



**PRELIMINARY GROUND
CONTAMINATION RISK
ASSESSMENT REPORT**

**STONEHOUSE
BUSINESS PARK
STONEHOUSE FARM
PLUMMERS PLAIN
LOWER BEEDING**

PROJECT REFERENCE: P17029

REPORT REFERENCE: R16575

Report Beneficiary: Lake Investment Ltd

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EXECUTIVE SUMMARY

The following presents a summary of the main findings of the report. It is emphasised that no reliance should be placed on any individual point until the whole of the report has been read as other sections of the report may put into context the information contained herein.

Ashdown Site Investigation Ltd was requested to undertake a preliminary ground contamination risk assessment report to assist with a full planning application to form a comprehensive masterplan including:

1. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed.
2. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath.
3. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.

This report covers the area known as "Stonehouse Business Park".

The site currently comprises a small industrial estate containing a number of units with associated access roadways and areas of parking.

At the time of the earliest inspected historical map, dated 1874, the site housed a single small agricultural building. Further buildings were constructed during the early to mid 1900s, with some additional development having taken place since 2012.

Reference to geological datasets indicates that the site is expected to be underlain by the Upper Tunbridge Wells Sand Formation – mudstone in the southern extent of the site and Upper Tunbridge Wells Sand Formation - sandstone and siltstone interbedded in the northern extent.

The mudstone variation of the Upper Tunbridge Wells Sand Formation is classed as an Unproductive Stratum, whilst the interbedded sandstone and siltstone is classed as a Secondary A Aquifer.

The site does not lie within a SPZ.

The preliminary contamination risk assessment has identified a potential pollutant linkage but this is limited to the small areas of soft landscaping that will be created around Building 4 as a result of the proposed development. The overall level of risk considered to be posed is very low and as such, further investigation and assessment is not considered to be warranted.

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1. INTRODUCTION

Ashdown Site Investigation Ltd was requested to undertake a preliminary ground contamination risk assessment report to assist with a full planning application to form a comprehensive masterplan including:

4. Rationalisation and enhancement of existing commercial facilities (Use Classes E(g) B2 and B8 at Stonehouse Business Park including demolition of two buildings and their replacement with new Class E(g), B2 and B8 facilities. Extension of existing building to form a new office and wardens' accommodation. Existing mobile home removed.
5. Decommissioning of the Anaerobic Digester and re-use of the existing 2no buildings for storage and office uses (Class E (g) and B8) and the diversion of a public footpath.
6. Residential redevelopment of the Jacksons Farm site including the demolition of existing barns to provide 3no. dwellings with access, parking, and landscaping.

This report covers the area known as "Stonehouse Business Park". A copy of the proposed development layout is presented in Appendix A. The development proposals in this area comprise the demolition of two dilapidated buildings, referred to as Commercial Building '3' and '5', alongside the extension of an existing office building. A replacement commercial building is to be constructed in the current area of Building '3', and additional staff and visitor parking and a yard area are to be provided. It is understood that all other structures are to remain on site.

The specific objectives of the works were to:

- a) Establish the expected geology, hydrogeology and hydrology at the site;
- b) Ascertain the development history and current site use; and
- c) Develop a preliminary conceptual model of the site identifying potential pollutant linkages relating to end users of the proposed development works, to controlled waters beneath and in the vicinity of the site, or to other off-site sensitive receptors, if identified.

The scope of the works covered by this report, and the terms and conditions under which they were undertaken, were set out within the offer letter Q14895, dated 21st January 2025. The instruction to proceed was received from ECE Planning on behalf of the client, Lake Investments Ltd.

Copies of the historical maps and geo-environmental data referred to in this report are presented within Appendix D.

An asbestos survey¹ has been undertaken for Commercial Buildings '3' and '5', within which they are referred to as Building E & F, and Building D, respectively. A plan showing the extent of the identified asbestos across the buildings can be found in Appendix E.

¹ ENV, Demolition Survey & Management, Ref. S00923/37, Dated September 2023

2. SITE CONTEXT

2.1 Walkover Survey

The site is located at Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex and is centred on the approximate Ordnance Survey national grid reference 523261, 128104. A site location plan is presented as Figure 1.

The overall site comprises a light industrial estate containing a series of metal clad commercial buildings, dilapidated agricultural buildings, portacabin and an office block. The metal clad structures included a garage, and adjacent vehicle recovery yard, in Commercial Building '1', fire security and maintenance and a laundry equipment repair company in Commercial Building '2', and a kitchen designer in Commercial Building '4'.

The dilapidated agricultural buildings are referred to as Commercial Buildings '3' and '5', and are situated in the south-western part of the site. Building '3' was made up of three adjoining structures with the larger two, which front onto a yard area, containing a static caravan and an HGV, and the third comprising a smaller brick structure at the south-eastern extent. Parts of these buildings have been identified as containing asbestos materials by the asbestos survey. The yard fronting Building '3' contained two empty shipping containers, a trailer and an AdBlue IBC; a skip containing miscellaneous waste was also noted adjacent to the caravan.





Commercial Building '5', located to the east of Building '3', comprises a single storey building with an adjoining larger barn. The mesh wire fronting on the smaller section suggests it may have been used for housing poultry. The barn section contained various miscellaneous items, including a transmission oil barrel, two gas canisters and various jerry cans. A square pit, with a wooden cover, was located in the northern extent of the building, beneath a mezzanine.





Commercial Building '2', in the centre of the site, is occupied by a fire security and maintenance company and a laundry equipment repair company. This building is fronted by a concrete parking area. Commercial Building '1', which lies to the north, is occupied by Stepney Commercials, a vehicle maintenance and breakdown recovery company. This unit is the largest in the estate and features a vehicle storage/yard area to the north of the building, and a compacted gravel yard to the north-west.





Commercial Building '4' is present in the southernmost part of the estate and is currently used by a kitchen manufacturer. Bulk bags of sawdust were noted on the south-western elevation of the building; it is assumed a wood workshop is present within the building.



A portacabin and office building are present to the north-east of building '4' with an area of soft landscaping and parking provisions.

Site Photographs

Portakabin to the north-east of Building '4'.



Office building.



2.2 Geological Data Review

2.2.1 Expected Geology and Aquifer Designation

The stratigraphic units that may be expected to underlie the site has been established by reference to British Geological Survey (BGS) mapping and the BGS Lexicon of Named Rock Units. The expected stratigraphy is presented in the following table.

Table 1. Expected Strata and Aquifer Designation

Type	Stratum	Aquifer Designation
Bedrock	Upper Tunbridge Wells Sand – Mudstone	Unproductive Stratum
Bedrock	Upper Tunbridge Wells Sand – Sandstone and Siltstone Interbedded	Secondary A Aquifer

The southern extent of the site is mapped to overly the mudstone variation of the Upper Tunbridge Wells Sand Formation, whilst the northern extent overlies the interbedded sandstone and siltstone. It is also noted that a fault is located 26m to the north-east.

The Tunbridge Wells Sand Formation forms part of the Wealden Group. The formation is of Valanginian age (133.9 to 139.4 million years old; Early Cretaceous). The Tunbridge Wells Sand Formation predominantly comprises repeating sequences of fine to medium grained sandstone, siltstone and silty sand with finely-bedded mudstones and thin limestones. In the western High Weald (between Haywards Heath and Tunbridge Wells) the formation can be divided into three, the informally named Lower and Upper Tunbridge Wells Sand and the intervening Grinstead Clay Member. The succession commences with rhythmically bedded sandstones, siltstones and mudstones of the lower part of the Lower Tunbridge Wells Sand which pass up into the massive sandstones of the Ardingly Sandstone Member. These are overlain by the finely bedded mudstones, mudstones and silty mudstones with subordinate clay ironstones and shelly limestones of the Grinstead Clay Member. This clay member is itself locally divided into upper and lower parts by the cross-bedded fine sandstone of the Cuckfield Stone Bed. Above the Grinstead Clay Member, the Upper Tunbridge Wells Sand comprises a generally more argillaceous rhythmic succession, including mudstones, siltstones and silty sandstones. Outside the western High Weald the Grinstead Clay Member is not recognisable and the succession is mapped as undivided Tunbridge Wells Sand Formation. The formation is recorded by the BGS to range in thickness up to 122m.

2.2.2 BGS Borehole

No British Geological Survey (BGS) boreholes are identified within 250m of the site.

2.2.3 Natural Ground Subsidence

Table 2. Natural Ground Subsidence from Groundsure Data

Section	Groundsure Comment (Hazard Rating)	
	Upper Tunbridge Wells Sand - Mudstone	Upper Tunbridge Wells Sand - Sandstone & Siltstone interbedded
Soil Volume Change Potential (Shrink-Swell)	Very low	Negligible
Running Sands	Negligible	
Compressible Deposits	Negligible	
Collapsible Deposits	Very Low	
Landslides	Very Low	
Ground Dissolution of Soluble Rocks	Negligible	

2.2.4 Ground Cavities and Sinkholes

Table 3. Ground Cavities and Sinkholes from Groundsure Data

Section	Groundsure Comment
Natural Cavities	No records are identified within 500m of the site.
Mining Cavities	No records are identified within 500m of the site.
Reported Recent Incidents	No records are identified within 500m of the site.
Historical Incidents	No records are identified within 500m of the site.
National Karst Database	No records are identified within 500m of the site.

2.2.5 Mining and Ground Workings

Table 4. Mining and Ground Workings from Groundsure Data

Section	Groundsure Comment
BritPits	The Warren Pit is recorded 346m to the north of the site.
Surface Ground Workings	No surface ground workings are identified within 500m of the site.
Underground Workings	No underground workings are identified within 1km of the site.
Historical Mineral Planning Areas	No records are identified within 500m of the site.
Non-Coal Mining	The site is identified to be in an area where underground mine workings for iron ore may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
JPB Mining Areas	No records are identified within 500m of the site.
The Coal Authority - Non-Coal Mining	No records are identified within 500m of the site.
Researched Mining	263m to the north for metals.

Section	Groundsure Comment
Mining Record Office Plans	No records are identified within 500m of the site.
BGS Mine Plans	No records are identified within 500m of the site.
Coal Mining	No records are identified on the site.
Brine Areas	No records are identified on the site.
Gypsum Areas	No records are identified on the site.
Tin Mining	No records are identified on the site.
Clay Mining	No records are identified on the site.

The geological units of the Wealden Group, including the Upper Tunbridge Wells Sand Formation, were locally mined for iron during the early Roman period, the Medieval period and significantly between the 15th and 18th centuries. The mining activities were associated with hammer and furnace ponds, and forges. The locations of many of the workings are unknown, the works mostly having been dismantled and sites overgrown with woodland. Many of the old ponds in the Weald may be representative of old hammer or furnace ponds.

The historical extraction was mostly from open pits excavated from surface, but during the Medieval period, extraction in the eastern Weald was increasingly from mine pits. These mine pits were typically five metres in diameter and up to twelve metres deep. The pits were worked in sequence with spoil from one pit used to in-fill the one before. In the western part of the Weald, the principal method of extracting iron ore was also the mine pit but smaller in scale; the pits consisted of a vertical shaft up to 2.5 metres in diameter and the base of the shaft would have been widened out.

The British Geological Survey GeoIndex Onshore viewer shows two records for Tulleys Stone Pit some 650m to the south-east with Bells Farm Pit and Middle Standford Pit some 900m to the south-east and south, respectively. A search of the Wealden Iron Research Group database revealed no records of iron workings within 1km of the site. The risk posed to the development is considered to be very low.

2.2.6 Radon

Table 5. Radon

Section	Groundsure Comment
Radon Affected Areas	The site is reported to be within an area where less than 1% of properties are at or above the action level requiring radon gas protection measures to be installed in new buildings.
Radon Protection Measures	No radon protection measures are reported by the British Geological Survey to be necessary in the construction of new dwellings or extensions.

2.2.7 Soil Chemistry

Table 6. BGS Estimated Background Soil Chemistry

Contaminant	Estimated Value (mg/kg)
Arsenic	15 - 25
Bioaccessible Arsenic	No data
Lead	100
Bioaccessible Lead	60
Cadmium	1.8
Chromium	60 - 90
Nickel	30 - 45

2.3 Hydrogeological and Hydrological Data

2.3.1 Groundwater Abstractions

No active groundwater abstraction licences are indicated within 2km of the site.

2.3.2 Surface Water Abstractions

The nearest surface water abstraction licence is 1893m to the north west and is listed as being for Spray Irrigation.

2.3.3 Potable Abstractions

No potable abstraction licences are indicated within 2km of the site.

2.3.4 Groundwater Vulnerability

The level of groundwater vulnerability, as reported within the Groundsure data, is High, associated with the sandstone and siltstone variation of the Upper Tunbridge Wells Sand.

2.3.5 Groundwater Source Protection Zones (SPZ)

The Environment Agency defines SPZs as those areas where groundwater supplies are at risk from potentially polluting activities and accidental releases of pollutants. SPZs are primarily a policy tool used to control activities close to water supplies intended for human consumption.

The site does not lie within a SPZ.

2.3.6 Surface Water Features

The nearest recorded significant surface water feature reported in the data is an inland river, located 37m to the north-west. A series of three large ponds are also present ~25m to the north of the site.

2.3.7 Flood Risk

The table below summarises the flood risk data provided by the Groundsure report. It is noted that this does not constitute a flood risk assessment.

Table 7. Flood Risk

Section	On Site	Within 50m of the Site
Risk of Flooding from Rivers and Seas (RoFRaS)	None Identified	None Identified
Historical Flood Events	None Identified	None Identified
Flood Defences	None Identified	None Identified
Areas Benefitting from Flood Defences	None Identified	None Identified
Flood Storage Areas	None Identified	None Identified
Environment Agency Flood Zone 2	None Identified	None Identified
Environment Agency Flood Zone 3	None Identified	None Identified
Surface Water Flooding	Highest Risk: Negligible	Highest Risk: Negligible
Groundwater Flooding	Highest Risk: Moderate-High	Highest Risk: Moderate-High

3. GEO-ENVIRONMENTAL DATA

3.1 Historical Industrial Sites

The following table summarises past land uses of the site and the surrounding area extracted by Groundsure from historical maps.

Table 8. Historical Industrial Sites

Section	Remarks
Historical Industrial Land Uses	No historical land uses are identified within 100m of the site.
Historical Tank Database	No historical tanks are identified within 100m of the site.
Historical Energy Features	No energy features are identified within 100m of the site.
Historical Petrol Stations	No historical petrol stations are identified within 100m of the site.
Historical Garages	No historical garages are identified within 100m of the site.
Historical Military Sites	No historical military sites are identified within 100m of the site.

3.2 Landfill and Other Waste Sites

The following table summarises the location of waste sites either on the site or within the surrounding area (within 250m of the site).

Table 9. Landfill and Other Waste Sites

Section	Groundsure Comments
Active or Recent Landfills	No active or recent landfills are identified within 250m of the site.
Historical Landfill (BGS Records/LA/Mapping Records EA Records)	No historical landfills are identified within 250m of the site.
Historical Waste Sites	No historical waste sites are identified within 250m of the site.
Licensed Waste Sites	No licensed waste sites are identified within 250m of the site.
Waste Exemptions	22 waste exemptions are listed for the address of Stonehouse Farm. Given the nature of the entries, these appear to refer to various locations on the wider farm estate, which could include the assessment site, rather than the farmhouse itself

3.3 Current Industrial Land Use

The relevant current industrial land uses are discussed in the table below.

Table 10. Current Industrial Land Uses

Section	Groundsure Comments
Recent Industrial Land Use	Francis & Co, an industrial repairs and servicing company, is present on site. This is located within Commercial Building '2'. Whilst not named within the data pack, other commercial land uses are present on site, including a vehicle maintenance garage as discussed in the walkover survey.
Current or Recent Petrol stations	No current or recent petrol stations are identified within 100m of the site.
Electricity Cables / Gas Pipelines	No underground high voltage cables or high-pressure pipes are identified within 100m of the site.
Sites determined as Contaminated Land	No sites determined as contaminated land are identified within 100m of the site.
Control of Major Accident Hazards (COMAH) Sites	No COMAH sites are identified within 100m of the site.
Regulated Explosive Sites	No regulated explosive sites are identified within 100m of the site.
Hazardous Substance Storage/Usage	No consents have been granted for hazardous substance storage/usage within 100m of the site.
Historical Licensed Industrial Activities (IPC)	No records are identified within 100m of the site.
Licensed Industrial Activities (Part A(1))	No records are identified within 100m of the site.
Licensed Pollutant Release (Part A(2)/B)	No records are identified within 100m of the site.
Radioactive Substance Authorisations	No records are identified within 100m of the site.

Section	Groundsure Comments
Licensed Discharges to Controlled Waters	One revoked and one current licence for non water company sewage discharges are recorded on site. Given the layout of the various ponds to the north of the site, these would appear likely to be reed beds and settlement ponds associated with this licensed discharge.
Pollutant Release to Surface Water / Public Sewer	No records are identified within 100m of the site.
List 1 / List 2 Dangerous Substances	No records are identified within 100m of the site.
Pollution Incidents (EA/NRW)	No pollution incidents are identified within 100m of the site.
Pollution Inventory Substances / Waste Transfers / Radioactive Waste	No records are identified within 100m of the site.

3.4 Sensitive Land Use

The site is located within the nitrate vulnerable zone and SSSI impact risk zone.

3.5 Railway Infrastructure and Projects

No current railway or associated features are identified within 250m of the site.

4. HISTORICAL MAP AND IMAGERY REVIEW

Historical Ordnance Survey maps and imagery covering the area of the site have been reviewed and are summarised in the following table.

It is noted that maps and images present information applicable at the time of production of the maps or image captures, that maps are subject to surveying and cartographic errors and images to atmospheric conditions at the time of their capture. It is possible that significant developments may have taken place on or within the vicinity of the site that are not shown on the inspected maps and images.

'In the Vicinity of the Site' generally refers to features of relevance within approximately 250m of the site boundary but may also include more distant features if considered to be pertinent to the assessment of the development history.

Table 11. Summary of Significant Features Identified on Historical Maps and Images

Map/Image Details	On-Site	In the Vicinity of the Site
1874 1:2,500	A building is present in the south-western extent of the site. The majority of the site comprises open agricultural land. There appears to be a drainage ditch running across part of the site, leading offsite to the north-west.	A road bounds the site to the south-east. What appears likely to be a house is located immediately to the south-west of the site.
1897 1:2,500	Additional buildings are present in the south-west of the site.	The house to the south-west is labelled as "Stone House".
1938 1:10,560	Further buildings are present in the south-east of the site.	
1957 1:2,500	The site is labelled as "Stone House Farm" and additional buildings are now present across the southern extent. The original structures in the south-west appear to have been removed as part of the development of the new buildings.	
1991-1993 1:2,500	The buildings on site appear to be mainly in their current layout. It is not clear whether changes have occurred since 1957, or whether the map reflects more accurate surveying.	
2012 Aerial Photograph	It appears that a series of solar panels have been installed in the northern extent of the site.	Three ponds have been constructed from around 20m north of the site.
2018 Aerial Photograph	A large building has been constructed in the north of the site where the solar panels had previously been installed.	What appears to be reed beds are now present to the north of the site on the southern side of the ponds.
2021 Aerial Photograph	An elongate building has been constructed in the centre of the site.	

5. PRELIMINARY CONTAMINATION RISK ASSESSMENT

5.1 Introduction

The risk assessment considers the potential sources of contamination identified, the receptors that may be present in view of the development proposals and the contaminant pathways by which these may be linked. A complete pollutant linkage is only deemed to exist where all three are present and a site is considered suitable for use where no complete pollutant linkages are identified.

Where a complete pollutant linkage is deemed to be present, an assessment of the level of risk associated with the pollutant linkage has been carried out in line with current guidance².

The level of risk is determined using the risk matrix presented in the following table. Classifications of probability, consequence and risk are presented in Appendix B.

Table 12. Risk Assessment Matrix

		Probability			
		Very Low	Low	Moderate	High
Consequence	Very Minor	Negligible	Very Low	Low	Low/Moderate
	Minor	Very Low	Low	Low/Moderate	Moderate
	Moderate	Low	Low/Moderate	Moderate	High
	Severe	Low/Moderate	Moderate	High	Very High

5.2 Potential Contamination Sources Identified

The following potential sources of contamination have been identified by the preliminary contamination risk assessment:

- Historical and ongoing use of the site for agricultural and light industrial purposes.
- Made ground in the vicinity of Commercial Buildings 3 and 5 from historical redevelopment works.

The potential contaminants associated with these sources are set out in the conceptual model.

It is noted that the asbestos survey provided to us has identified asbestos materials to be present within the two buildings earmarked for demolition. Our risk assessment assumes that any asbestos identified within any buildings or infrastructure will be managed in accordance with current legislation and guidance, including its appropriate removal and disposal prior to demolition works taking place, in order to ensure that this does not represent an ongoing risk to end users and, specifically, to ensure that asbestos materials are not introduced into the underlying soils.

5.3 Contaminant Pathways Identified

The proposed development works will result in the removal of buildings 3 and 5 and the portacabins to the north-east of building 4, followed by the construction of a new commercial unit in the area of building

² Contaminated Land Risk Assessment: A guide to good practice, CIRIA C552, 2001.

3 and the extension of the management office block in the east of the site. Some small areas of new soft landscaping will be created around building 4 and the office block.

Pathways associated with gas and vapour intrusion into the new building and extension are considered to be valid. Those pathways associated with direct contact and dust generation are valid, but only in the area around building 4 where new soft landscaping is to be provided.

Should the proposed development plans be altered, a revised risk assessment may be required.

Whilst the site is expected to be underlain by the Upper Tunbridge Wells Sand which is classed as a Secondary A/Unproductive Stratum (depending on the stratum variation), no potable drinking water abstraction points are noted within 2km of the site and the site is not located within a SPZ. As such, there are not considered to be viable pathways linking potential contamination on the site with sensitive groundwater.

5.4 Preliminary Conceptual Model

The preliminary conceptual model for the proposed development is presented in Appendix C.

5.5 Conclusions

A potential pollutant linkage has been identified, but this would be limited to the small areas of proposed soft landscaping that will be created around building 4. Given the limited size of these areas and the ongoing use of the site for commercial/light industrial purposes, the overall level of risk posed is considered to be very low.

As such, an intrusive investigation and quantitative risk assessment is not considered to be warranted, though attention is drawn to the discovery strategy presented below.

5.6 Discovery Strategy

If, during the course of the site clearance and development works, any materials not previously identified by the investigation that are suspected of being 'contaminants' are encountered, then the following procedure should apply:

- All works in that area should cease and the site manager should be informed.
- Advice should be sought from suitably qualified and experienced personnel as to whether any further site inspection, sampling, testing and/or assessment is deemed necessary.
- If required, the conclusions of any assessment and any proposed remedial works (if required) should be agreed by the local authority.
- If necessary, full details of any remedial works should be included in a verification report for the site.

