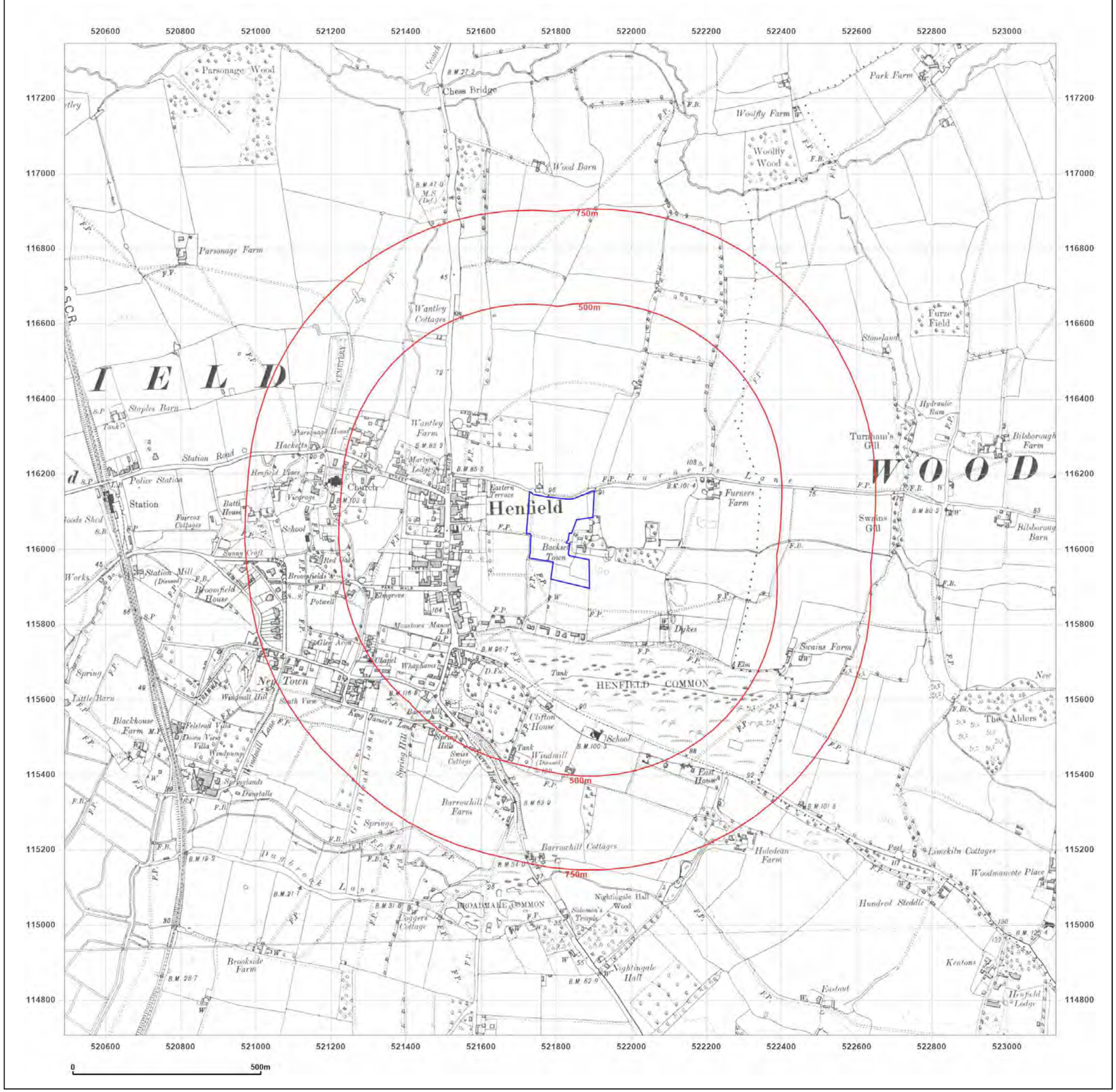

Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: County Series

Map date: **1909**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1874
~~Revised 1909~~
Edition N/A
Copyright N/A
Levelled N/A

