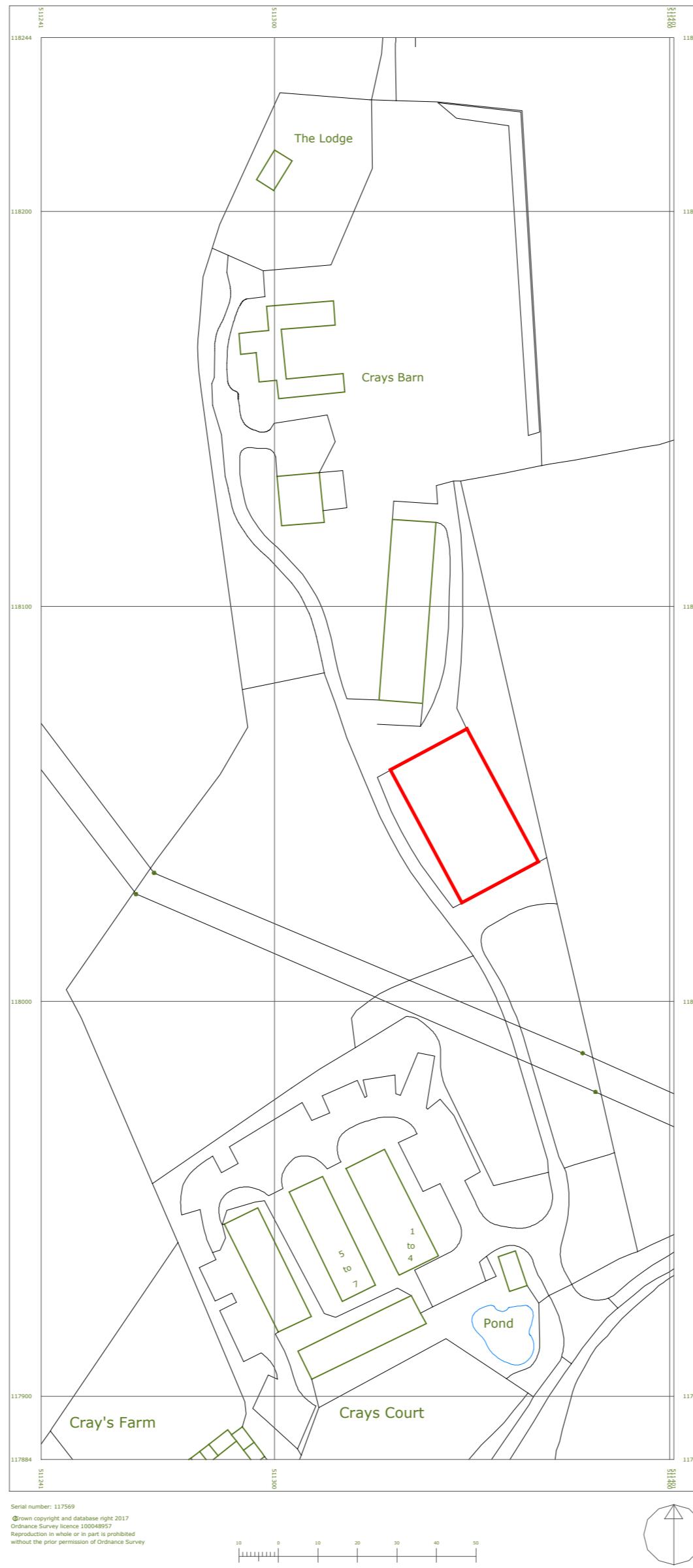


APPENDIX A: Proposed Redevelopment Plans





Location Plan

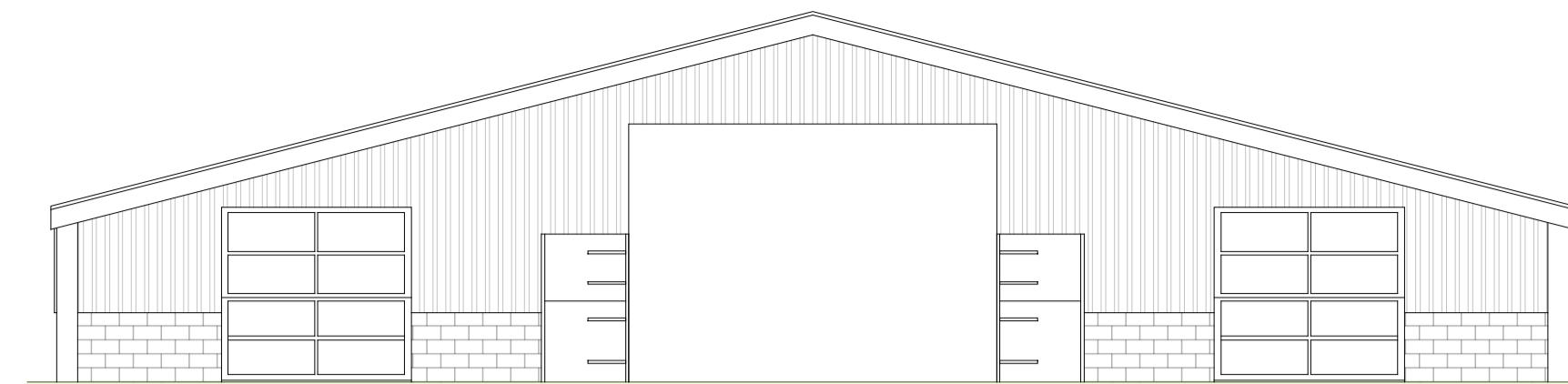
ON A ROLL

tel: 01243 201 101
email: enquiries@manorwood.co.uk

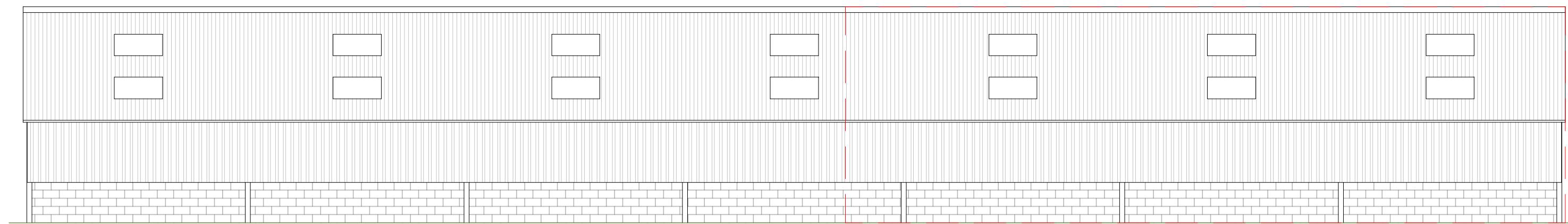
Studio 5
Chilgrove Business Centre
Chilgrove
Nr Chichester
West Sussex
PO18 0HJ

This drawing is the copyright of Manorwood Construction Ltd.
Do not scale from this drawing except for Local Authority planning purposes

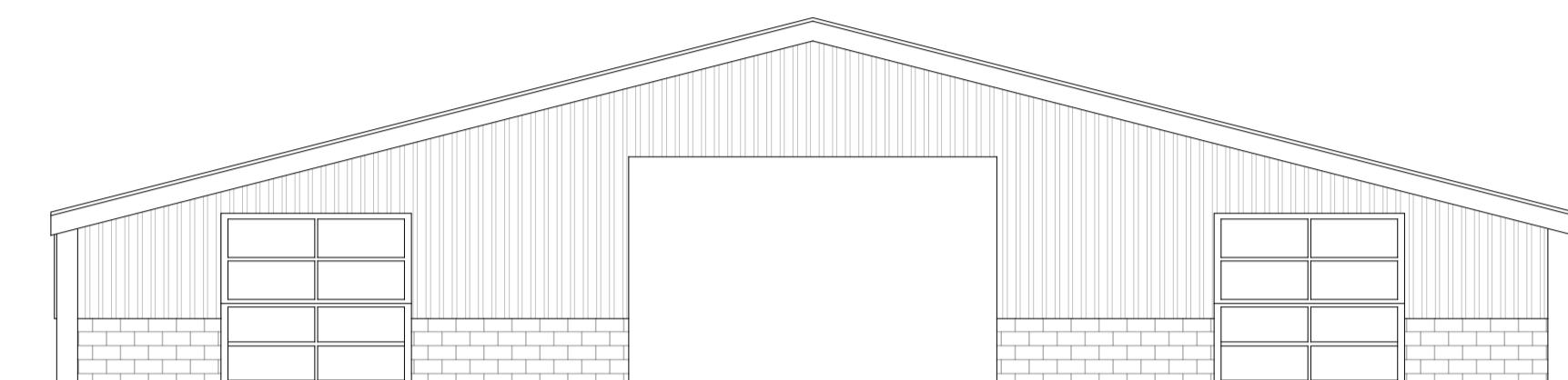
All dimensions must be checked on site prior to commencement of works



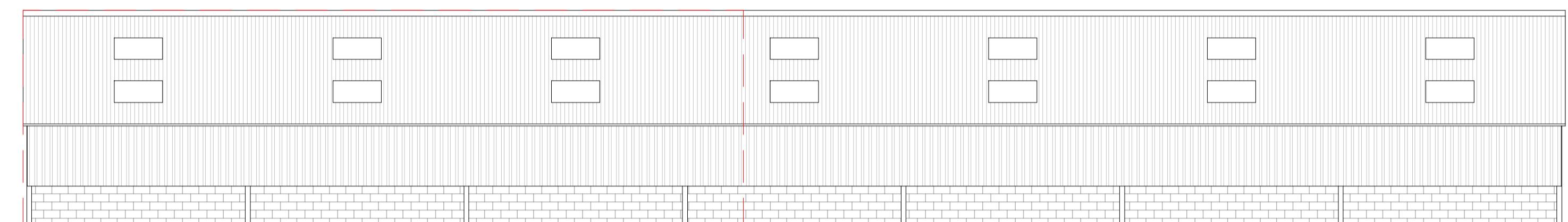
South Elevation
1:100



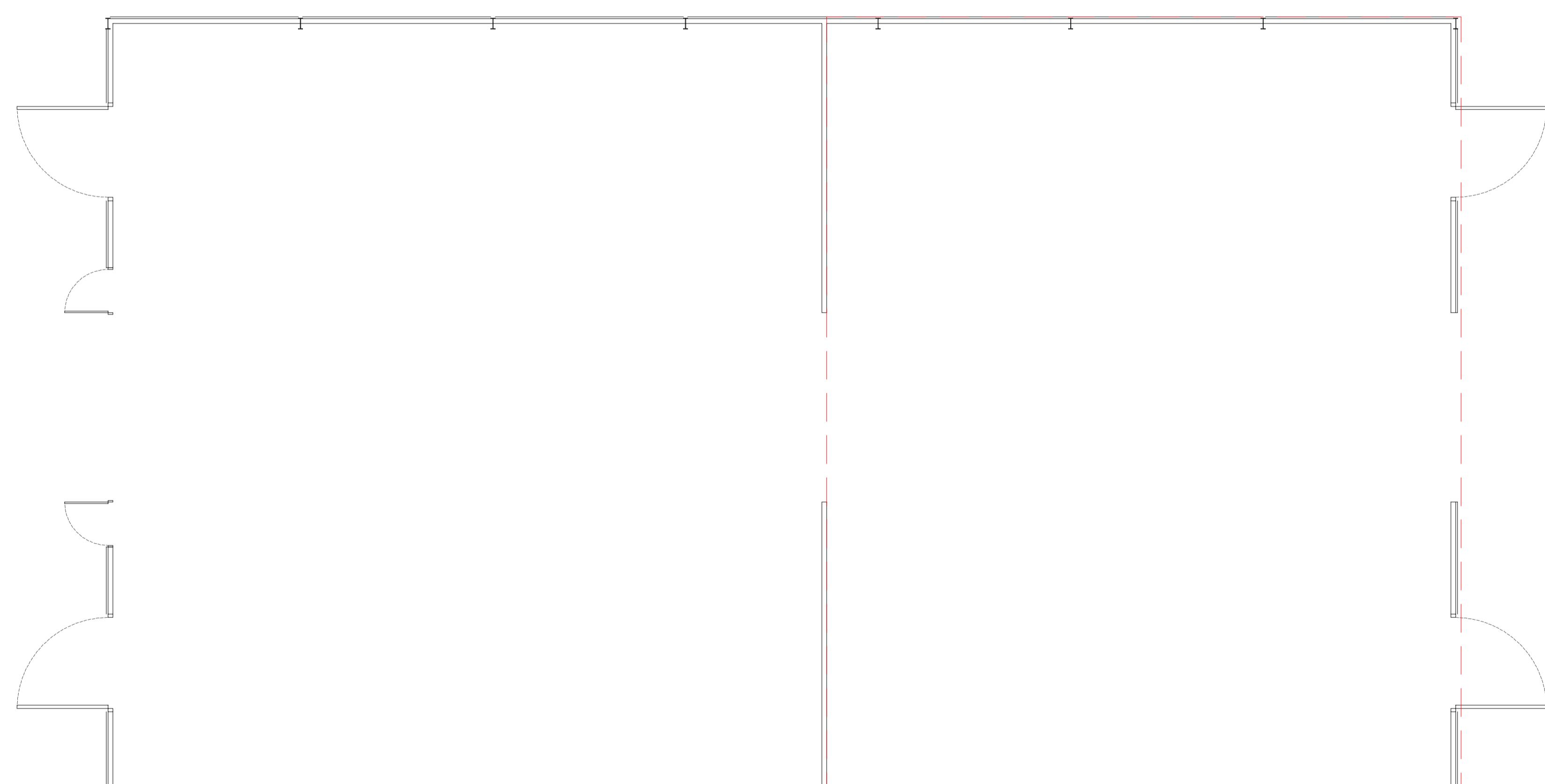
East Elevation
1:100



North Elevation
1:100



West Elevation
1:100



Ground Floor Plan
1:100



Block Plan - Existing
1:200

Legend
Area to be demolished prior to occupation

Client
Mr & Mrs Holt

Job
Crays Barn Farm
Crays Lane
Gosse Green
Pulborough
RH20 2GU

Drawing
Existing:

Plans, Elevations, Block Plan

Scale @ A1
1:100 & 1:200

Date
19.06.2017

Drawn
MD

Job No.
170619.2

Rev. No.
1

Drawing No.
001

Status

For Comment

Im Ø 1:
50
100
200
500
1250

tel: 01243 501 102
email: enquiries@manorwood.co.uk
web: www.manorwood.co.uk



Studio 5, Chilgrove Business Centre
Chilgrove, Nr Chichester
West Sussex
PO18 9HU

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All dimensions must be checked on site prior to commencement of works