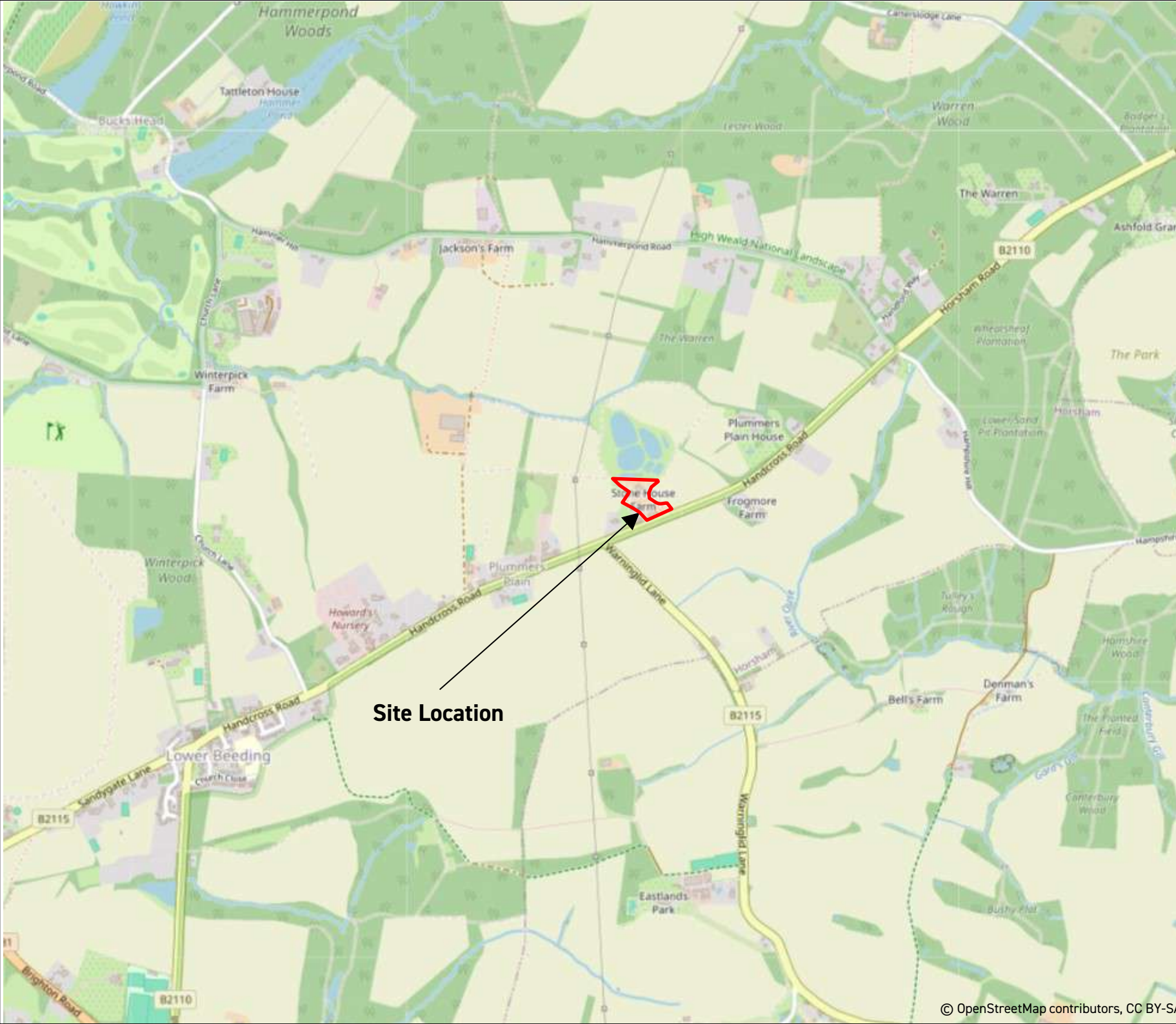
Suspected 'contamination' may take the following form, though it is noted that this list is not exhaustive and site operatives should ask if they are at all unsure of any findings:

- Soil or water looks oily and/or has an oily odour
- Soil or water has a solvent type of odour
- Significant quantities of man-made materials within fill such as paint cans, car parts, glass fragments
- Suspected asbestos containing materials (insulating boards, cement, loose fibres etc.)

- Significant volumes of clinker like or ashy material
- Sand bags, and or/subsurface concrete structures
- Animal carcasses or evidence of animal burial pits

FIGURES

Figure 1 Site Location Plan



Head Office

Unit 3
The Old Grain Store
Ditchling Common Business Park
Ditchling
East Sussex
BN6 8SG
contact@ashdownsi.co.uk

Site

Stonehouse Business Park
Stonehouse Farm
Handcross Road
Plummer's Plain
Lower Beeding
West Sussex

Project Ref

P17029

Figure No

1

Drawing Title

Site Location Plan

Scale

Not To Scale

APPENDIX A

Proposed Development Layout

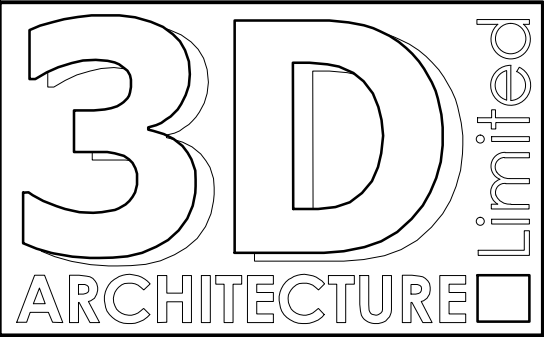
A2



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PLANNING



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CLIENT

Lee Goossens

PROJECT

Stonehouse Farm
Handcross Road, Plummer Plain,
Horsham, West Sussex
RH13 6NZ

DRAWING TITLE

Site Layout Plan
As Existing

SCALE	DATE	DRAWN BY
1:500 @ A2	March 2023	ANH
DRAWING NO.	REVISION	
2024/PL01	C	

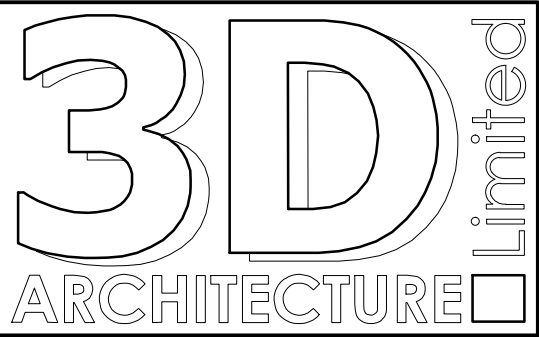
A2



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PLANNING



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CLIENT

Lee Goossens

PROJECT

Stonehouse Farm
Handcross Road, Plummer Plain,
Horsham, West Sussex
RH13 6NZ

DRAWING TITLE

Site Layout Plan
As Proposed

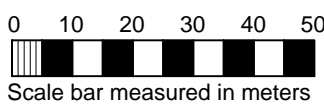
SCALE	DATE	DRAWN BY
1:500 @ A2	March 2023	ANH
DRAWING NO.	REVISION	
2024/PL10	C	



Site Location Plan - As Proposed (1:1250)



Site Location Plan - As Existing (1:1250)



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0 1 2 3 4 5
Scale bar measured in meters

PLANNING

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PROJECT
**Stonehouse Farm
Handcross Road, Plummer Plain,
Horsham, West Sussex
RH13 6NZ**

DRAWING TITLE
**Site Location Plans
As Existing & As Proposed**

SCALE 1:1250 @ A1	DATE January 2024	DRAWN BY ANH
DRAWING NO. 2024/PL11	REVISION A	

APPENDIX B

Classification of Probability, Consequence and Risk

Probability Of Risk Being Realised	
Classification	Definition
High	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Moderate	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Very Low	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Consequence Of Risk Being Realised		
Classification	Category	Definition
Severe	Human Health	Short term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA.
	Controlled Waters	Short term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource.
	Property	Catastrophic damage to buildings/property.
	Ecological Systems	A short term risk to a particular ecosystem or organisation forming part of such ecosystem.
Moderate	Human Health	Chronic damage to Human Health.
	Controlled Waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution).
	Ecological System	A significant change in a particular ecosystem or organism forming part of such ecosystem.
Minor	Controlled Waters	Pollution of non-sensitive water resources.
	Property	Significant damage to crops, buildings, structures and services.
	Ecological Systems	Damage to sensitive buildings/structures/services or the environment.
Very Minor	Human Health	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc).
	Property	Easily repairable effects of damage to buildings, structures and services.
	Project	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve.

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

APPENDIX C

Preliminary Conceptual Model

Site: Stonehsoue Business Park, Plummers Plain, Lower Beeding

Project Ref: P17029

Potential Source	Potential Receptor	Potential Contaminants	Potential Pathway	Complete Linkage Present?	Probability	Consequence	Risk
Historical and ongoing use of the site for agricultural and light industrial purposes.	End Users	Heavy Metals, PAH Compounds and Petroleum Hydrocarbons	Dermal contact with soil and dust (indoor & outdoor)	Yes	P1: Very Low	C2: Minor	Very Low
			Ingestion of soil and indoor dust	Yes	P1: Very Low	C2: Minor	Very Low
			Consumption of home-grown produce and attached soil	No private gardens proposed			N/A
			Inhalation of soil dust (indoor and outdoor)	Yes	P1: Very Low	C2: Minor	Very Low
			Inhalation of soil vapours	Yes	P1: Very Low	C2: Minor	Very Low
			Inhalation of soil gases/ Risk of explosion	No potential gas source identified			N/A
	End Users (via Water Supply Pipework)		Contamination of incoming services	No potential contaminants identified			N/A
	Groundwater		Migration to groundwater	No significant pathway to groundwater exists			N/A
Made ground in the vicinity of Commercial Buildings 3 and 5 from historical redevelopment works	End Users	Heavy Metals and PAH Compounds	Dermal contact with soil and dust (indoor & outdoor)	Pathway not present in this area			N/A
			Ingestion of soil and indoor dust	Pathway not present in this area			N/A
			Consumption of home-grown produce and attached soil	No private gardens proposed			N/A
			Inhalation of soil dust (indoor and outdoor)	Pathway not present in this area			N/A
			Inhalation of soil vapours	Identified contaminant(s) do not pose a risk via this pathway			N/A
			Inhalation of soil gases/ Risk of explosion	No potential gas source identified			N/A
	End Users (via Water Supply Pipework)		Contamination of incoming services	Identified contaminant(s) do not pose a risk via this pathway			N/A
	Groundwater		Migration to groundwater	No significant pathway to groundwater exists			N/A

APPENDIX D

Groundsure Enviro+Geo Insight Report
Historical Maps

Stepney Commercials, Stonehouse Farm, PLUMMERS PLAIN, WEST SUSSEX, RH13 6NZ

Order Details

Date: 27/01/2025
Your ref: P17029
Our Ref: GS-Z69-5AE-N8X-2UT

Site Details

Location: 523261 128104
Area: 0.97 ha
Authority: [Horsham District Council](#) ↗



Summary of findings

[p. 2](#) >

Aerial image

[p. 9](#) >

OS MasterMap site plan

[p.14](#) >

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	1	0	-
16	1.2	Historical tanks	0	0	0	0	-
16	1.3	Historical energy features	0	0	0	0	-
16	1.4	Historical petrol stations	0	0	0	0	-
16 >	1.5 >	Historical garages >	0	0	3	0	-
17	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
18 >	2.1 >	Historical industrial land uses >	0	0	2	0	-
19	2.2	Historical tanks	0	0	0	0	-
19	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
19 >	2.5 >	Historical garages >	0	0	3	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
21	3.5	Historical waste sites	0	0	0	0	-
21	3.6	Licensed waste sites	0	0	0	0	-
21 >	3.7 >	Waste exemptions >	0	22	8	42	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	1	2	-	-
29 >	4.2 >	Current or recent petrol stations >	0	0	1	0	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
29	4.5	Sites determined as Contaminated Land	0	0	0	0	-



29	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	2	0	1	3	-
32	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.15	Pollutant release to public sewer	0	0	0	0	-
32	4.16	List 1 Dangerous Substances	0	0	0	0	-
33	4.17	List 2 Dangerous Substances	0	0	0	0	-
33	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
33	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
33	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
34	5.1	Superficial aquifer	None (within 500m)				
35 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
37 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	1
41 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	1
41	5.8	Potable abstractions	0	0	0	0	0
42	5.9	Source Protection Zones	0	0	0	0	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
43 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	1	6	-	-



44 >	6.2 >	Surface water features >	0	8	7	-	-
44 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
45 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
45 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
49	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
50 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
51 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52	10.5	National Nature Reserves (NNR)	0	0	0	0	0
53	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
53 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	52
55	10.8	Biosphere Reserves	0	0	0	0	0
55	10.9	Forest Parks	0	0	0	0	0
55	10.10	Marine Conservation Zones	0	0	0	0	0
56	10.11	Green Belt	0	0	0	0	0
56	10.12	Proposed Ramsar sites	0	0	0	0	0



56	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
56	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
56	10.15	Nitrate Sensitive Areas	0	0	0	0	0
57 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	3
58 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
59 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
61	11.1	World Heritage Sites	0	0	0	-	-
62 >	11.2 >	Area of Outstanding Natural Beauty >	0	1	0	-	-
62	11.3	National Parks	0	0	0	-	-
62	11.4	Listed Buildings	0	0	0	-	-
63	11.5	Conservation Areas	0	0	0	-	-
63	11.6	Scheduled Ancient Monuments	0	0	0	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	12.3	Tree Felling Licences	0	0	0	-	-
65	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65 >	12.5 >	Countryside Stewardship Schemes >	0	0	2	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
66	13.1	Priority Habitat Inventory	0	0	0	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	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
67 >	14.1 >	10k Availability >	Identified (within 500m)				
68	14.2	Artificial and made ground (10k)	0	0	0	0	-
69	14.3	Superficial geology (10k)	0	0	0	0	-

69	14.4	Landslip (10k)	0	0	0	0	-
70 >	14.5 >	Bedrock geology (10k) >	2	2	5	1	-
71 >	14.6 >	Bedrock faults and other linear features (10k) >	0	2	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	15.1 >	50k Availability >	Identified (within 500m)				
73	15.2	Artificial and made ground (50k)	0	0	0	0	-
73	15.3	Artificial ground permeability (50k)	0	0	-	-	-
74	15.4	Superficial geology (50k)	0	0	0	0	-
74	15.5	Superficial permeability (50k)	None (within 50m)				
74	15.6	Landslip (50k)	0	0	0	0	-
74	15.7	Landslip permeability (50k)	None (within 50m)				
75 >	15.8 >	Bedrock geology (50k) >	3	1	5	0	-
76 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
76 >	15.10 >	Bedrock faults and other linear features (50k) >	1	1	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
78	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
79 >	17.1 >	Shrink swell clays >	Low (within 50m)				
81 >	17.2 >	Running sands >	Negligible (within 50m)				
82 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
83 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
84 >	17.5 >	Landslides >	Very low (within 50m)				
85 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	18.1 >	BritPits >	0	0	0	1	-
88	18.2	Surface ground workings	0	0	0	-	-
88	18.3	Underground workings	0	0	0	0	0
88	18.4	Underground mining extents	0	0	0	0	-
88	18.5	Historical Mineral Planning Areas	0	0	0	0	-



89 >	18.6 >	Non-coal mining >	0	1	0	0	2
89	18.7	JPB mining areas	None (within 0m)				
89	18.8	The Coal Authority non-coal mining	0	0	0	0	-
90 >	18.9 >	Researched mining >	0	0	0	1	-
90	18.10	Mining record office plans	0	0	0	0	-
90	18.11	BGS mine plans	0	0	0	0	-
90	18.12	Coal mining	None (within 0m)				
91	18.13	Brine areas	None (within 0m)				
91	18.14	Gypsum areas	None (within 0m)				
91	18.15	Tin mining	None (within 0m)				
91	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
92	19.1	Natural cavities	0	0	0	0	-
92	19.2	Mining cavities	0	0	0	0	0
92	19.3	Reported recent incidents	0	0	0	0	-
92	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
94 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	21.1 >	BGS Estimated Background Soil Chemistry >	3	3	-	-	-
96	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
97	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
98	22.1	Underground railways (London)	0	0	0	-	-
98	22.2	Underground railways (Non-London)	0	0	0	-	-
98	22.3	Railway tunnels	0	0	0	-	-
98	22.4	Historical railway and tunnel features	0	0	0	-	-
98	22.5	Royal Mail tunnels	0	0	0	-	-
99	22.6	Historical railways	0	0	0	-	-

99	22.7	Railways	0	0	0	-	-
99	22.8	Crossrail 2	0	0	0	0	-
99	22.9	HS2	0	0	0	0	-

Recent aerial photograph

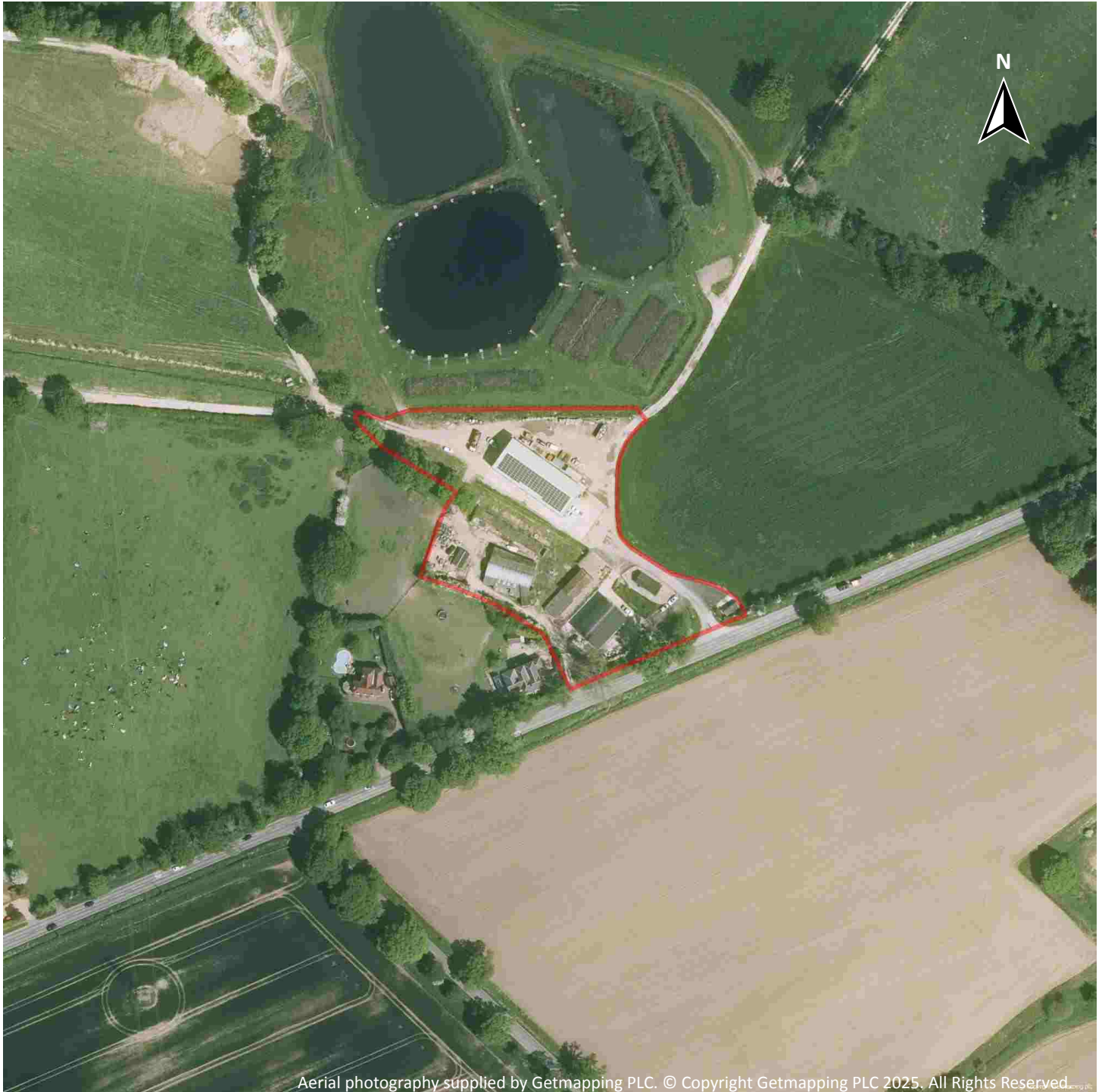


Capture Date: 24/04/2021

Site Area: 0.97ha



Recent site history - 2018 aerial photograph



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Capture Date: 14/05/2018

Site Area: 0.97ha



Recent site history - 2012 aerial photograph



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Capture Date: 31/08/2012

Site Area: 0.97ha



Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 0.97ha



Recent site history - 1999 aerial photograph



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Capture Date: 04/09/1999

Site Area: 0.97ha



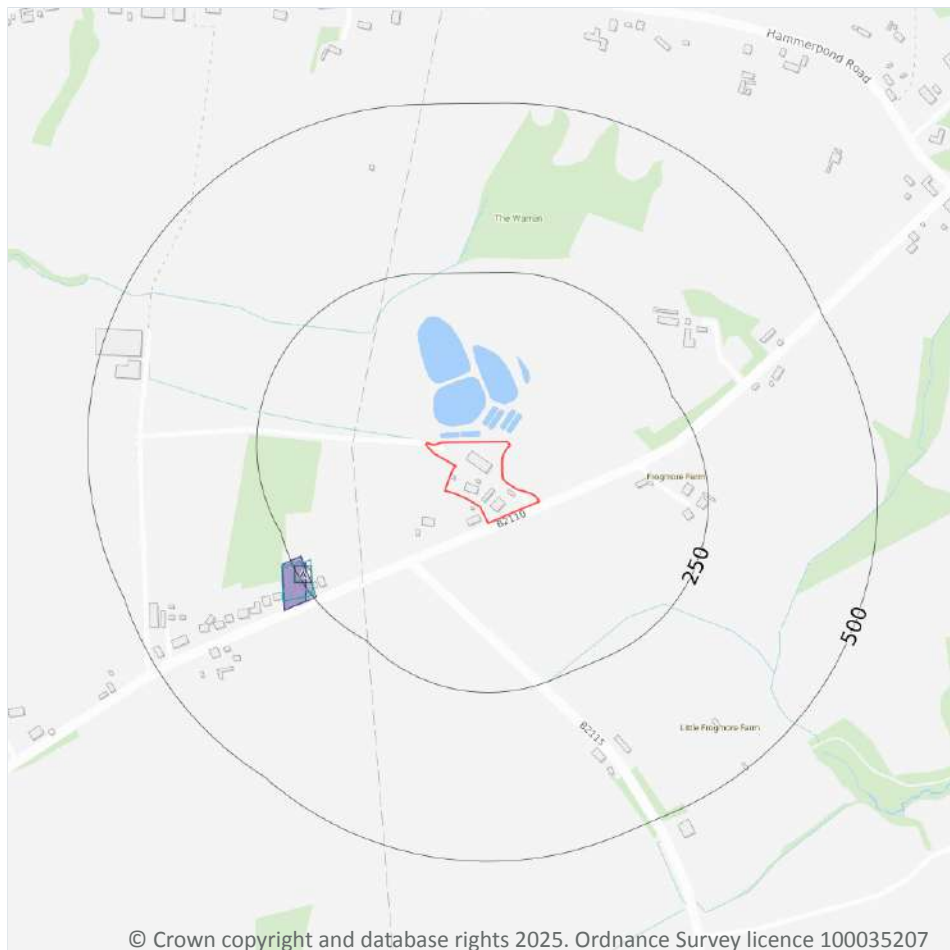
OS MasterMap site plan



Site Area: 0.97ha



1 Past land use



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

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1.1 Historical industrial land uses

Records within 500m

1

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

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	223m SW	Garage	1962 - 1979	2274423



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

3

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'.