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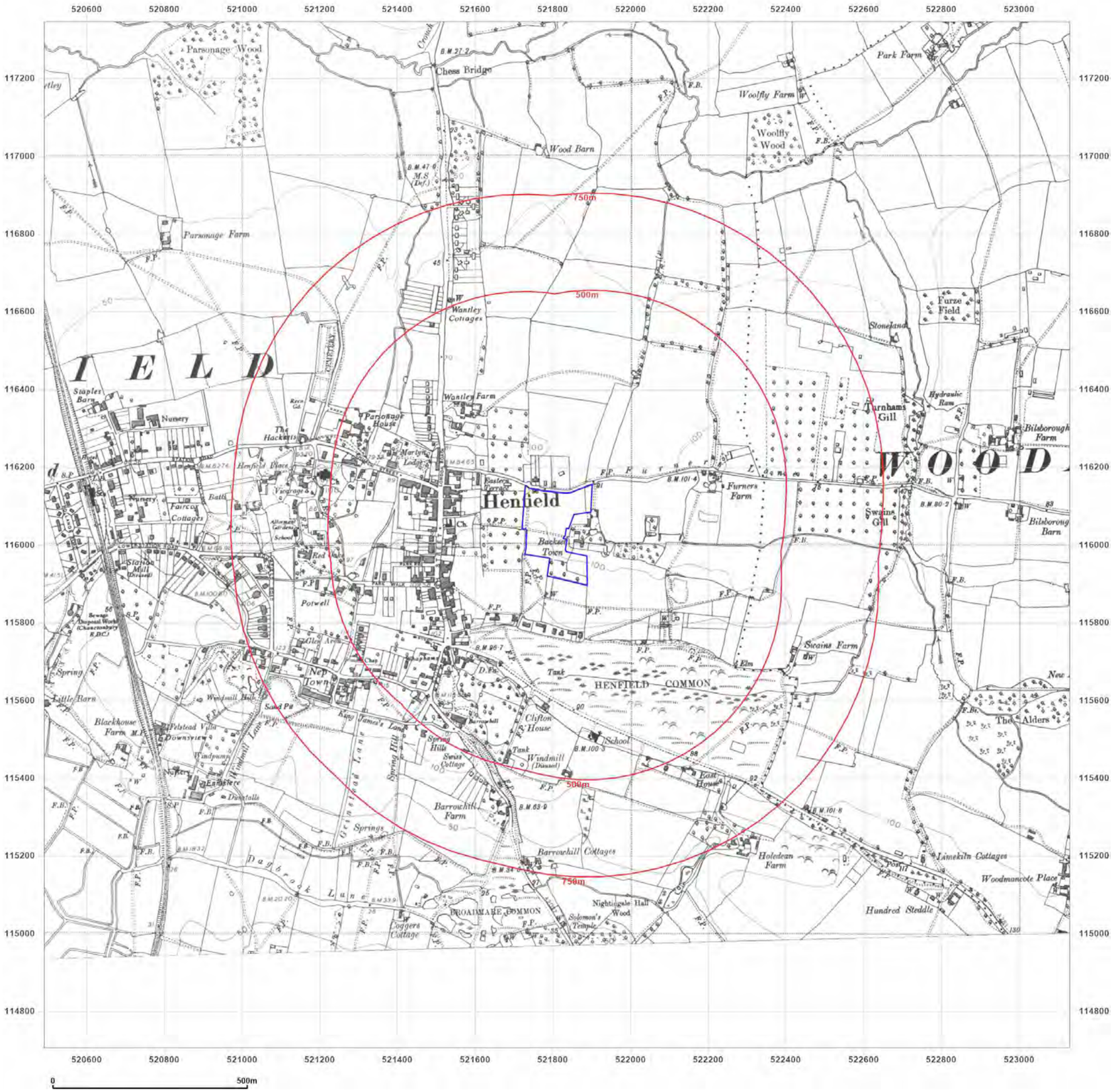

Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: County Series

Map date: **1946**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1946
Edition N/A
Copyright N/A
Levelled N/A