North Elevation
1:100



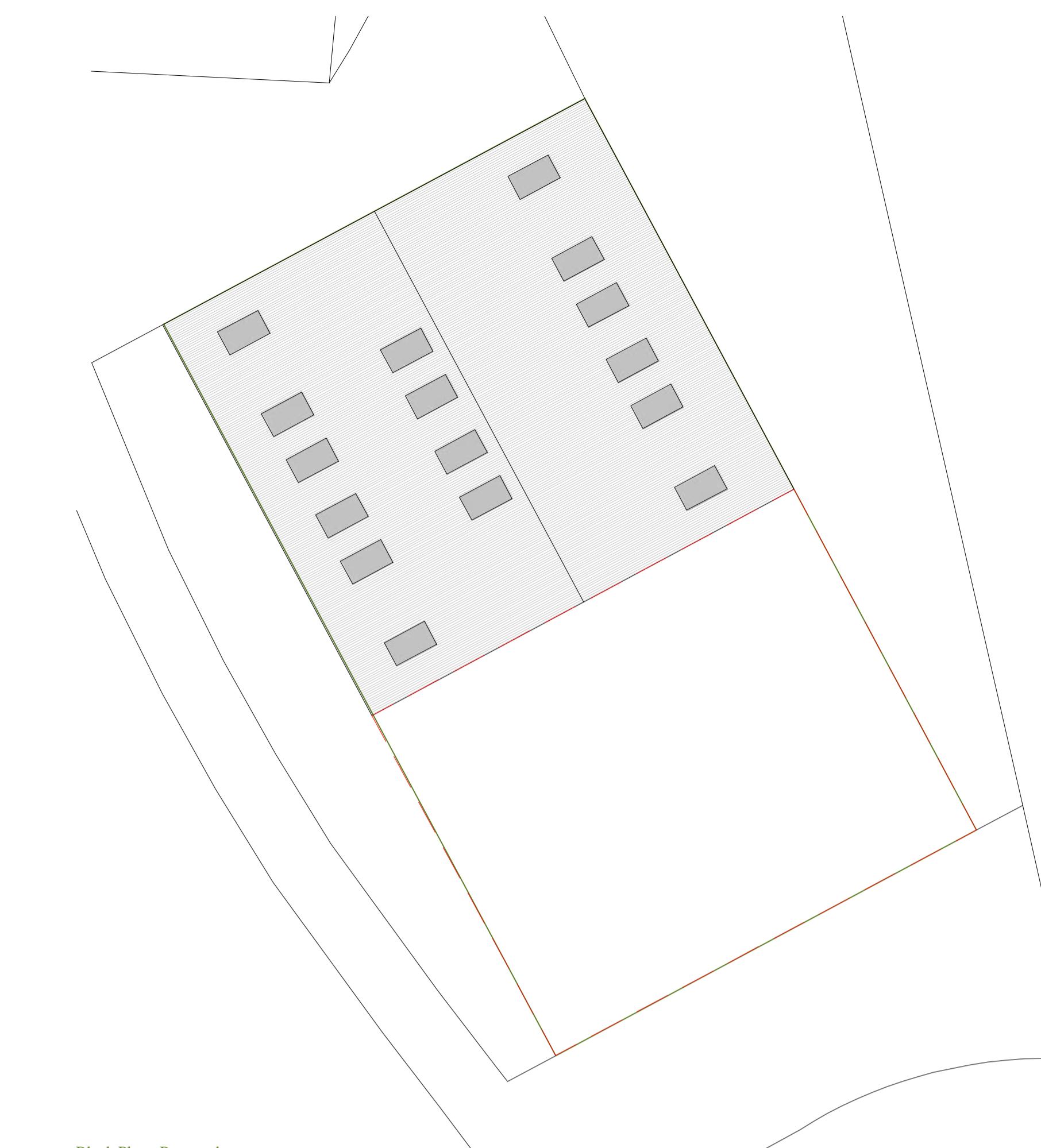
South Elevation
1:100



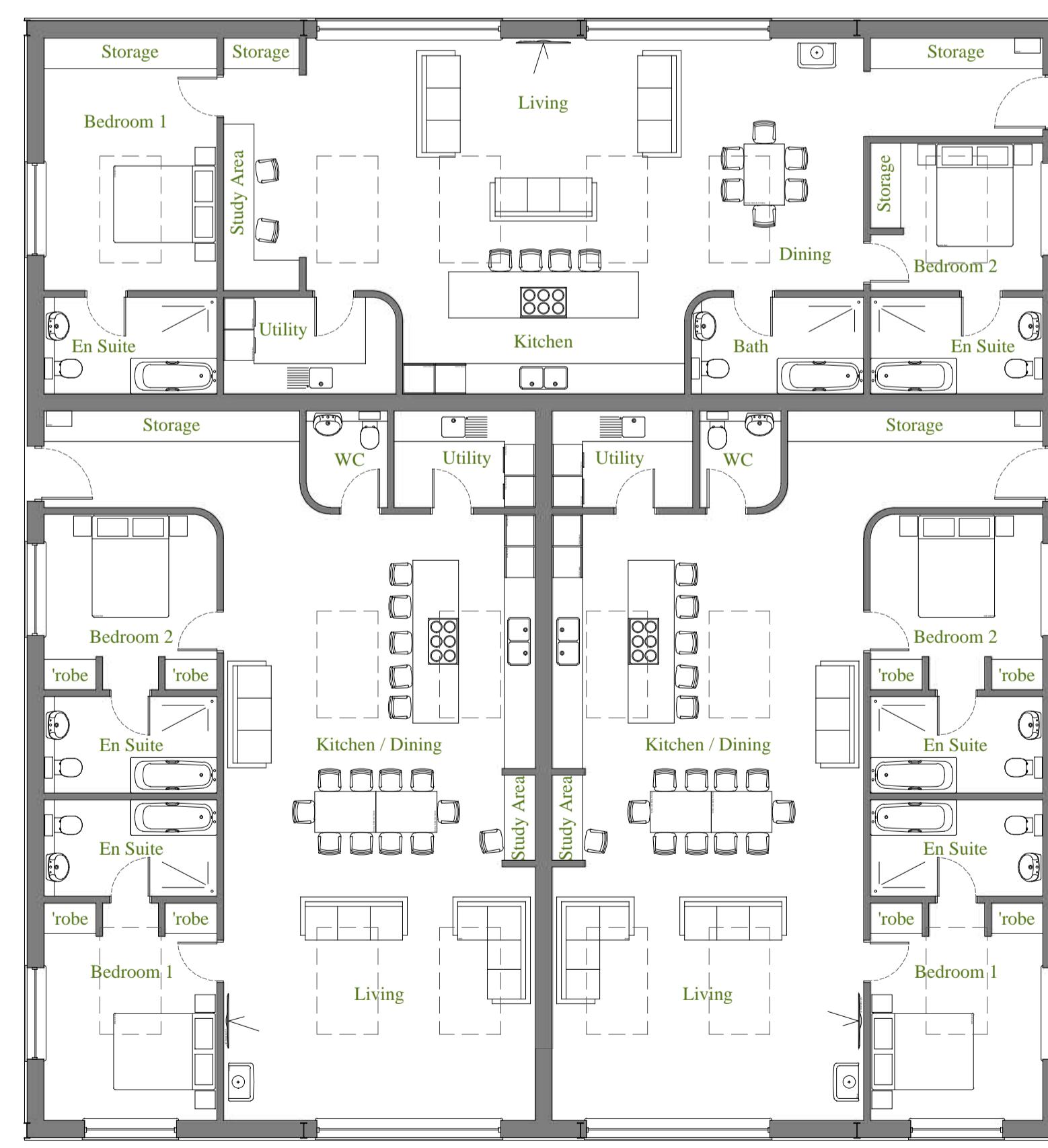
West Elevation
1:100



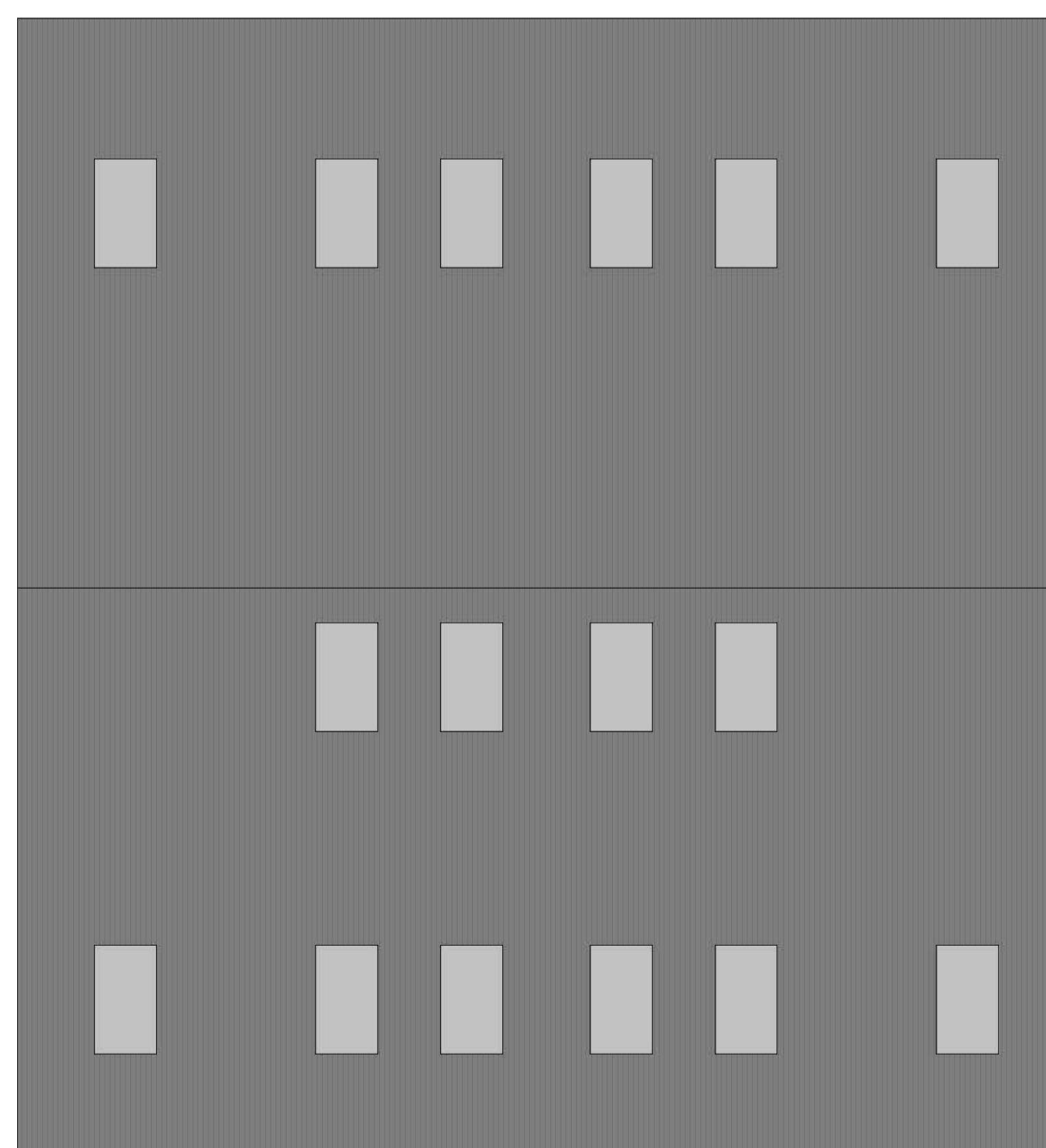
East Elevation
1:100



Block Plan - Proposed
1:200

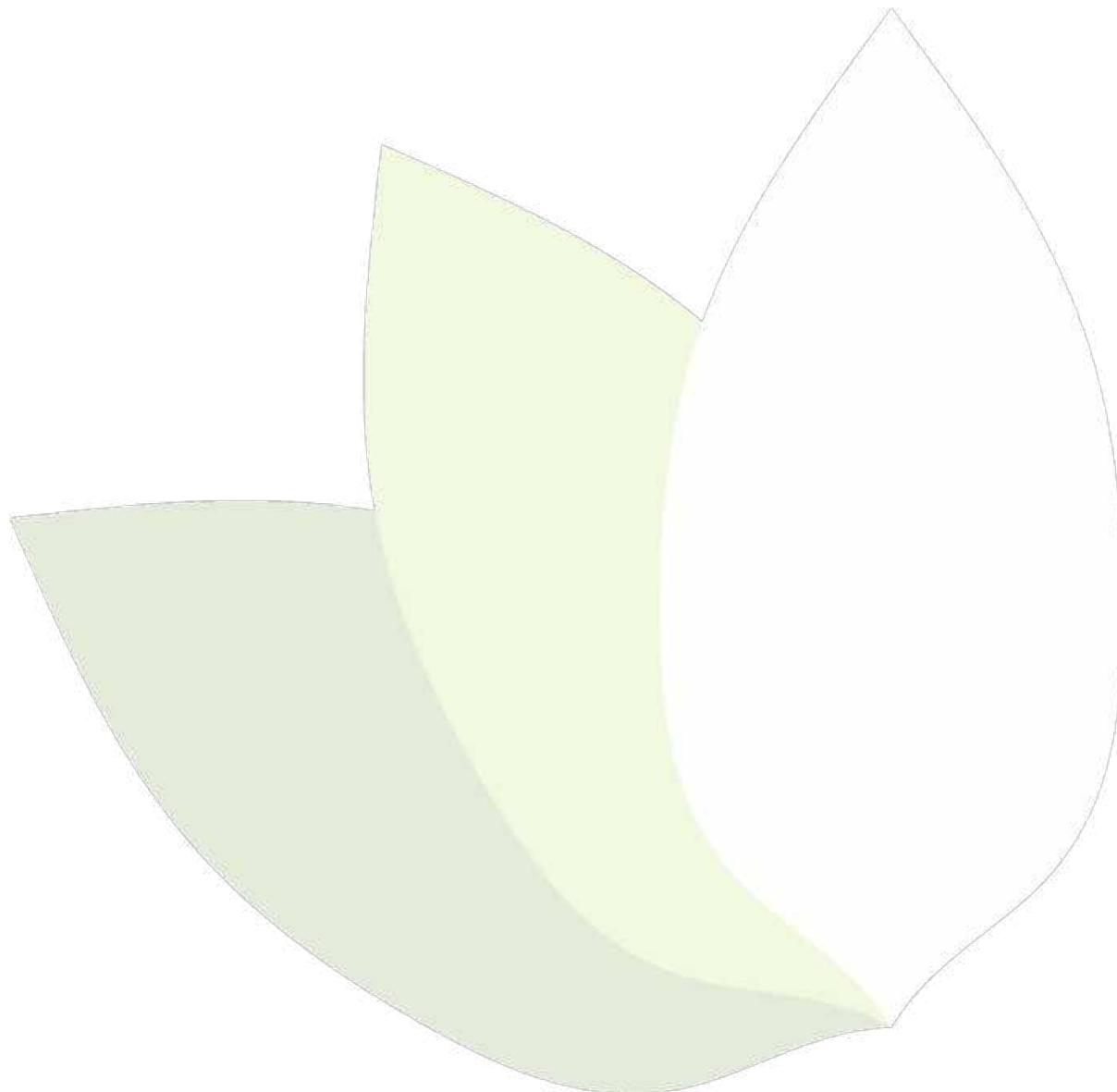


Ground Floor Plan
1:100



Legend
Area to be demolished prior to occupation
Client
Mr & Mrs Holt
Job
Crays Barn Farm
Crays Lane
Gosse Green
Pulborough
RH20 2GU
Drawing
Proposed:
Plans, Elevations, Block Plan
Scale @ A1
1:100 & 1:200
Date
19.06.2017
Drawn
MD
Job No.
170619.2
Rev. No.
1
Drawing No.
002
Status
For Comment

APPENDIX B: Groundsure Enviro + Geo Insight



LAND SOUTH OF CRAYS FARM, CRAYS LANE, THAKEHAM, RH20 2LR

Order Details

Date: 27/04/2021
Your ref: YEX2150a
Our Ref: GS-7797011
Client: YourEnvironment

Site Details

Location: 511348 118046
Area: 0.08 ha
Authority: [Horsham District Council](#)

**Summary of findings**p. 2 **Aerial image**

p. 8

OS MasterMap site planp.13 groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	<u>Historical industrial land uses</u>	0	0	0	2	-
15	1.2	Historical tanks	0	0	0	0	-
15	1.3	Historical energy features	0	0	0	0	-
15	1.4	Historical petrol stations	0	0	0	0	-
16	1.5	Historical garages	0	0	0	0	-
16	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
17	2.1	<u>Historical industrial land uses</u>	0	0	0	2	-
18	2.2	Historical tanks	0	0	0	0	-
18	2.3	Historical energy features	0	0	0	0	-
18	2.4	Historical petrol stations	0	0	0	0	-
18	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
19	3.1	Active or recent landfill	0	0	0	0	-
19	3.2	Historical landfill (BGS records)	0	0	0	0	-
19	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
19	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
19	3.5	Historical waste sites	0	0	0	0	-
20	3.6	Licensed waste sites	0	0	0	0	-
20	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
21	4.1	Recent industrial land uses	0	0	0	-	-
21	4.2	Current or recent petrol stations	0	0	0	0	-
22	4.3	Electricity cables	0	0	0	0	-
22	4.4	Gas pipelines	0	0	0	0	-
22	4.5	Sites determined as Contaminated Land	0	0	0	0	-



22	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
22	4.7	Regulated explosive sites	0	0	0	0	-
23	4.8	Hazardous substance storage/usage	0	0	0	0	-
23	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
23	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
23	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
23	4.12	Radioactive Substance Authorisations	0	0	0	0	-
24	4.13	Licensed Discharges to controlled waters	0	0	1	1	-
24	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
24	4.15	Pollutant release to public sewer	0	0	0	0	-
25	4.16	List 1 Dangerous Substances	0	0	0	0	-
25	4.17	List 2 Dangerous Substances	0	0	0	0	-
25	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
25	4.19	Pollution inventory substances	0	0	0	0	-
25	4.20	Pollution inventory waste transfers	0	0	0	0	-
26	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
27	5.1	Superficial aquifer			Identified (within 500m)		
28	5.2	Bedrock aquifer			Identified (within 500m)		
29	5.3	Groundwater vulnerability			Identified (within 50m)		
30	5.4	Groundwater vulnerability- soluble rock risk			None (within 0m)		
30	5.5	Groundwater vulnerability- local information			None (within 0m)		
31	5.6	Groundwater abstractions	0	0	0	0	5
33	5.7	Surface water abstractions	0	0	0	0	0
33	5.8	Potable abstractions	0	0	0	0	0
33	5.9	Source Protection Zones	0	0	0	1	-
33	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
34	6.1	Water Network (OS MasterMap)	0	0	1	-	-



<u>35</u>	<u>6.2</u>	<u>Surface water features</u>	0	0	1	-	-
<u>35</u>	<u>6.3</u>	<u>WFD Surface water body catchments</u>	1	-	-	-	-
<u>35</u>	<u>6.4</u>	<u>WFD Surface water bodies</u>	0	0	0	-	-
36	6.5	WFD Groundwater bodies	0	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
37	7.1	Risk of Flooding from Rivers and Sea (RoFRaS)	None (within 50m)				
37	7.2	Historical Flood Events	0	0	0	-	-
37	7.3	Flood Defences	0	0	0	-	-
37	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
38	7.5	Flood Storage Areas	0	0	0	-	-
39	7.6	Flood Zone 2	None (within 50m)				
39	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding	
40	8.1	Surface water flooding	Negligible (within 50m)
Page	Section	Groundwater flooding	

<u>41</u>	<u>9.1</u>	<u>Groundwater flooding</u>	Negligible (within 50m)					
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m	
42	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	
43	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0	
43	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0	
43	10.4	Special Protection Areas (SPA)	0	0	0	0	0	
43	10.5	National Nature Reserves (NNR)	0	0	0	0	0	
44	10.6	Local Nature Reserves (LNR)	0	0	0	0	0	
44	10.7	Designated Ancient Woodland	0	0	0	1	13	
45	10.8	Biosphere Reserves	0	0	0	0	0	
45	10.9	Forest Parks	0	0	0	0	0	
45	10.10	Marine Conservation Zones	0	0	0	0	0	
45	10.11	Green Belt	0	0	0	0	0	
45	10.12	Proposed Ramsar sites	0	0	0	0	0	



46	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
46	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
46	10.15	Nitrate Sensitive Areas	0	0	0	0	0
46	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
47	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
48	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
49	11.1	World Heritage Sites	0	0	0	-	-
49	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
49	11.3	National Parks	0	0	0	-	-
49	11.4	Listed Buildings	0	0	0	-	-
50	11.5	Conservation Areas	0	0	0	-	-
50	11.6	Scheduled Ancient Monuments	0	0	0	-	-
50	11.7	Registered Parks and Gardens	0	0	0	-	-

Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
51	12.1	<u>Agricultural Land Classification</u>	Grade 3 (within 250m)				
52	12.2	Open Access Land	0	0	0	-	-
52	12.3	<u>Tree Felling Licences</u>	0	0	1	-	-
52	12.4	Environmental Stewardship Schemes	0	0	0	-	-
53	12.5	Countryside Stewardship Schemes	0	0	0	-	-

Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
54	13.1	<u>Priority Habitat Inventory</u>	0	1	3	-	-
55	13.2	Habitat Networks	0	0	0	-	-
55	13.3	Open Mosaic Habitat	0	0	0	-	-
55	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
56	14.1	<u>10k Availability</u>	Identified (within 500m)				
57	14.2	Artificial and made ground (10k)	0	0	0	0	-
58	14.3	<u>Superficial geology (10k)</u>	0	0	1	0	-



59	14.4	Landslip (10k)	0	0	0	0	-
60	14.5	<u>Bedrock geology (10k)</u>	1	0	0	2	-
61	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
62	15.1	<u>50k Availability</u>	Identified (within 500m)				
63	15.2	Artificial and made ground (50k)	0	0	0	0	-
63	15.3	Artificial ground permeability (50k)	0	0	-	-	-
64	15.4	<u>Superficial geology (50k)</u>	0	0	1	0	-
65	15.5	Superficial permeability (50k)	None (within 50m)				
65	15.6	Landslip (50k)	0	0	0	0	-
65	15.7	Landslip permeability (50k)	None (within 50m)				
66	15.8	<u>Bedrock geology (50k)</u>	1	0	0	2	-
67	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
67	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
68	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence					
69	17.1	<u>Shrink swell clays</u>	Low (within 50m)				
70	17.2	<u>Running sands</u>	Negligible (within 50m)				
71	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
72	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
73	17.5	<u>Landslides</u>	Very low (within 50m)				
74	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
75	18.1	Natural cavities	0	0	0	0	-
76	18.2	<u>BritPits</u>	0	0	0	2	-
76	18.3	Surface ground workings	0	0	0	-	-
76	18.4	Underground workings	0	0	0	0	0
77	18.5	<u>Historical Mineral Planning Areas</u>	0	0	0	1	-



<u>77</u>	<u>18.6</u>	<u>Non-coal mining</u>	1	0	0	1	1
78	18.7	Mining cavities	0	0	0	0	0
78	18.8	JPB mining areas	None (within 0m)				
78	18.9	Coal mining	None (within 0m)				
78	18.10	Brine areas	None (within 0m)				
78	18.11	Gypsum areas	None (within 0m)				
79	18.12	Tin mining	None (within 0m)				
79	18.13	Clay mining	None (within 0m)				

Page	Section	Radon					
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<u>80</u>	<u>19.1</u>	<u>Radon</u>	Less than 1% (within 0m)				
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Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
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<u>81</u>	<u>20.1</u>	<u>BGS Estimated Background Soil Chemistry</u>	1	1	-	-	-
81	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
81	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
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82	21.1	Underground railways (London)	0	0	0	-	-
82	21.2	Underground railways (Non-London)	0	0	0	-	-
82	21.3	Railway tunnels	0	0	0	-	-
82	21.4	Historical railway and tunnel features	0	0	0	-	-
82	21.5	Royal Mail tunnels	0	0	0	-	-
83	21.6	Historical railways	0	0	0	-	-
83	21.7	Railways	0	0	0	-	-
83	21.8	Crossrail 1	0	0	0	0	-
83	21.9	Crossrail 2	0	0	0	0	-
83	21.10	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 26/06/2018

Site Area: 0.08ha



Contact us with any questions at:
info@groundsure.com
08444 159 000

Date: 27 April 2021

Recent site history - 2015 aerial photograph



Capture Date: 30/06/2015

Site Area: 0.08ha



Contact us with any questions at:
info@groundsure.com
08444 159 000

Date: 27 April 2021

Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.08ha



Contact us with any questions at:
info@groundsure.com
08444 159 000

Date: 27 April 2021

Recent site history - 2009 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved.

Capture Date: 22/08/2009

Site Area: 0.08ha



Contact us with any questions at:
info@groundsure.com
08444 159 000

Date: 27 April 2021

Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

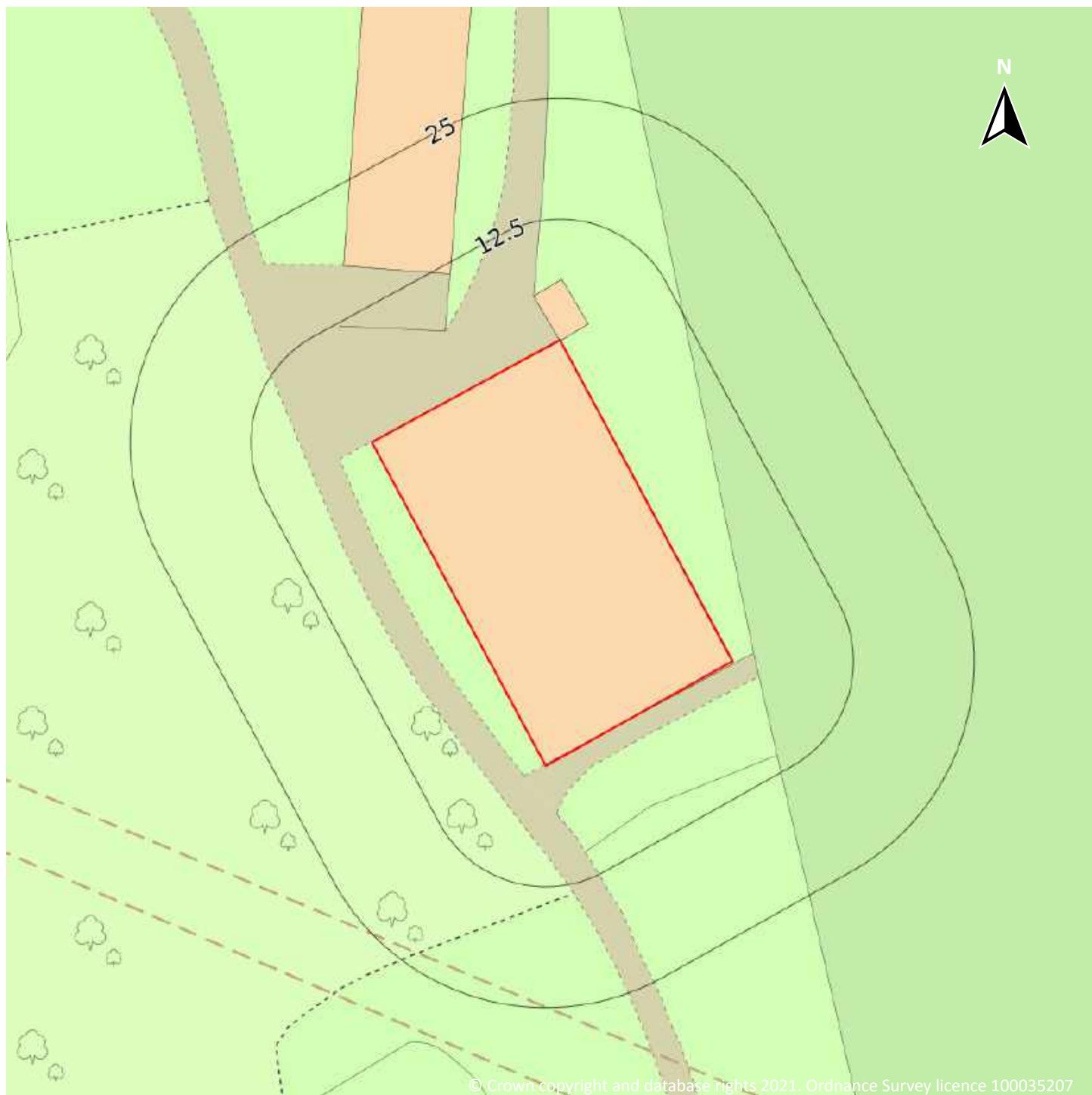
Site Area: 0.08ha



Contact us with any questions at:
info@groundsure.com
08444 159 000

Date: 27 April 2021

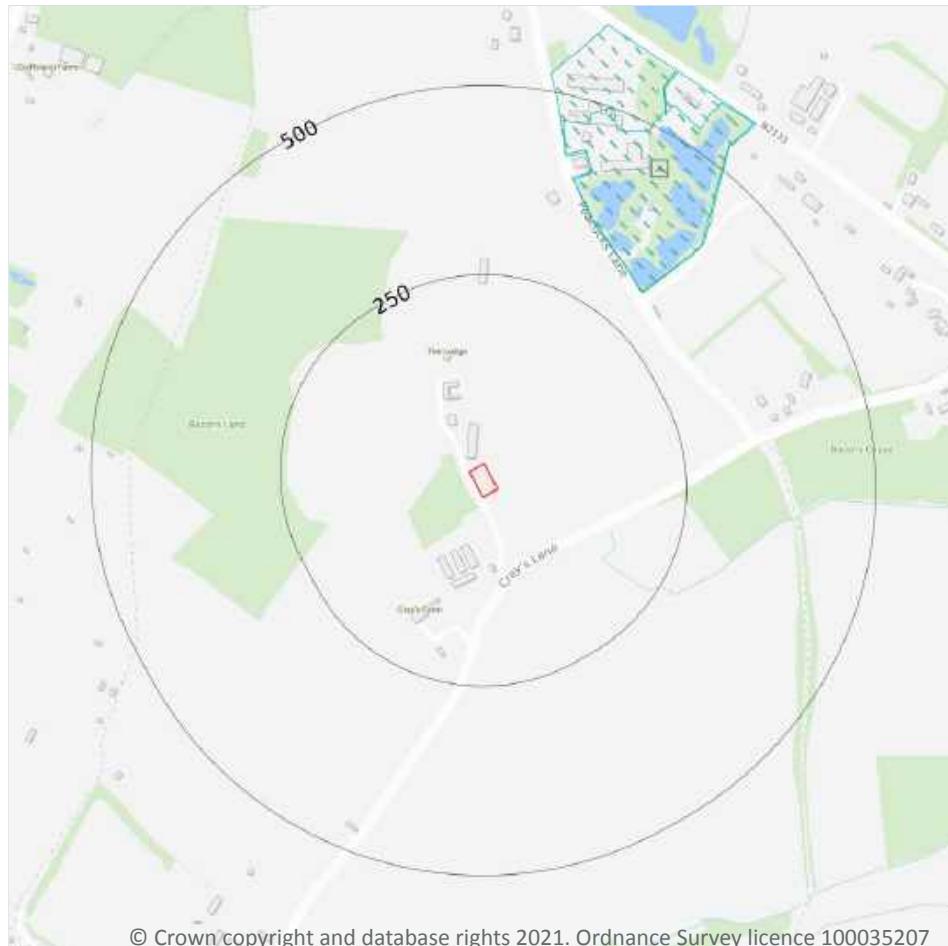
OS MasterMap site plan



Site Area: 0.08ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
-  Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m	2
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'.	2