Features are displayed on the Past land use map on [page 15](#) >

ID	Location	Land use	Dates present	Group ID
A	232m SW	Garage	1957	86177
A	234m SW	Garage	1975	92469
A	234m SW	Garage	1991	91167

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

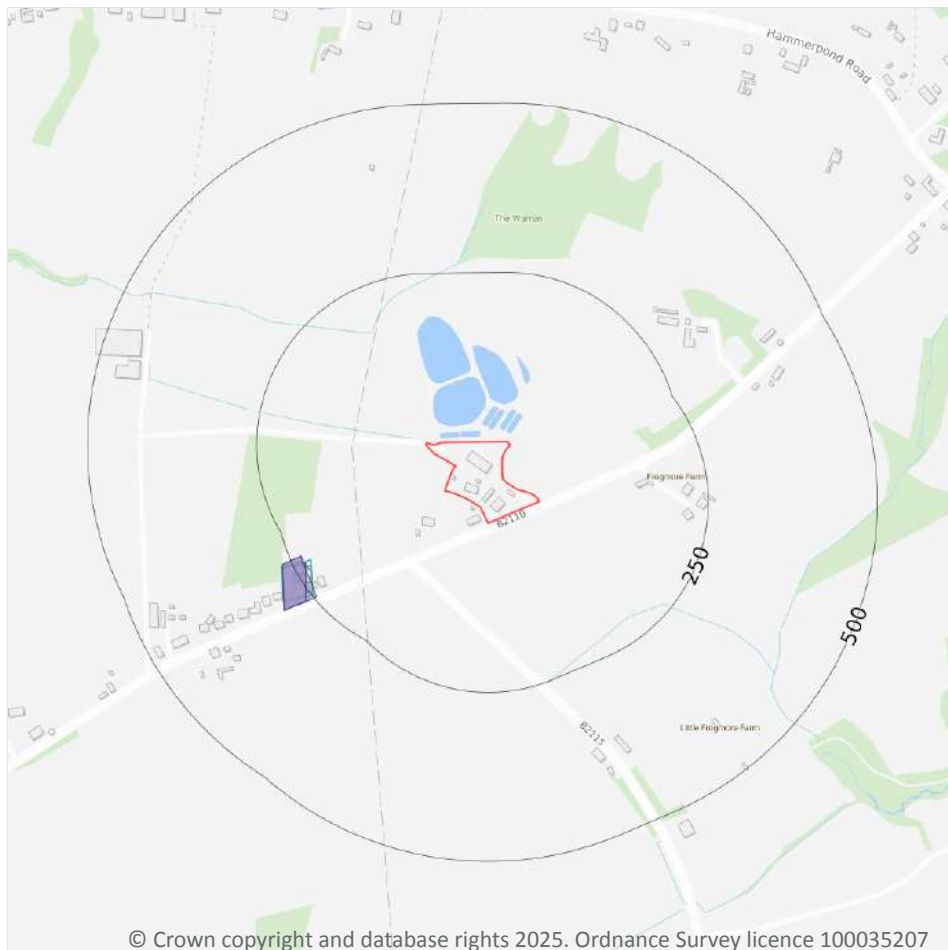
0

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

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



2 Past land use - un-grouped



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

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 18](#) >

ID	Location	Land Use	Date	Group ID
A	223m SW	Garage	1979	2274423
A	223m SW	Garage	1962	2274423

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**3**

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

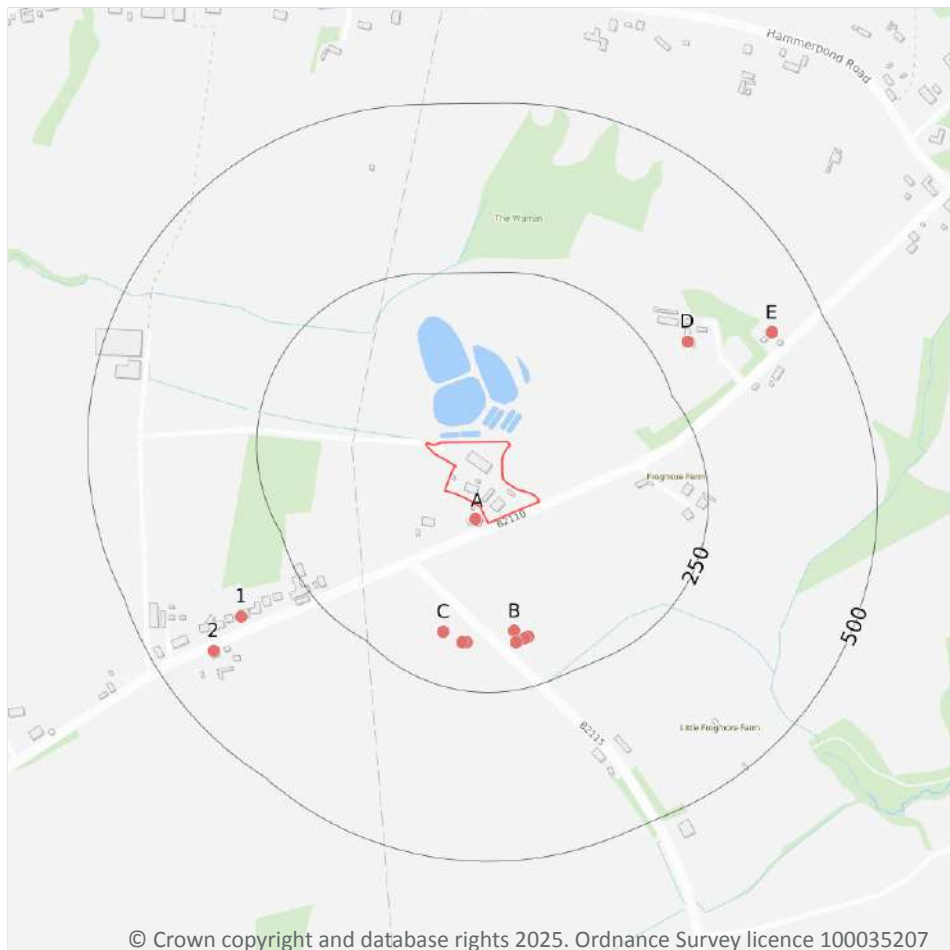
Features are displayed on the Past land use - un-grouped map on [page 18](#) >

ID	Location	Land Use	Date	Group ID
A	232m SW	Garage	1957	86177
A	234m SW	Garage	1975	92469
A	234m SW	Garage	1991	91167

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



— Site Outline
Search buffers in metres (m)
● Waste exemptions

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**72**

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

Features are displayed on the Waste and landfill map on [page 20](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	14m S	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/EE5654D W/A001	Treating waste exemption	Agricultural waste only	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX345801	Storing waste exemption	On a farm	Storage of waste in a secure place
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX287085	Storing waste exemption	On a farm	Storage of waste in secure containers
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX416125	Storing waste exemption	On a farm	Storage of waste in secure containers
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Disposing of waste exemption	On a farm	Burning waste in the open
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Treating waste exemption	On a farm	Treatment of waste in a biobed or biofilter
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Using waste exemption	On a farm	Use of mulch
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX148649	Storing waste exemption	On a farm	Storage of waste in secure containers
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising



ID	Location	Site	Reference	Category	Sub-Category	Description
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Using waste exemption	On a farm	Use of waste in construction
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Using waste exemption	On a farm	Spreading waste on non- agricultural land to confer benefit
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX036390	Using waste exemption	On a farm	Use of waste for a specified purpose
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX219213	Storing waste exemption	On a farm	Storage of waste in a secure place
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX144115	Storing waste exemption	On a farm	Storage of waste in a secure place
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX144117	Storing waste exemption	On a farm	Storage of waste in a secure place
A	16m S	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX231531	Treating waste exemption	On a farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
B	165m S	-	WEX002555	Storing waste exemption	On a farm	Storage of sludge
C	174m S	Bh Eastlands Farm Partnership, Warninglid, West Sussex, Rh13 6ny	WEX102488	Storing waste exemption	On a farm	Storage of sludge
B	178m S	Holmsted Farm Staplefield Road Haywards Heath West Sussex Rh17 5jf	EPR/MF0336D A/A001	Storing waste exemption	Non- agricultural waste only	Storage of sludge
B	179m S	Holmsted Farm, Staplefield Road, Cuckfield, Haywards Heath, Rh17 5jf	WEX109919	Storing waste exemption	On a farm	Storage of sludge
C	180m S	-	WEX188468	Storing waste exemption	On a farm	Storage of sludge



ID	Location	Site	Reference	Category	Sub-Category	Description
C	182m S	-	WEX349210	Storing waste exemption	On a farm	Storage of sludge
B	182m S	-	WEX297513	Storing waste exemption	On a farm	Storage of sludge
B	182m S	-	WEX358685	Storing waste exemption	On a farm	Storage of sludge
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste in a biobed or biofilter
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of mulch
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Aerobic composting and associated prior treatment
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising



ID	Location	Site	Reference	Category	Sub-Category	Description
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste in construction
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Using waste exemption	Both agricultural and non- agricultural waste	Spreading waste on non- agricultural land to confer benefit
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Using waste exemption	Both agricultural and non- agricultural waste	Spreading of plant matter to confer benefit
D	302m NE	Stonehouse Farm Handcross Road Horsham West Sussex Rh13 6nz	EPR/SH0773EF /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste for a specified purpose
D	303m NE	-	WEX319453	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
D	303m NE	-	WEX319453	Storing waste exemption	On a farm	Storage of waste in a secure place
D	303m NE	-	WEX319453	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
D	303m NE	-	WEX319453	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	303m NE	-	WEX319453	Using waste exemption	On a farm	Spreading waste on non- agricultural land to confer benefit
D	303m NE	-	WEX319453	Using waste exemption	On a farm	Use of waste for a specified purpose
D	303m NE	-	WEX319453	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
D	303m NE	-	WEX319453	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
D	303m NE	-	WEX319453	Using waste exemption	On a farm	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
D	303m NE	-	WEX319453	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	303m NE	-	WEX319453	Disposing of waste exemption	On a farm	Burning waste in the open
D	303m NE	-	WEX319453	Treating waste exemption	On a farm	Treatment of waste in a biobed or biofilter
D	303m NE	-	WEX319453	Using waste exemption	On a farm	Use of mulch
D	303m NE	-	WEX192331	Storing waste exemption	On a farm	Storage of waste in a secure place
D	303m NE	-	WEX192331	Disposing of waste exemption	On a farm	Burning waste in the open
D	303m NE	-	WEX192331	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
D	303m NE	-	WEX192331	Using waste exemption	On a farm	Use of mulch
D	303m NE	-	WEX192331	Treating waste exemption	On a farm	Treatment of waste in a biobed or biofilter
D	303m NE	-	WEX192331	Using waste exemption	On a farm	Use of waste for a specified purpose
D	303m NE	-	WEX192331	Using waste exemption	On a farm	Use of waste in construction
D	303m NE	-	WEX192331	Using waste exemption	On a farm	Use of baled end-of-life tyres in construction
D	303m NE	-	WEX192331	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
D	303m NE	-	WEX192331	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
D	303m NE	-	WEX192331	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	303m NE	-	WEX192331	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment

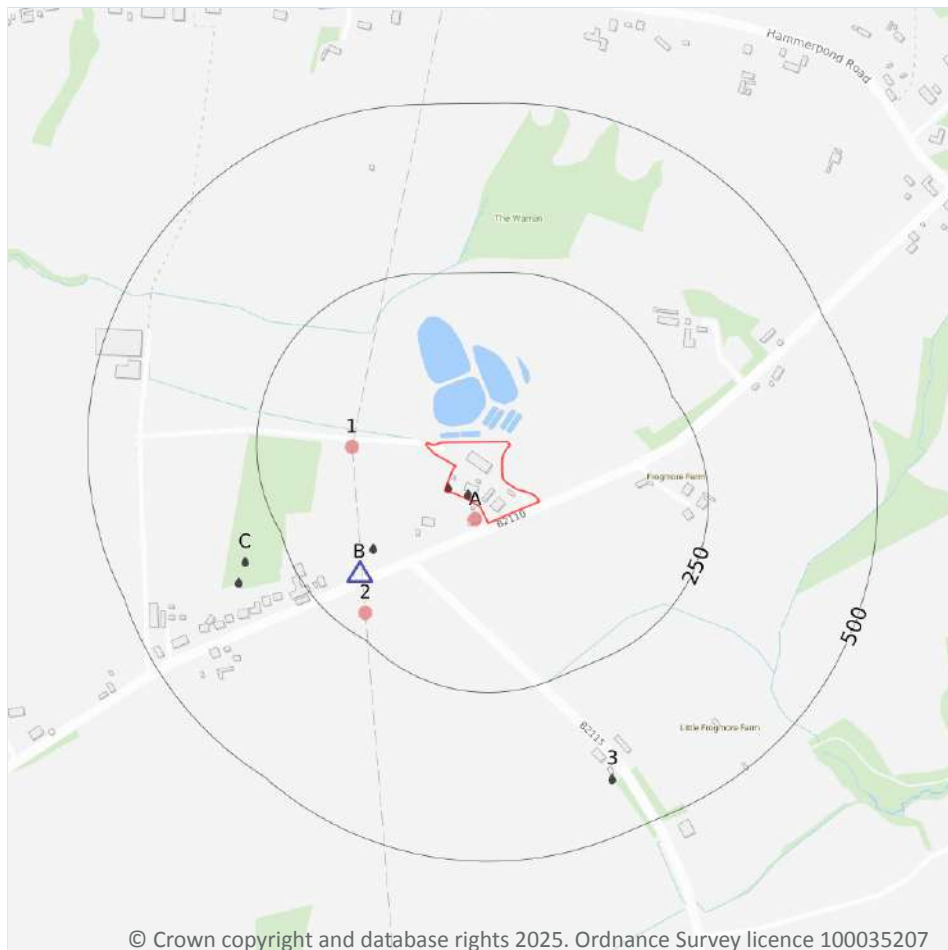


ID	Location	Site	Reference	Category	Sub-Category	Description
D	303m NE	-	WEX192331	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
1	355m SW	-	WEX266530	Using waste exemption	Not on a farm	Use of waste in construction
2	417m SW	South Plain House, Handcross Road, Plummers Plain, Horsham, Rh13 6nx	WEX216531	Disposing of waste exemption	Not on a farm	Burning waste in the open
E	420m NE	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX362130	Treating waste exemption	On a farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
E	420m NE	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX282658	Storing waste exemption	On a farm	Storage of waste in a secure place
E	420m NE	Stonehouse Farm, Handcross Road, Plummers Plain, Horsham, Rh13 6nz	WEX282655	Storing waste exemption	On a farm	Storage of waste in a secure place

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 28](#) >

ID	Location	Company	Address	Activity	Category
A	15m S	Francis & Co	Stonehouse Farm, Handcross Road, Plummers Plain, West Sussex, RH13 6NZ	Industrial Repairs and Servicing	Repair and Servicing
1	110m W	Pylon	West Sussex, RH13	Electrical Features	Infrastructure and Facilities
2	215m SW	Pylon	West Sussex, RH13	Electrical Features	Infrastructure and Facilities



This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 28](#) >

ID	Location	Company	Address	LPG	Status
B	175m SW	OBSOLETE	Handcross Road, Plumbers Plain, Horsham, West Sussex, RH13 6NX	Not Applicable	Obsolete

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

6

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 28](#) >

ID	Location	Address	Details	
A	On site	MEADOWCROFT,MEADOWCROFT,PLUMMERSPLAIN,HORSHAM,WESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - NOT WATER COMPANY Permit Number: P01732 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 16/08/1988 Effective Date: 16/08/1988 Revocation Date: 31/03/1997
A	On site	PLUMMERSFIELD,PLUMMERSFIELD,PLUMMERSPLAIN,HORSHAM,WESTSUSSEX,RH136NX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P05499 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 15/09/1994 Effective Date: 15/09/1994 Revocation Date: -
B	136m SW	MEADOWCROFT,MEADOWCROFT,PLUMMERSPLAIN,HORSHAM,WESTSUSSEX,RH136NZ	Effluent Type: MISCELLANEOUS DISCHARGES - SWIMMING POOL WATER Permit Number: P01874 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/10/1988 Effective Date: 20/10/1988 Revocation Date: 31/03/1995
C	314m W	MALVINA,MALVINA,PLUMMERSPLAIN,HORSHAM,WESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: N03547 Permit Version: 1 Receiving Water: INTO LAND	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 19/04/1979 Effective Date: 19/04/1979 Revocation Date: 31/03/1997



ID	Location	Address	Details	
C	334m SW	14CARTERSCOTTAGES,14CART ERSCOTTAGES,PLUMMERSPLAI N,WESTSUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P03436 Permit Version: 1 Receiving Water: INTO LAND	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 15/02/1991 Effective Date: 15/02/1991 Revocation Date: 31/03/1997
3	419m SE	TAVERNERS,WARNINGLIDLANE ,PLUMMERSPLAIN,HORSHAM, WESTSUSSEX,RH136NY	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: EPRWB3496RY Permit Version: 1 Receiving Water: TRIB RIVER OUSE	Status: NEW ISSUED UNDER EPR 2010 Issue date: 05/01/2022 Effective Date: 05/01/2022 Revocation Date: -

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
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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

5.1 Superficial aquifer

Records within 500m

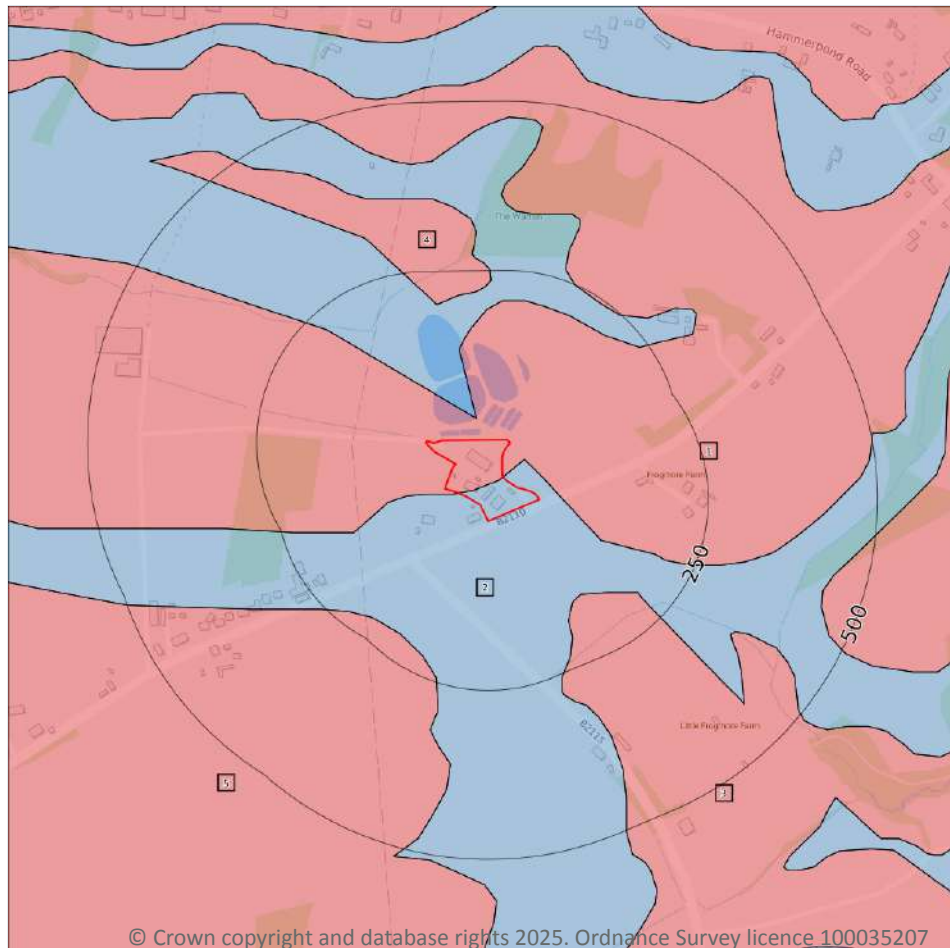
0

Aquifer status of groundwater held within superficial geology.

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

5

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 35](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

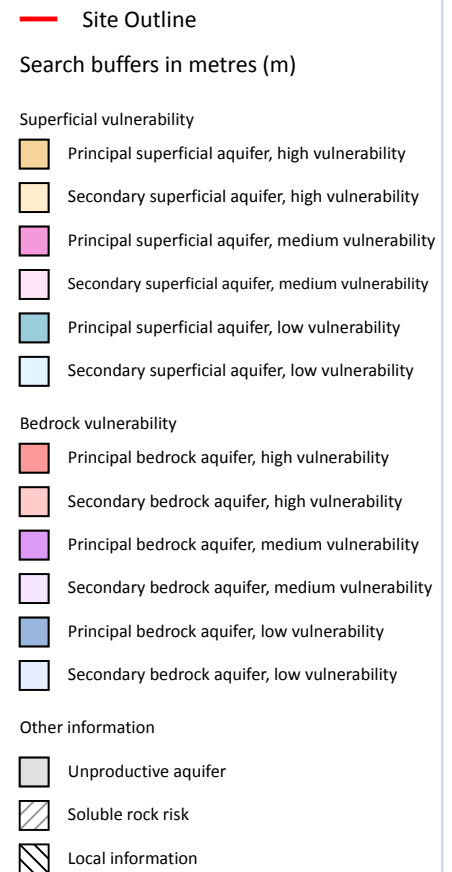
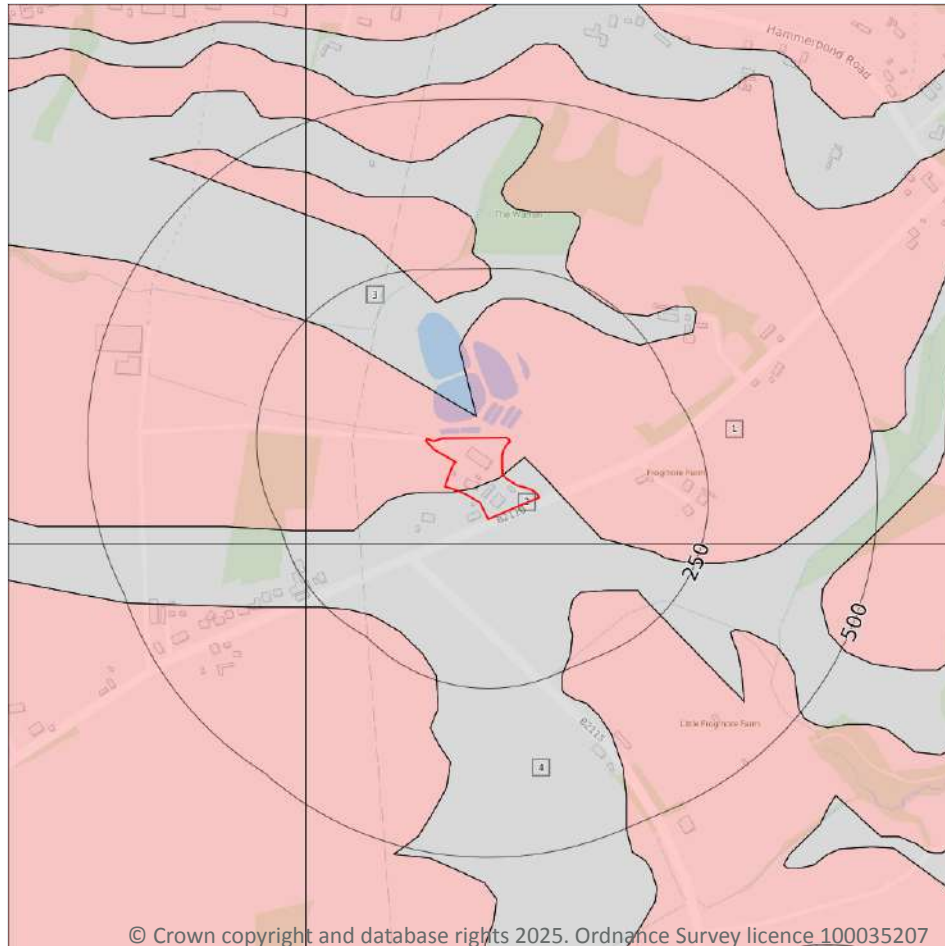