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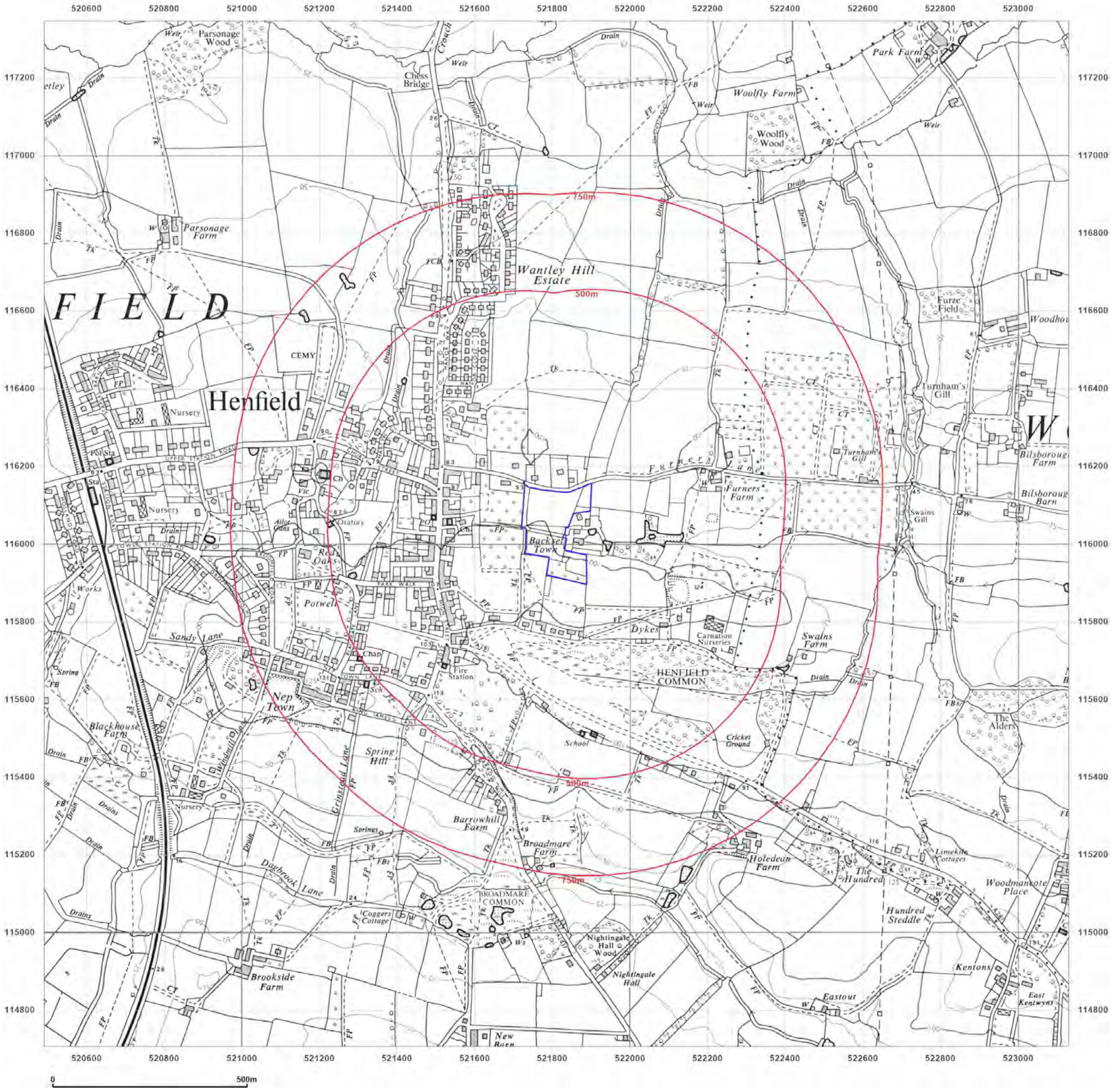

Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: Provisional

Map date: **1962-1963**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1963
Revised 1963
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1962
Revised 1962
Edition N/A
Copyright N/A
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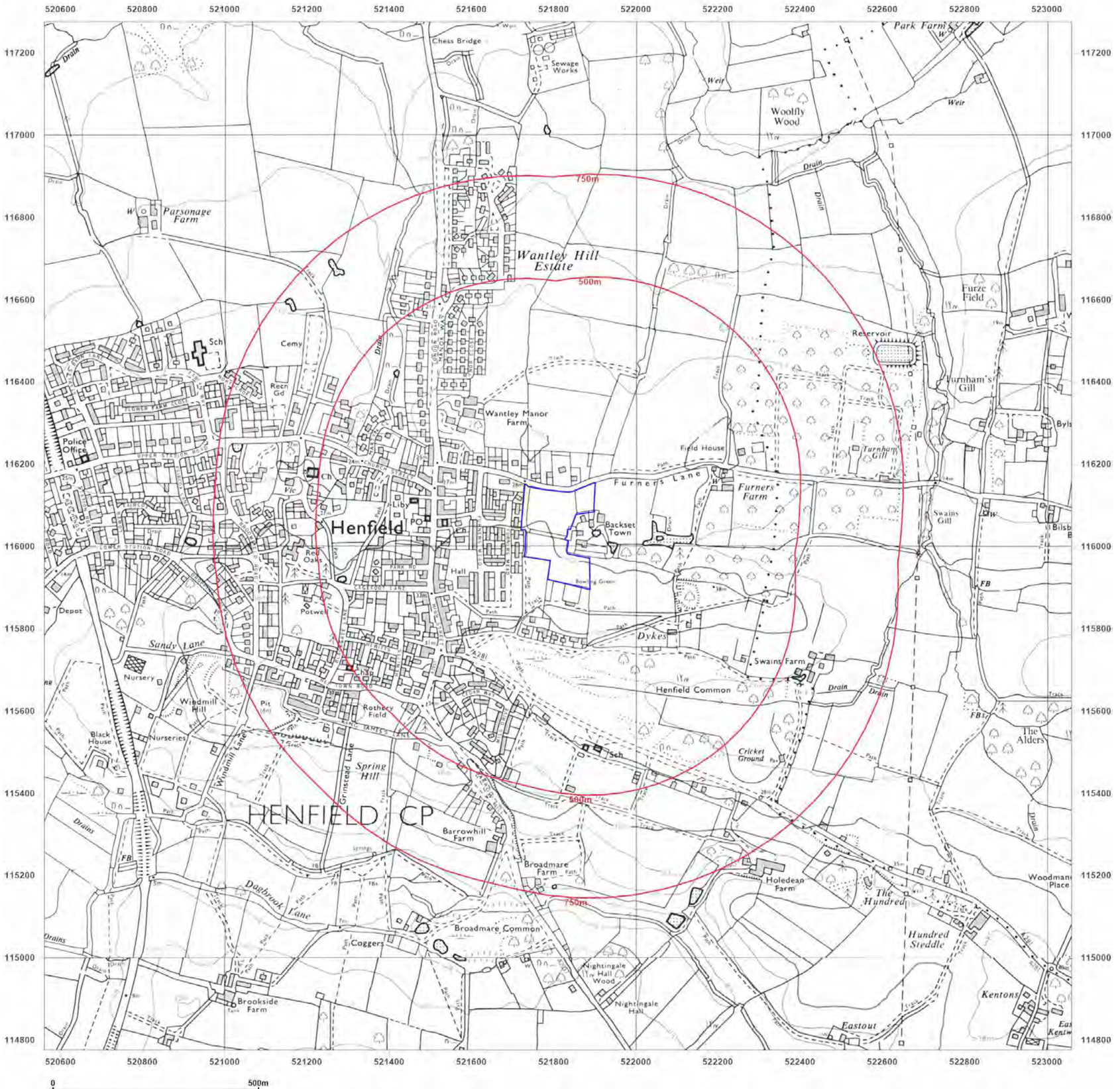

Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **1974-1975**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1973
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1972
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

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Production date: 06 August 2024