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 14](#)

ID	Location	Land use	Dates present	Group ID
A	308m NE	Brick Works	1946	2147592



ID	Location	Land use	Dates present	Group ID
A	309m NE	Unspecified Disused Works	1980	2142906

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

0

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 ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

0

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 ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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 ungrouped 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

0

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 ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

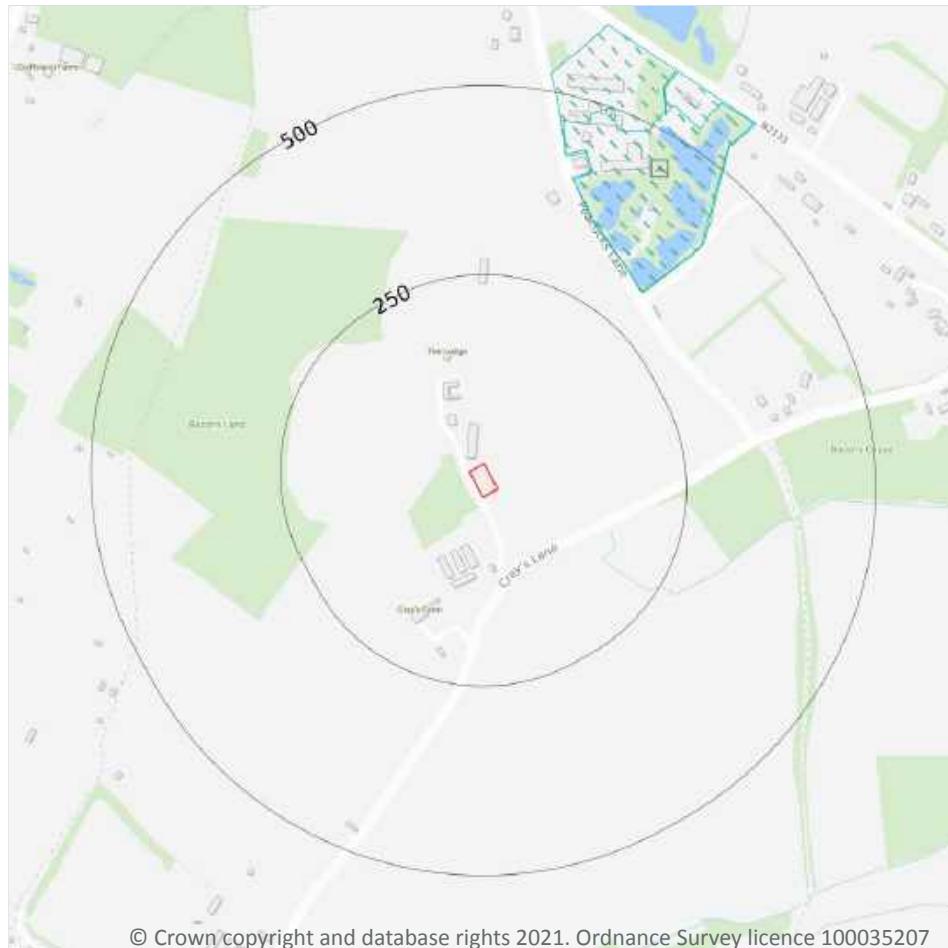
0

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

2.1 Historical industrial land uses

Records within 500m 2

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 17](#)

ID	Location	Land Use	Date	Group ID
A	308m NE	Brick Works	1946	2147592
A	309m NE	Unspecified Disused Works	1980	2142906

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m**0**

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m**0**

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'.

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**0**

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'.

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**0**

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.

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

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**0**

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.

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

2

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

Features are displayed on the Current industrial land use map on [page 21](#)

ID	Location	Address	Details	
1	104m S	COMMERCIAL PREMISES AT CRAYS COURT, CRAYS LANE	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: P12224 Permit Version: 1 Receiving Water: UNNAMED TRIB. RIVER ADUR	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 02/02/2005 Effective Date: 02/02/2005 Revocation Date: -
2	406m E	CROSSWAYS, CRAYS LANE, THAKEHAM, PULBOROUGH WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P06020 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 19/12/1995 Effective Date: 19/12/1995 Revocation Date: 31/03/1997

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**0**

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

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

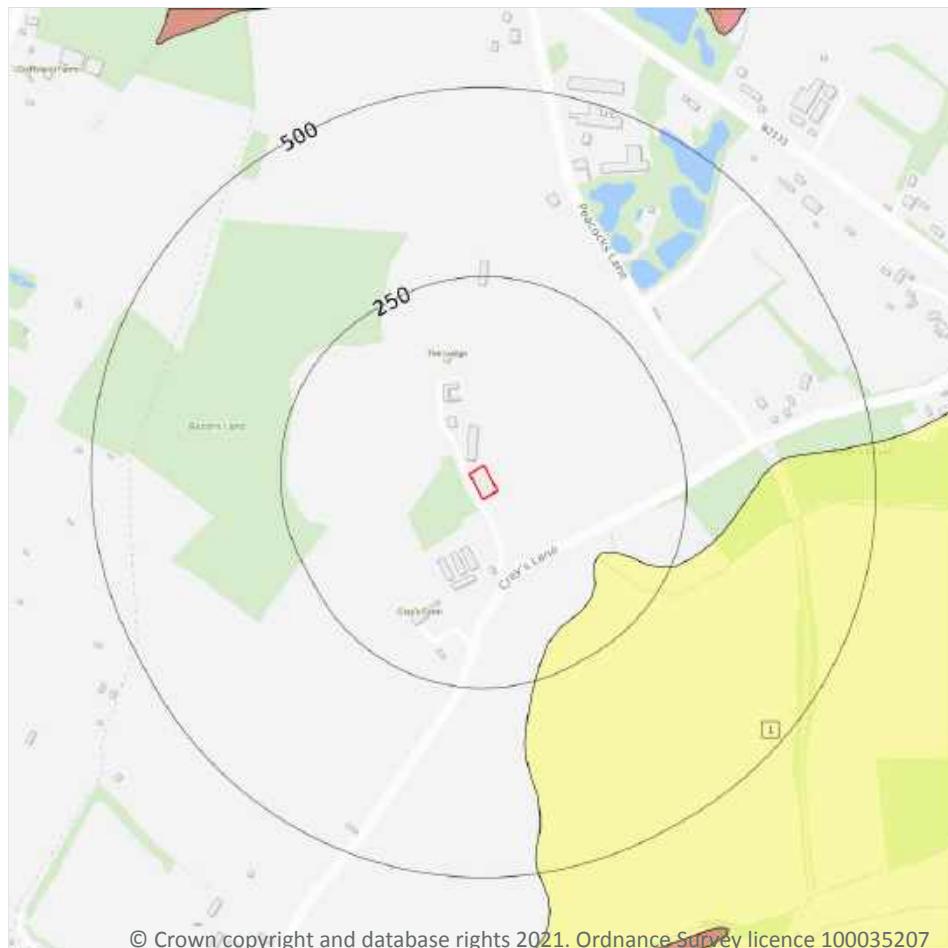
0

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

1

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 27](#)

ID	Location	Designation	Description
1	158m SE	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

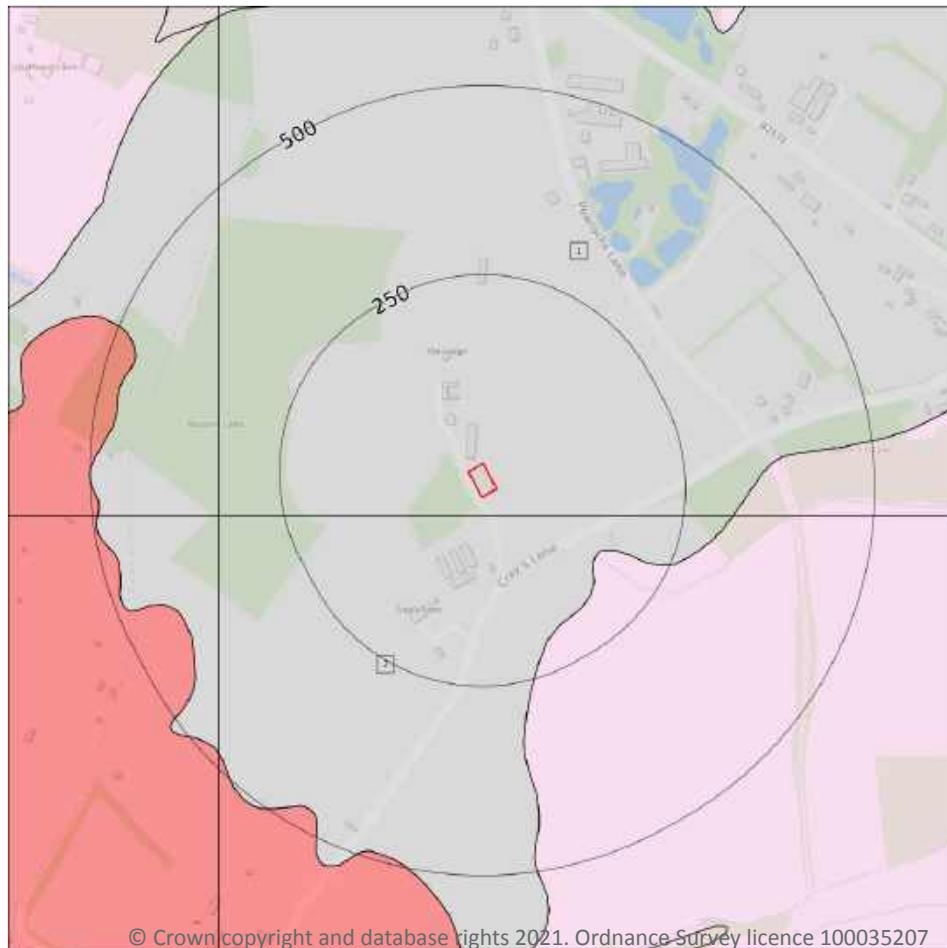
5.2 Bedrock aquifer

Records within 500m				2
ID	Location	Designation	Description	
1	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow	
2	424m SW	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	

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

2

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 29**



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
2	24m S	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive 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
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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

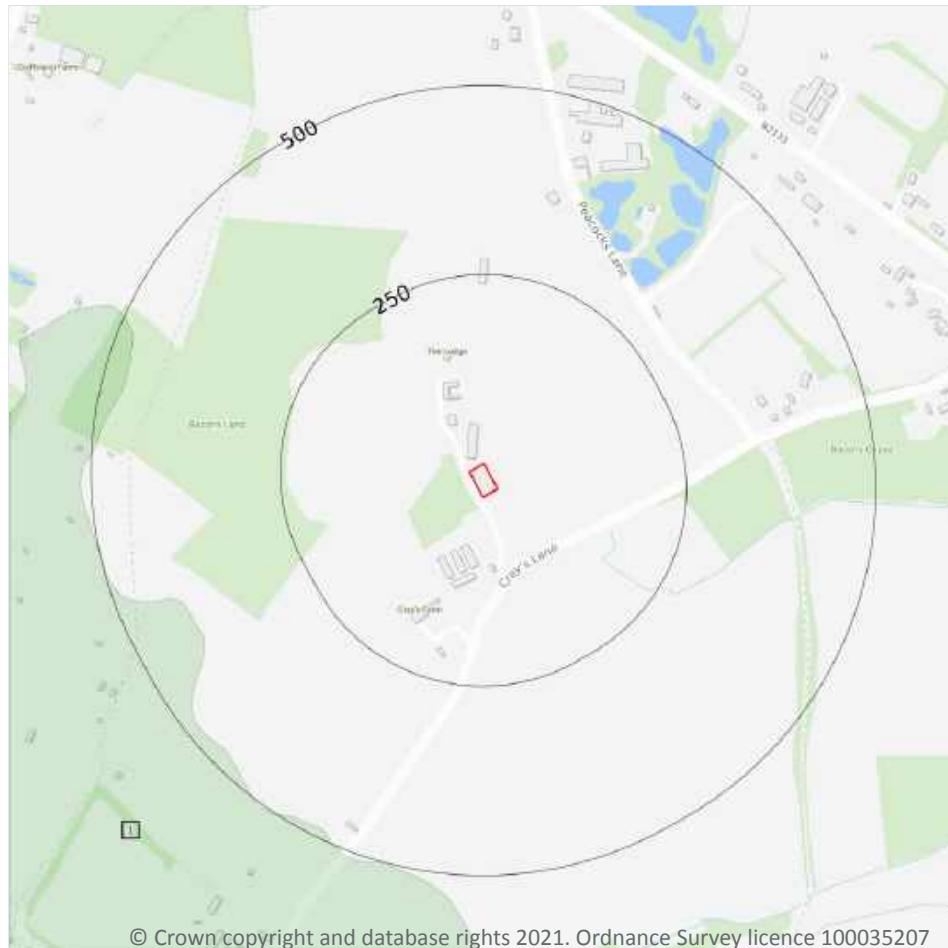
Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through 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



5.6 Groundwater abstractions

Records within 2000m

5

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 31**



ID	Location	Details	
-	1342m SW	Status: Active Licence No: 25/097/R01 Details: Horticultural Watering Direct Source: Southern Region Groundwater Point: BOREHOLE AT STORRINGTON ROAD, THAKEHAM Data Type: Point Name: Thakeham Mushrooms Limited Easting: 510260 Northing: 117237	Annual Volume (m ³): 88,650 Max Daily Volume (m ³): 330 Original Application No: - Original Start Date: 04/05/2016 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 19/07/2017 Version End Date: -
-	1380m SW	Status: Historical Licence No: 10/41/415302 Details: Horticultural Watering Direct Source: Southern Region Groundwater Point: CHESSWOOD NURSERIES POINT 1 Data Type: Point Name: Heveco Mushrooms Ltd Easting: 510350 Northing: 117070	Annual Volume (m ³): 88650 Max Daily Volume (m ³): 330 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 01/04/2001 Version End Date: -
-	1578m SW	Status: Historical Licence No: 10/41/415302 Details: Horticultural Watering Direct Source: Southern Region Groundwater Point: CHESSWOOD NURSERIES POINT 2 Data Type: Point Name: Heveco Mushrooms Ltd Easting: 510210 Northing: 116930	Annual Volume (m ³): 88650 Max Daily Volume (m ³): 330 Original Application No: - Original Start Date: - Expiry Date: - Issue No: 101 Version Start Date: 01/04/2001 Version End Date: -
-	1578m SW	Status: Historical Licence No: 25/097 Details: Horticultural Watering Direct Source: Southern Region Groundwater Point: CHESSWOOD NURSERIES POINT B Data Type: Point Name: Thakeham Mushrooms Limited Easting: 510210 Northing: 116930	Annual Volume (m ³): 88650 Max Daily Volume (m ³): 330 Original Application No: - Original Start Date: 06/10/2008 Expiry Date: 31/03/2016 Issue No: 2 Version Start Date: 06/06/2013 Version End Date: -
-	1600m SW	Status: Historical Licence No: 25/097/R01 Details: Horticultural Watering Direct Source: Southern Region Groundwater Point: CHESSWOOD NURSERIES POINT B Data Type: Point Name: Thakeham Mushrooms Limited Easting: 510179 Northing: 116931	Annual Volume (m ³): 88650 Max Daily Volume (m ³): 330 Original Application No: - Original Start Date: 04/05/2016 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 04/05/2016 Version End Date: -

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



5.7 Surface water abstractions

Records within 2000m

0

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.

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

1

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 31**

ID	Location	Type	Description
1	412m SW	3	Total catchment

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

1

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 34**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	159m 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

1

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 34](#)

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 34](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River WB catchment	Adur (Hammer pond)	GB107041012190	Upper Adur	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 34](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	904m NE	River	Adur (Hammer pond)	GB107041012190	Moderate	Good	Moderate	2016



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

6.5 WFD Groundwater bodies

Records on site

0

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.

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



7 River and coastal flooding

7.1 Risk of Flooding from Rivers and Sea (RoFRaS)

Records within 50m**0**

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition; 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).

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

7.2 Historical Flood Events

Records within 250m**0**

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.

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

8.1 Surface water flooding

Highest risk on site	Negligible
Highest risk within 50m	Negligible

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.

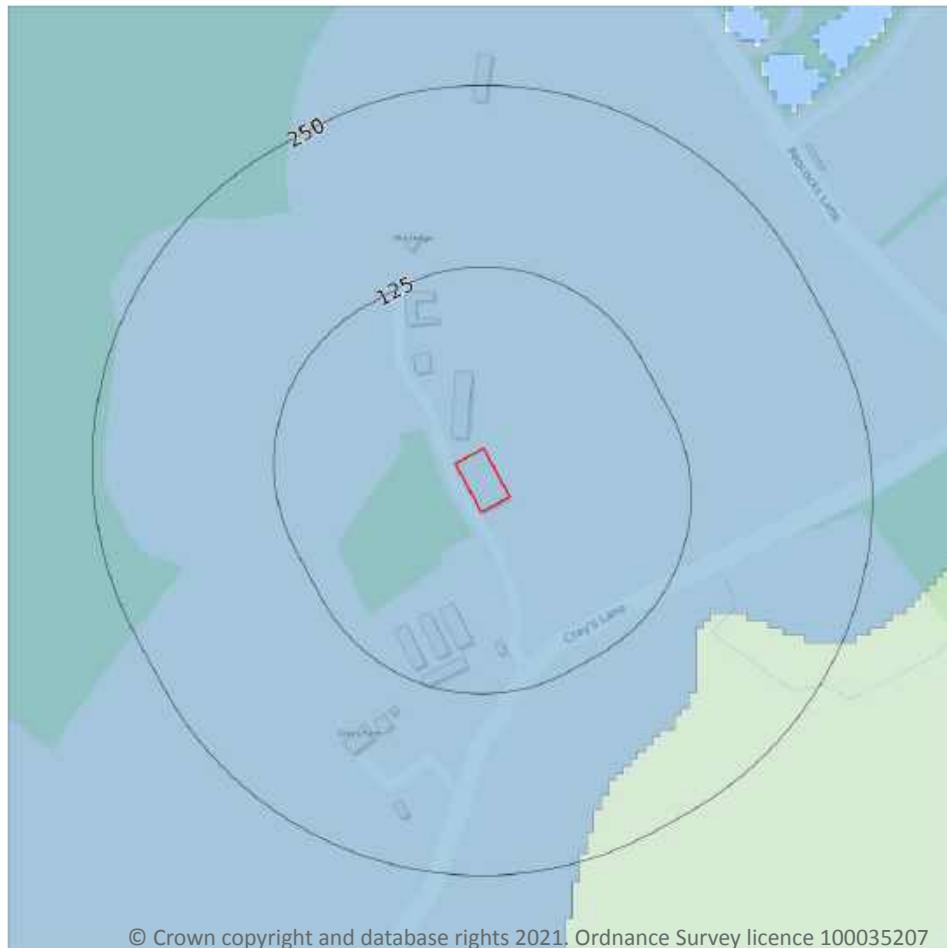
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
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	Negligible
Highest risk within 50m	Negligible

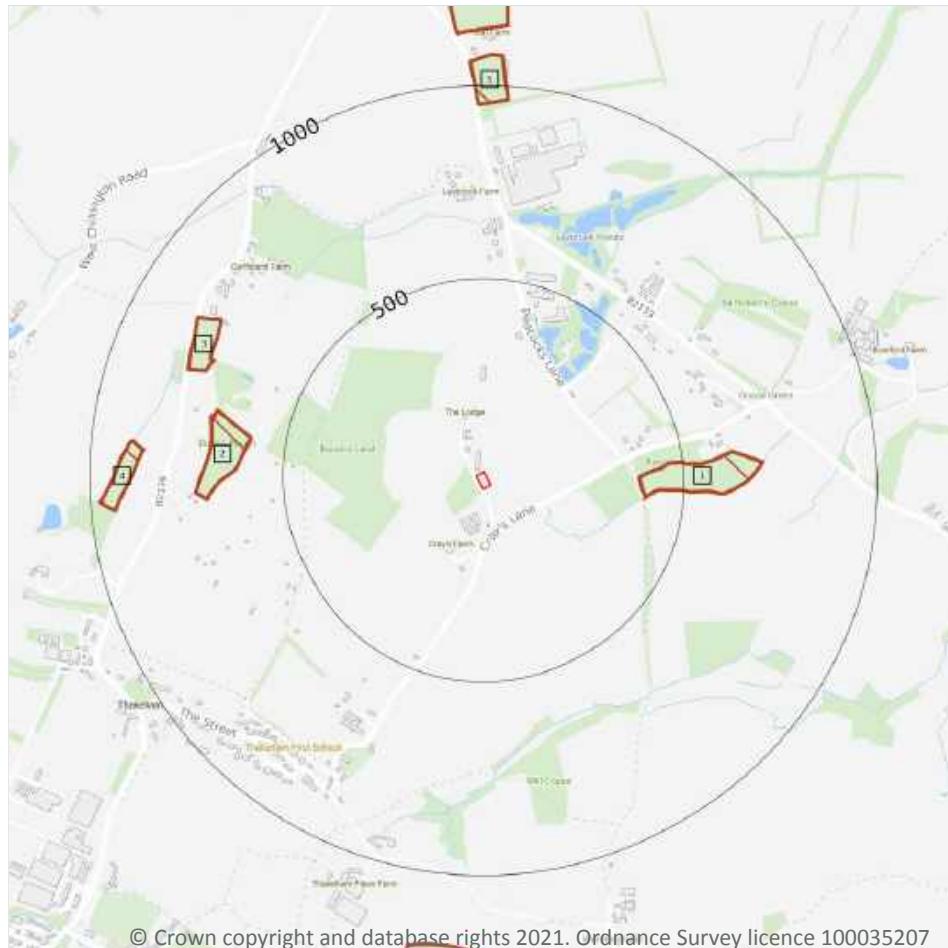
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks 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 41**