ID	Location	Designation	Description
3	153m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	201m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	211m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

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 37](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
3	32m N	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300- 550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
4	37m S	Summary Classification: Unproductive aquifer (may have productive aquifer beneath) Combined classification: Unproductive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate 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

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

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



5.5 Groundwater vulnerability- local information

Records on site

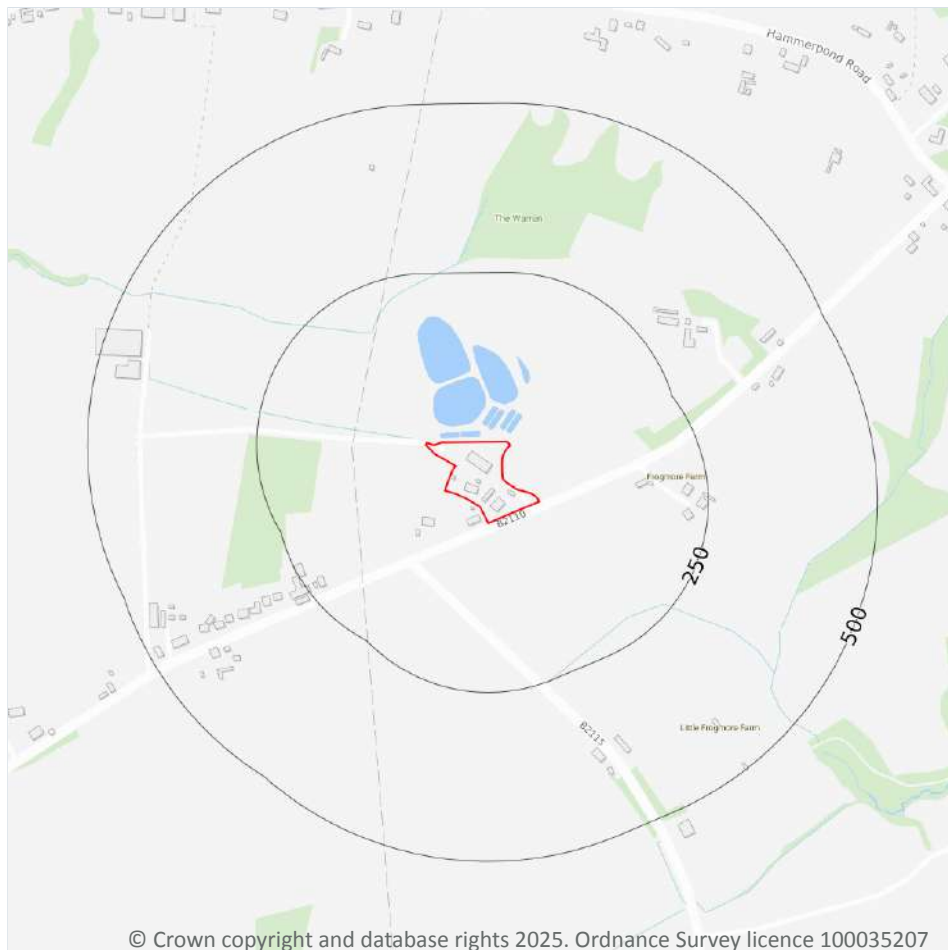
0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

1

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 40](#) >

ID	Location	Details	
-	1863m SE	Status: Historical Licence No: 23/075 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: BOREHOLE AT SLATEHOUSE FARM, WARNINGLID Data Type: Point Name: Cooper Easting: 524540 Northing: 126640	Annual Volume (m ³): 16425 Max Daily Volume (m ³): 45 Original Application No: - Original Start Date: 18/11/2004 Expiry Date: 31/03/2018 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	1
-----------------------------	----------

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 40 >](#)

ID	Location	Details	
-	1893m NW	Status: Active Licence No: 10/41/429305 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: HAWKINS POND (POINT B ON LICENCE MAP) Data Type: Point Name: Mannings Heath Golf Club Easting: 521600 Northing: 129200	Annual Volume (m ³): 7500 Max Daily Volume (m ³): 150 Original Application No: 169/0783 Original Start Date: 01/03/1988 Expiry Date: - Issue No: 100 Version Start Date: 11/07/1996 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
-----------------------------	----------

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

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



5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ... WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

7

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 43 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
B	37m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
E	182m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	215m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
5	229m N	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
G	231m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	246m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
H	250m S	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	15
----------------------------	-----------

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 43](#) >

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 43](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Arun Source	GB107041012920	Arun Upper	Arun and Western Streams

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 43 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	977m N	River	Arun Source	GB107041012920 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on [page 43 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Arun & Western Streams Hastings Beds	GB40702G500600 ↗	Good	Good	Good	2019

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 the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

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.

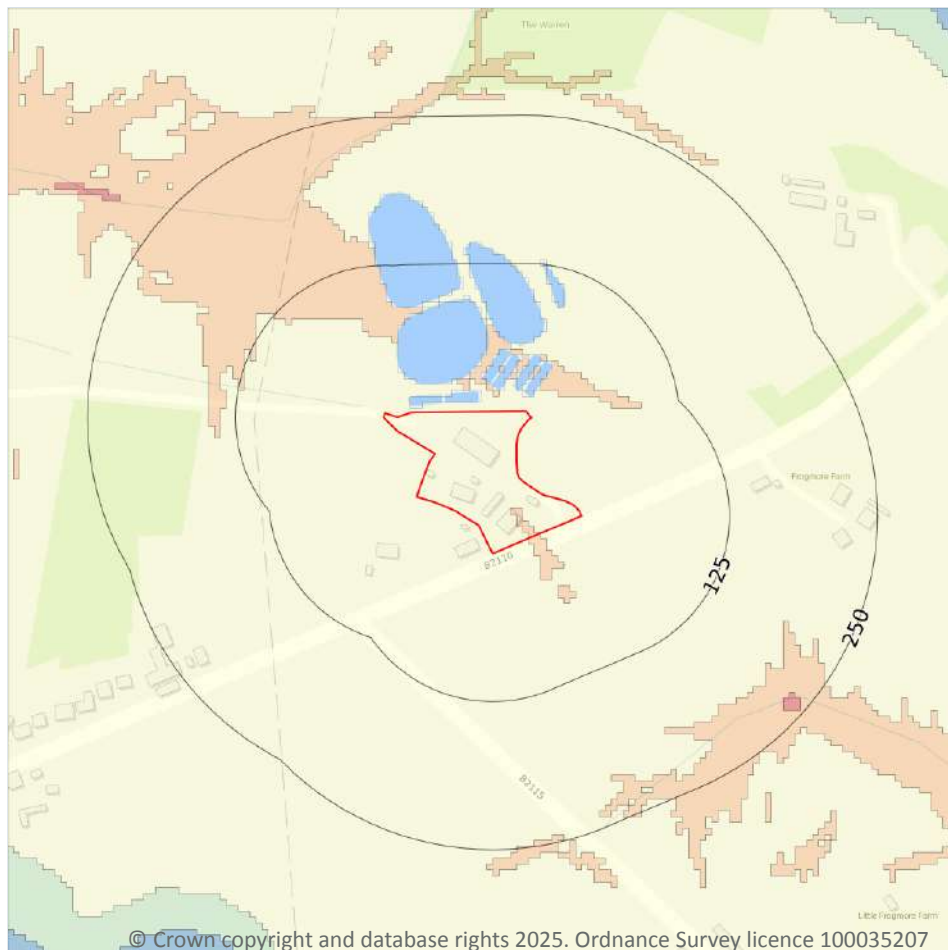
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

Moderate-High

Highest risk within 50m

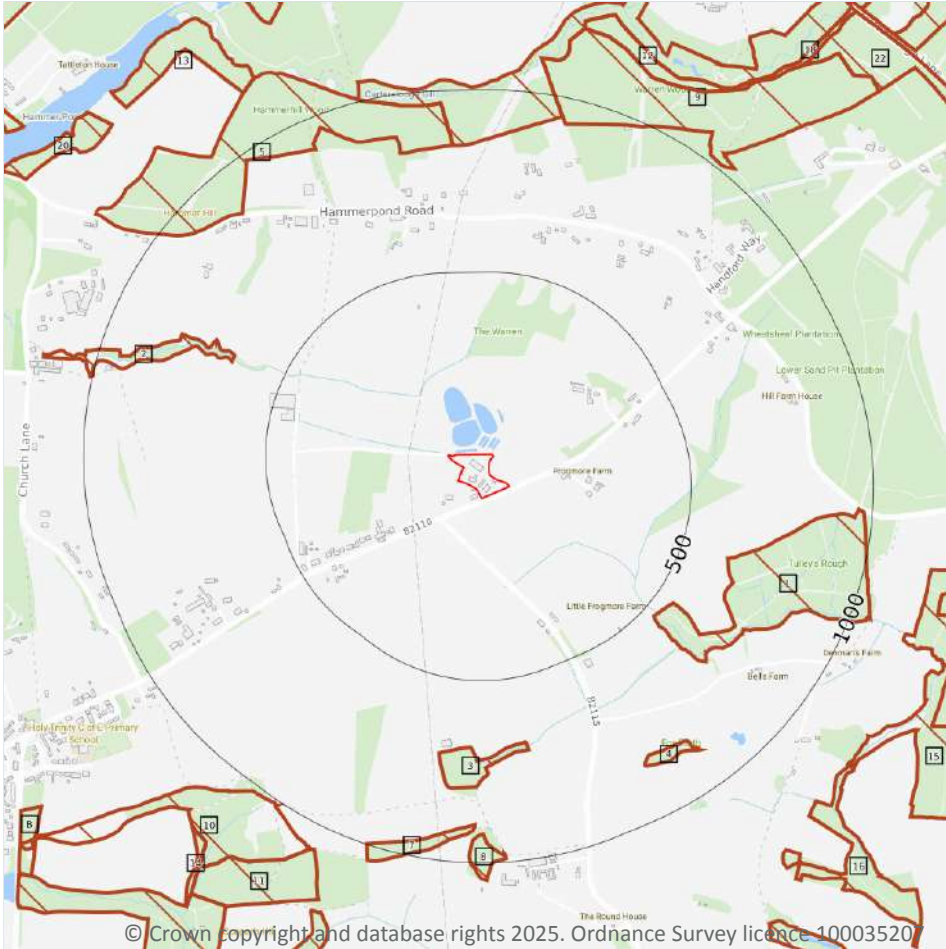
Moderate-High

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 50 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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.

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

ID	Location	Name	Data source
-	1700m NW	St. Leonard's Forest	Natural England



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

52

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 51 >](#)

ID	Location	Name	Woodland Type
1	532m SE	Tulleys Rough	Ancient & Semi-Natural Woodland
2	647m NW	Unknown	Ancient & Semi-Natural Woodland
3	679m S	Warninglid Copse	Ancient & Semi-Natural Woodland
4	830m SE	Fox Earth	Ancient & Semi-Natural Woodland
5	837m N	Hammerhill Wood	Ancient & Semi-Natural Woodland
6	849m N	Unknown	Ancient & Semi-Natural Woodland
7	896m S	Eastland Farm Shaw	Ancient & Semi-Natural Woodland
8	921m S	Eastland Farm Copse	Ancient & Semi-Natural Woodland
9	929m N	Unknown	Ancient Replanted Woodland
10	1009m SW	Unknown	Ancient & Semi-Natural Woodland
11	1067m SW	Unknown	Ancient Replanted Woodland
12	1124m NE	Unknown	Ancient Replanted Woodland
13	1143m NW	Hammerhill Wood	Ancient & Semi-Natural Woodland
A	1160m E	Hampshire Wood	Ancient & Semi-Natural Woodland
14	1192m SW	Unknown	Ancient & Semi-Natural Woodland
15	1199m SE	Furzefield	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
16	1199m SE	Bushy Plat	Ancient & Semi-Natural Woodland
17	1218m S	Unknown	Ancient & Semi-Natural Woodland
A	1224m E	Hampshire Wood	Ancient & Semi-Natural Woodland
18	1237m NE	Unknown	Ancient & Semi-Natural Woodland
19	1282m NW	Unknown	Ancient & Semi-Natural Woodland
20	1286m NW	Hammerhill Wood	Ancient & Semi-Natural Woodland
-	1300m E	Ashfold Pond Copse	Ancient & Semi-Natural Woodland
22	1368m NE	Unknown	Ancient & Semi-Natural Woodland
-	1387m E	Hampshire Wood Shaw	Ancient & Semi-Natural Woodland
24	1396m SE	Upper Stanford Shaw	Ancient & Semi-Natural Woodland
-	1439m S	Unknown	Ancient & Semi-Natural Woodland
B	1451m SW	Unknown	Ancient Replanted Woodland
26	1474m NW	Unknown	Ancient & Semi-Natural Woodland
-	1490m E	Slaugham Common_W	Ancient & Semi-Natural Woodland
-	1520m S	Unknown	Ancient Replanted Woodland
B	1522m SW	Unknown	Ancient Replanted Woodland
C	1585m NE	Warren Wood	Ancient & Semi-Natural Woodland
C	1589m NE	Warren Wood	Ancient & Semi-Natural Woodland
29	1596m NE	Warren Wood	Ancient Replanted Woodland
-	1615m E	Scotland Farm Shaw	Ancient & Semi-Natural Woodland
31	1692m NW	Unknown	Ancient Replanted Woodland
-	1692m E	Slaugham Common_E	Ancient & Semi-Natural Woodland
-	1697m SE	Unknown	Ancient & Semi-Natural Woodland
-	1725m NE	Unknown	Ancient & Semi-Natural Woodland
-	1763m W	Limekiln Copse	Ancient & Semi-Natural Woodland
-	1777m SE	Hawking Hill Shaw	Ancient & Semi-Natural Woodland
-	1800m NW	Cinderhall Copse	Ancient & Semi-Natural Woodland
-	1807m NE	Unknown	Ancient Replanted Woodland

ID	Location	Name	Woodland Type
-	1844m E	Scotchbank Wood	Ancient Replanted Woodland
-	1857m NW	Unknown	Ancient Replanted Woodland
-	1865m SE	Unknown	Ancient & Semi-Natural Woodland
-	1881m NW	Paulshill Copse	Ancient & Semi-Natural Woodland
-	1901m E	Old Workhouse Wood	Ancient & Semi-Natural Woodland
-	1942m SE	Jenners Wood	Ancient & Semi-Natural Woodland
-	1959m NW	Unknown	Ancient & Semi-Natural Woodland
-	1999m SE	Unknown	Ancient Replanted 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

4

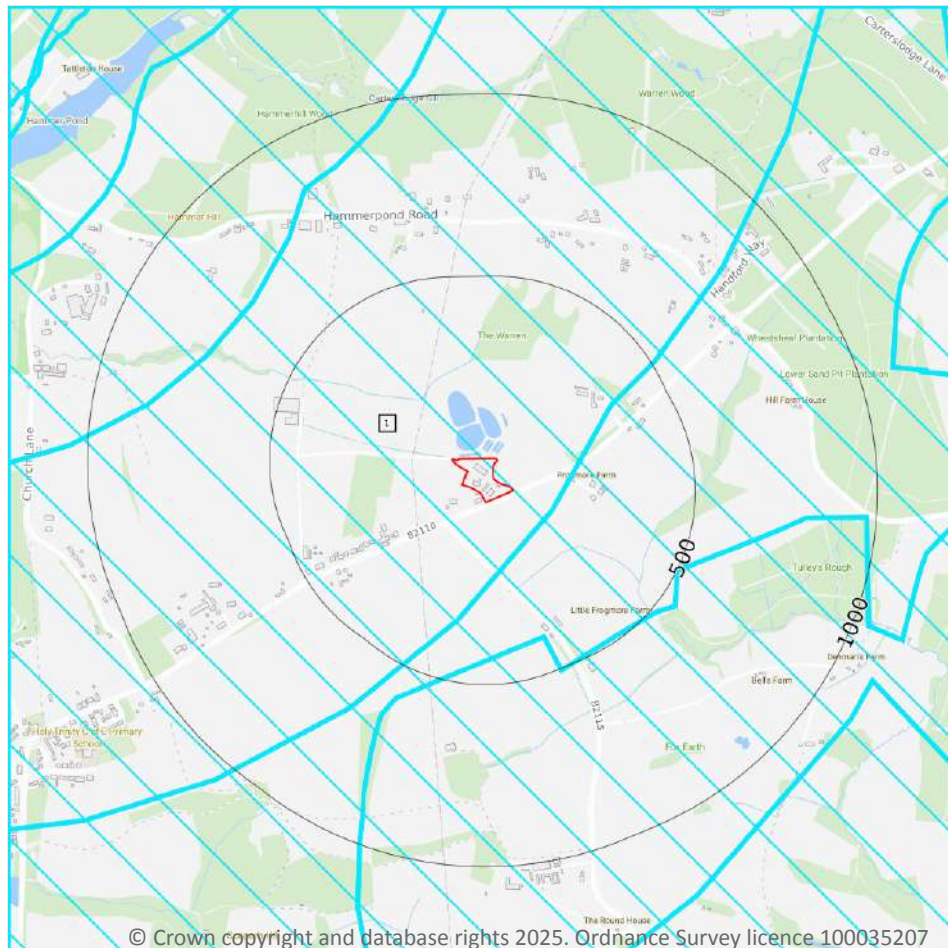
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	River Arun (u/s Pallingham) NVZ	Surface Water	523	Existing
844m S	Adur East (Sakeham) NVZ	Surface Water	522	Existing
1068m NE	River Arun (u/s Pallingham) NVZ	Surface Water	523	Existing
1413m SE	Adur East (Sakeham) NVZ	Surface Water	522	Existing

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



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 58](#) >

ID	Location	Type of developments requiring consultation
1	On site	<p>Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals.</p> <p>Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.</p> <p>Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t).</p> <p>Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill.</p> <p>Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.</p> <p>Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.</p> <p>Notes: SUSSEX NORTH WATER SUPPLY ZONE. All new development that requires a public water supply requires an HRA to assess the impacts of groundwater abstraction on Arun Valley SPA/SAC/Ramsar. LPAs to refer to Natural England's Statement and Advice Note.</p>

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2
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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.

Features are displayed on the SSSI Impact Zones and Units map on [page 58 >](#)

ID:	-
Location:	1700m NW
SSSI name:	St. Leonard's Forest
Unit name:	1
Broad habitat:	Broadleaved, Mixed And Yew Woodland - Lowland
Condition:	Unfavourable - Recovering
Reportable features:	

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Mixed: Scrub, Woodland	Unfavourable - Recovering	09/04/2013
Lowland mixed deciduous woodland	-	-



Feature name	Feature condition	Date of assessment
Population of nationally scarce butterfly species - Apatura iris, Purple Emperor	Unfavourable - Recovering	09/04/2013

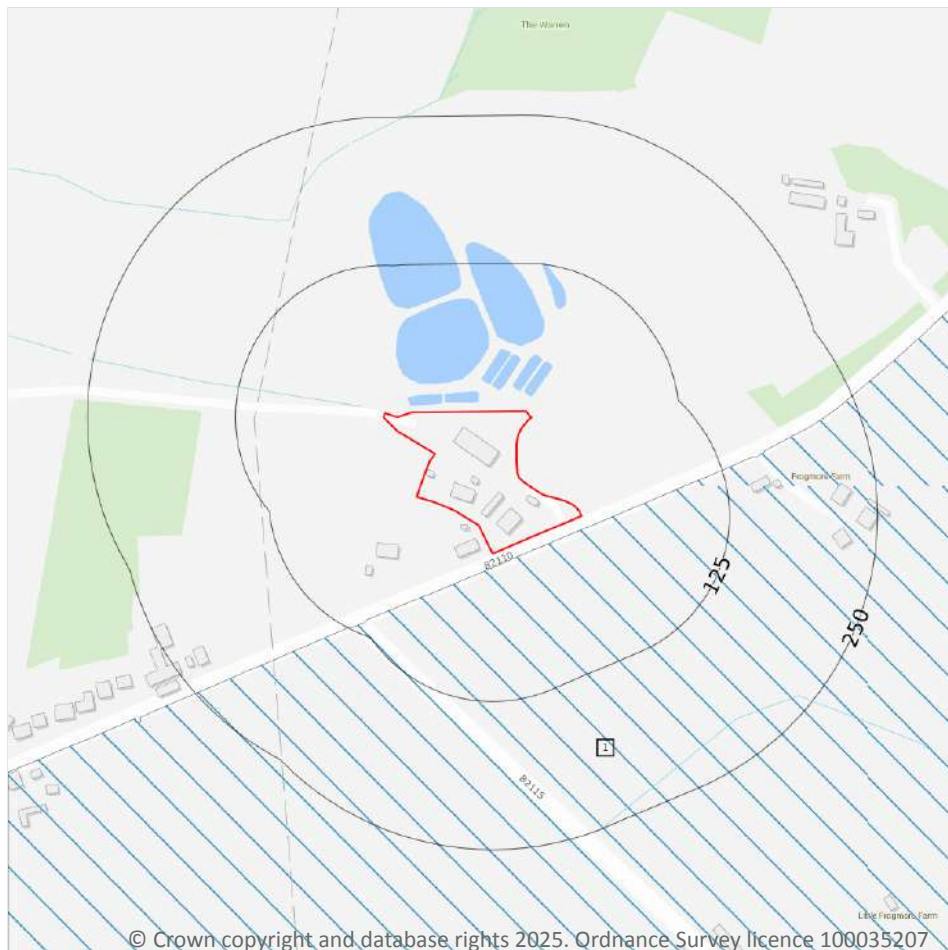
ID: -
Location: 1809m NW
SSSI name: St. Leonard's Forest
Unit name: Hawkins Pond
Broad habitat: Standing Open Water And Canals
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Mixed: Scrub, Woodland	Not Recorded	01/01/1900
Wet woodland	Not Recorded	01/01/1900

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



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on [page 61](#) >

ID	Location	NAME	Data Source
1	11m SE	High Weald	Natural England

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

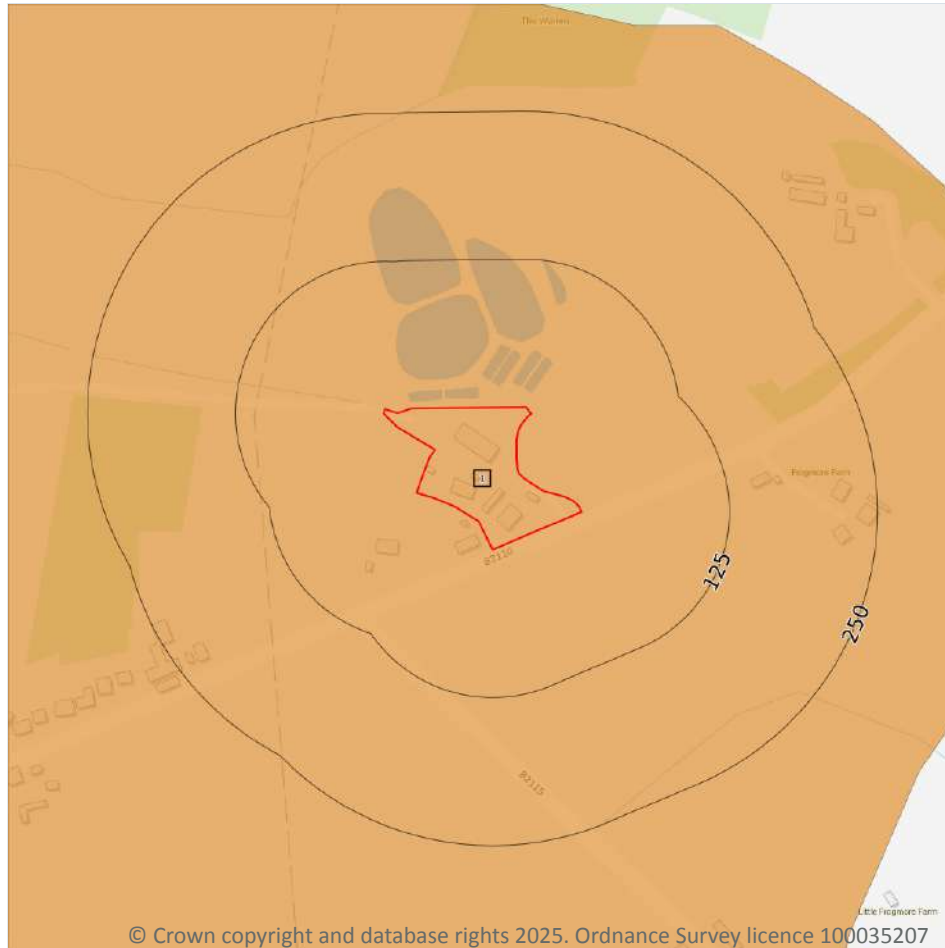
0

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

1

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

Features are displayed on the Agricultural designations map on [page 64](#) >

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

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**0**

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m**2**

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.