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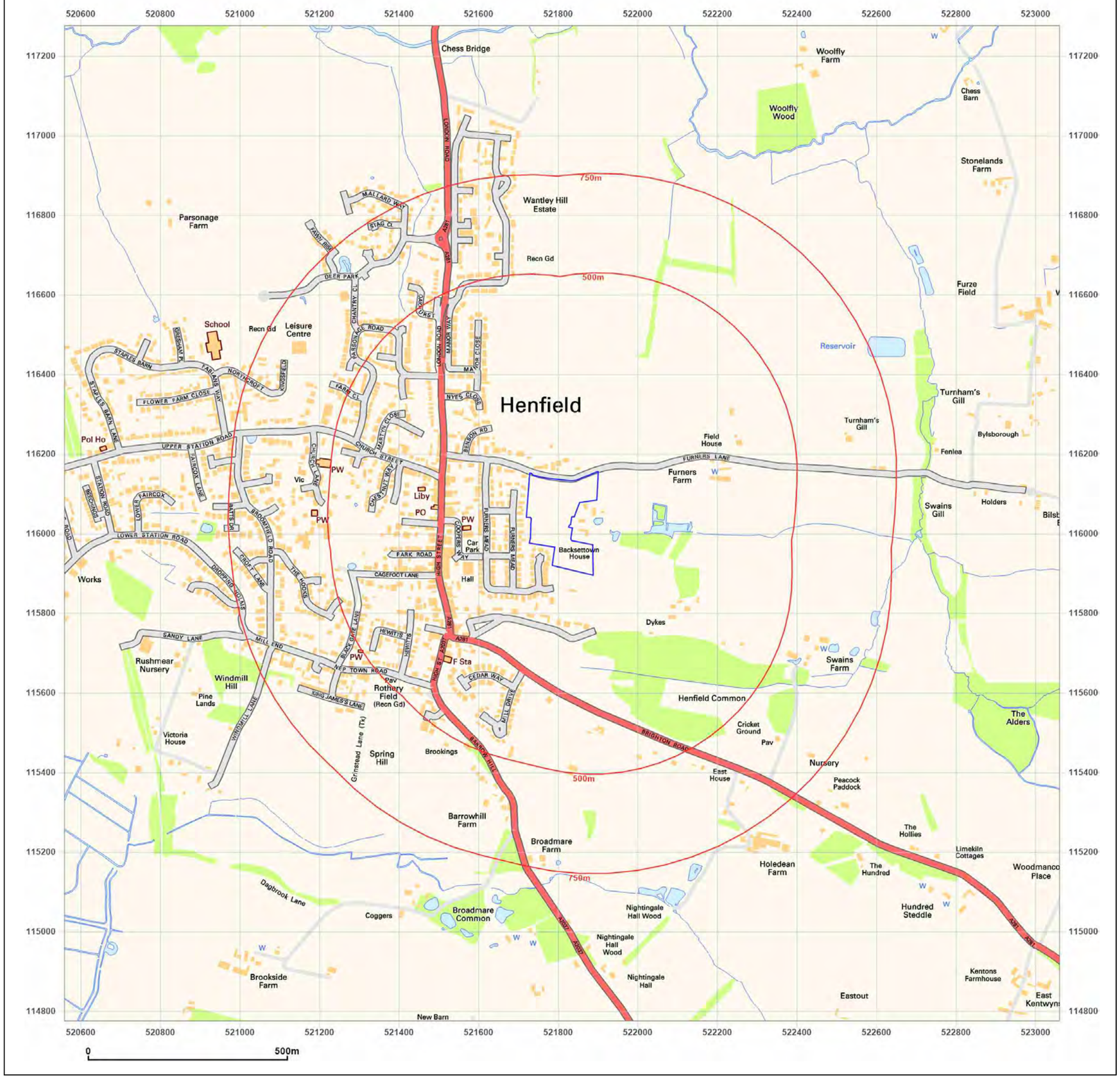

Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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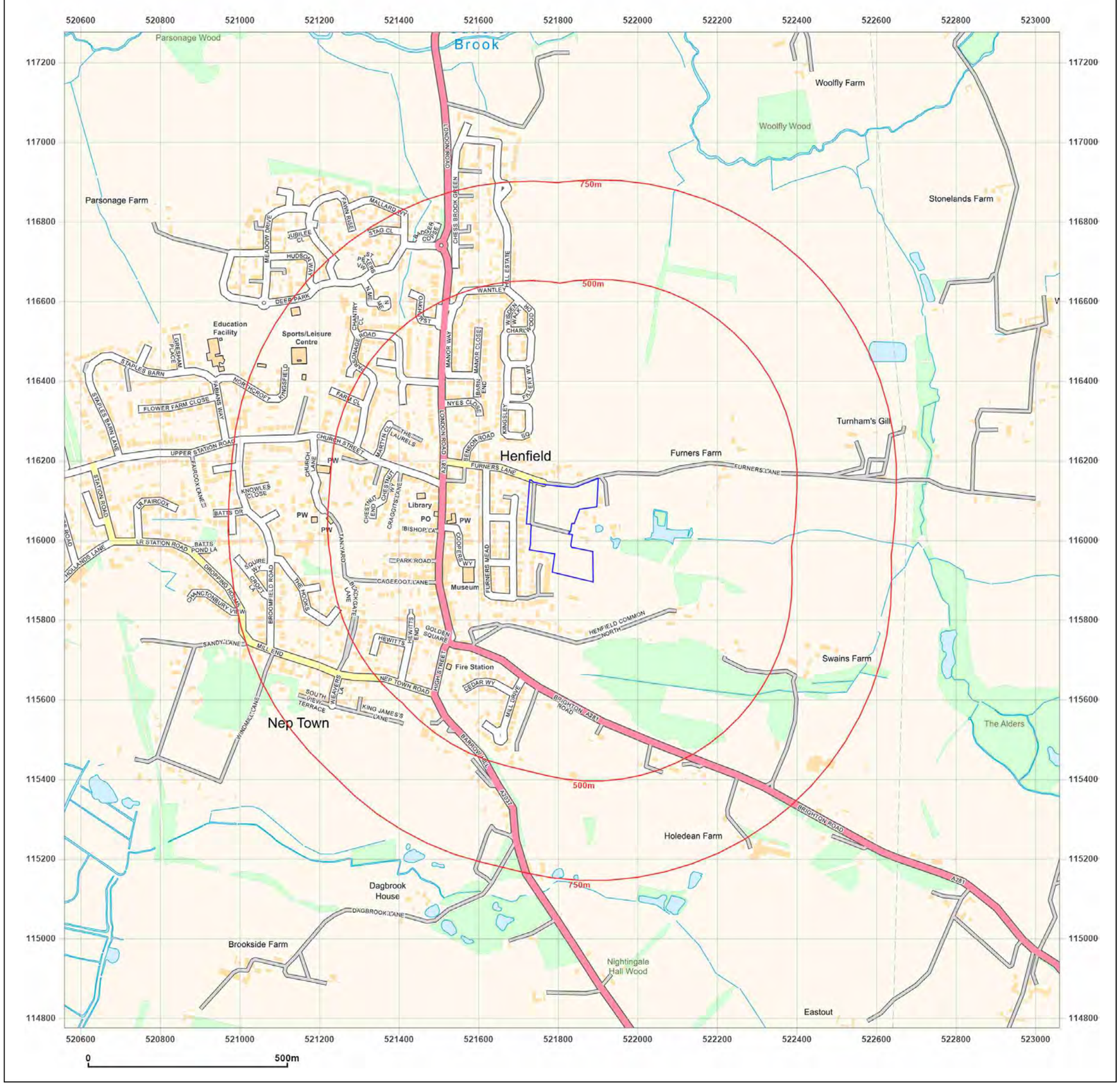