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

14

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 42**

ID	Location	Name	Woodland Type
1	385m E	Unknown	Ancient & Semi-Natural Woodland
2	591m W	Dukes Rough	Ancient & Semi-Natural Woodland
3	742m NW	Unknown	Ancient & Semi-Natural Woodland
4	864m W	Unknown	Ancient & Semi-Natural Woodland
5	951m N	Unknown	Ancient & Semi-Natural Woodland
6	1135m N	Unknown	Ancient & Semi-Natural Woodland
7	1184m S	Unknown	Ancient & Semi-Natural Woodland
-	1364m N	Unknown	Ancient & Semi-Natural Woodland
-	1423m NW	Unknown	Ancient & Semi-Natural Woodland
-	1605m NW	Unknown	Ancient & Semi-Natural Woodland
-	1799m E	Unknown	Ancient & Semi-Natural Woodland
-	1804m S	Unknown	Ancient & Semi-Natural Woodland
-	1898m NW	Unknown	Ancient & Semi-Natural Woodland
-	1957m NW	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

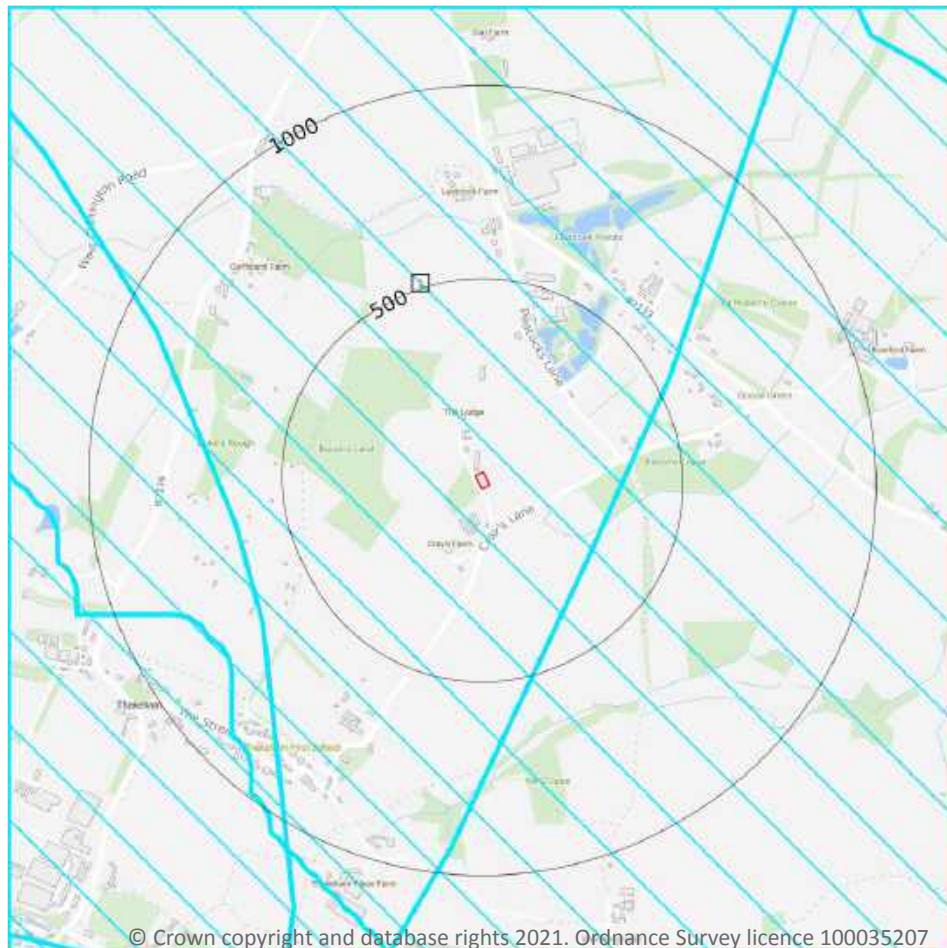
0

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.

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 47](#)



ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion

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

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**0**

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.



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

11.5 Conservation Areas

Records within 250m

0

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.

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

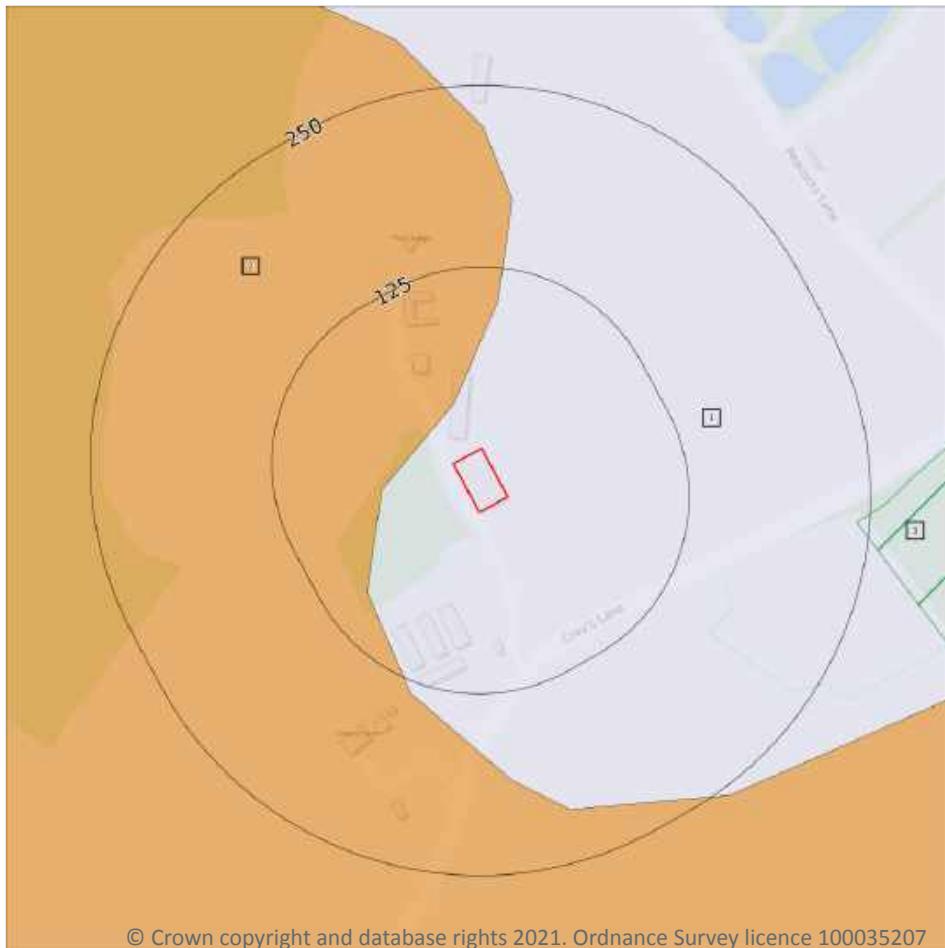
0

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
ID	Location	Classification	Description	
1	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.	



ID	Location	Classification	Description
2	26m NW	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.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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.

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

12.3 Tree Felling Licences

Records within 250m

1

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.

Features are displayed on the Agricultural designations map on [page 51](#)

ID	Location	Description	Reference	Application date
3	241m E	Selective Fell/Thin (Conditional)	019/310/97-98	31/03/2000

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



— Site Outline
 Search buffers in metres (m)

■ Priority Habitat Inventory
 □ Open Mosaic Habitat
 ▲ Limestone Pavement Orders

Habitat Networks
 □ Primary Habitat
 △ Restorable Habitat
 ▲ Associated Habitats
 □ Habitat Restoration-Creation
 △ Network Enhancement Zone 1
 ▲ Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

4

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 54](#)

ID	Location	Main Habitat	Other habitats
1	6m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	200m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	242m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	246m E	Deciduous woodland	Main habitat: DWOOD (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

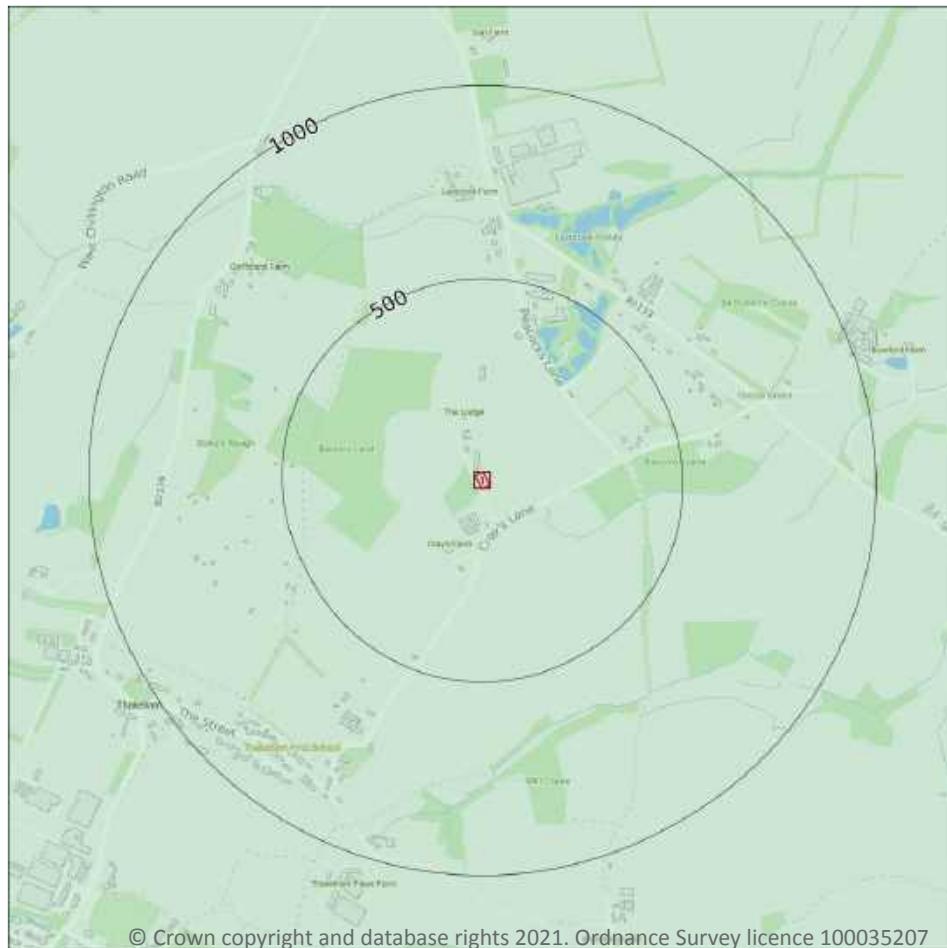
0

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 56](#)

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	TQ11NW

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

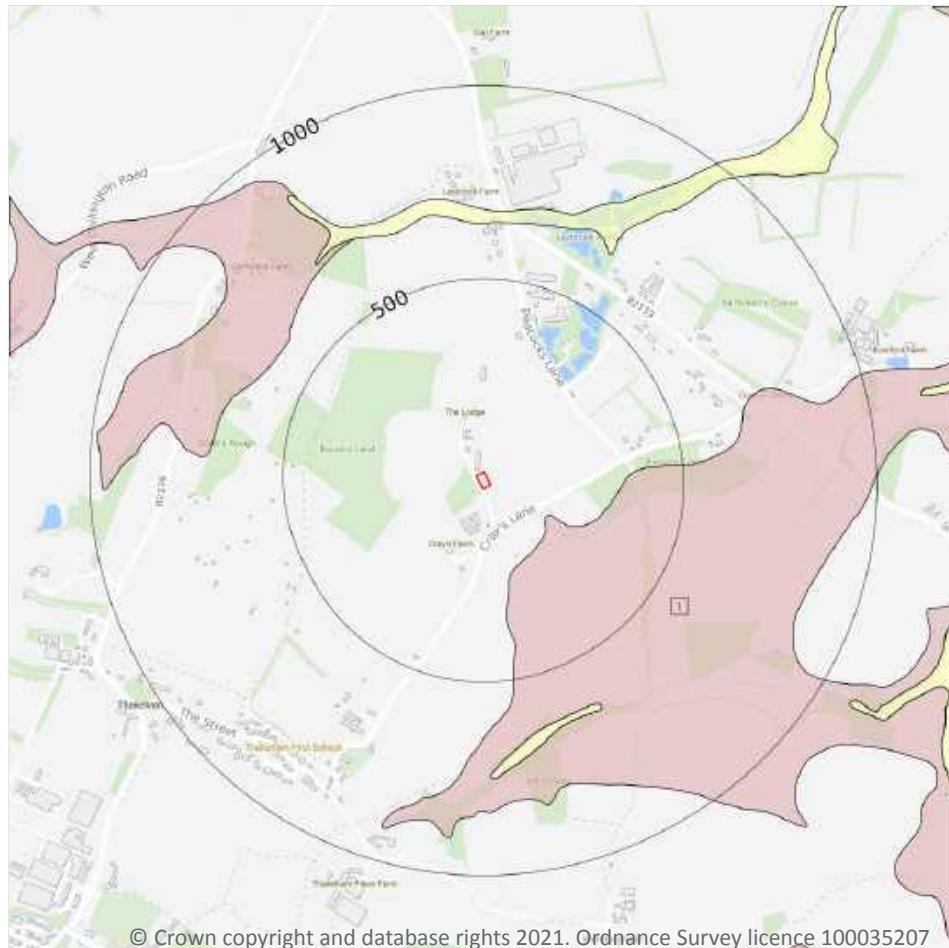
0

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



— Site Outline
 Search buffers in metres (m)

 Landslip (10k)
 Superficial geology (10k)
 Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

1

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.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 58**

ID	Location	LEX Code	Description	Rock description
1	166m SE	HEAD-XCZS	Head - Clay, Silt And Sand	Clay, Silt And Sand

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

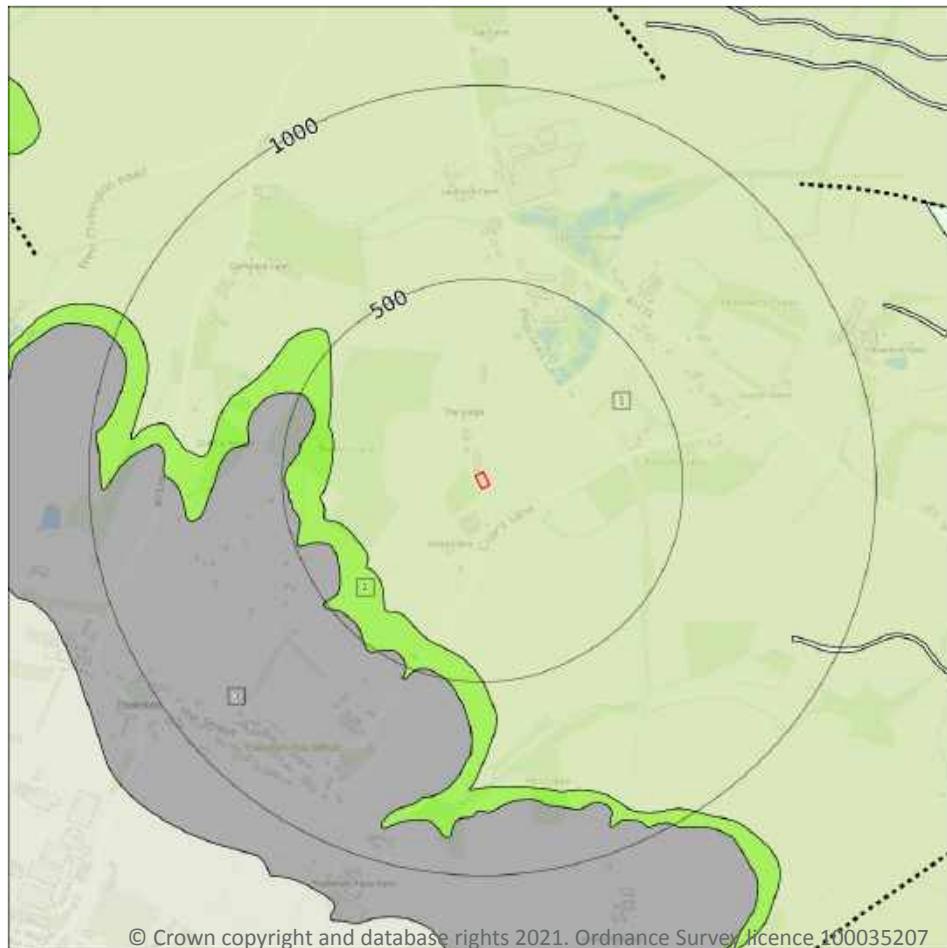
0

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



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m 3

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.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 60](#)

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
2	341m SW	AC-MDST	Atherfield Clay Formation - Mudstone	Aptian Age
3	411m SW	HY-STMD	Hythe Formation - Sandstone And Mudstone	Aptian Age

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

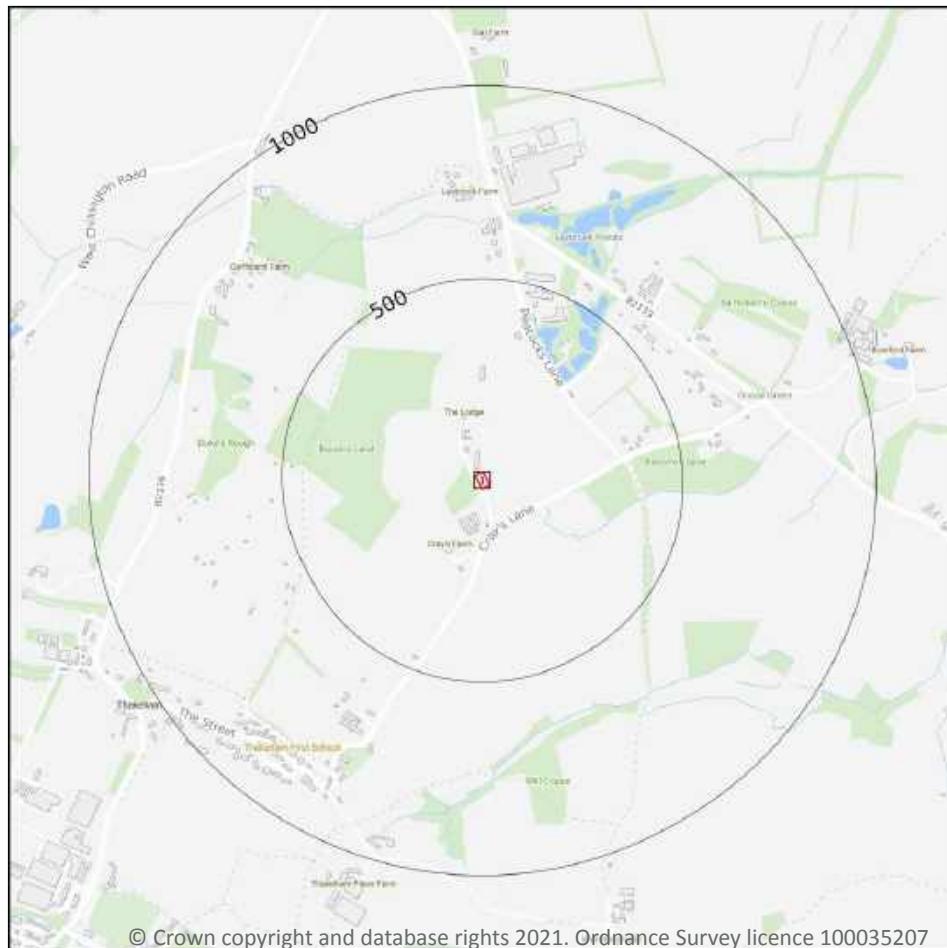
Records within 500m**0**

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 62](#)

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)

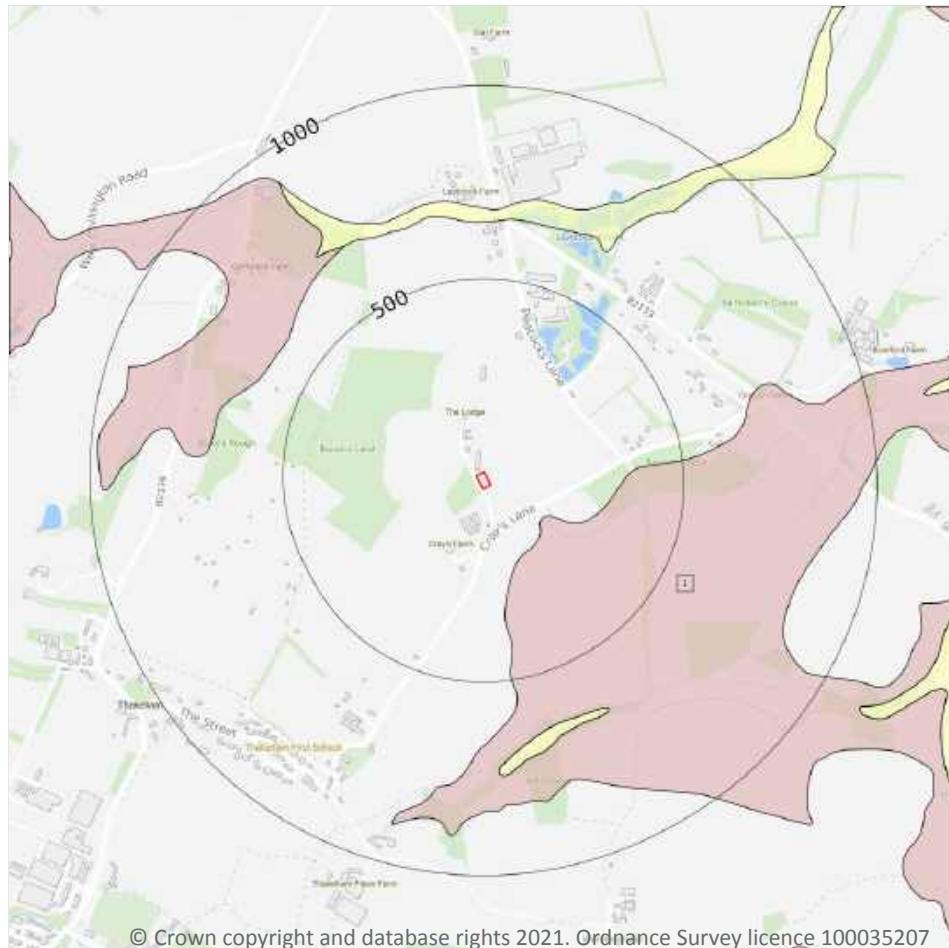
Records within 50m**0**

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

1

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 64](#)

ID	Location	LEX Code	Description	Rock description
1	158m SE	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

0

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).