Location	Reference	Scheme	Start Date	End Date
127m SW	1233104	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026
167m SE	1111644	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

This data is sourced from Natural England.



13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

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

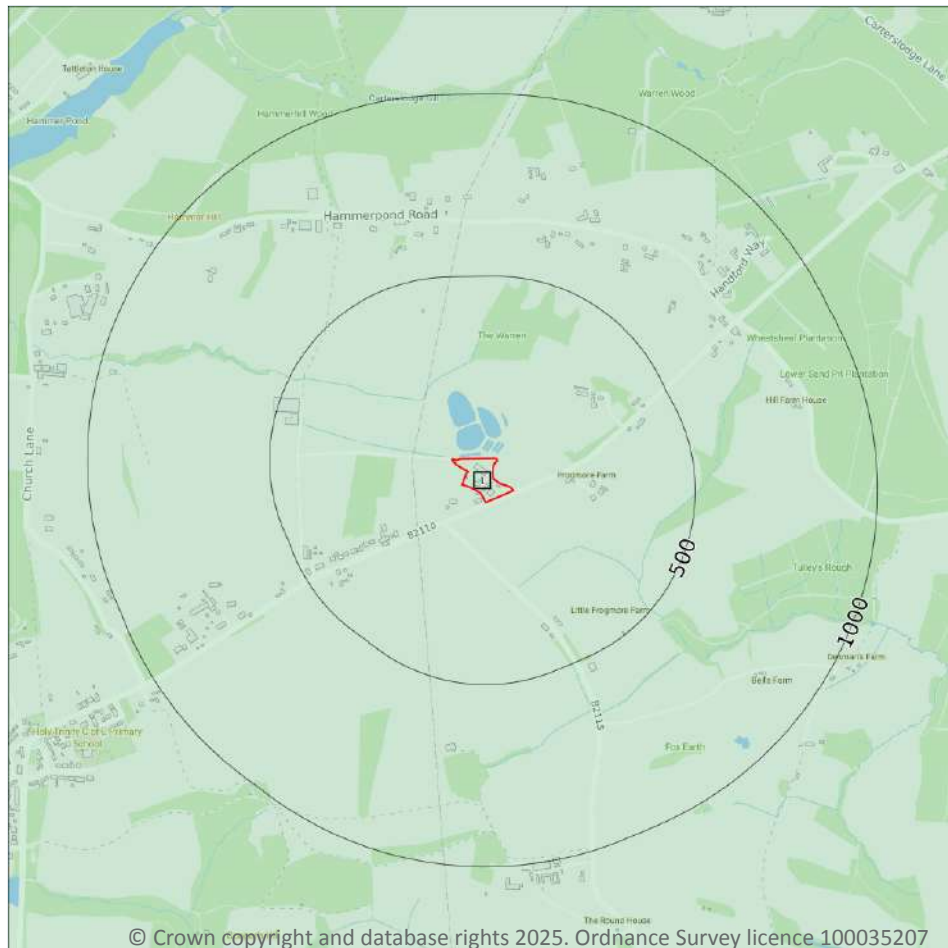
0

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 67](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	TQ22NW

This data is sourced from the British Geological Survey.



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

14.2 Artificial and made ground (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial

14.3 Superficial geology (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

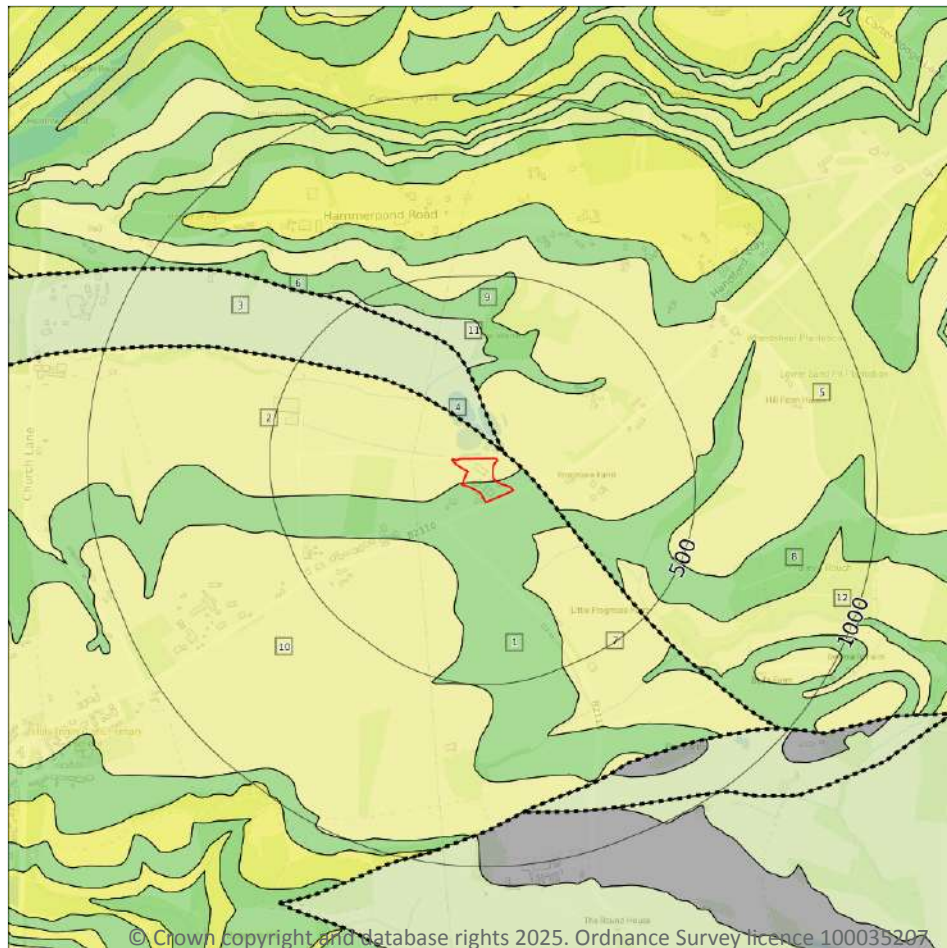
Records within 500m

0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



— 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

10

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 70 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
2	On site	UTW-SLSST	Upper Tunbridge Wells Sand - Silty Sandstone	Valanginian Age
3	26m NE	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age

ID	Location	LEX Code	Description	Rock age
5	27m NE	UTW-SDSL	Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded	Valanginian Age
7	132m SE	UTW-SLSST	Upper Tunbridge Wells Sand - Silty Sandstone	Valanginian Age
8	135m SE	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
9	183m N	UTW-MDST	Upper Tunbridge Wells Sand - Mudstone	Valanginian Age
10	184m SW	UTW-SDSL	Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded	Valanginian Age
11	246m N	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
12	341m SE	UTW-SDSL	Upper Tunbridge Wells Sand - Sandstone And Siltstone, Interbedded	Valanginian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

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.

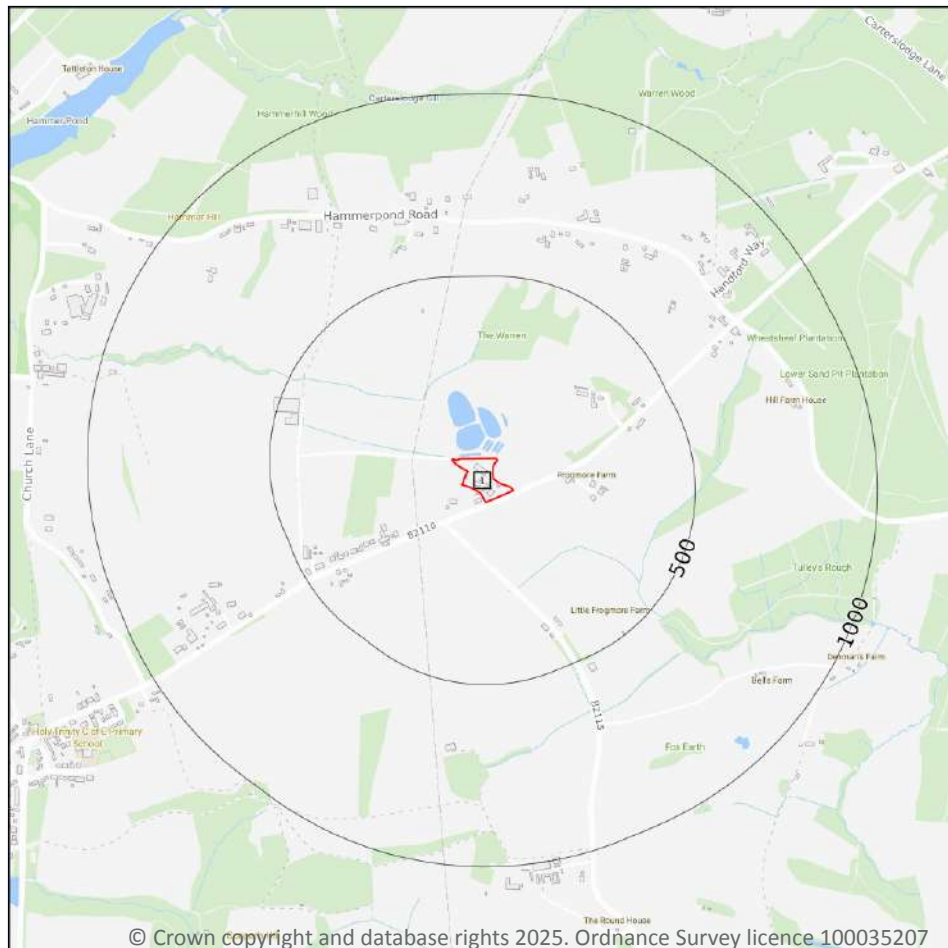
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 70 >](#)

ID	Location	Category	Description
4	26m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
6	27m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side

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 72](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	EW302_horsham_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

15.4 Superficial geology (50k)

Records within 500m

0

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.

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

9

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 75 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
2	On site	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
3	On site	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN



ID	Location	LEX Code	Description	Rock age
5	32m N	WC-MDST	WEALD CLAY FORMATION - MUDSTONE	HAUTERIVIAN
7	109m SE	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
8	134m N	UTW-MDST	UPPER TUNBRIDGE WELLS SAND - MUDSTONE	VALANGINIAN
9	153m SE	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
10	201m N	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN
11	211m SW	UTW-SDSL	UPPER TUNBRIDGE WELLS SAND - SANDSTONE AND SILTSTONE, INTERBEDDED	VALANGINIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	3
---------------------------	----------

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
On site	Mixed	High	Moderate
32m N	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	2
----------------------------	----------

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 75 >](#)

ID	Location	Category	Description
4	On site	FAULT	Fault, inferred, displacement unknown
6	32m N	FAULT	Fault, inferred, displacement unknown



This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

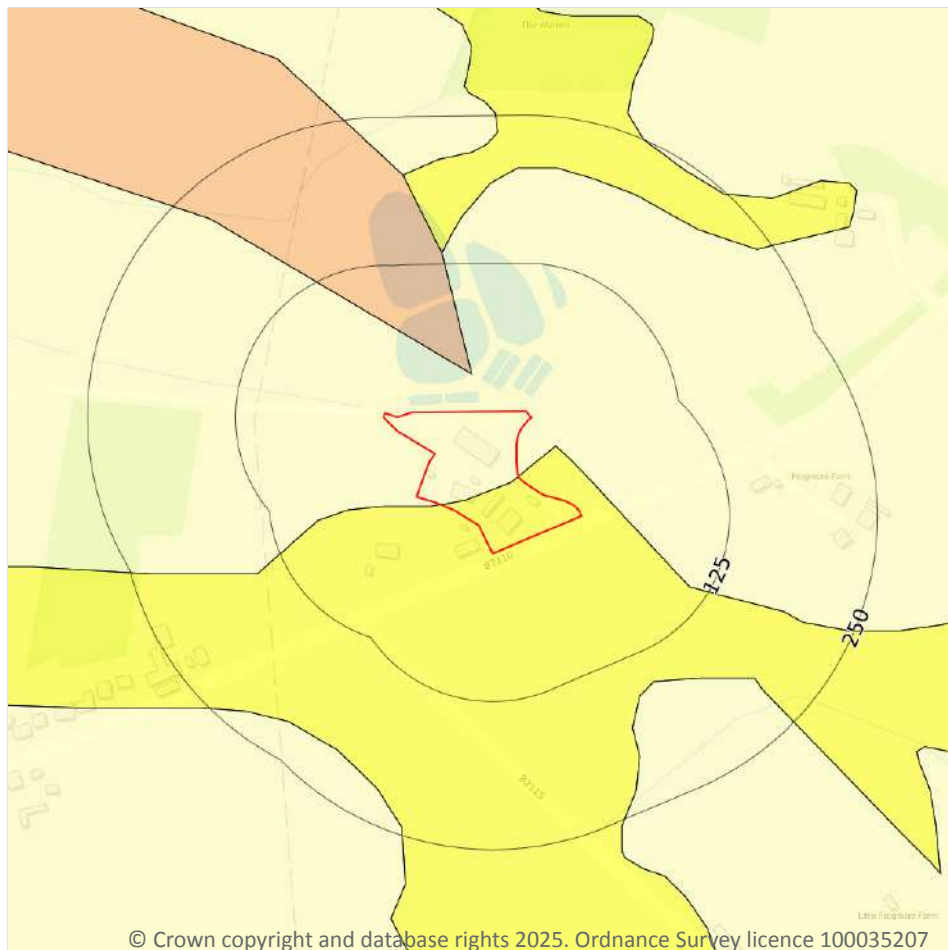
0

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

3

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 79 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.
32m N	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 81](#) >

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 82 >](#)

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.

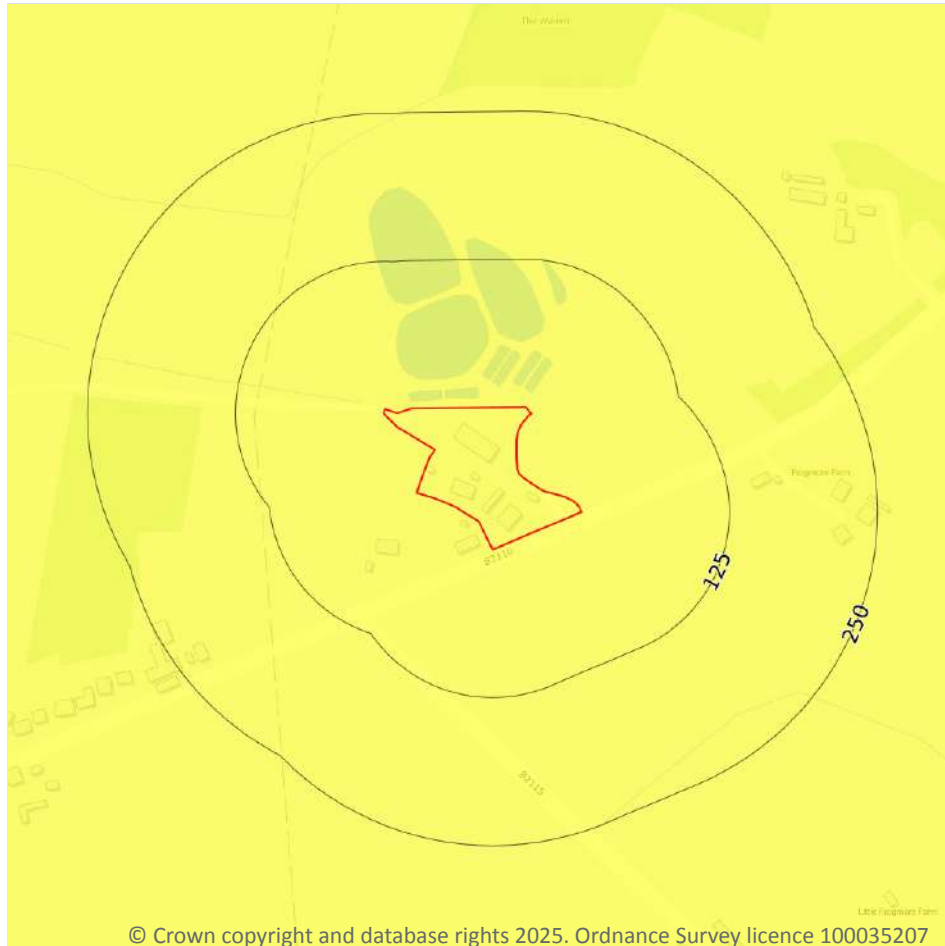
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 83](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

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

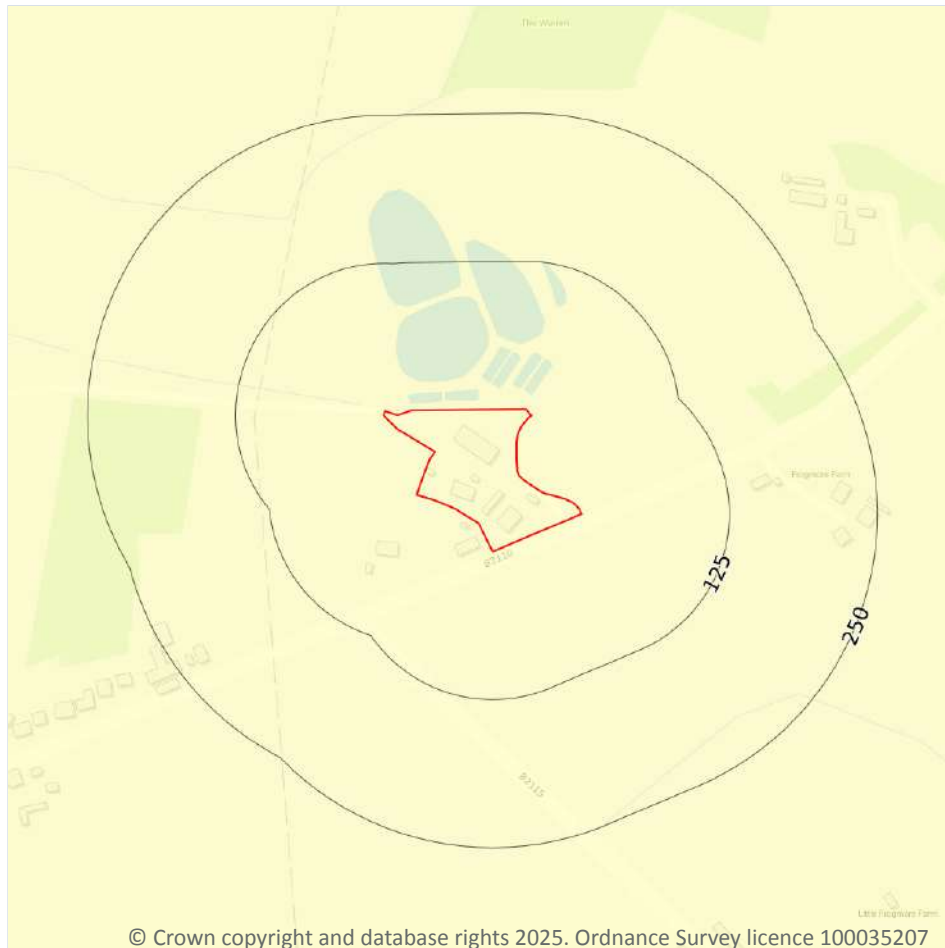
Features are displayed on the Natural ground subsidence - Landslides map on [page 84](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 85](#) >

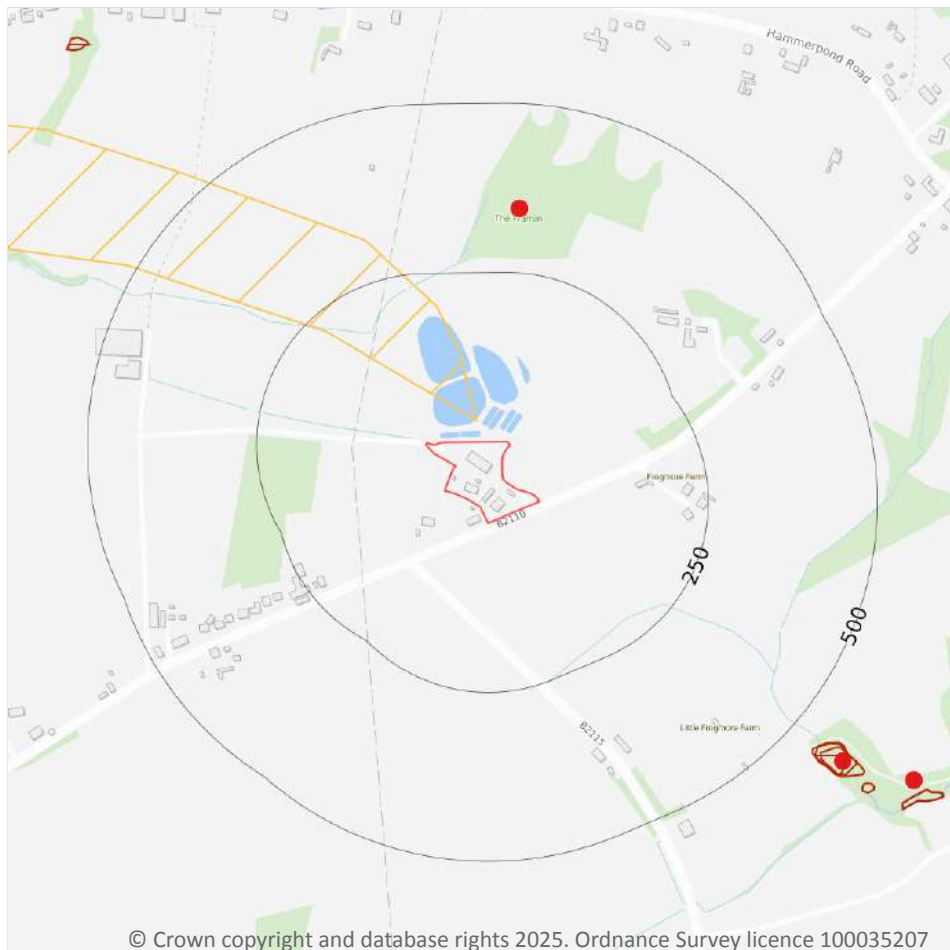
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

1

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

Features are displayed on the Mining and ground workings map on [page 87](#) >

ID	Location	Details	Description
2	346m N	Name: The Warren Pit Address: Mannings Heath, HORSHAM, West Sussex Commodity: Ironstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	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 is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0
-----------------------------	----------

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0
----------------------------	----------

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0
----------------------------	----------

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

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 and ground workings map on [page 87 >](#)

ID	Location	Name	Commodity	Class	Likelihood
1	32m N	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	836m SE	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	941m S	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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



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This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

1

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

Location	Mineral type
263m N	Metals

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.