Groundsure INSIGHTS

Site Details:

Land west of Backsettown,
Furners Lane, Henfield BN5 9LH

Client Ref: PO-7653
Report Ref: GS-DBU-JI6-1EO-TP4
Grid Ref: 521810, 116026

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

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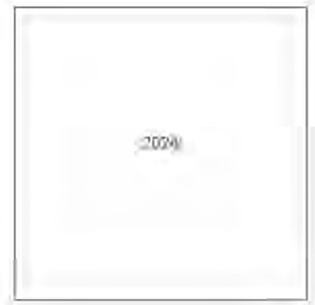

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Map legend available at:
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TQ 21 NW/3
2156 1585

318/47 Moustows Manor, High Street, Henfield. (Disused)

W.S.Sx. I, p. 46. Surface +104. R.W.L. +48. *Dando, 1895.*
Hardness: P. 33, T. 172. Anal. *July 1895.*

F	...	...	25	25
SaB	...	...	138	163

Folkestone Sand } Running Sand & water 25 25
Sandgate Beds } Clay (Rain reached 169) 138 163

TQ2155 1586

318/47 Moustows Manor, High Street, Henfield. (Disused)

W.S.Sx. I, p. 46. Surface +104. R.W.L. +48. *Dando, 1895.* TQ21 17
Hardness: P. 33, T. 172. Anal. *July 1895.*

F	...	...	25	25
SaB	...	...	138	163

Folkestone Sand } Running Sand & water 25 25

Sandgate Beds } Clay (Rhin rock at 149) 138 163

318/47

318/47

TQ 21/17

HEMFIELD

243. *House ½ mile S.E. of church. 1895. Ht. above O.D. about 100 ft. Map 38 S.W.

Folkestone Sand	Running sand and water ...	25	25
Sandgate Beds	Clay (thin rock at 149)	138	163

R.L.W. 56 ft. down. Information from Messrs. Duke and Ockenden, Ltd.

General Gordon's

cc W.S.Sx I p. 46

House now named Mousteurs Manor
High Street Hemfield

OD 104 6" Sussex 36 SW. E.

Drained Visited R.Buchan 4.5.40

W.S.Sx. I. p. 113. Analysis by R.A. Cripps. July 1895.

	g.p.g.	p.p.100,000
Total Solids	24	34
Chlorine	1.85	2.64
Ammonia	.0098	.014
Albuminoid ammonia	.000224	.003
Nitrites	Absent	
Nitrates	Mere trace	
Hardness Temporary	12.05°	17.21
Permanent	2.3°	3.29
Total	14.35°	20.5

Microscopic analysis satisfactory. Water of good quality. Sample slightly cloudy when received: the water contains a little iron and this is undoubtedly the cause of the trouble.