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

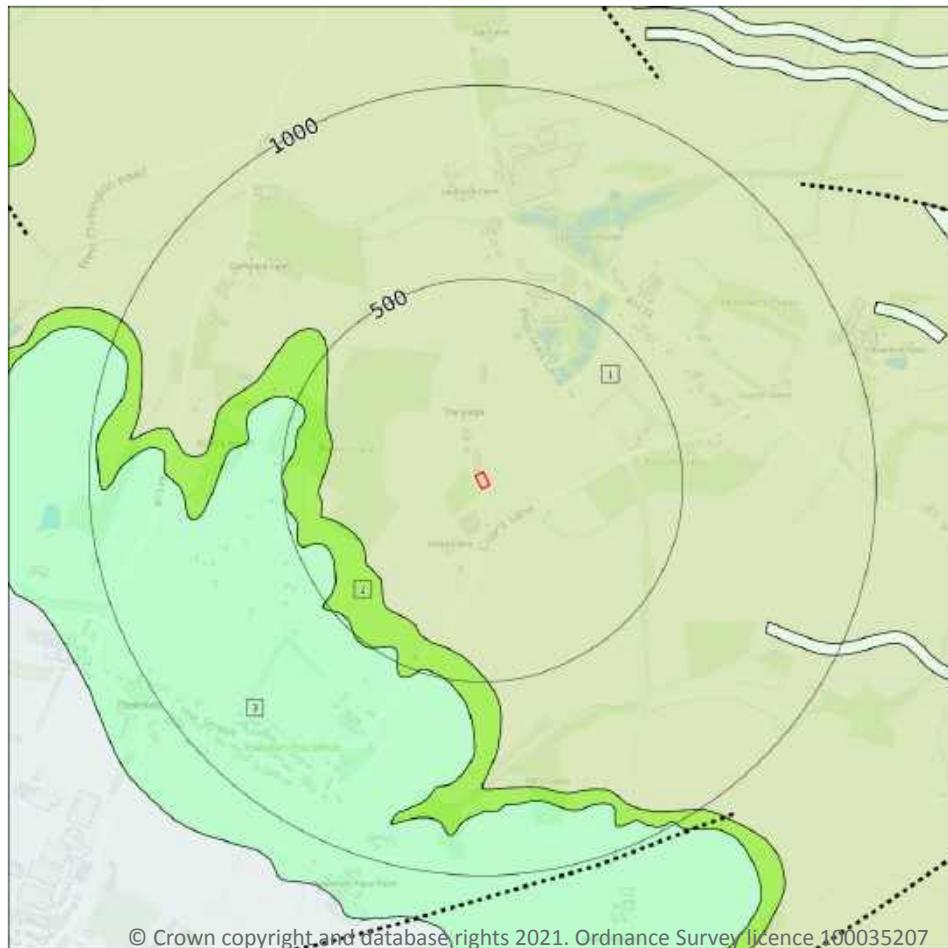
0

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 66](#)

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN
2	341m SW	AC-MDST	ATHERFIELD CLAY FORMATION - MUDSTONE	APTIAN
3	424m SW	HY-SDST	HYTHE FORMATION - SANDSTONE	APTIAN

This data is sourced from the British Geological Survey.



15.9 Bedrock 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 bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Low	Very Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

0

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.

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

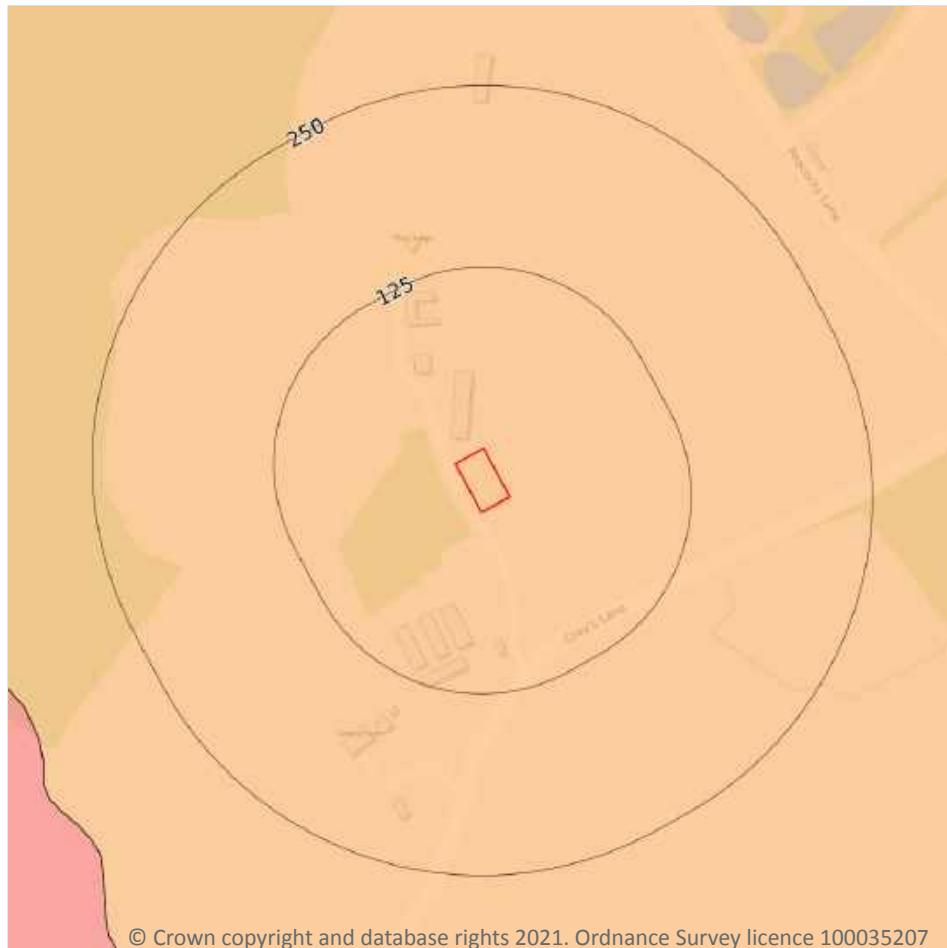
0

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.

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).

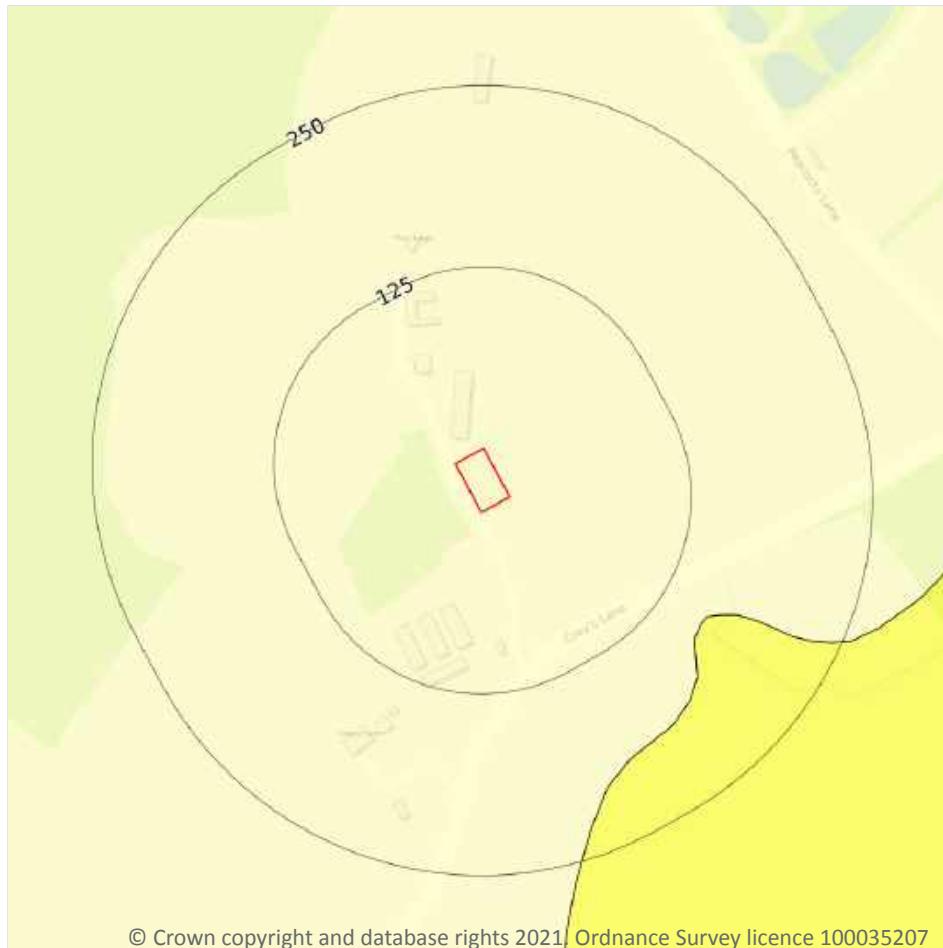
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 69](#)

Location	Hazard rating	Details
On site	Low	Ground conditions predominantly medium plasticity.

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

1

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 70](#)

Location	Hazard rating	Details
On site	Negligible	Running sand conditions are not thought to occur whatever the position of the water table. No identified constraints on lands use due to running conditions.

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 71](#)

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.

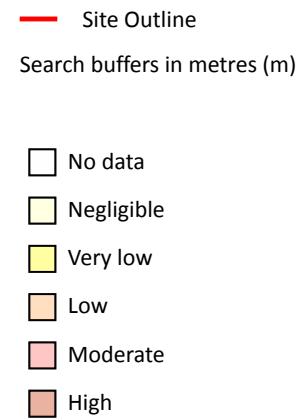
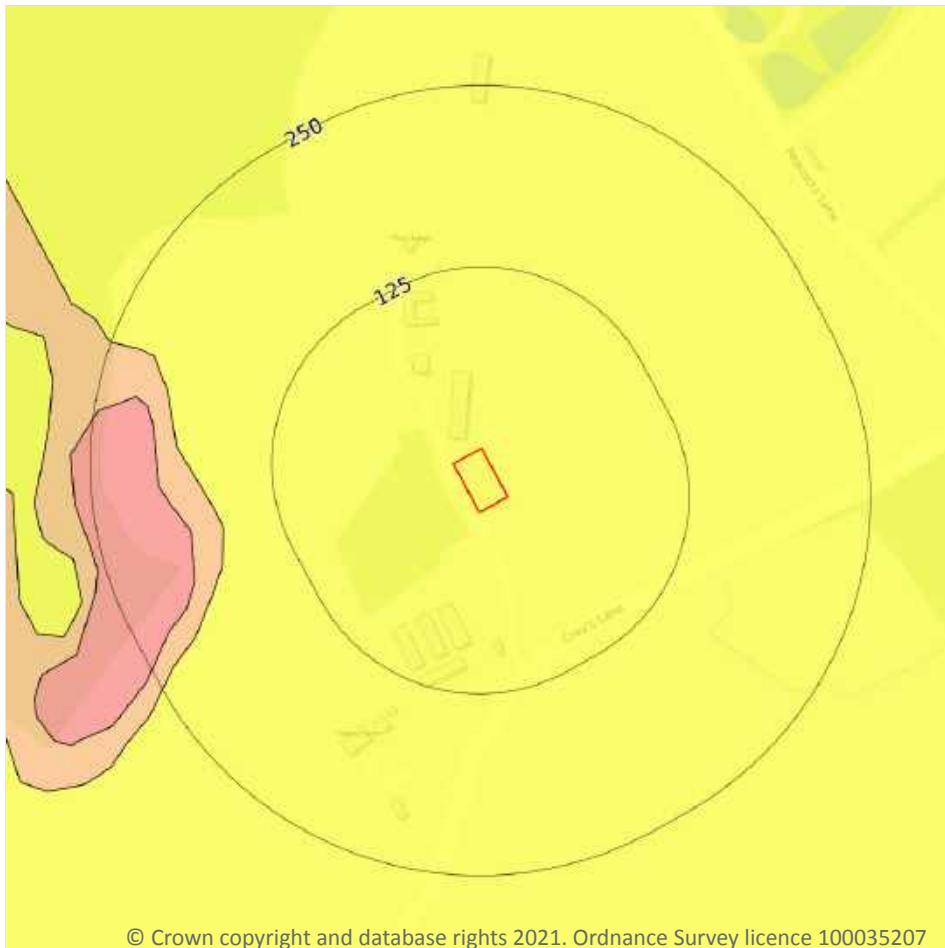
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 72**

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



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.

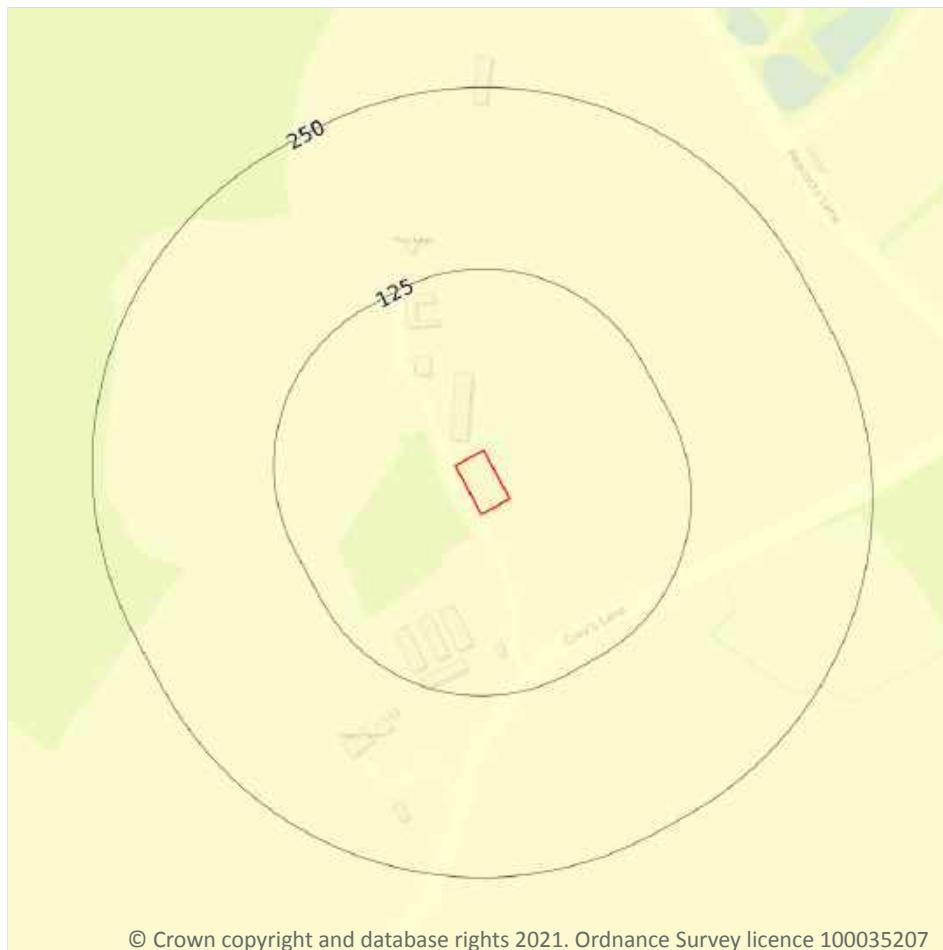
Features are displayed on the Natural ground subsidence - Landslides map on [page 73](#)

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



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.

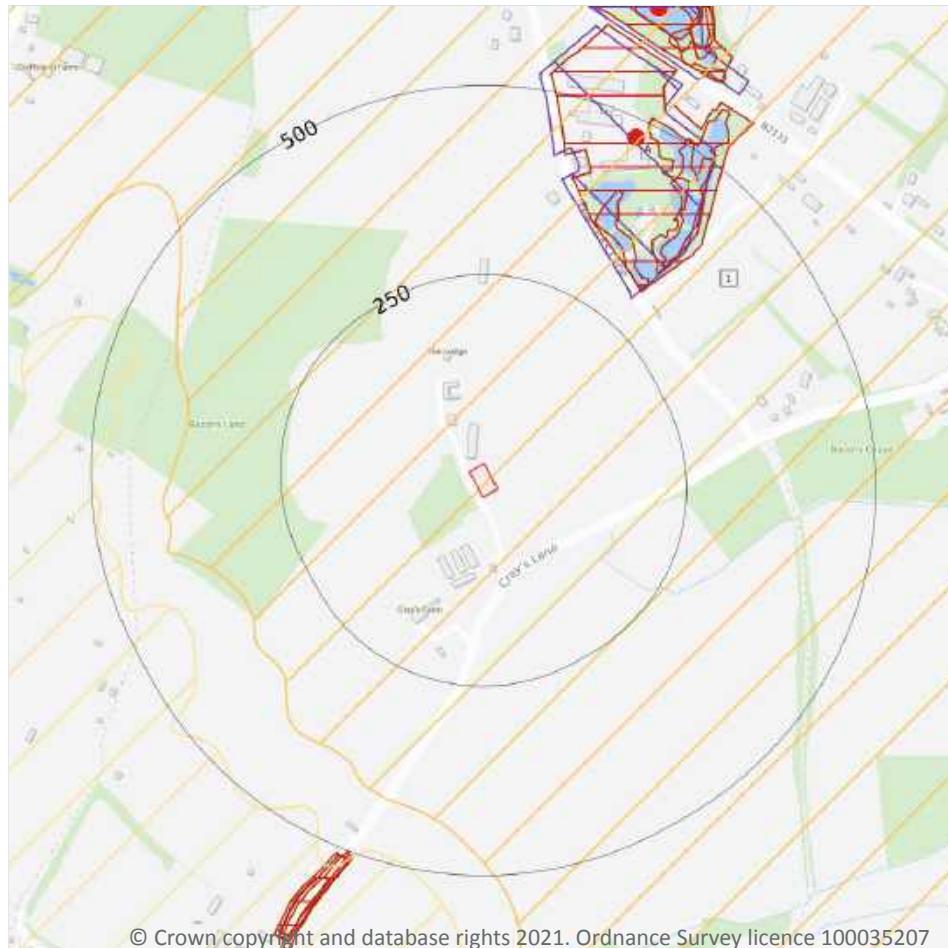
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 74](#)

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, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- 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 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.



18.2 BritPits

Records within 500m			2
ID	Location	Details	Description
A	475m NE	Name: Goose Green Brickworks Address: Thakeham, PULBOROUGH, 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
A	475m NE	Name: Goose Green Brickworks Address: Thakeham, PULBOROUGH, 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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	0
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.	

This data is sourced from Ordnance Survey/Groundsure.

18.4 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 data is sourced from Ordnance Survey/Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

1

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.

Features are displayed on the Mining, ground workings and natural cavities map on [page 75](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
A	293m NE	Peacock Lane	Sand	Surface mineral working	Valid	3/12/47

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

3

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, ground workings and natural cavities map on [page 75](#)

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Sand/Building Stone	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered
3	424m SW	Not available	Sand	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	802m SE	Not available	Iron Ore	B	Localised small scale underground mining may have occurred. Potential for difficult ground conditions are unlikely or localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.



18.7 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.

18.8 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.

18.9 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.

18.10 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.

18.11 Gypsum areas

Records on site**0**

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.



18.12 Tin mining

Records on site**0**

Generalised areas that may be affected by historical tin mining.

This data is sourced from Mining Searches UK.

18.13 Clay mining

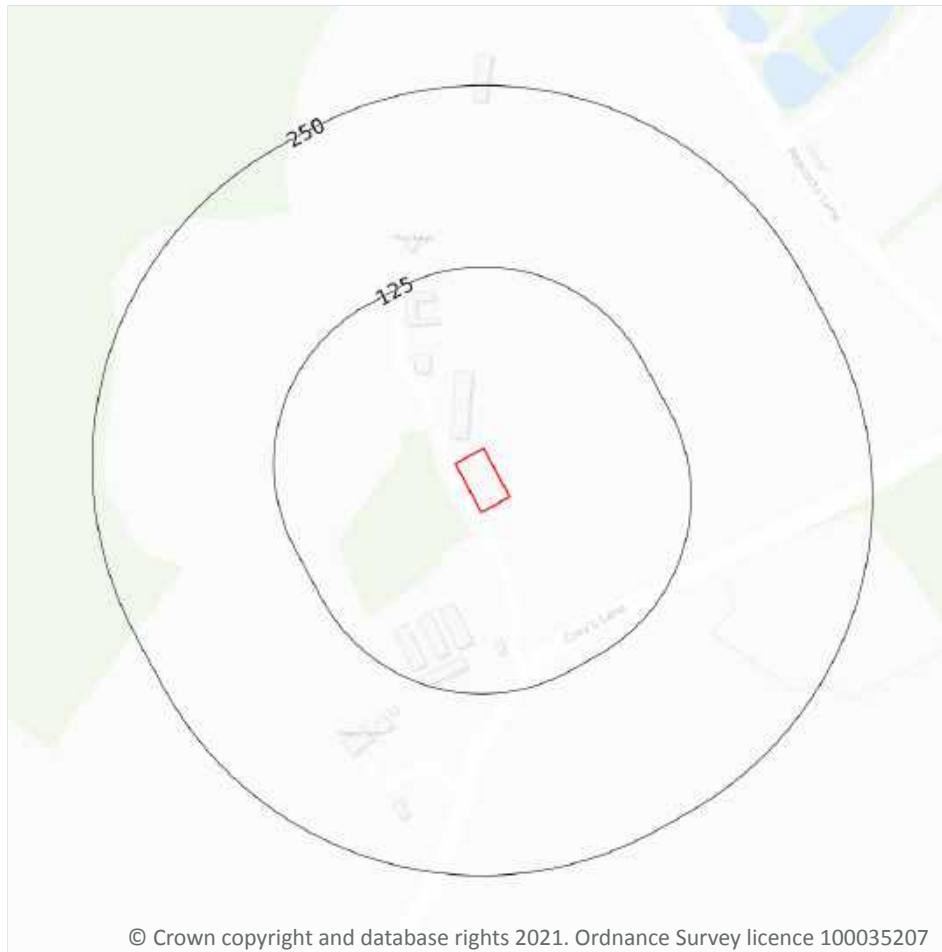
Records on site**0**

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 Radon



19.1 Radon

Records on site	1
Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.	

Features are displayed on the Radon map on [page 80](#)

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

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

2

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 km². 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 km²; 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 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
25m S	15 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.

20.2 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 km²).

This data is sourced from the British Geological Survey.

20.3 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 km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects

21.1 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.

21.2 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.

21.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 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.

21.5 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.

21.6 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.

21.7 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.

21.8 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.

21.9 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.