18.13 Brine areas

Records on site	0
-----------------	---

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

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

18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

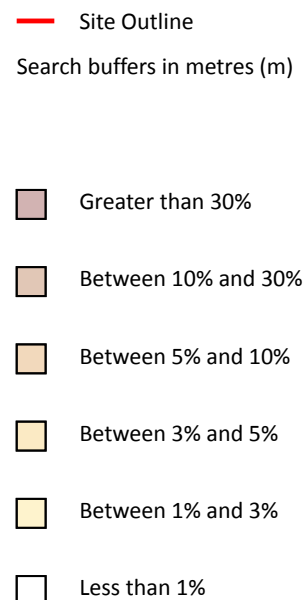
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 94 >](#)

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

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 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
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
32m N	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
37m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
37m S	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.

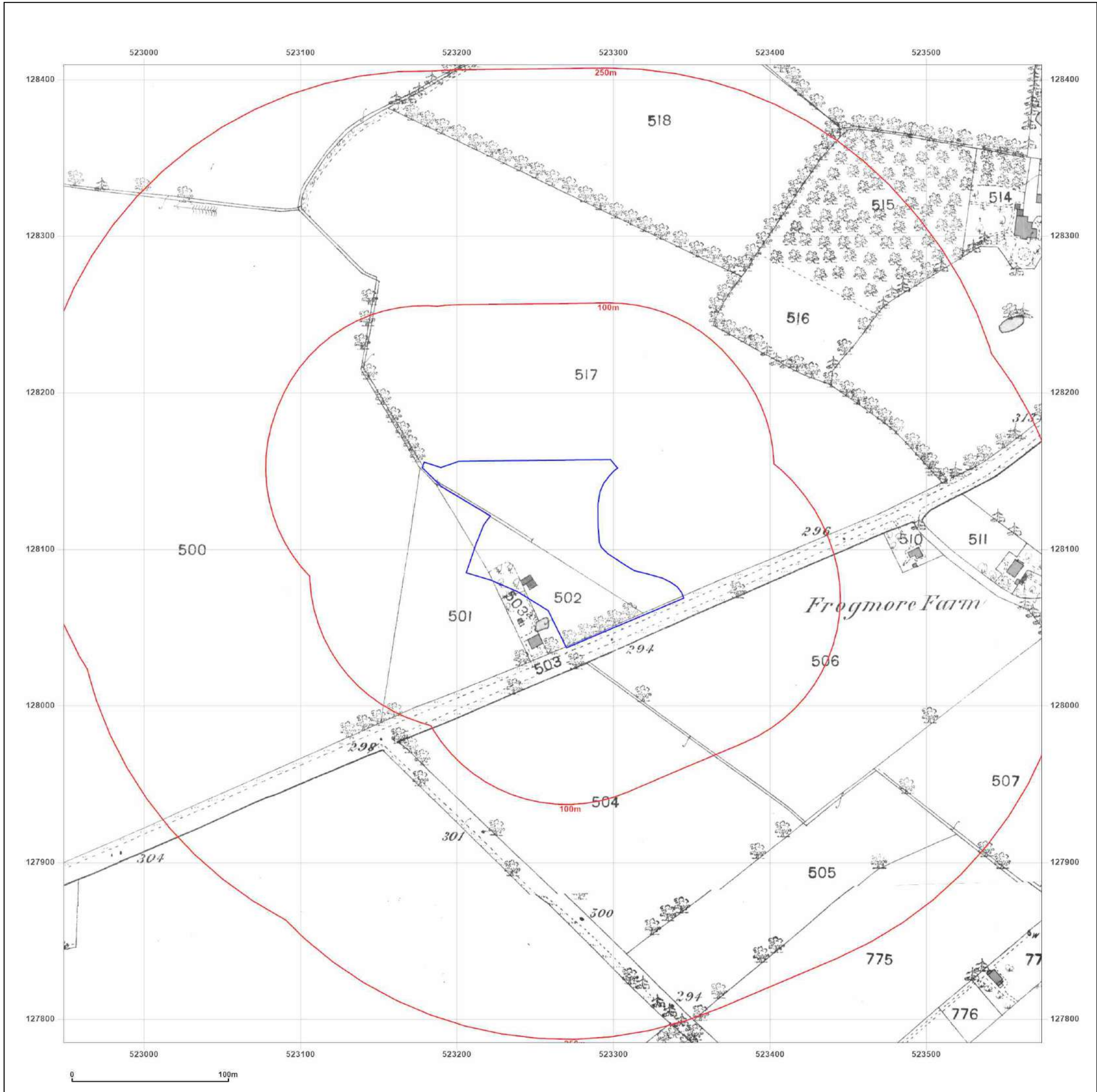
Data providers

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

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Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

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



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Client Ref: P17029
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Grid Ref: 523261, 128097

Map Name: County Series

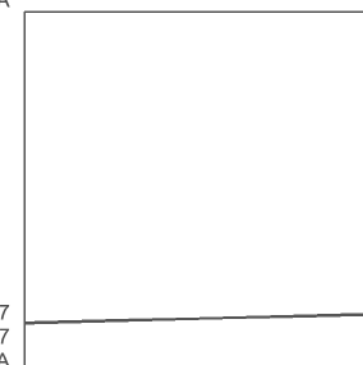
Map date: 1897

Scale: 1:2,500

Printed at: 1:2,500



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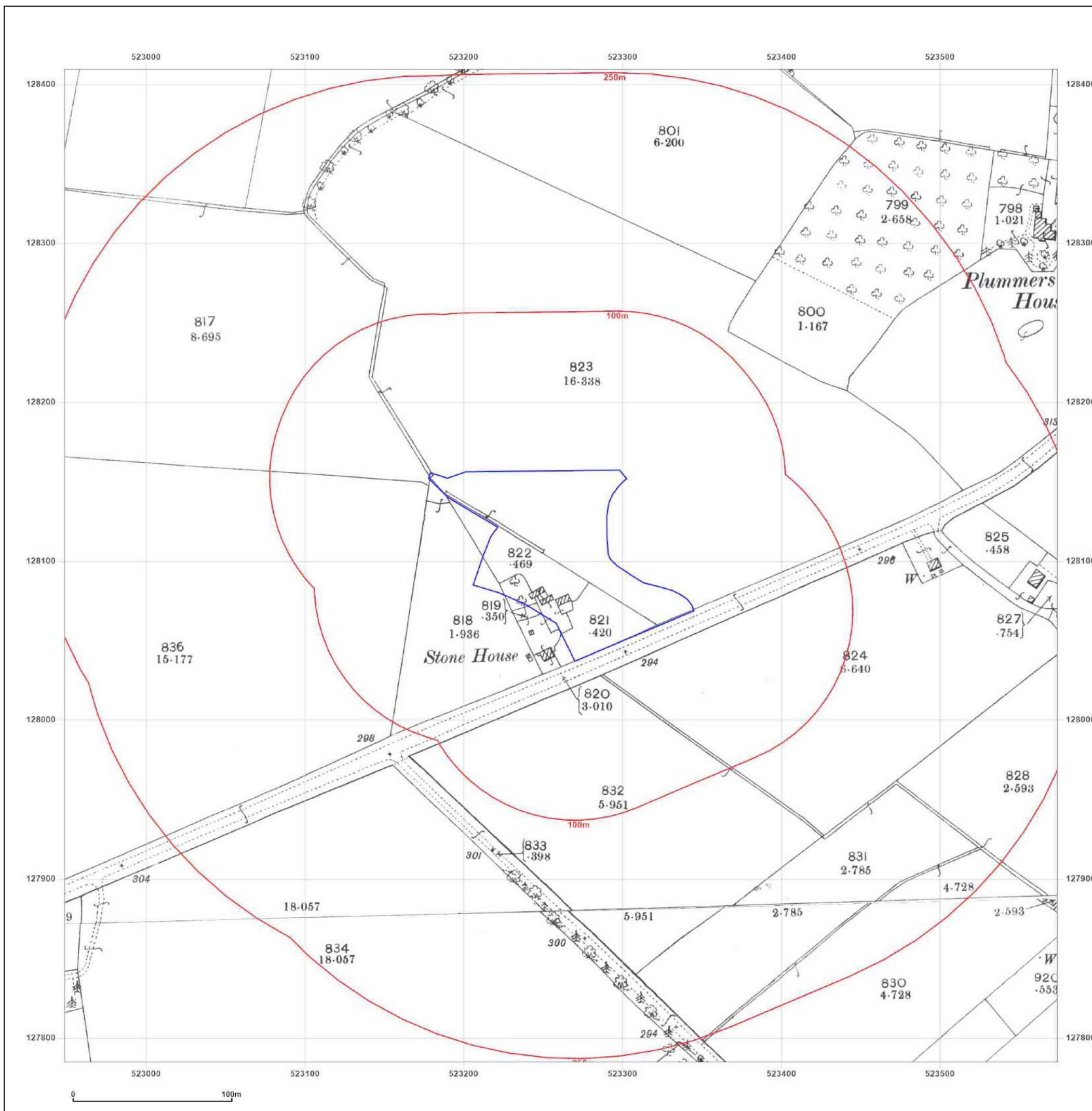


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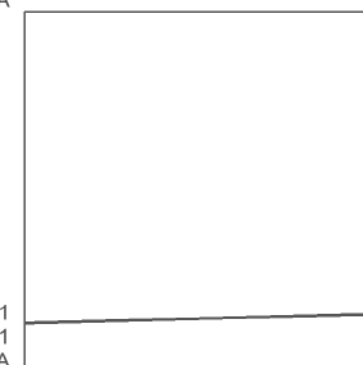
Map date: 1911

Scale: 1:2,500

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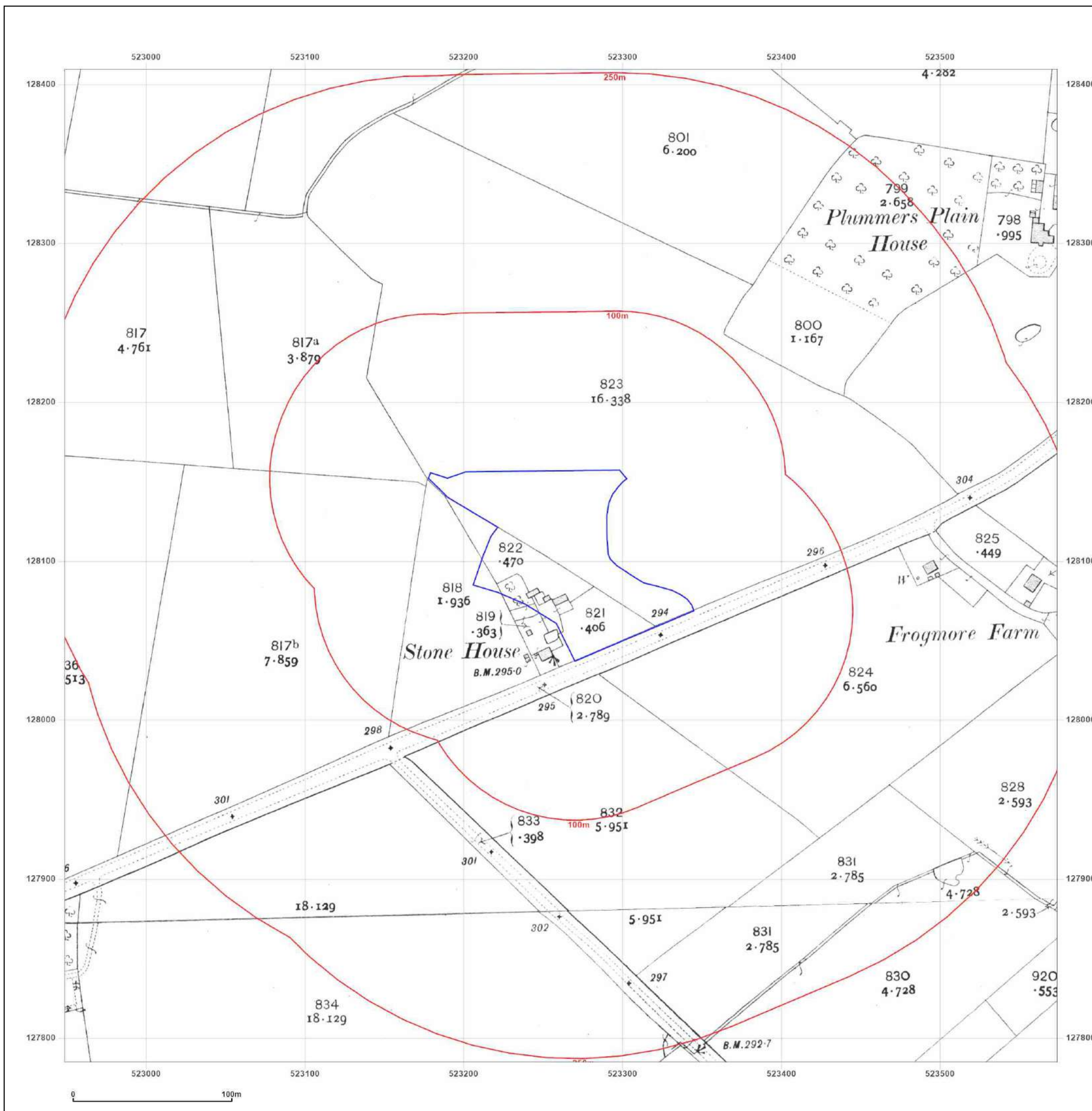


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Grid Ref: 523261, 128097

Map Name: National Grid

Map date: 1957

Scale: 1:2,500

Printed at: 1:2,500



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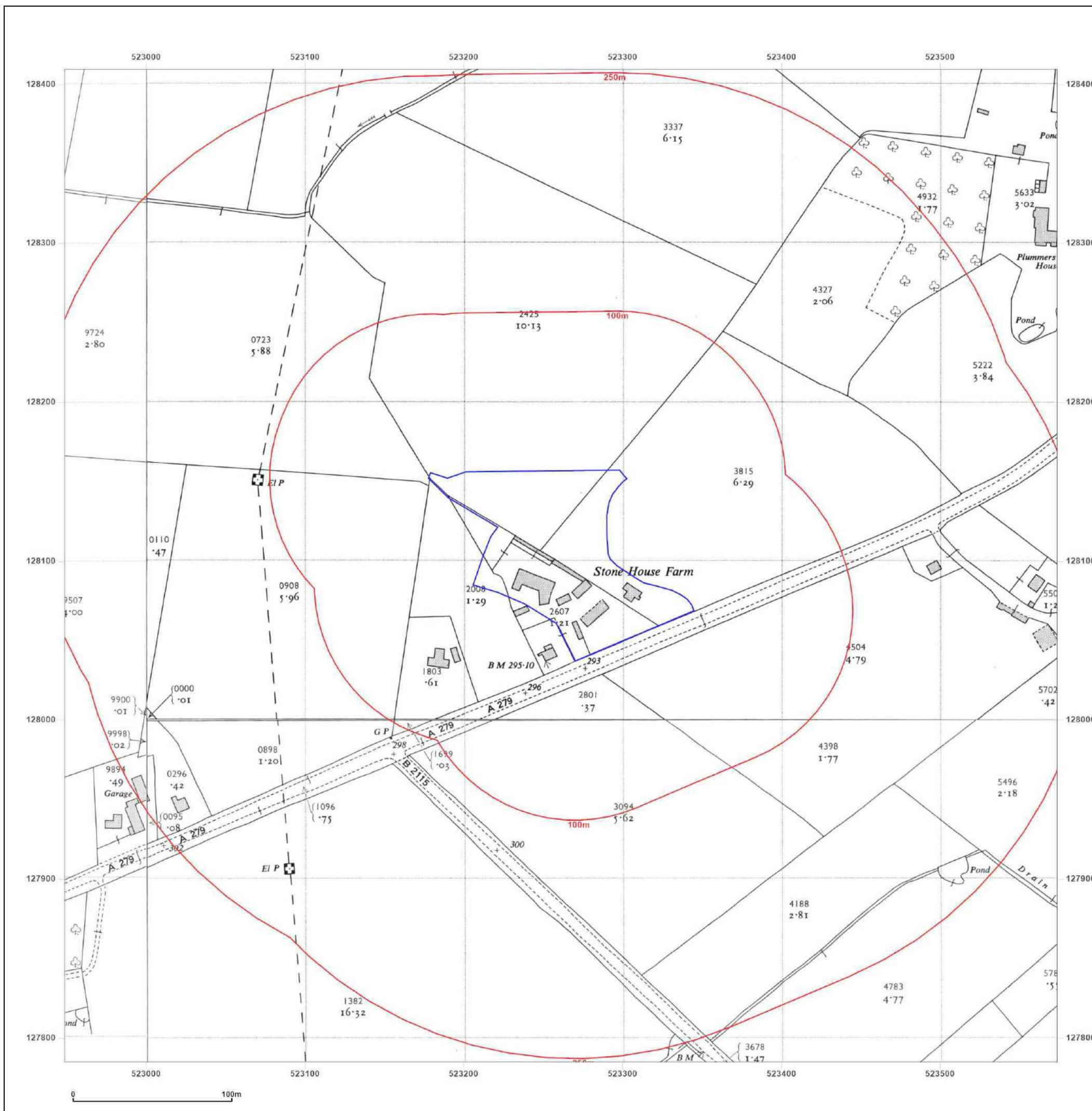


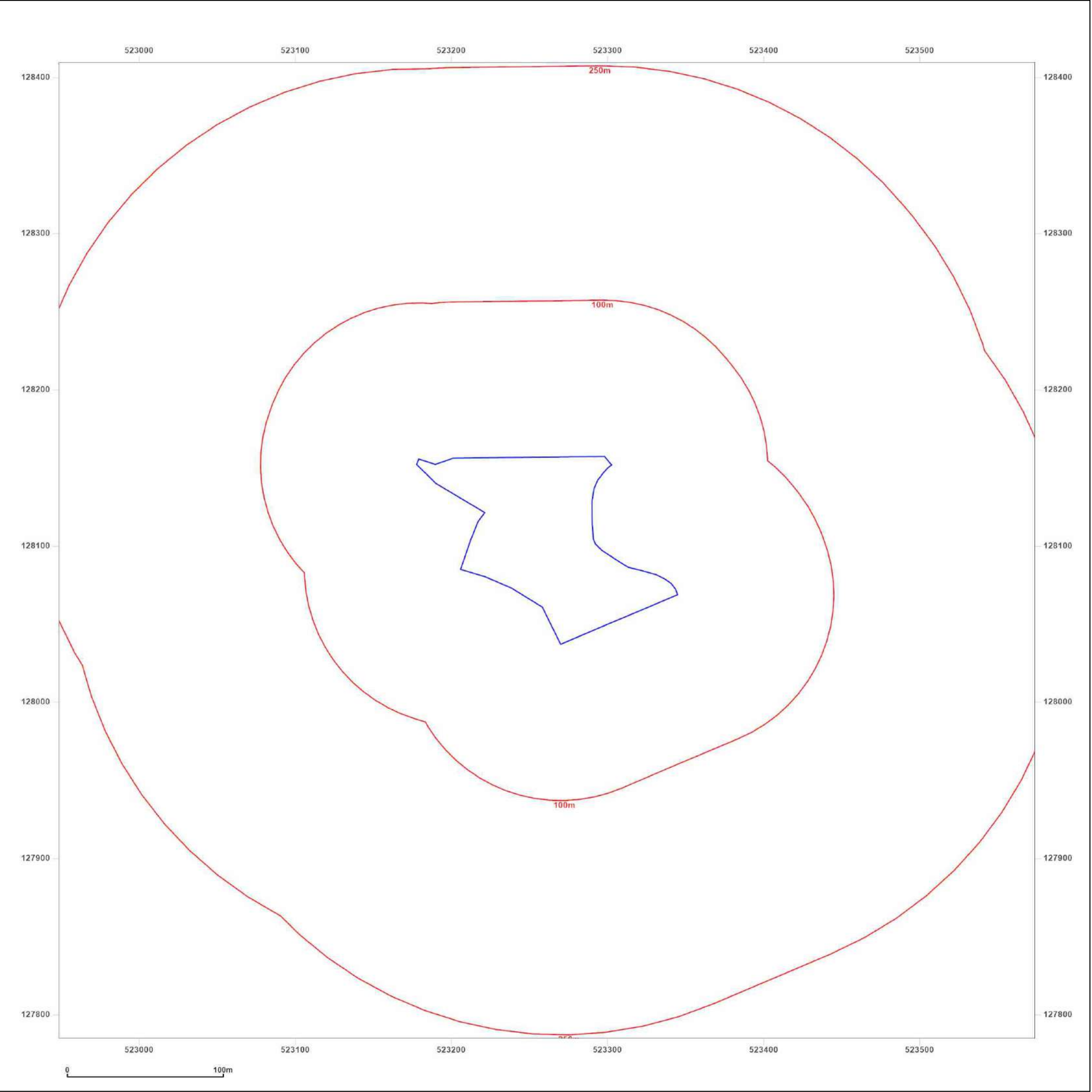
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Grid Ref: 523261, 128097

Map Name: National Grid

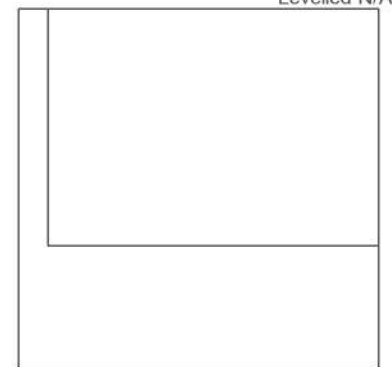
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Grid Ref: 523261, 128097