W. S. Sx. III p. 126-127

DATA Bank

TQ21NW/7
21541614

T

318/51 White Hart Hotel, London Road, Henfield. (Disused)

W.S.Sx. III, p. 127. Surface +87. Shaft 29; rest bore. Water struck at +25.
1899.

SaB	...	...	1	100

Sandgate Beds.	Clay & Sand		62.	62
	Blue rock		3/4	62 3/4
	Blue clay		37 1/4	100

TQ 2154 1614

TQ21/15

318/51 White Hart Hotel, London Road, Henfield. (Disused)

W.S.Sx. III, p. 127. Surface +87. Shaft 29; rest bore. Water struck at +25. 1899.

SaB	...	...	100	100

Sandgate Beds.	Clay + Sand	62.	62'
	Blue rock	3/4	62 3/4
	Blue clay	37 1/4	100

318/51 TQ21/15 318/51

HENFIELD

247. †WHITE HART HOTEL, ⅛ mile E. of church. 1899. Ht. above O.D. about 65 ft. Map 38 S.W.

		Thickness Ft.	Depth Ft.
Sandgate Beds	Clay and sand	62	62
	Blue rock	¾	62¾
	Blue clay	37¼	100

Well 29 ft., the rest bored. Water came from the blue rock.

Published in

London Road
6" 38 S.W. OD 87
Disused
Visited S. Buchan 4-5-40.

DATA Bank

W. S. Sx. III p. 127
W. S. Sx. II. p. 181

NGRC

BOREHOLE RECORDS

ADJUSTMENT FORM

QUARTER SHEET TQ21NW

BH REGISTRATION NUMBER 15

RECORDS ENTERED AND HELD BY WALLINGFORD

BH REGISTRATION NUMBER(S)

WATER RESOURCES BOARD
WELL RECORD SHEET 1

W.R.B. REF. No. TQ 21 7

R.A. LICENCE No.

1. WELL IDENTITY

NATIONAL GRID REFERENCE 2207 1581

Well at Pidgeon Croft

I.G.S. REF. No. —

RIVER AUTHORITY Sussex

Town Henfield

HYDROMETRIC AREA 41

County Sussex

SUB-CATCHMENT

Owner of well

Well made by

Date of sinking

Information from SRA

Date received

2. WELL DESCRIPTION

Level of ground surface c30·5 m. If well top is not at above* m.

above sea level (O.D.) c100 ft. ground level how far below ft.

Shaft m. 20 ft. deep; Diameter at top m. 4 ft.; at bottom m. ft.

Bore m. ft. deep; Diameter at top m. ft.; at bottom m. ft.

Details of headings

DETAILS OF PERMANENT LINING TUBES

Length m. ft.; Diam. m. ft.; Plain m. ft.; Slotted m. ft.; Top m. ft. above* below surface

Length m. ft.; Diam. m. ft.; Plain m. ft.; Slotted m. ft.; Top m. ft. above* below surface

Length m. ft.; Diam. m. ft.; Plain m. ft.; Slotted m. ft.; Top m. ft. above* below surface

Details of well screen

DETAILS OF REST WATER LEVELS DURING CONSTRUCTION

Water struck at depths of below well top

Rest level of water m. ft. above* below well top O.D.* when bore m. ft. deep. Date

Rest level of water m. ft. above* below well top O.D.* when bore m. ft. deep. Date

Rest level of water on completion of bore m. ft. above* below well top O.D.* when bore m. ft. deep. Date

Method of drilling

Brief details of well development e.g. acid treatment etc.

* delete as applicable

(9494/1)

DETAILS OF PUMPING TEST

Water level depressed from ..... m. / ..... ft. above* / below well top to ..... m. / ..... ft. below well top, pumping at ..... $m^3/s.$ / ..... galls/hr.

Water level depressed from ..... m. / ..... ft. above* / below well top to ..... m. / ..... ft. below well top, pumping at ..... $m^3/s.$ / ..... galls/hr.

Water level depressed from ..... m. / ..... ft. above* / below well top to ..... m. / ..... ft. below well top, pumping at ..... $m^3/s.$ / ..... galls/hr.

Suction at ..... ft. below well top. Capacity of pump ..... Test from ../../19.. to ../../19

DETAILS OF PERMANENT PUMPING EQUIPMENT

Make and/or type ..... Motive Power .....

Capacity ..... galls/hr. Suction at ..... m. / ..... ft. below well top.

Amount pumped ..... m^3/day* / galls/day. Pumping for ..... hrs./day.