21.10 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

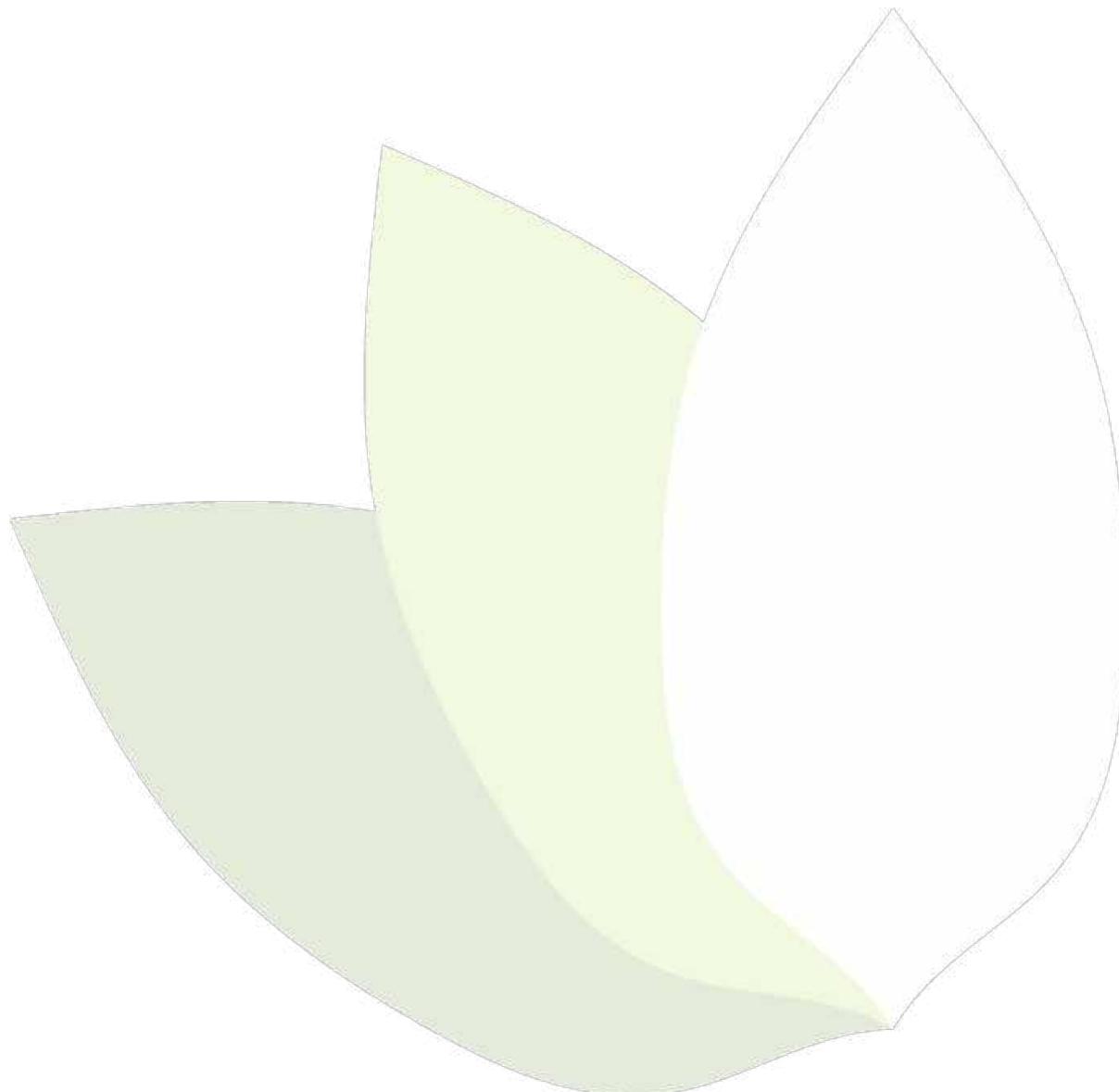
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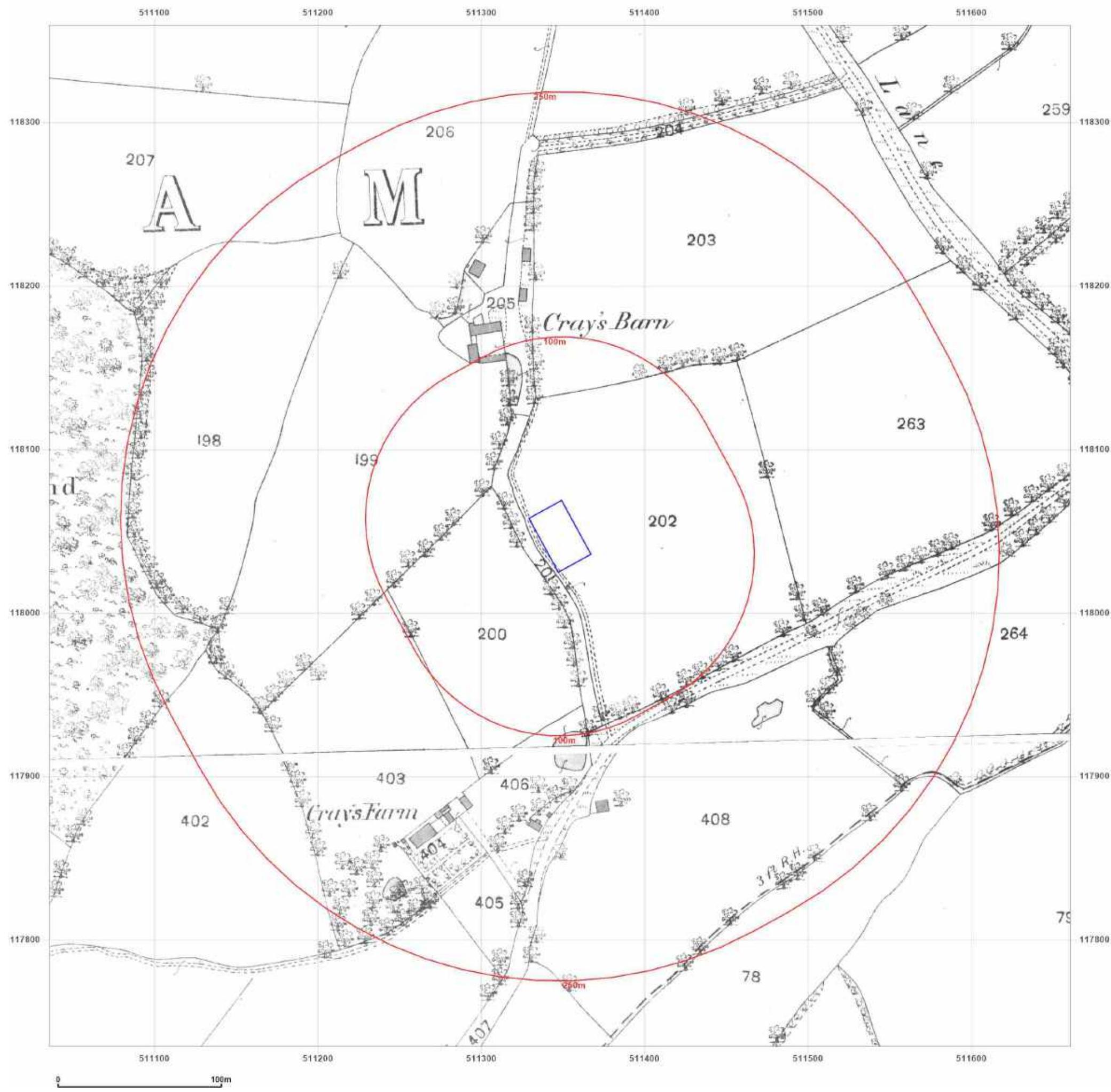
Terms and conditions

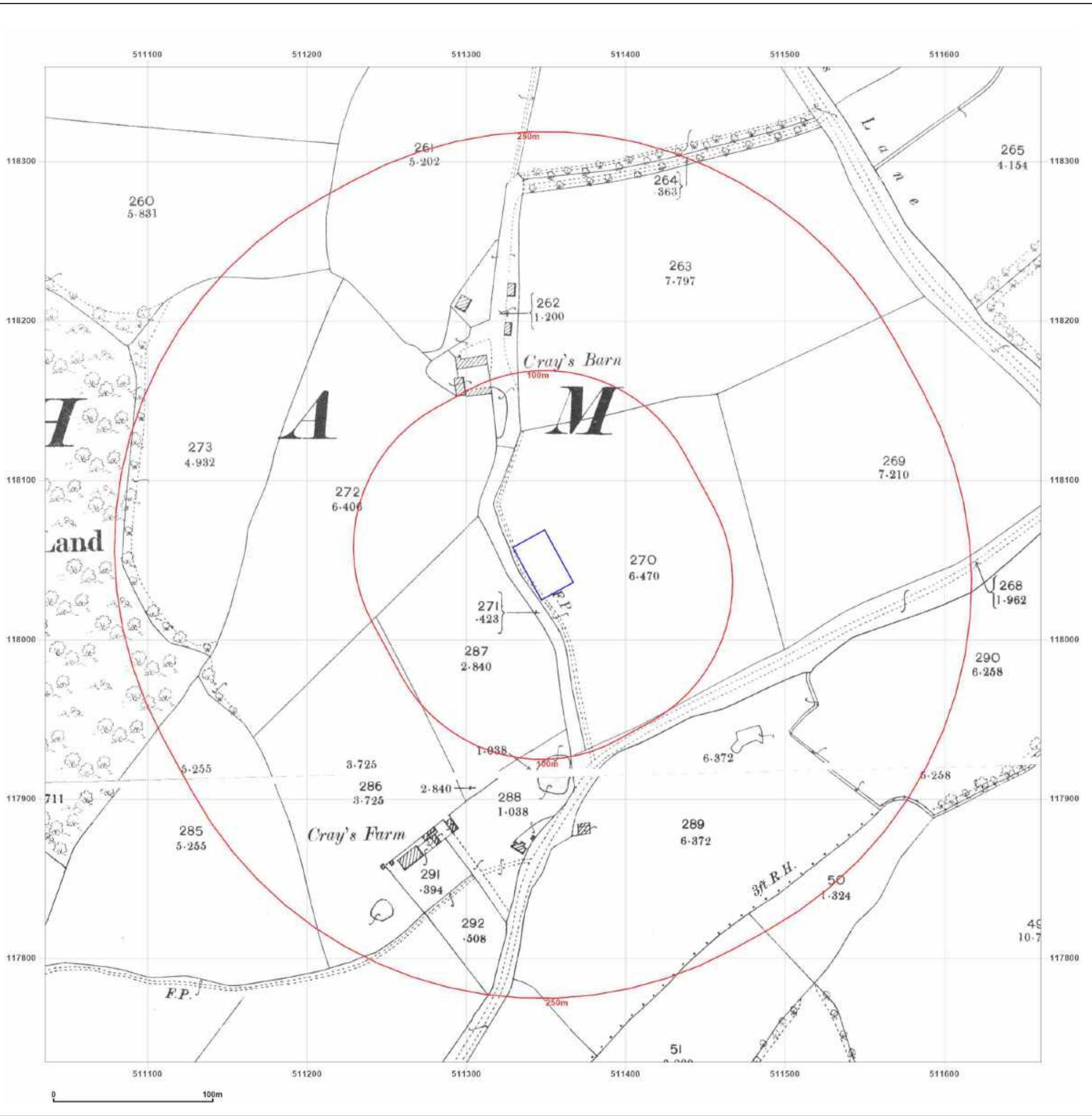
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APPENDIX C: Historical Ordnance Survey Maps







Site Details:

LAND SOUTH OF CRAYS FARM,
CRAYS LANE, THAKEHAM,
RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: County Series

Map date: 1897

Scale: 1:2 500

Printed at: 1:2 500

A compass rose with four arrows pointing North, South, East, and West. The North arrow points upwards, the South arrow points downwards, the East arrow points to the right, and the West arrow points to the left.

Surveyed 1897
Revised 1897
Edition N/A
Copyright N/A
Levvelled N/A

Surveyed 1897
Revised 1897
Edition N/A
Copyright N/A
Levelling N/A

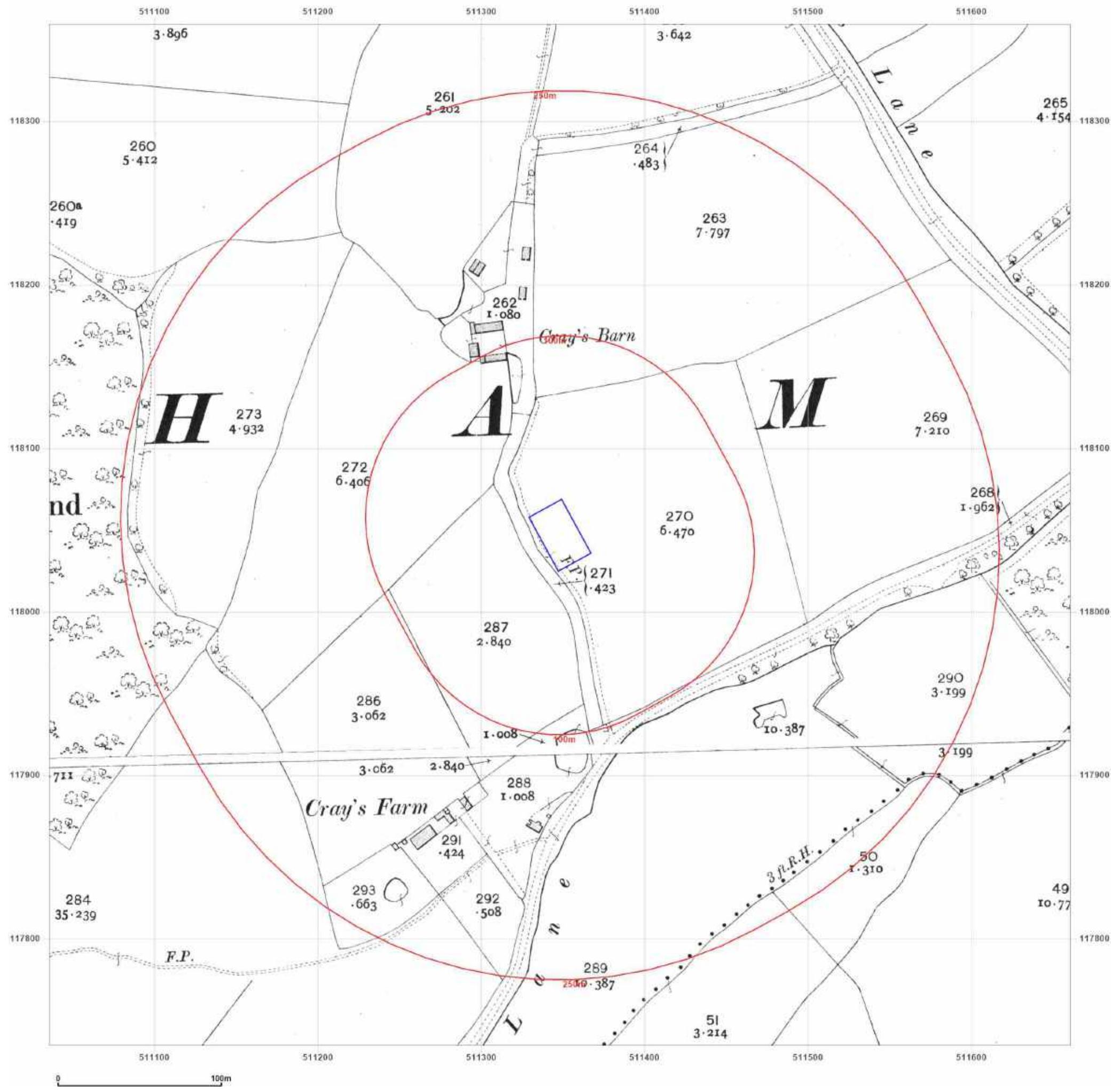


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Production date: 27 April 2021

Map legend available at:
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Site Details:

LAND SOUTH OF CRAYS FARM,
CRAYS LANE, THAKEHAM,
RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: County Series

Map date: 1911-1912

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1912
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1911
Revised 1911
Edition N/A
Copyright N/A
Levelled N/A

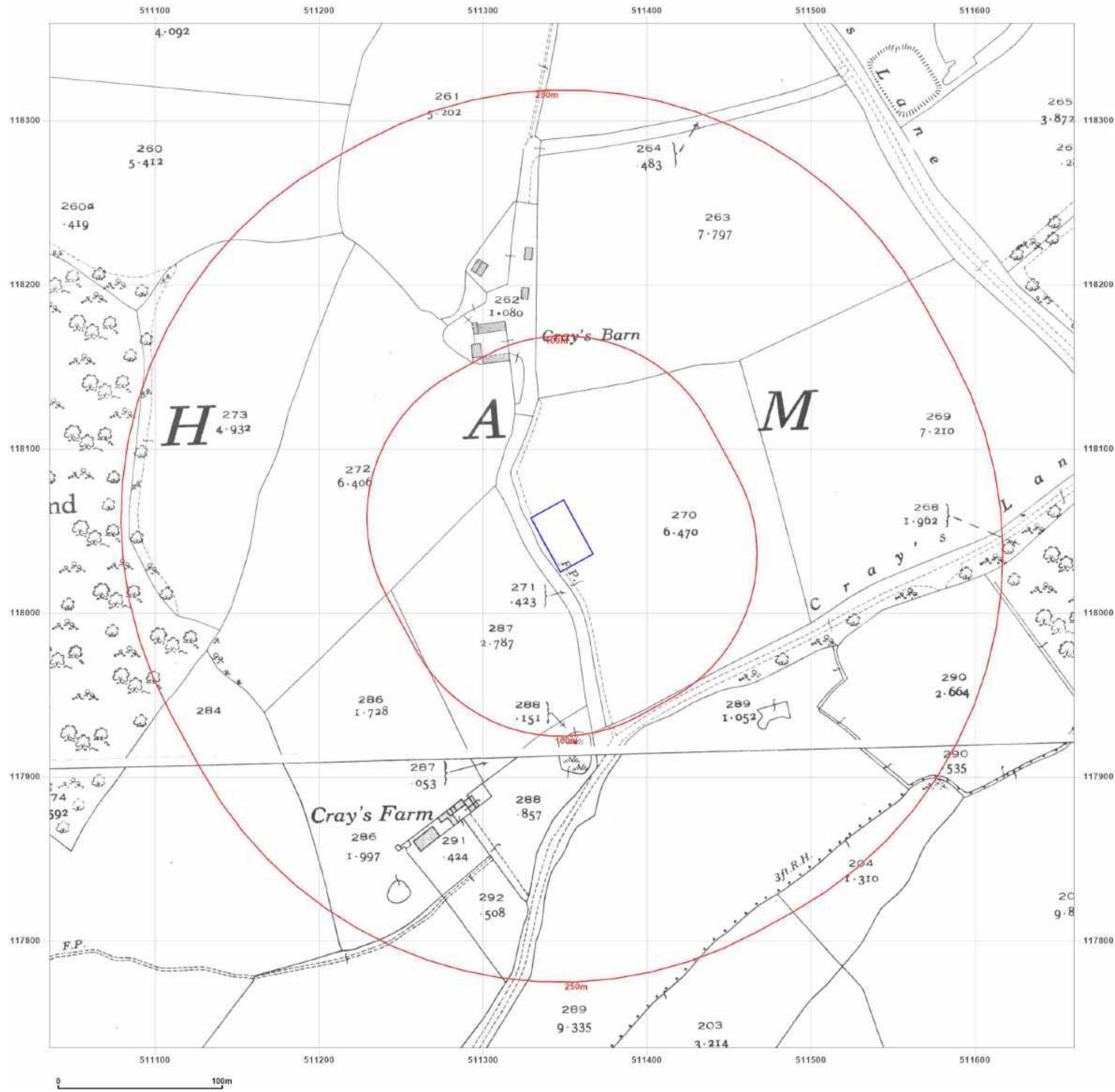


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RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: County Series



Map date: 1939

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1939
 Revised 1939
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1939
 Revised 1939
 Edition N/A
 Copyright N/A
 Levelled N/A