Map Name: National Grid

Map date: 1975

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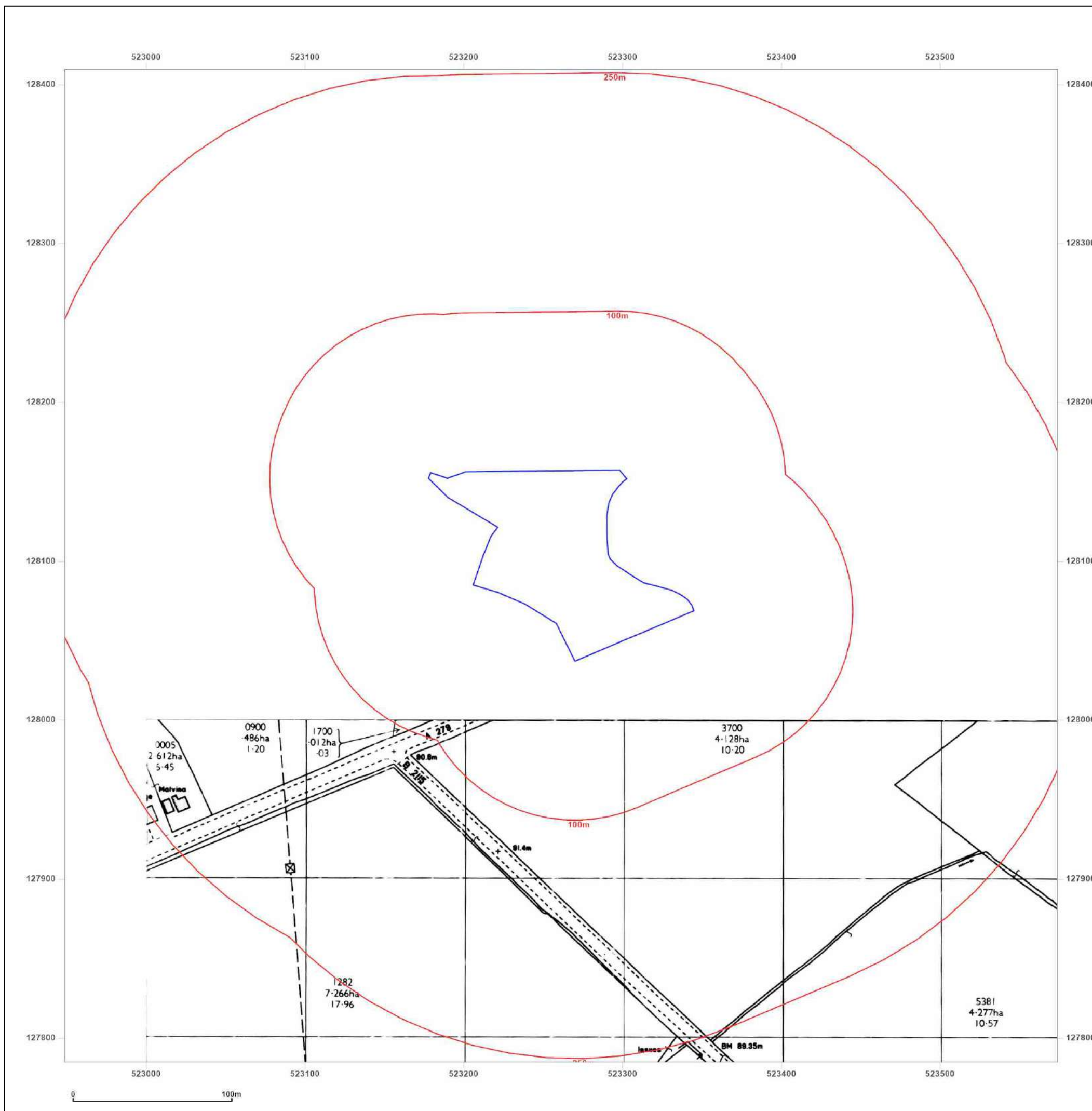


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Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

Map Name: National Grid

Map date: 1991-1993

Scale: 1:2,500

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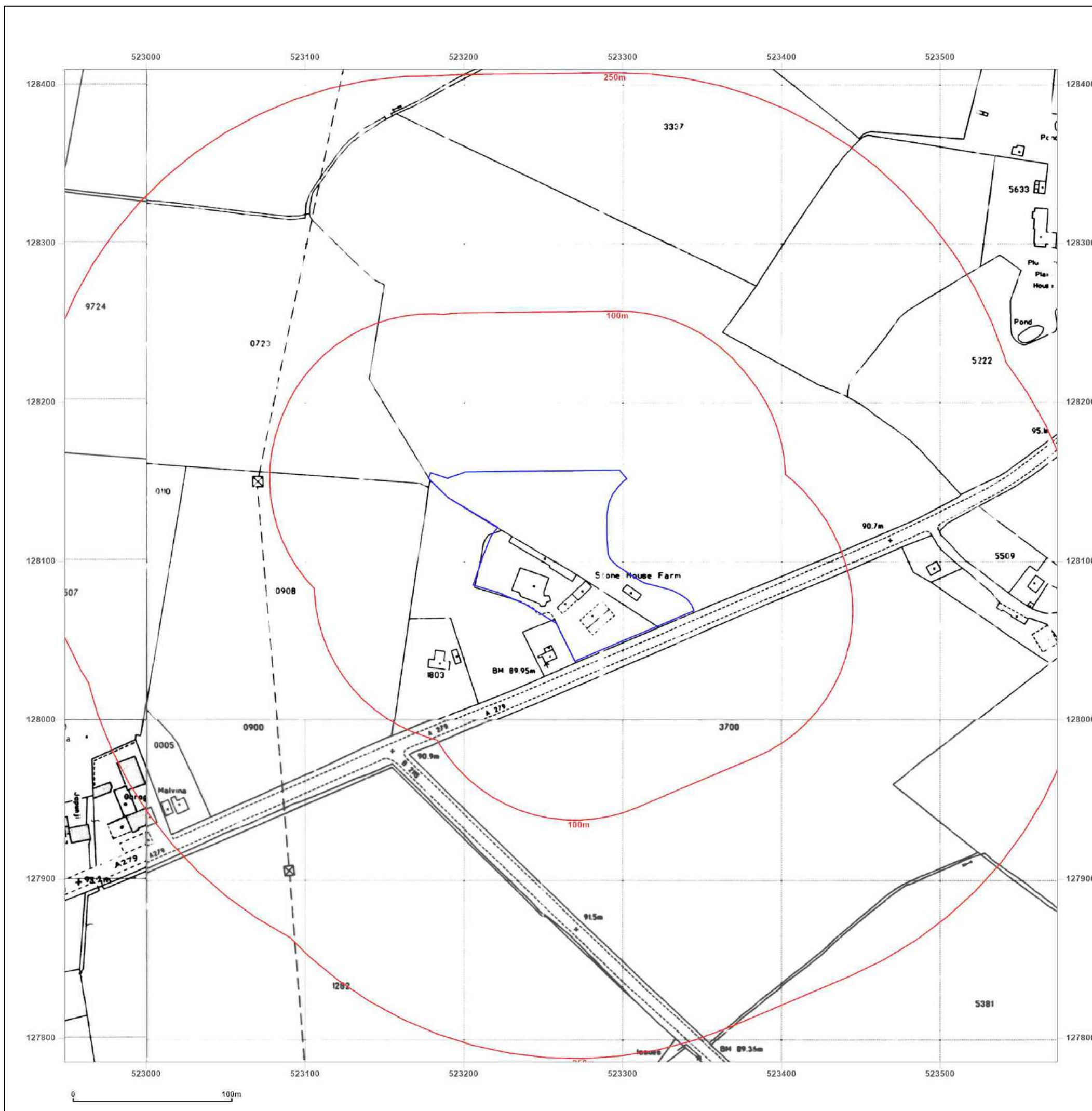


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Grid Ref: 523261, 128097

Map Name: National Grid

Map date: 1994

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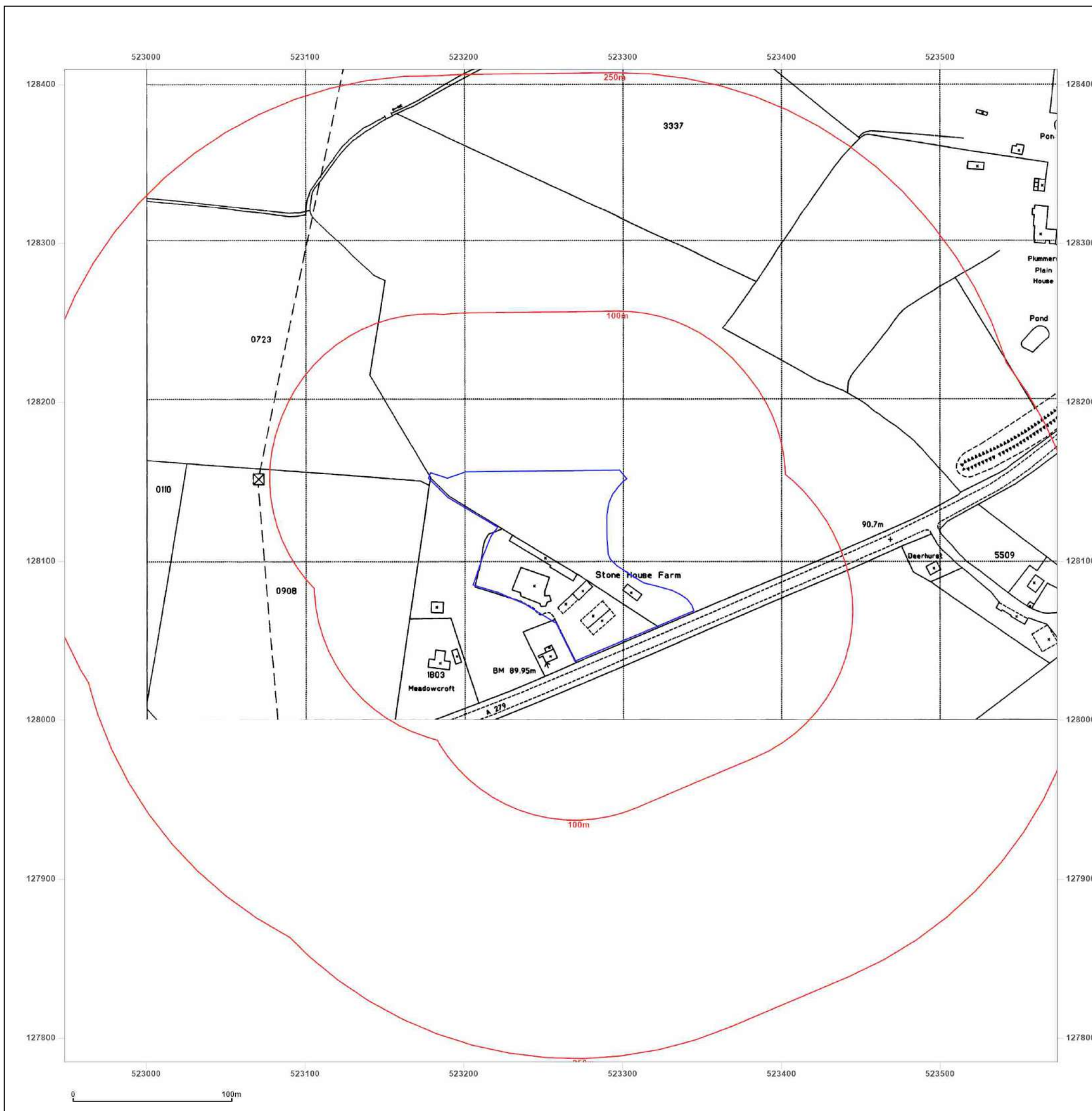


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Map Name: National Grid

Map date: 1993-1994

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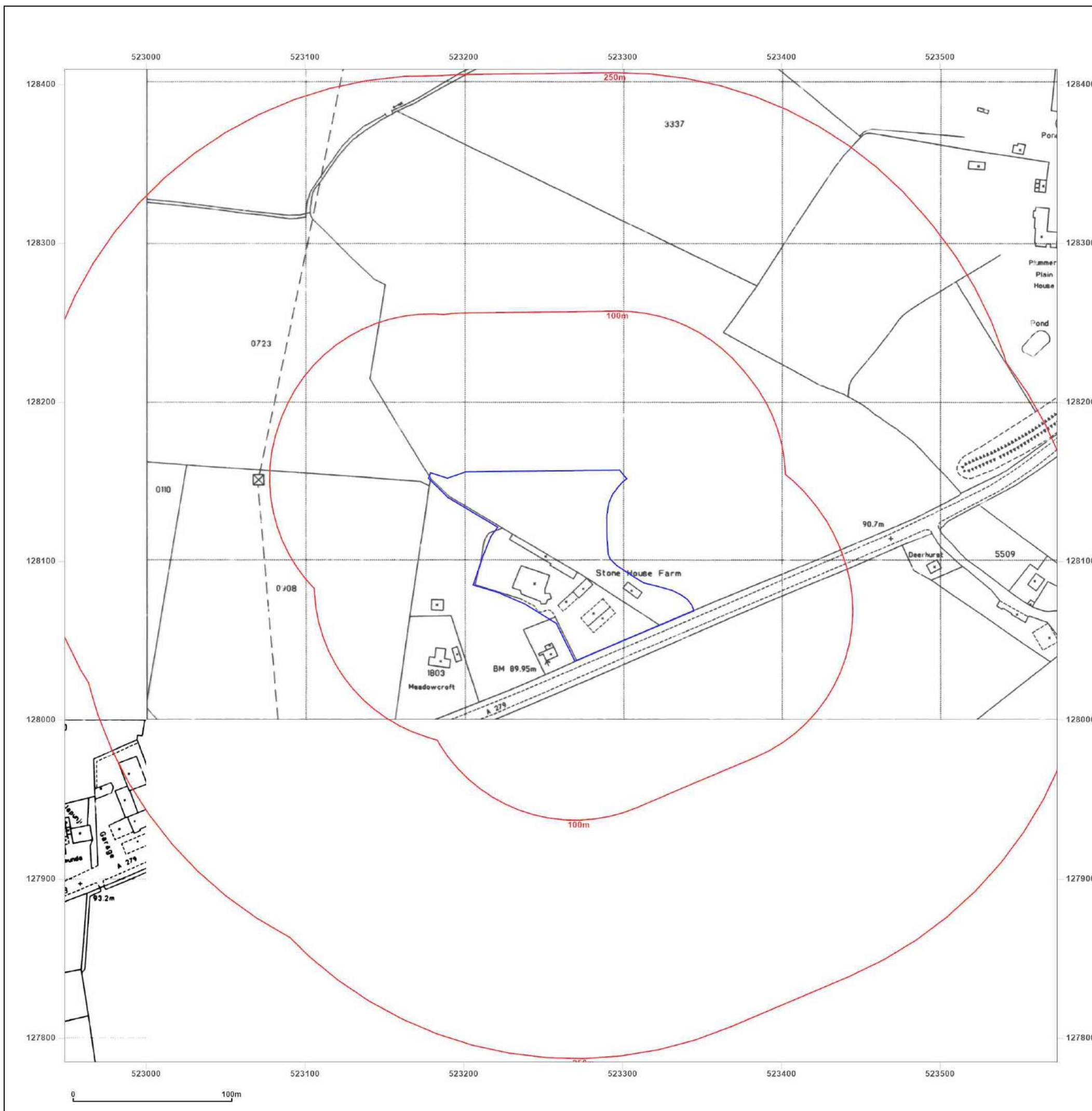


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Grid Ref: 523261, 128097

Map Name: National Grid

Map date: 1994

Scale: 1:2,500

Printed at: 1:2,500



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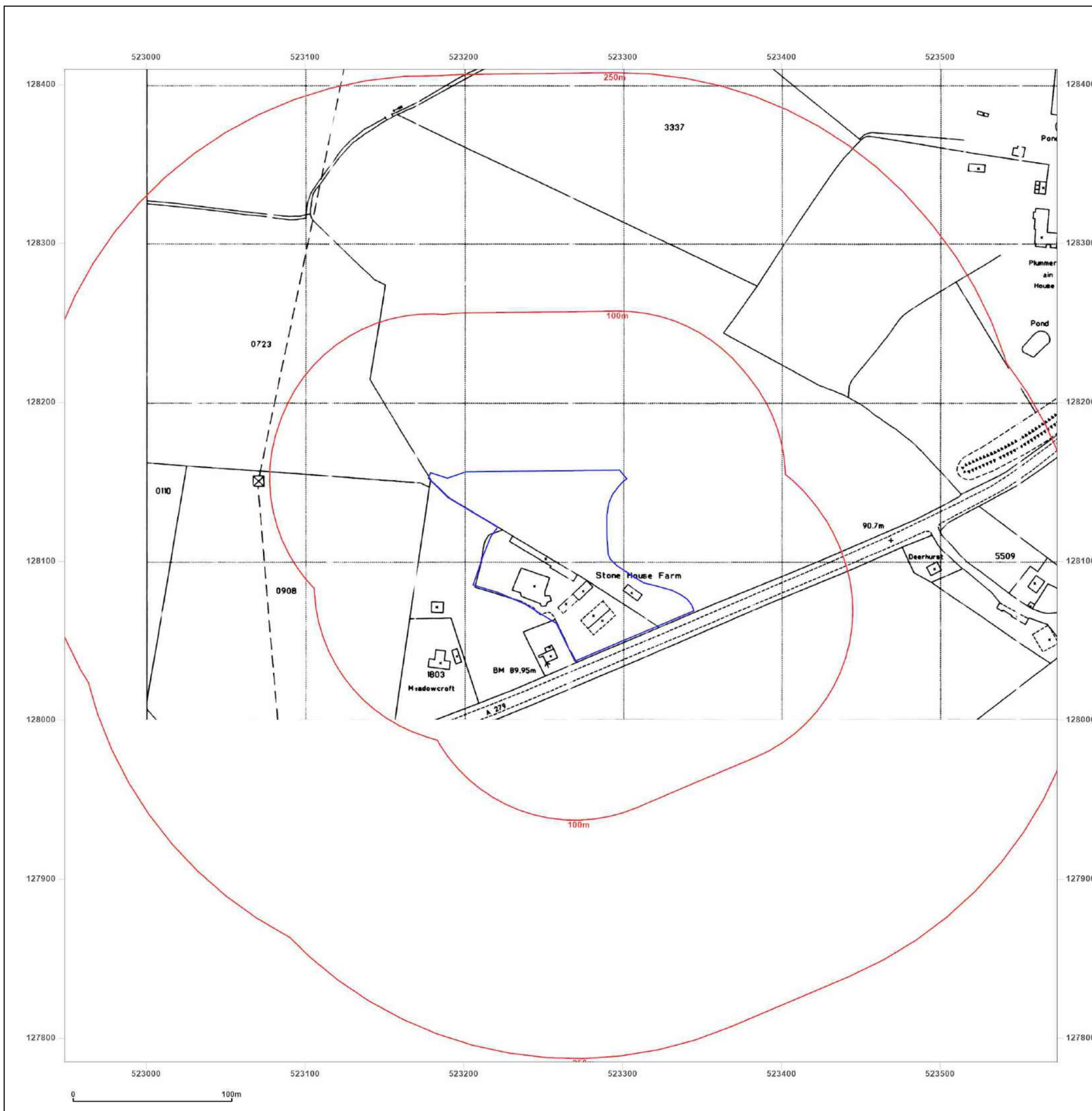


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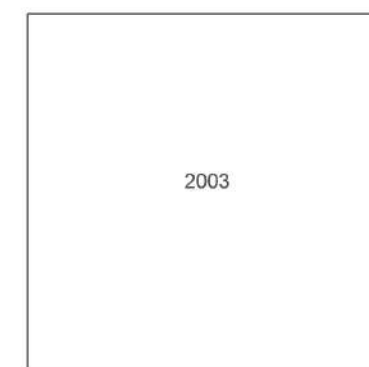
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Grid Ref: 523261, 128097

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

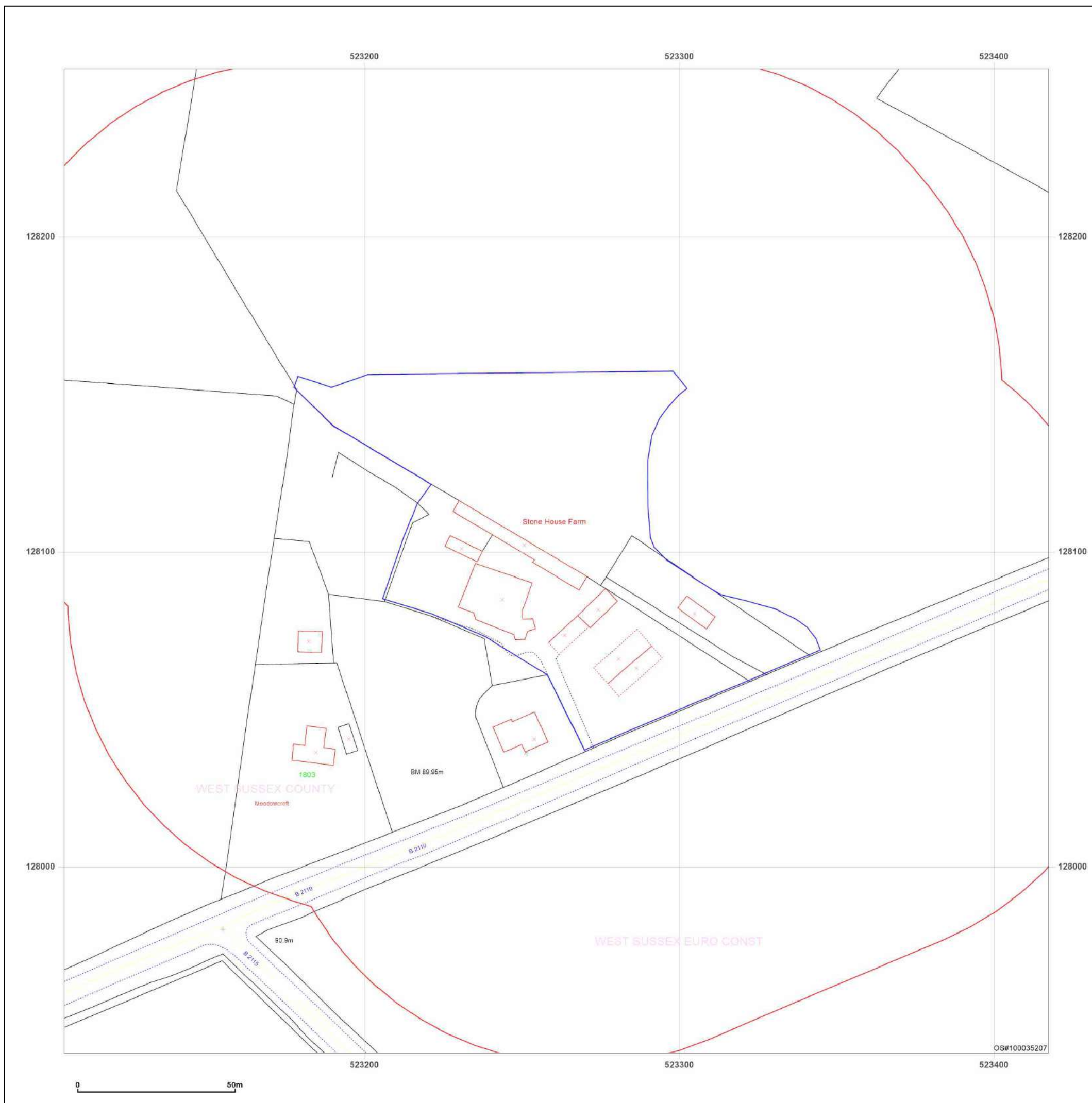


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Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