Estimated consumption ..... m^3/week* / galls/week ..... m^3/year* / galls/year

3. WELL DATA

WELL USE. Abstraction ☐, Recharge ☐, Observation ☐, Disused ☐, Filled-in ☐

WATER USE. Public Supply ☐, Industrial ☐, Irrigation ☐, Agriculture ☐, Domestic ☐, Unused ☐, Misc. ☐

WATER LEVEL OBSERVATIONS

	Rest Water Level	Pumping Water Level	Depression	Rate of Pumping	Date
(1)	..... m. O.D. / ..... ft.	..... m. O.D. / ..... ft.	..... m. / ..... ft.	..... $m^3/s.$ / ..... galls/hr.	
(2)	..... m. O.D. / ..... ft.	..... m. O.D. / ..... ft.	..... m. / ..... ft.	..... $m^3/s.$ / ..... galls/hr.	
(3)	..... m. O.D. / ..... ft.	..... m. O.D. / ..... ft.	..... m. / ..... ft.	..... $m^3/s.$ / ..... galls/hr.	
(4)	..... m. O.D. / ..... ft.	..... m. O.D. / ..... ft.	..... m. / ..... ft.	..... $m^3/s.$ / ..... galls/hr.	

GEOPHYSICAL DATA AVAILABLE

Resistivity ☐ Conductivity ☐ Temperature ☐ Any other logs .....

PARTIAL ANALYSIS DETAILS in milligrams per litre

Date	TDS	Tot H	Carb H	Non-Carb H	Alk	SO4	Cl	E.C.

Site marked on: 1 inch (print) ..... , 1 inch (master) ..... , 2½ inch ..... (use symbol and give data)

(9494/1)

WATER RESOURCES BOARD

WELL RECORD

SHEET 2

W.R.B. REF No. TQ 21/7

R.A. LICENCE No.

4. HYDROGEOLOGY

Topography AT WELL SITE

Local depression ☐, Flat surface ☐, Hill top ☐, Hillside ☐, Valley bottom ☐, Terrace ☐

MAJOR AQUIFER Lower Greensand Lithology .....

Depth to top of aquifer ..... m. / ..... ft. Thickness penetrated ..... m. / ..... ft.

Top of aquifer ..... m. / ..... ft. AOD* / BOD* Total thickness of aquifer ..... m. / ..... ft.

Coefficient of storage ..... Transmissibility ..... $\frac{m^2/day^*}{galls/day/ft.}$

MINOR AQUIFER (a) ..... Lithology .....

Depth to top of aquifer ..... m. / ..... ft. Thickness penetrated ..... m. / ..... ft.

Top of aquifer ..... m. / ..... ft. AOD* / BOD* Total thickness of aquifer ..... m. / ..... ft.

Coefficient of storage ..... Transmissibility ..... $\frac{m^2/day^*}{galls/day/ft.}$

MINOR AQUIFER (b) ..... Lithology .....

Depth to top of aquifer ..... m. / ..... ft. Thickness penetrated ..... m. / ..... ft.

Top of aquifer ..... m. / ..... ft. AOD* / BOD* Total thickness of aquifer ..... m. / ..... ft.

ADDITIONAL NOTES:

Monthly observation commenced August 1966.
Observation ceased September 1967

* delete as applicable

(9494/1)

5. STRATA

GEOLOGICAL CLASSIFICATION	NATURE OF STRATA	THICKNESS		DEPTH		DEPTH
		FEET	IN.	FEET	IN.	METRES

DR 9494/1/23L 10m 8/68 TPDL

APPENDIX B

Photographic Record

Plate 1 – Access road to site (looking N)

Plate 2 – Access road continued (looking E)

Plate 3 – Access to north field (looking N)

Plate 4 – Overhead services northern boundary (looking N)

Plate 5 – Overhead services cutting across site above north field in a north-east to south-west direction (looking N)

Plate 6 - Mature trees along north border - Furners Lane (looking NW)

Plate 7 – Mature trees in north-east corner of site (looking NE)

Plate 8 – View from north boundary (looking S)

Plate 9 – Access to south field - east (looking S)

Plate 10 – Access to south field - west (looking S)

Plate 11 – Overgrowth in south field (looking N)

Plate 12 – Overhead services crossing the access road from north field into the north-west section of south field (looking W)

Plate 13 – Central south field (looking E)

Plate 14 – Central south field (looking S)

Plate 15 – Mature tree central south field (looking S)

Plate 16 – South field east (looking W)

APPENDIX C

Zetica UXO Risk Map

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: RH13 8BB,
Map Centre: 523264,121856

This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.