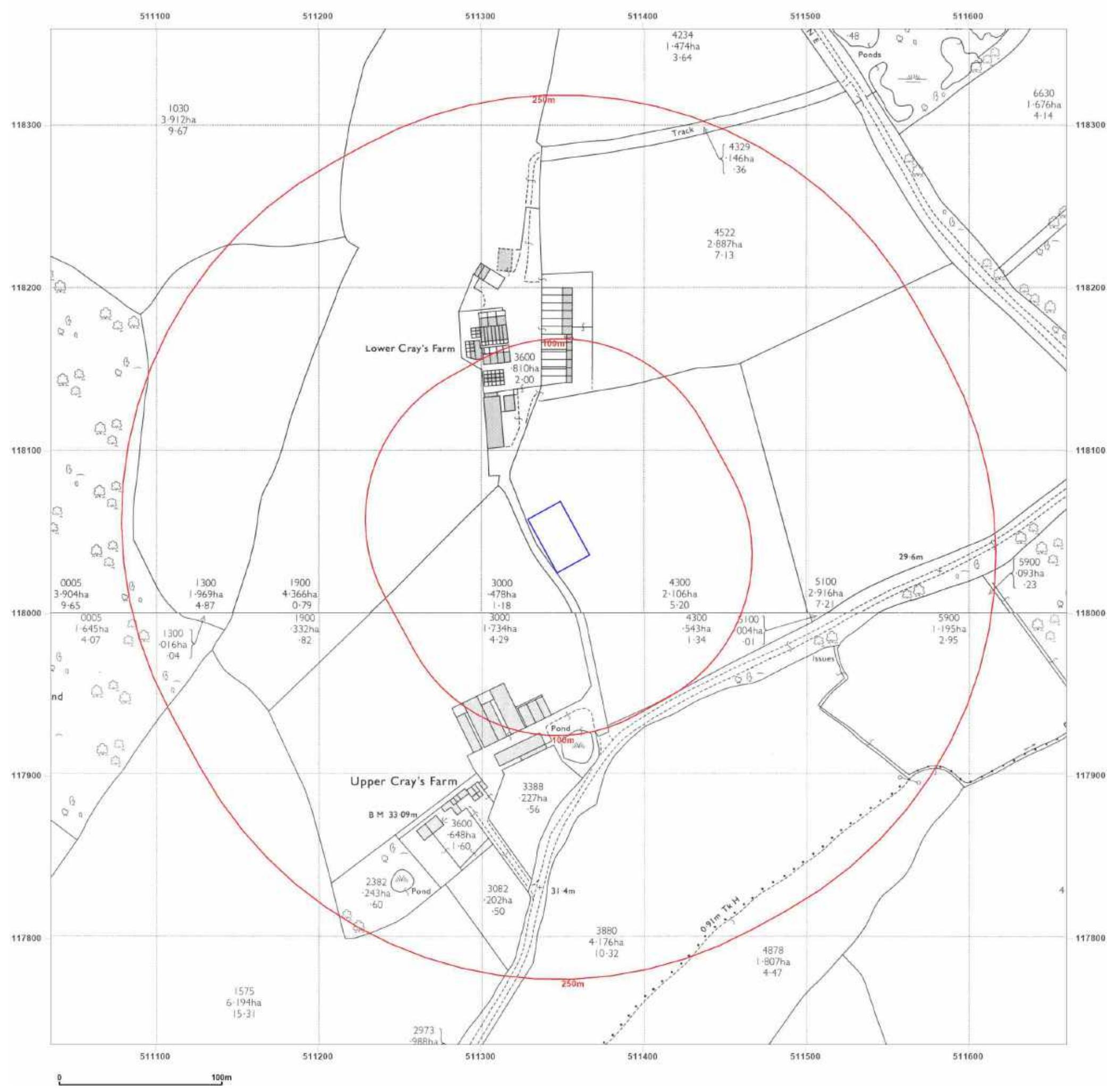


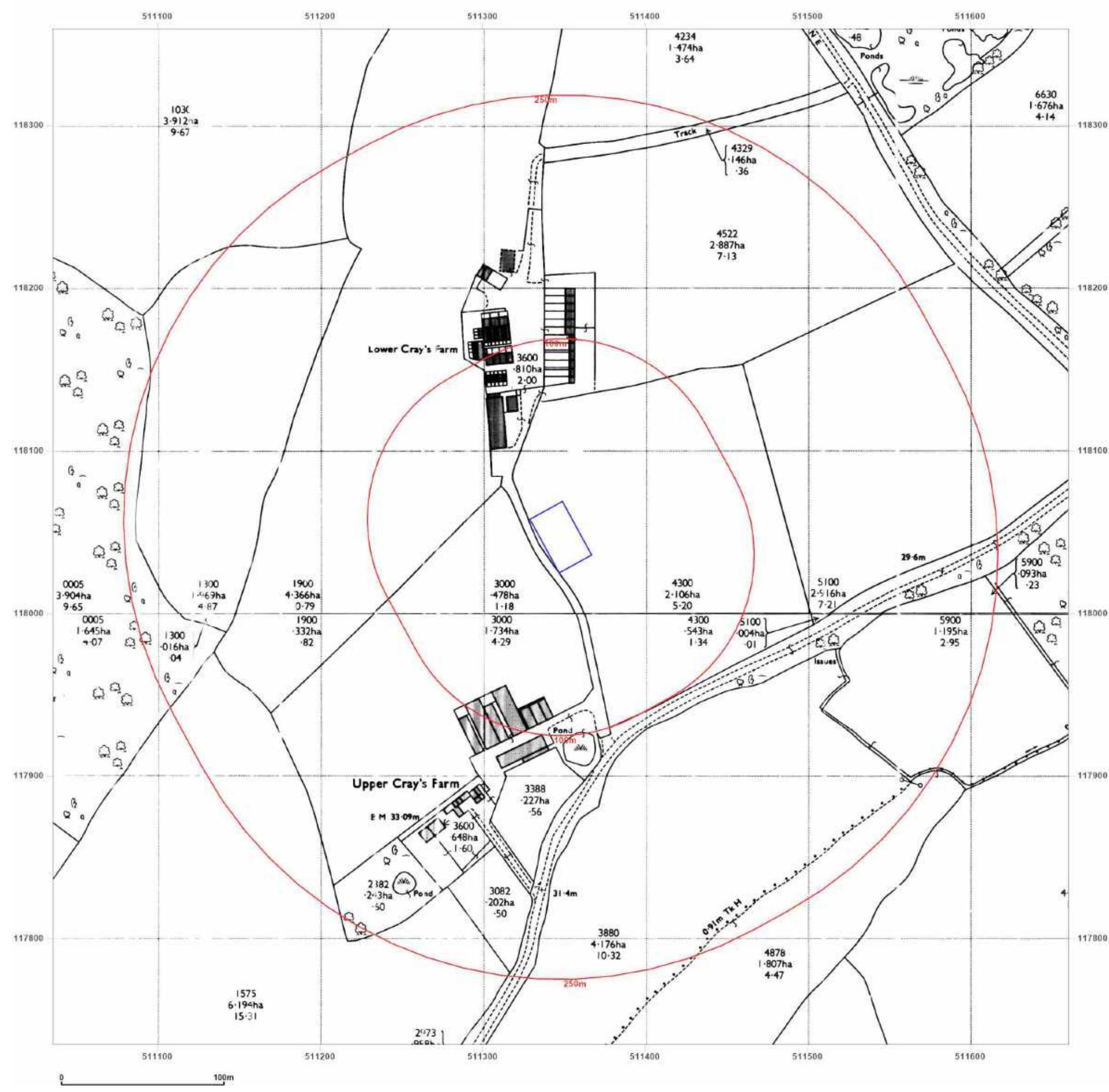
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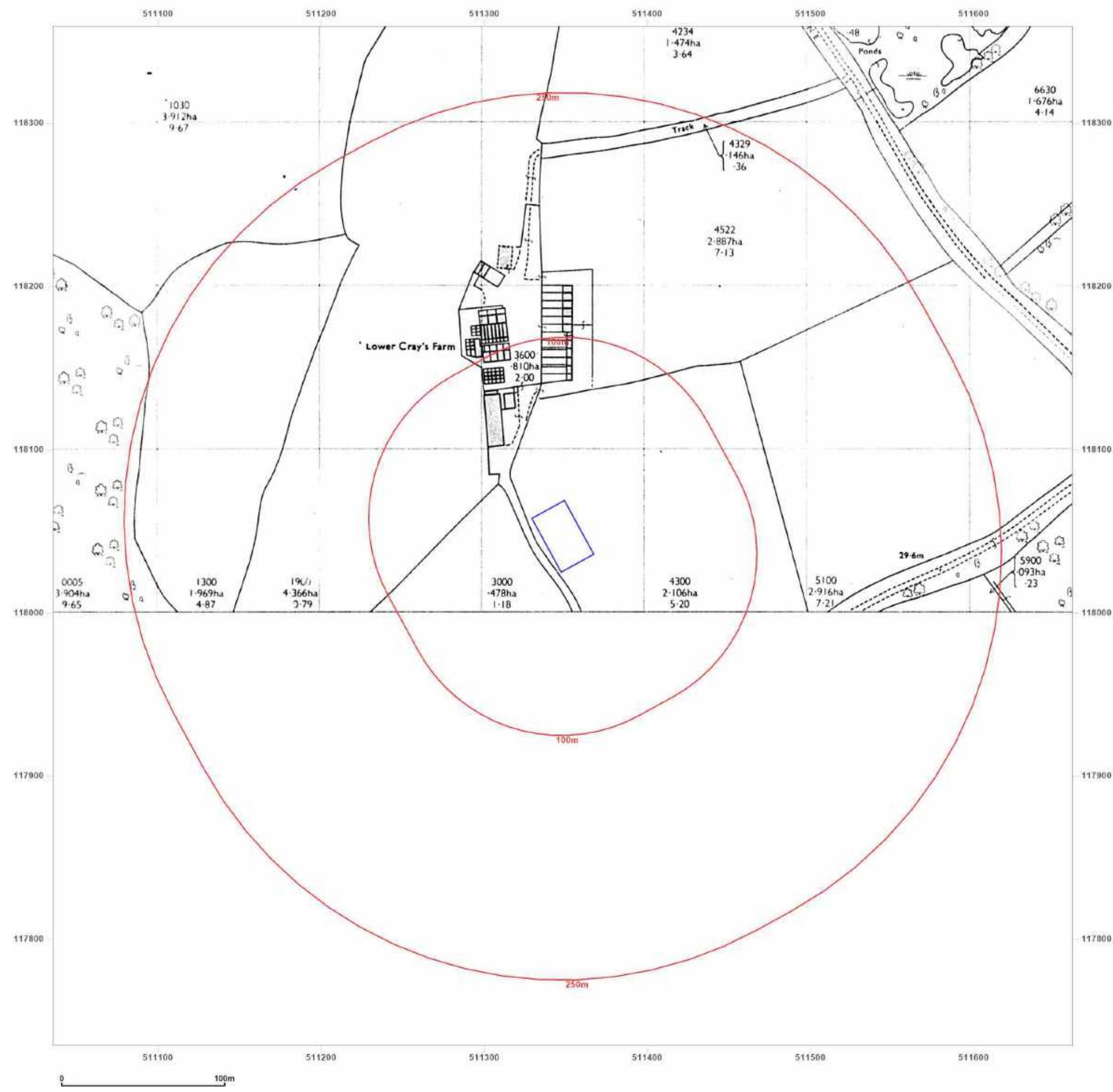
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RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: National Grid

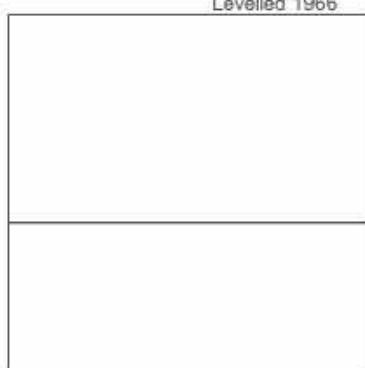
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Scale: 1:2,500

Printed at: 1:2,500



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

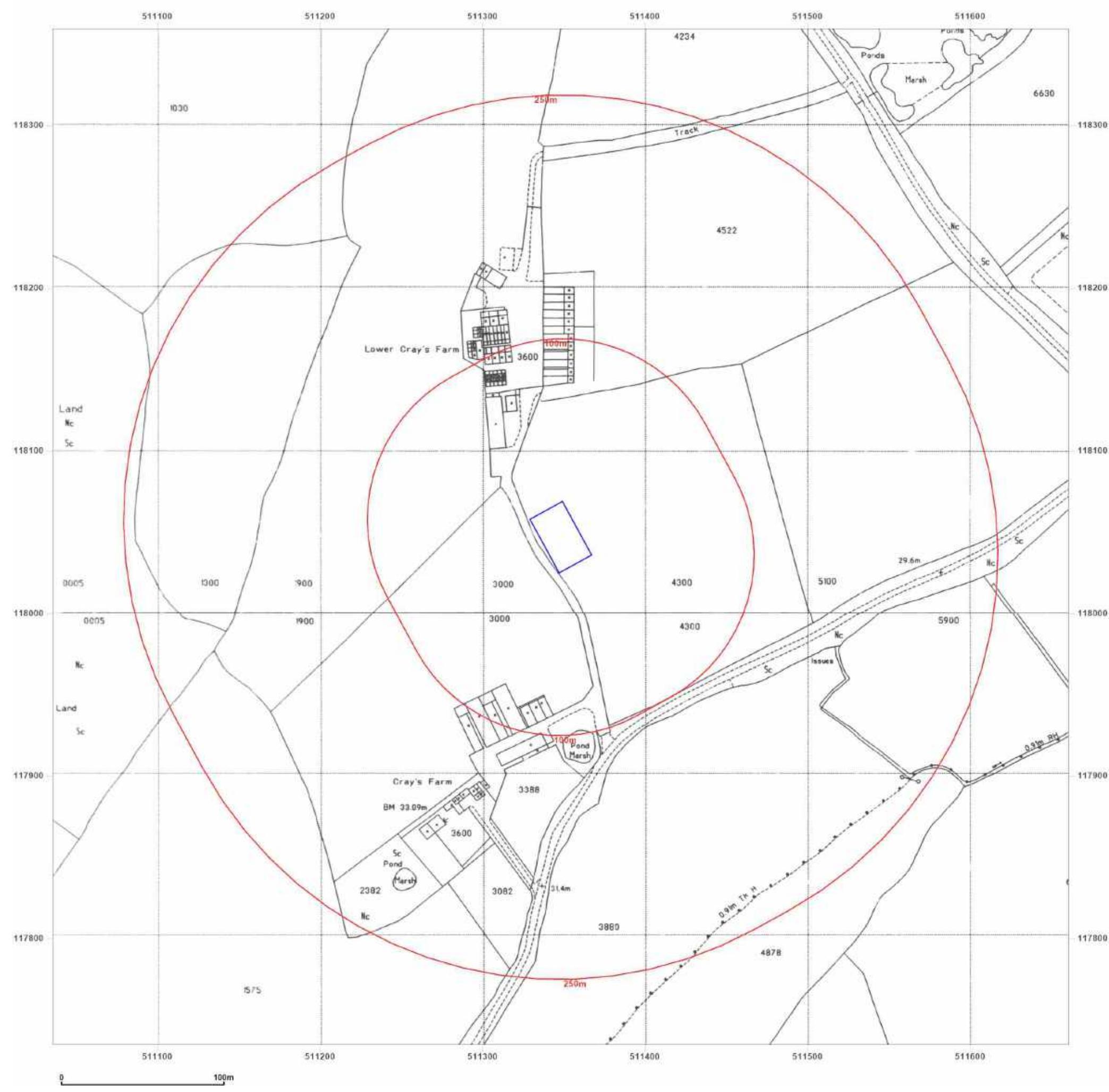


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RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: National Grid



Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500

Surveyed 1993
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 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed 1993
 Revised N/A
 Edition N/A
 Copyright 1993
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RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: LandLine

Map date: 2003

Scale: 1:1 250

Printed at: 1:1 250



2003

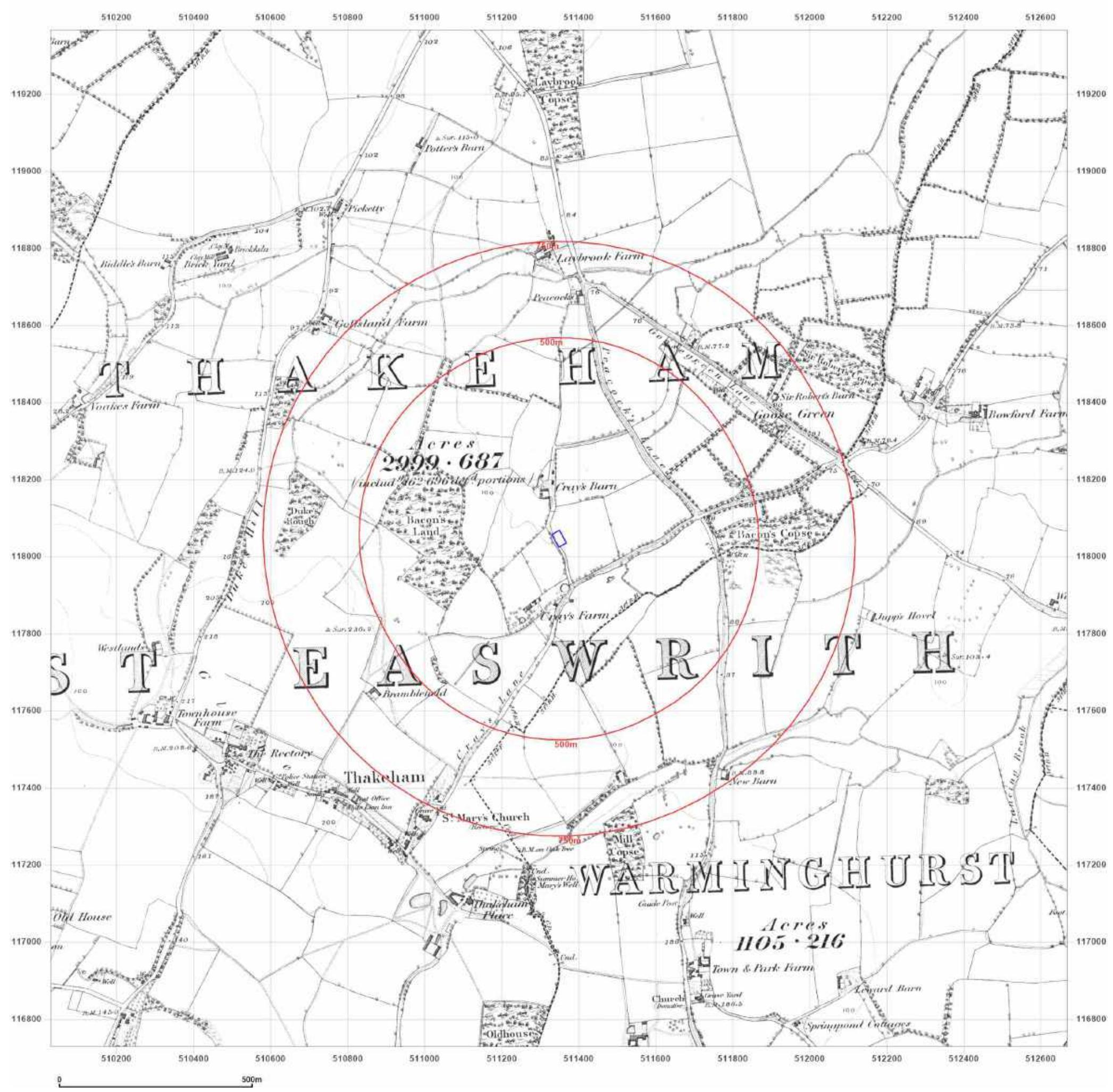


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Site Details:

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RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Surveyed 1876
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1876
Revised 1896
Edition N/A
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RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: County Series

Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1875
 Revised 1909
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RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: County Series

Map date: 1909

Scale: 1:10,560

A compass rose with four arrows pointing North (N), South (S), East (E), and West (W).

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

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



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RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: County Series

Map date: 1946

Scale: 1:10,560

Printed at: 1:10,560



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

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

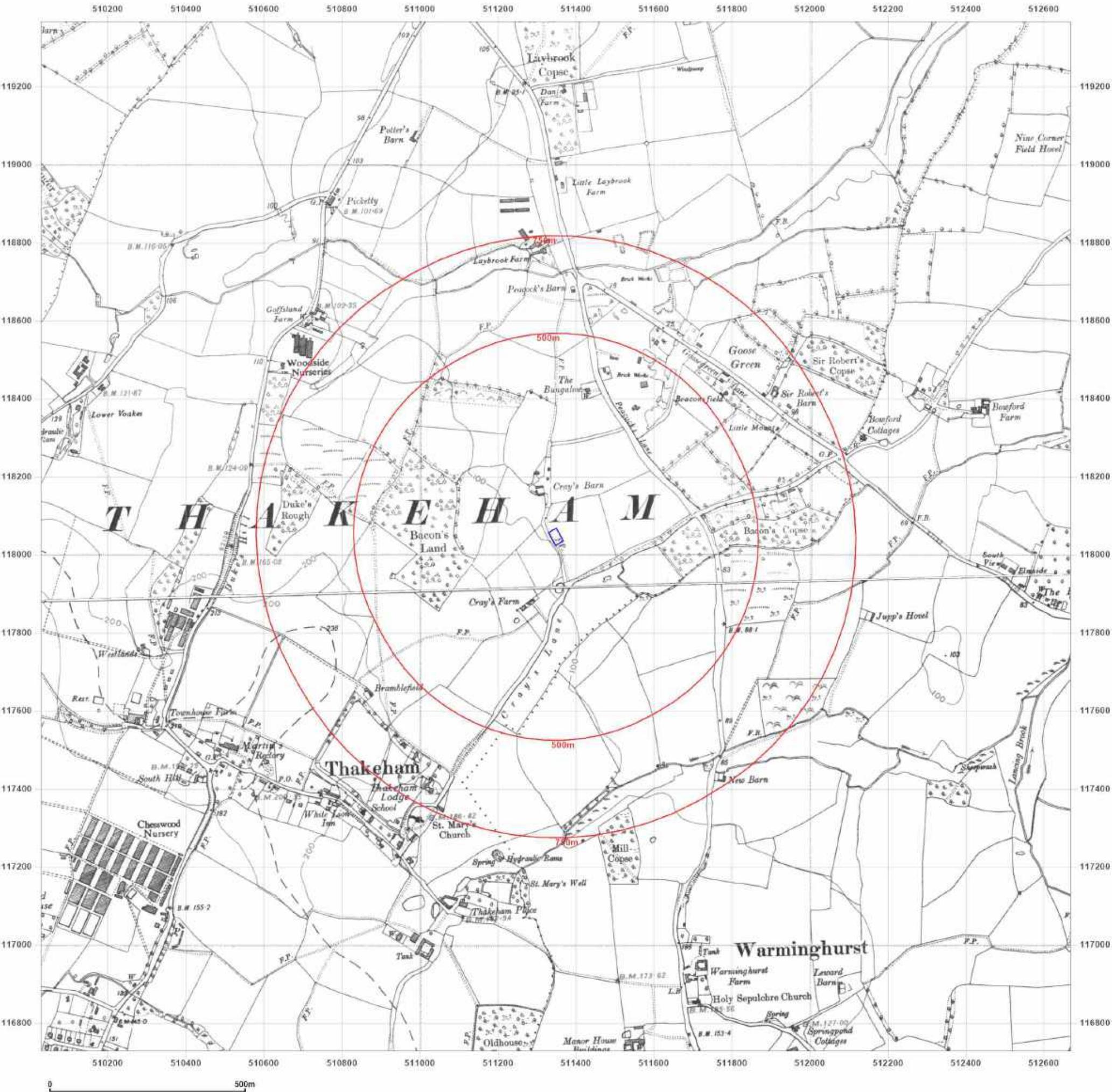


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Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1957
 Revised 1957
 Edition N/A
 Copyright N/A
 Levelled N/A

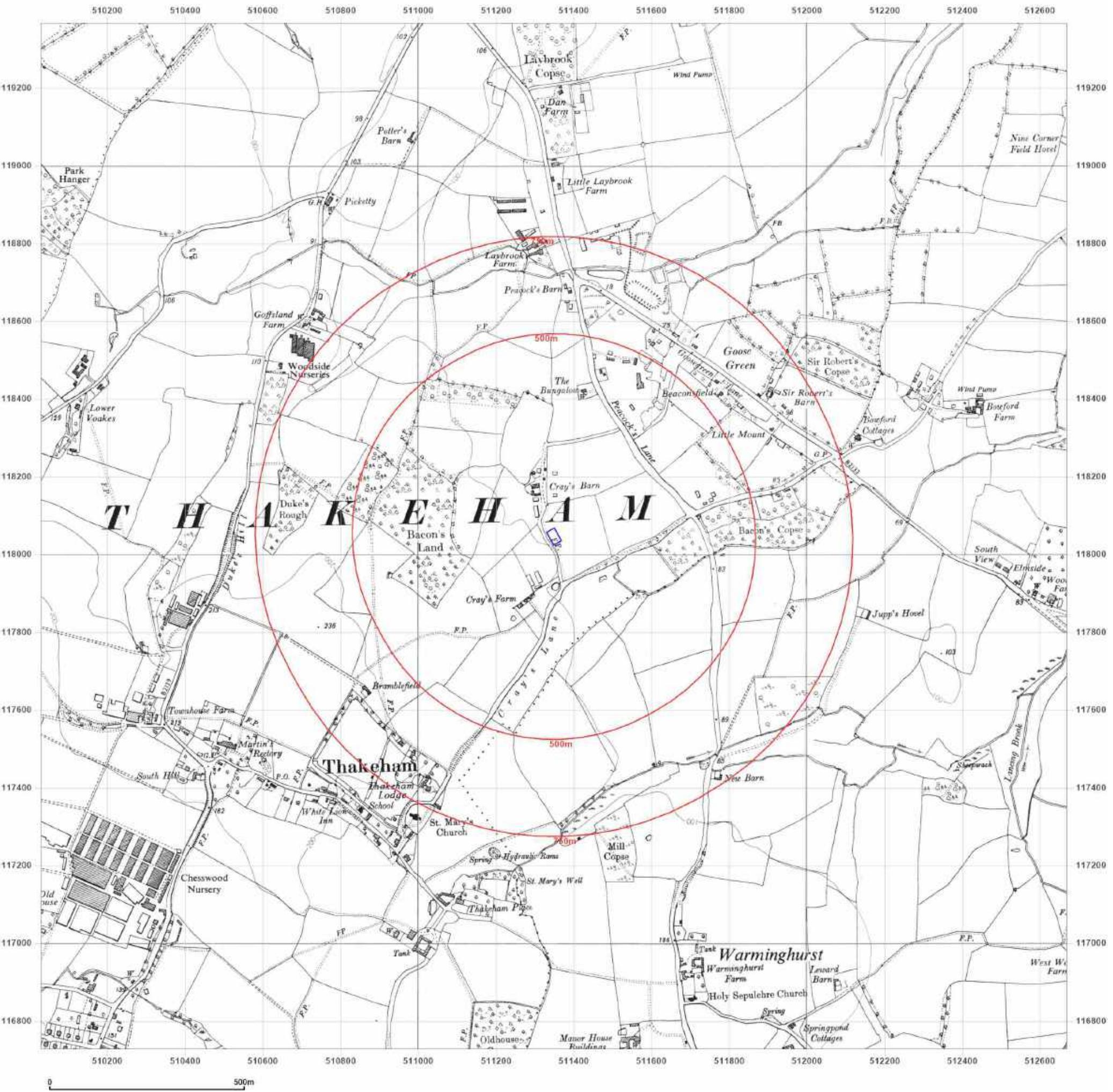


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Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1973
 Revised 1980
 Edition N/A
 Copyright N/A
 Levelled N/A

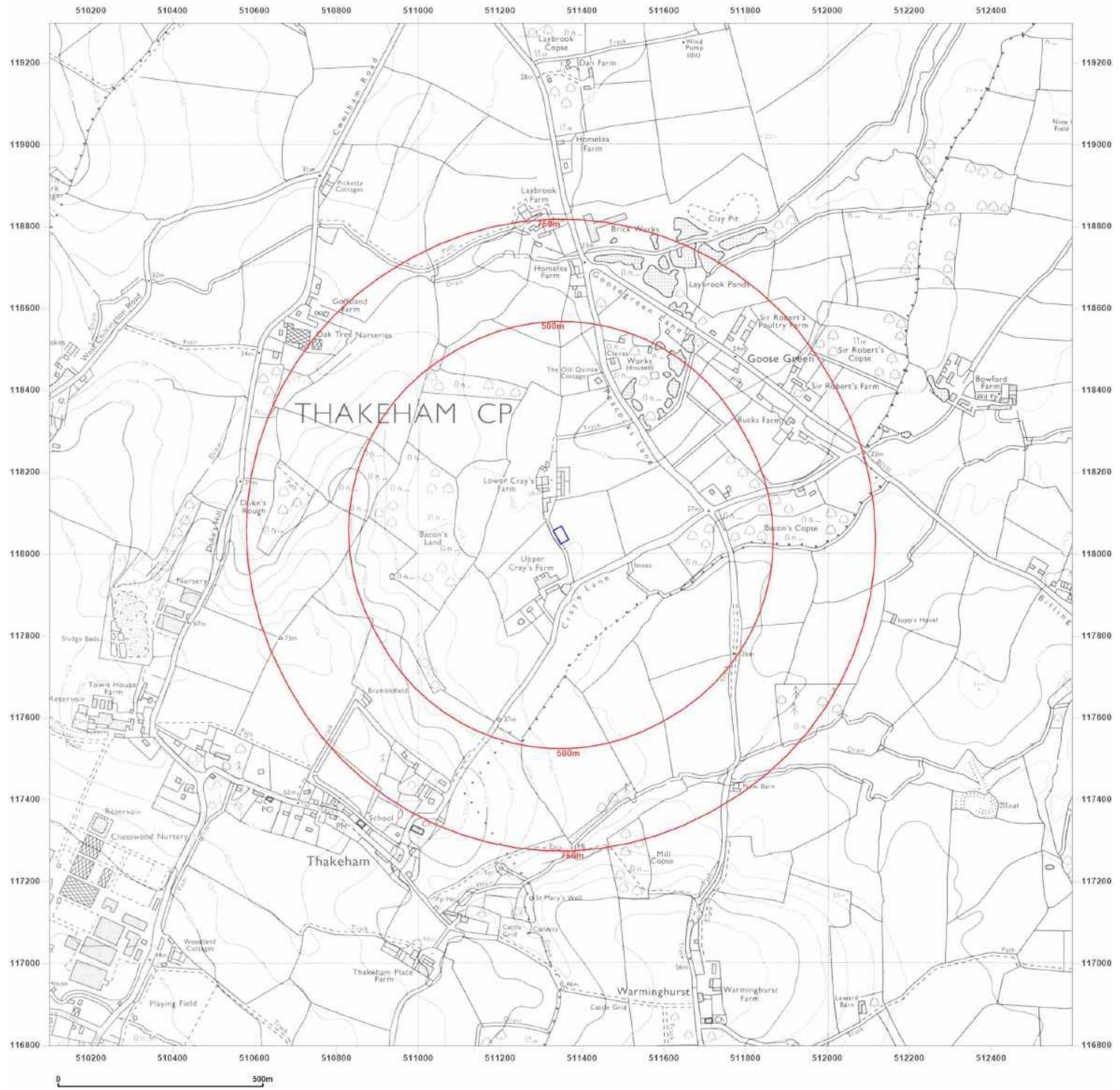


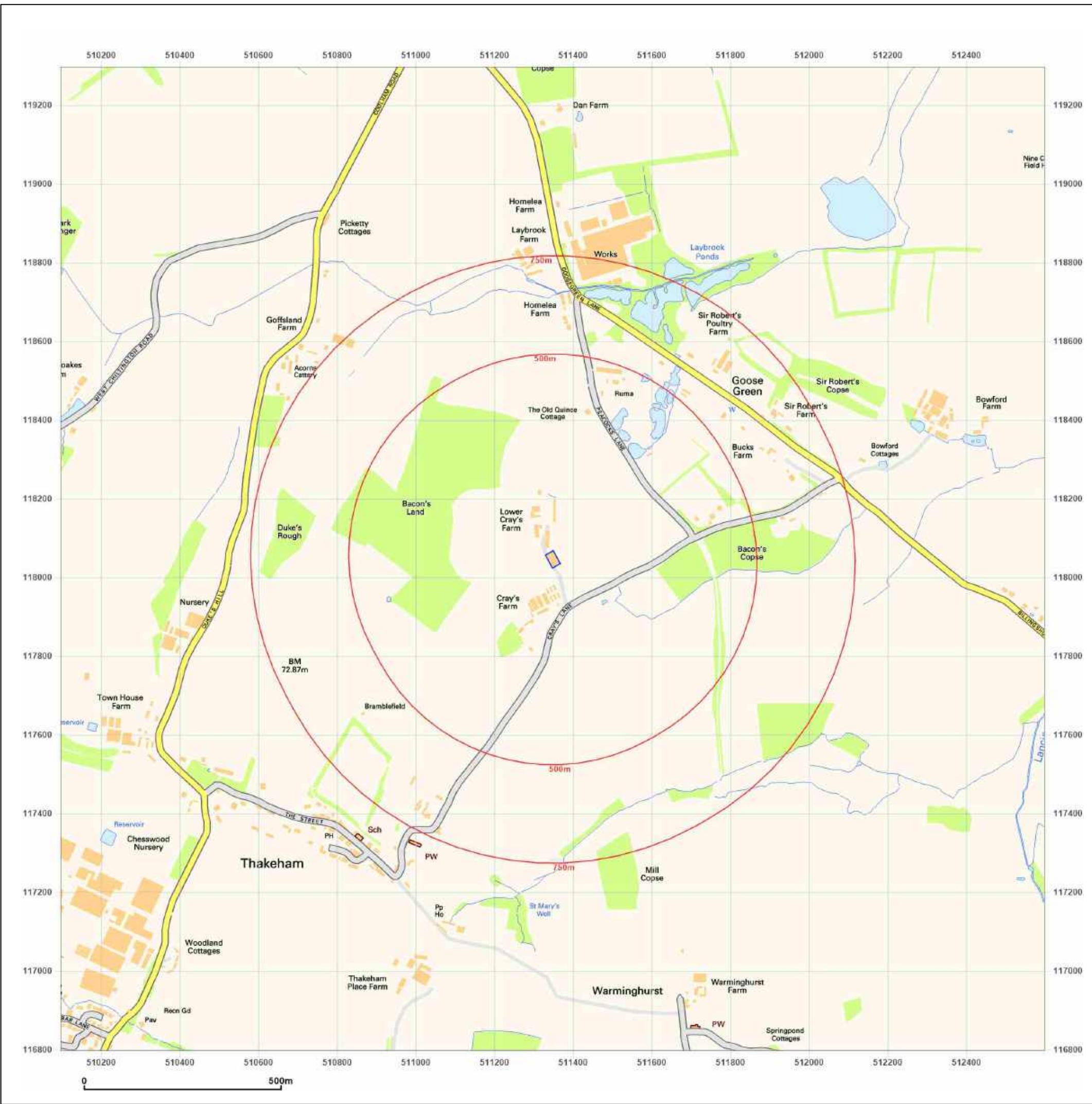
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Site Details:

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RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001

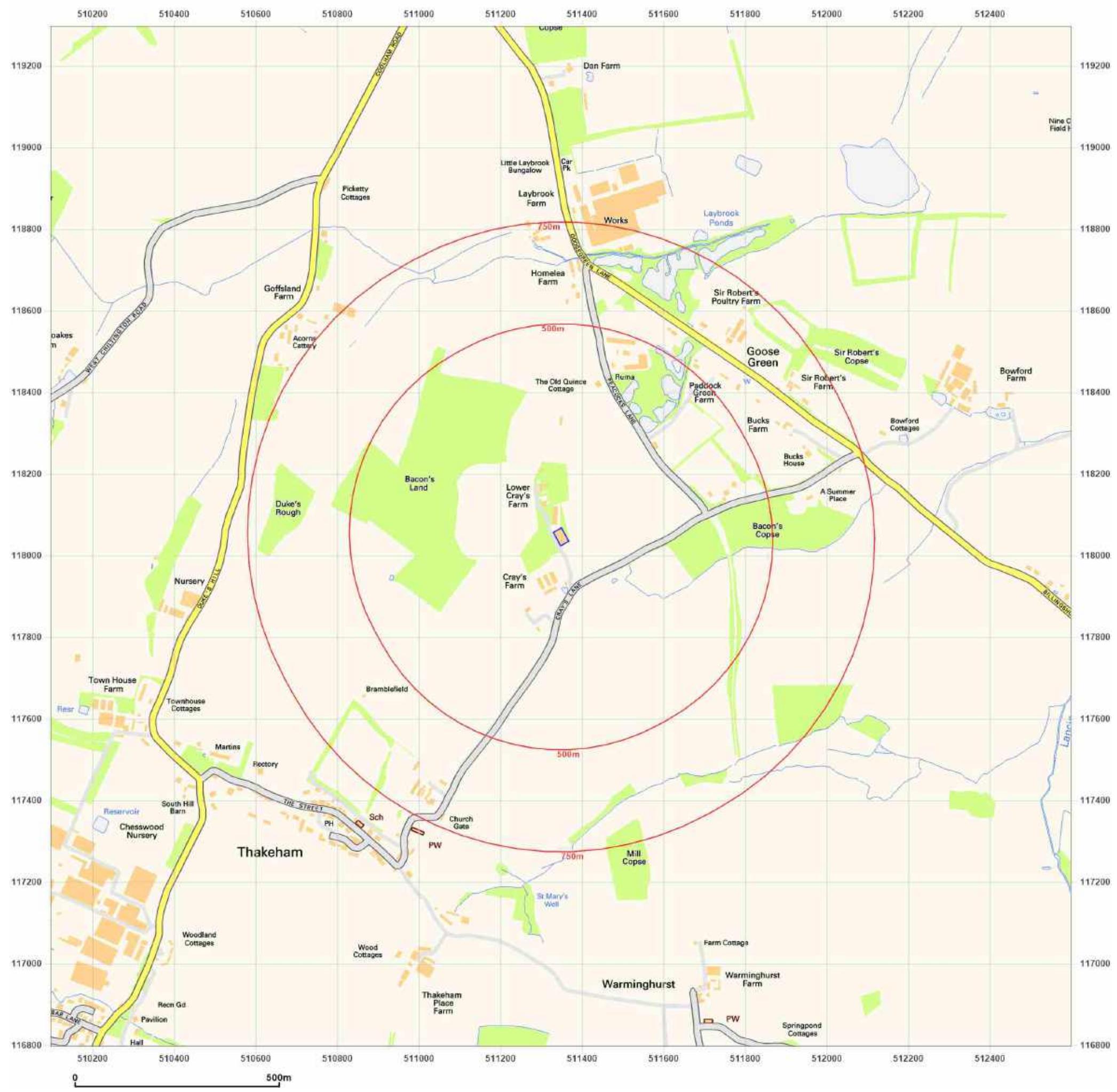


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Site Details:

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CRAYS LANE, THAKEHAM,
RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

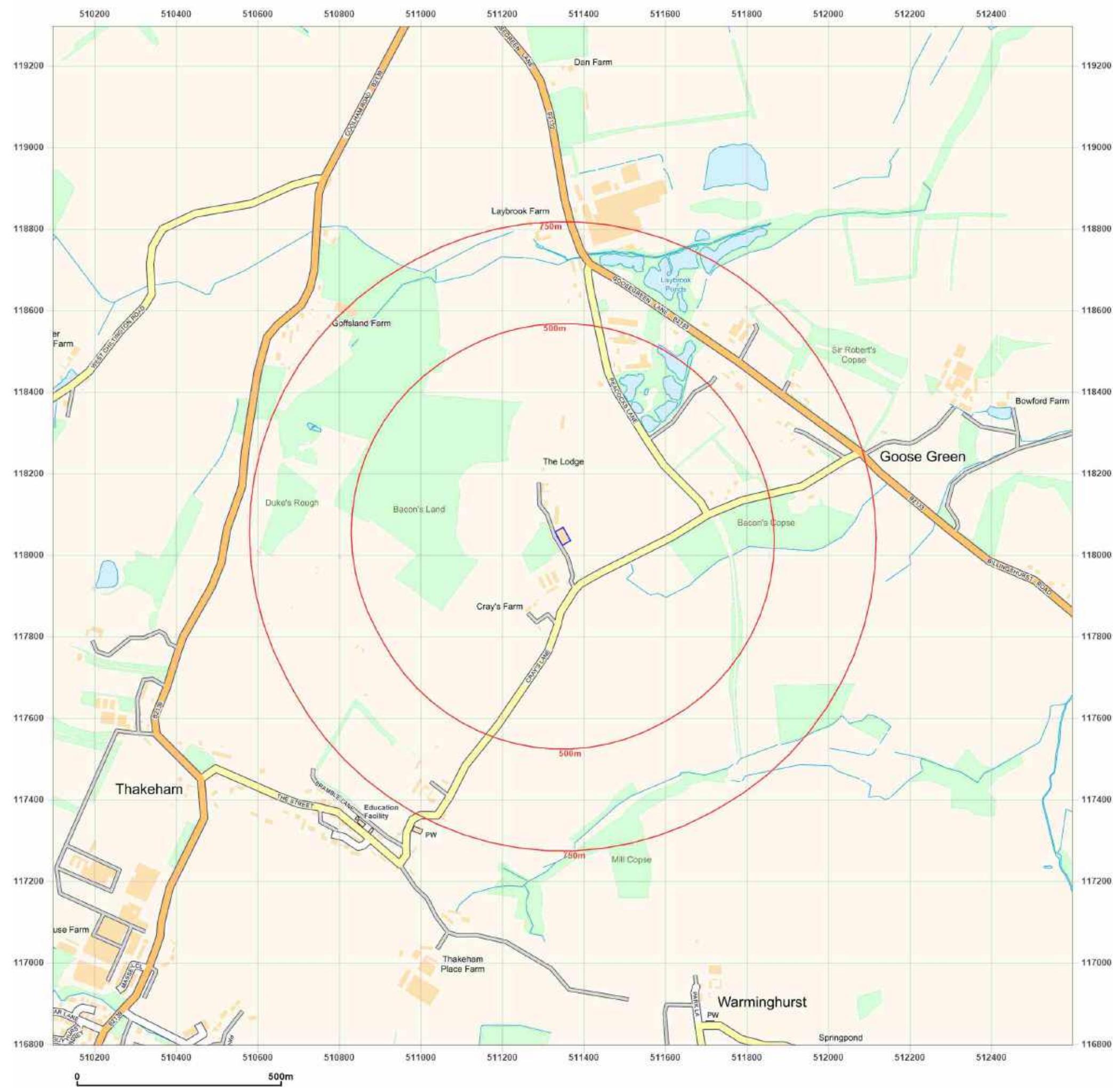


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Site Details:

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CRAYS LANE, THAKEHAM,
RH20 2LR

Client Ref: YEX2150a
Report Ref: GS-7797010
Grid Ref: 511348, 118047

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000



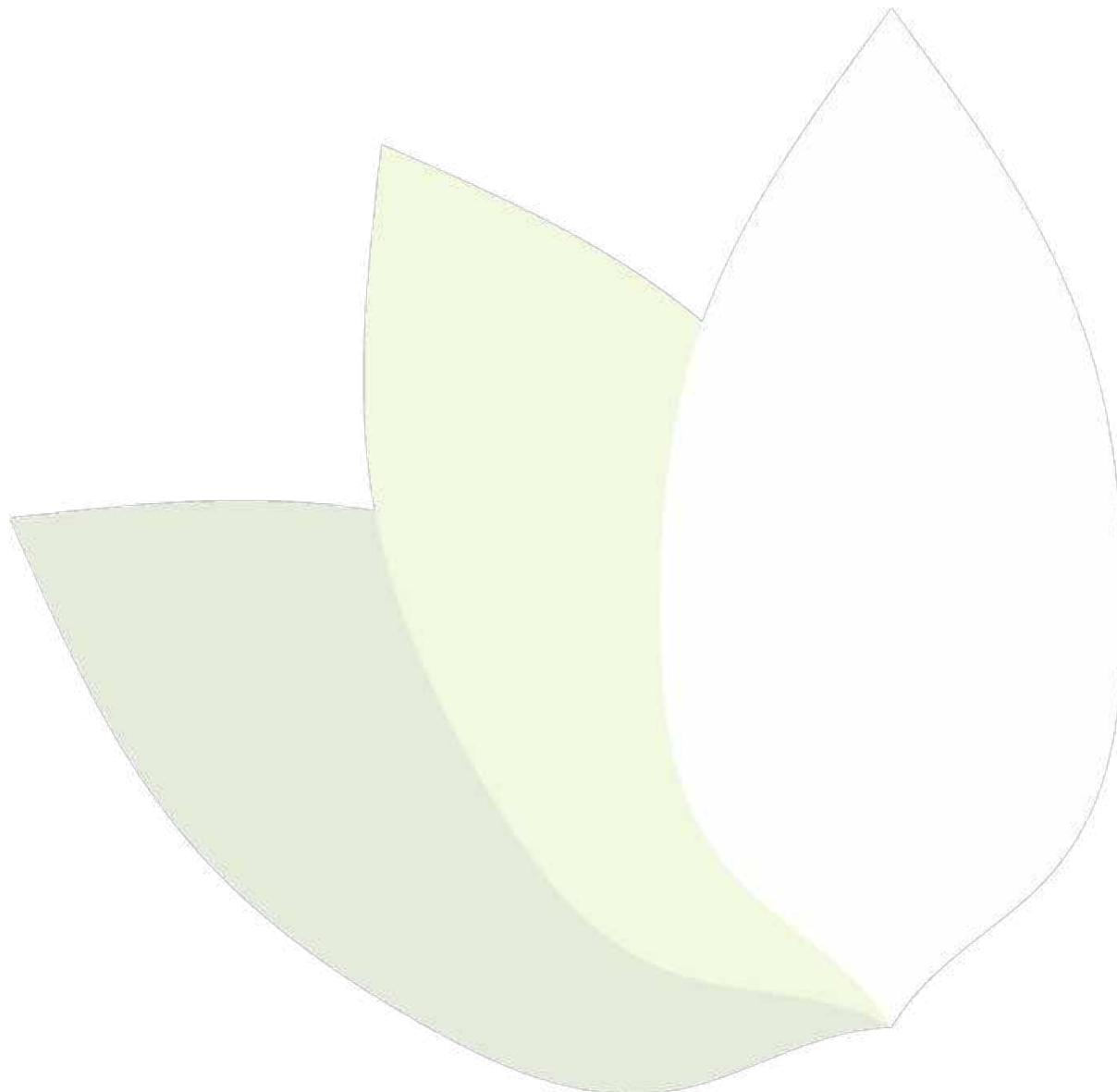
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APPENDIX D: Site Walkover Photographs



Site: High Barns

Client: Joliff Development Limited

Job Reference: YE2150, Dated: April 2021

A.



B.



C.



D.



- A. View onto south of main building
- B. View onto west of main building
- C. View onto north of main building
- D. View into building from south

Site: High Barns

Client: Joliff Development Limited

Job Reference: YE2150, Dated: April 2021

E.



F.



G.



H.



E. Old tyres and construction materials

F. Agricultural equipment

G. Agricultural equipment

H. Agricultural machinery

Site: High Barns

Client: Joliff Development Limited

Job Reference: YE2150, Dated: April 2021

I.



J.



K.



L.



- I. Agricultural machinery
- J. Soft-landscaped area south of the site
- K. Adjacent building with corrugated roof
- L. Soft landscaping area at south of the site

Site: High Barns

Client: Joliff Development Limited

Job Reference: YE2150, Dated: April 2021

M.



M. View onto east side of main building

APPENDIX E: Zetica Bomb Risk Map



UNEXPLODED BOMB RISK MAP



SITE LOCATION

Location: RH20 2LR,
Map Centre: 511772,118175



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.



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

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

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

If both the map and other research confirms 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.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

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 number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

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It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.