Map Name: County Series

Map date: 1874-1875

Scale: 1:10,560

Printed at: 1:10,560



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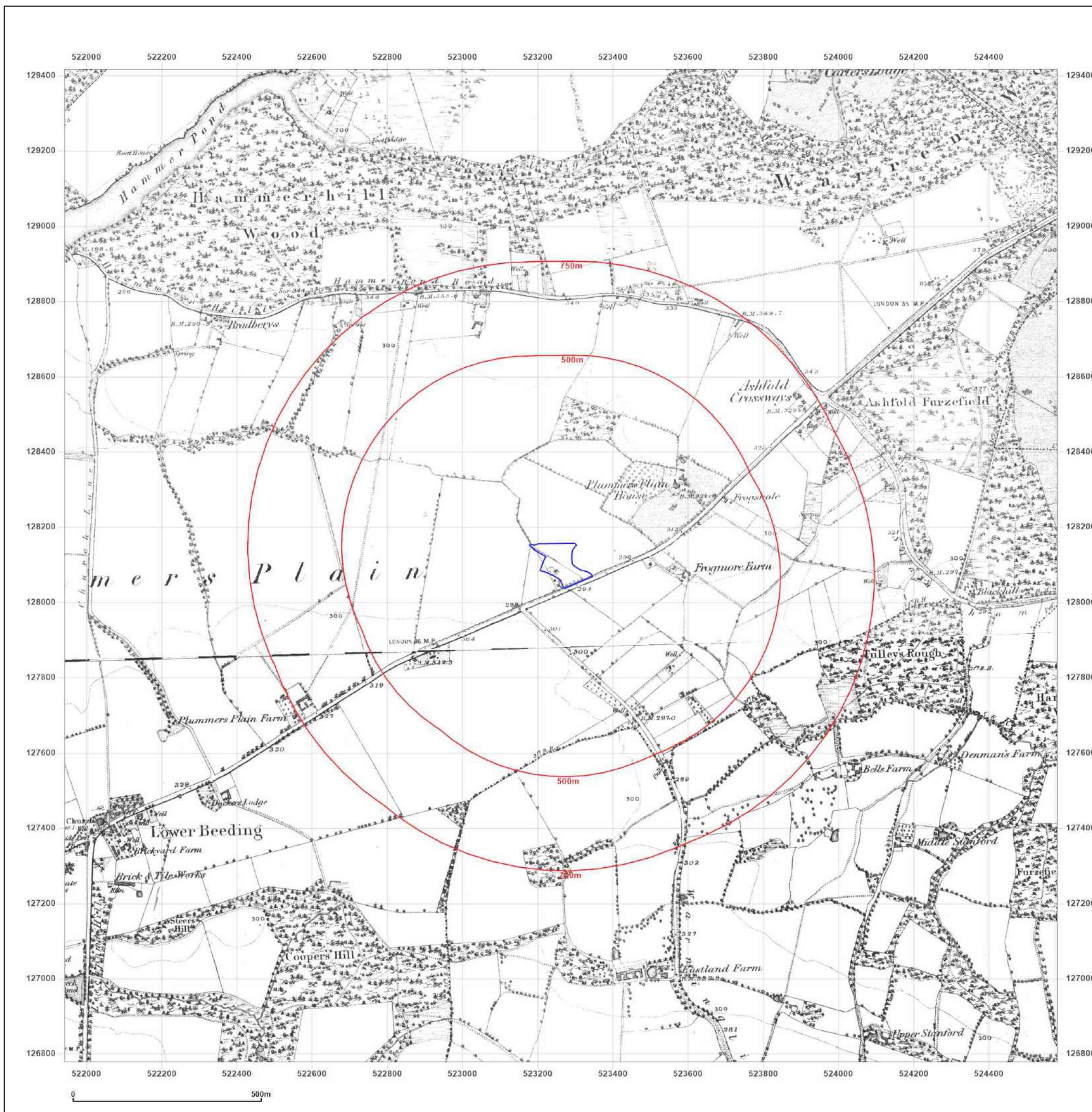


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Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

Map Name: County Series

Map date: 1895-1896

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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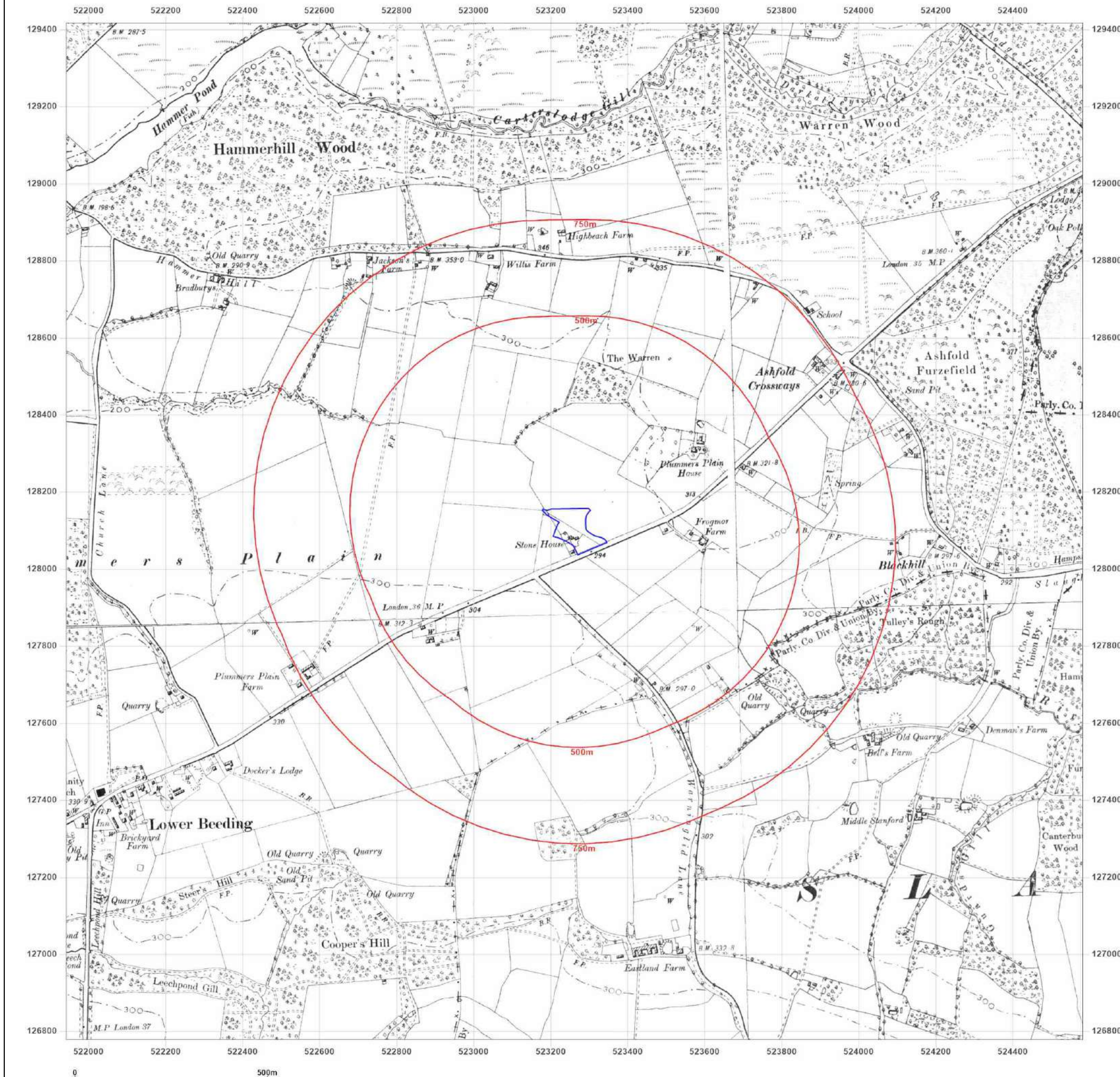


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Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

Map Name: County Series

Map date: 1909

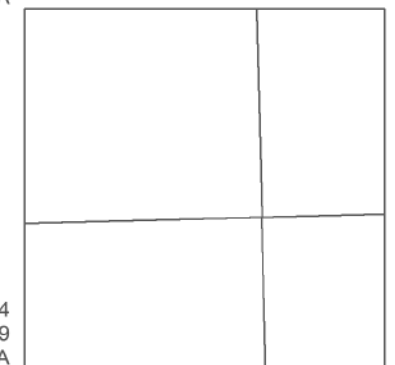
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Surveyed 1874
Revised 1909
Edition N/A
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Revised 1909
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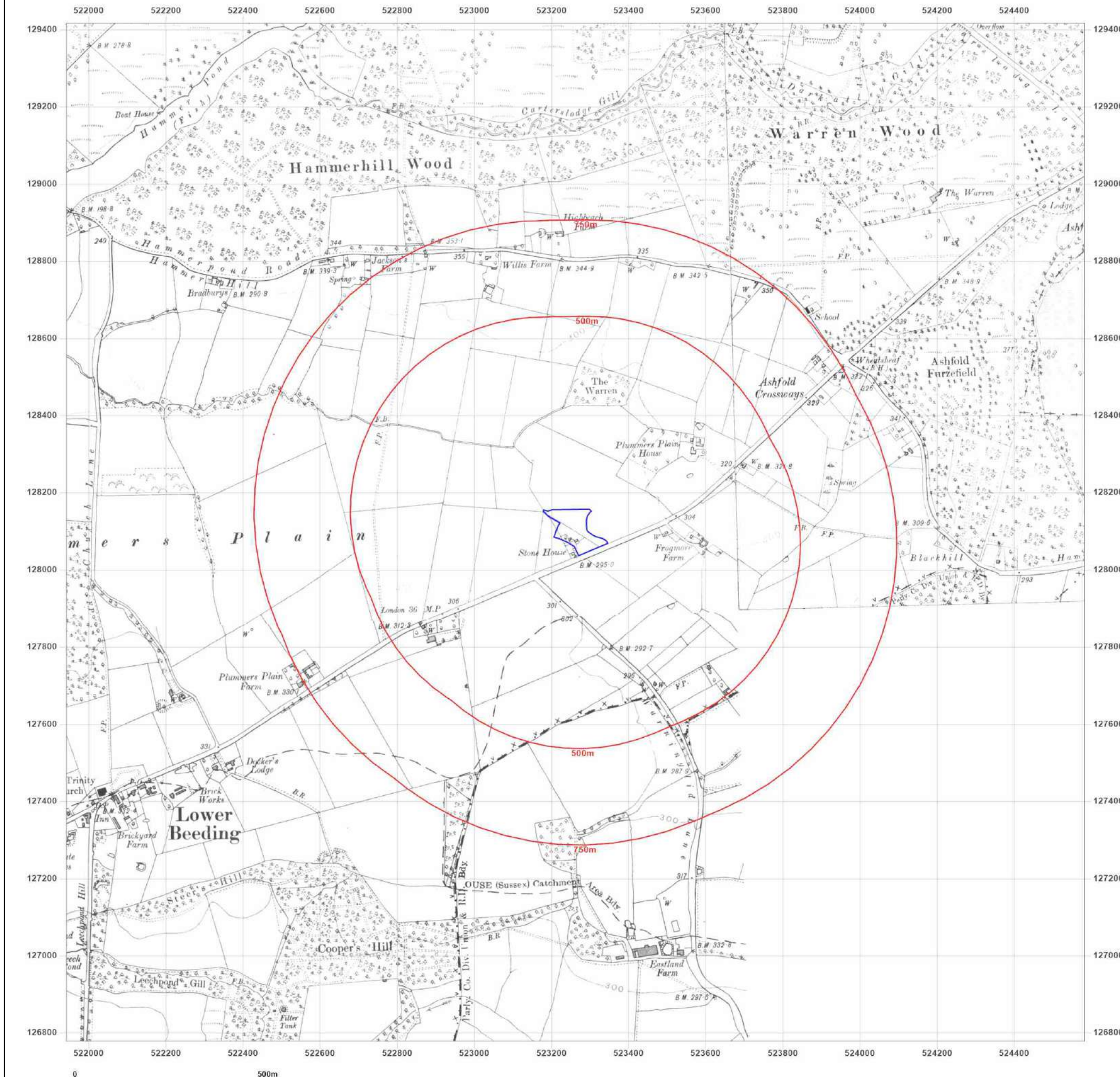


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Site Details:

Stepney Commercials,
Stonehouse Farm, PLUMMERS
PLAIN, WEST SUSSEX, RH13
6NZ

Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

Map Name: County Series

Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1909
Edition N/A
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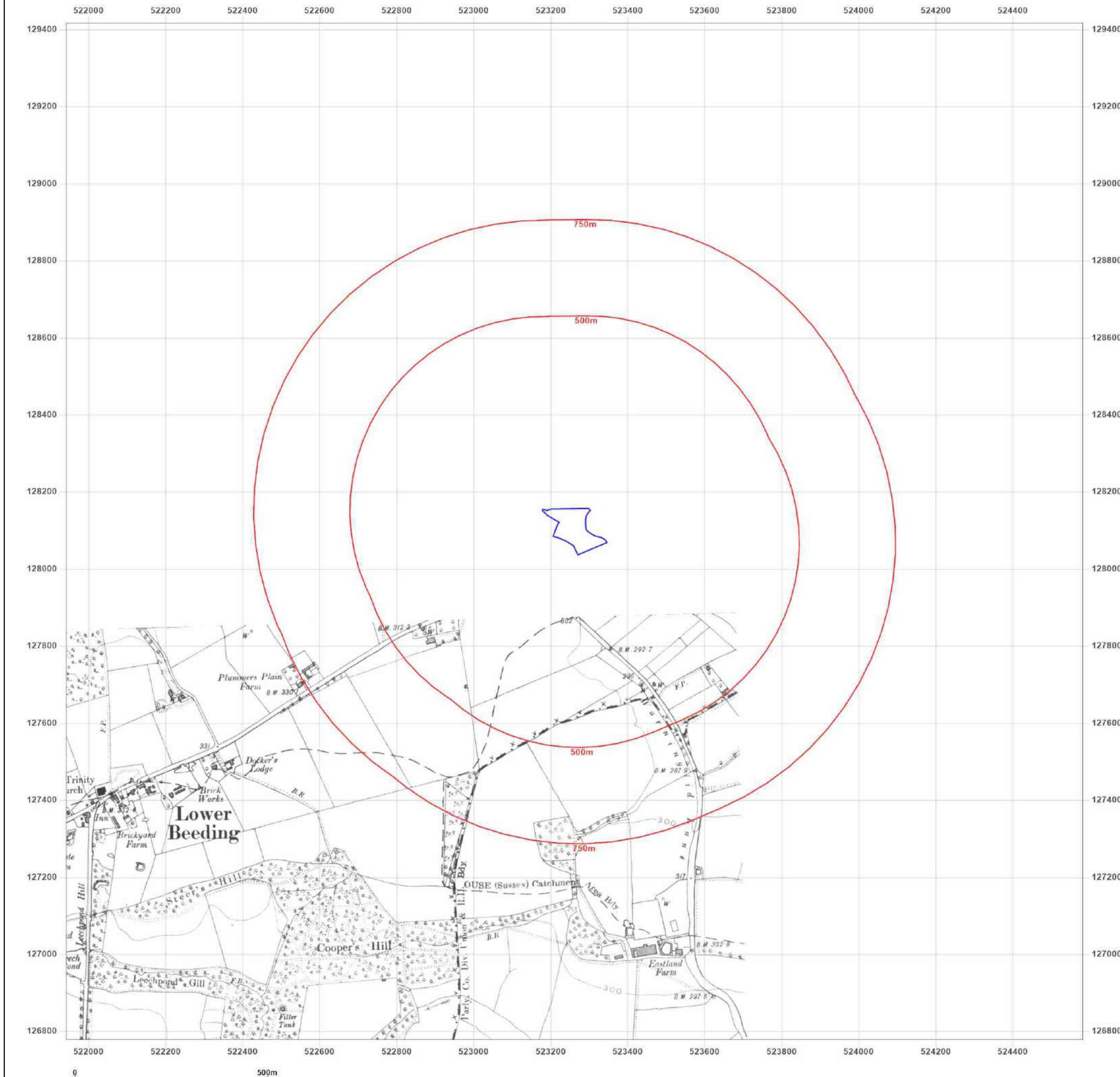


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Site Details:

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PLAIN, WEST SUSSEX, RH13
6NZ

Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

Map Name: County Series

Map date: 1909-1913

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1912
Edition 1912
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Surveyed 1874
Revised 1909
Edition N/A
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Levelled N/A

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

Surveyed 1874
Revised 1913
Edition N/A
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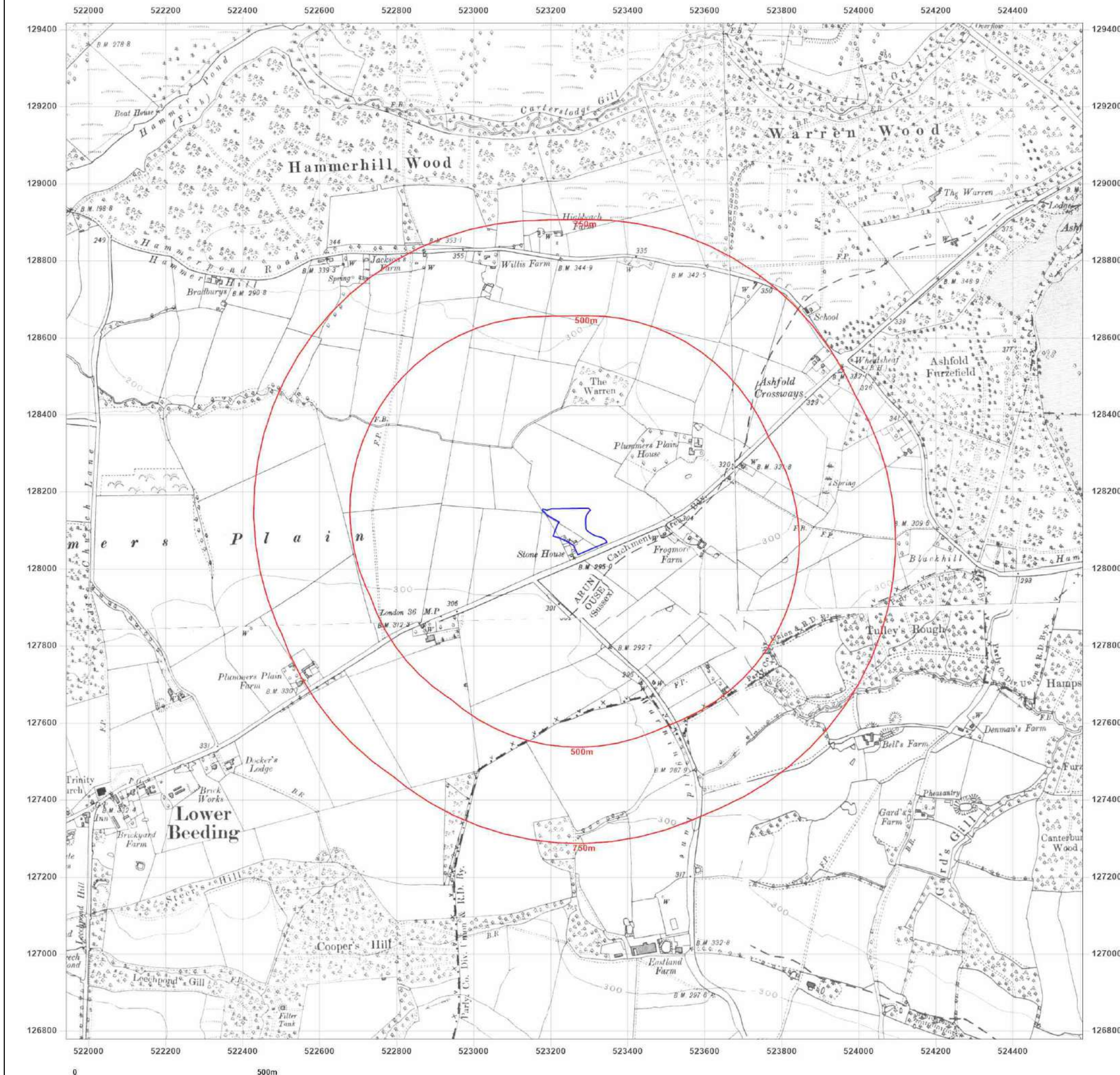


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Site Details:

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6NZ

Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

Map Name: County Series

Map date: 1909-1913

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1909
Edition N/A
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Surveyed 1874
Revised 1913
Edition 1913
Copyright N/A
Levelled N/A

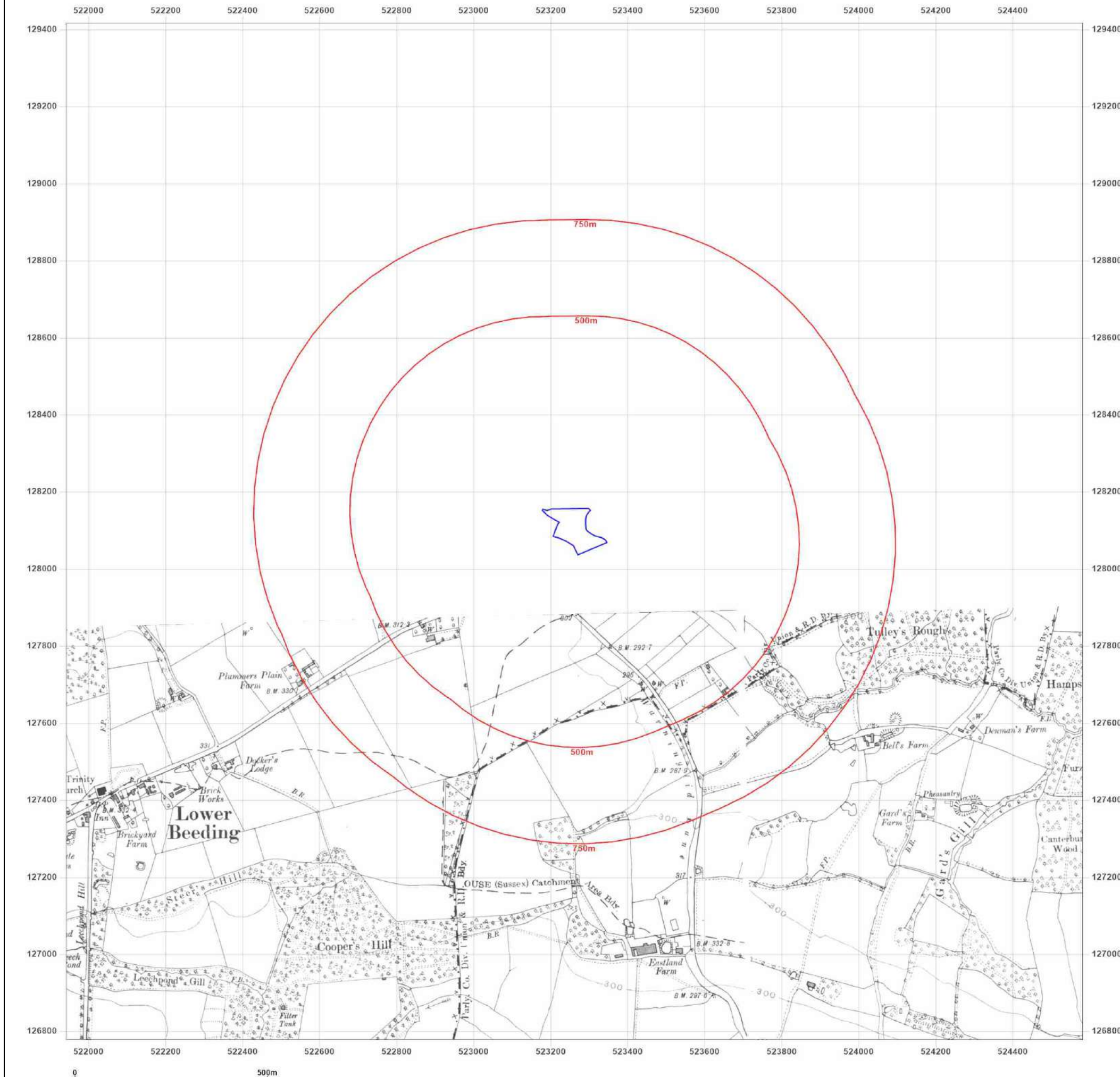


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Site Details:

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6NZ

Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

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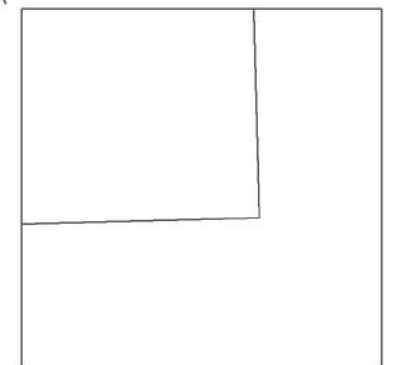
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Surveyed 1874
Revised 1938
Edition N/A
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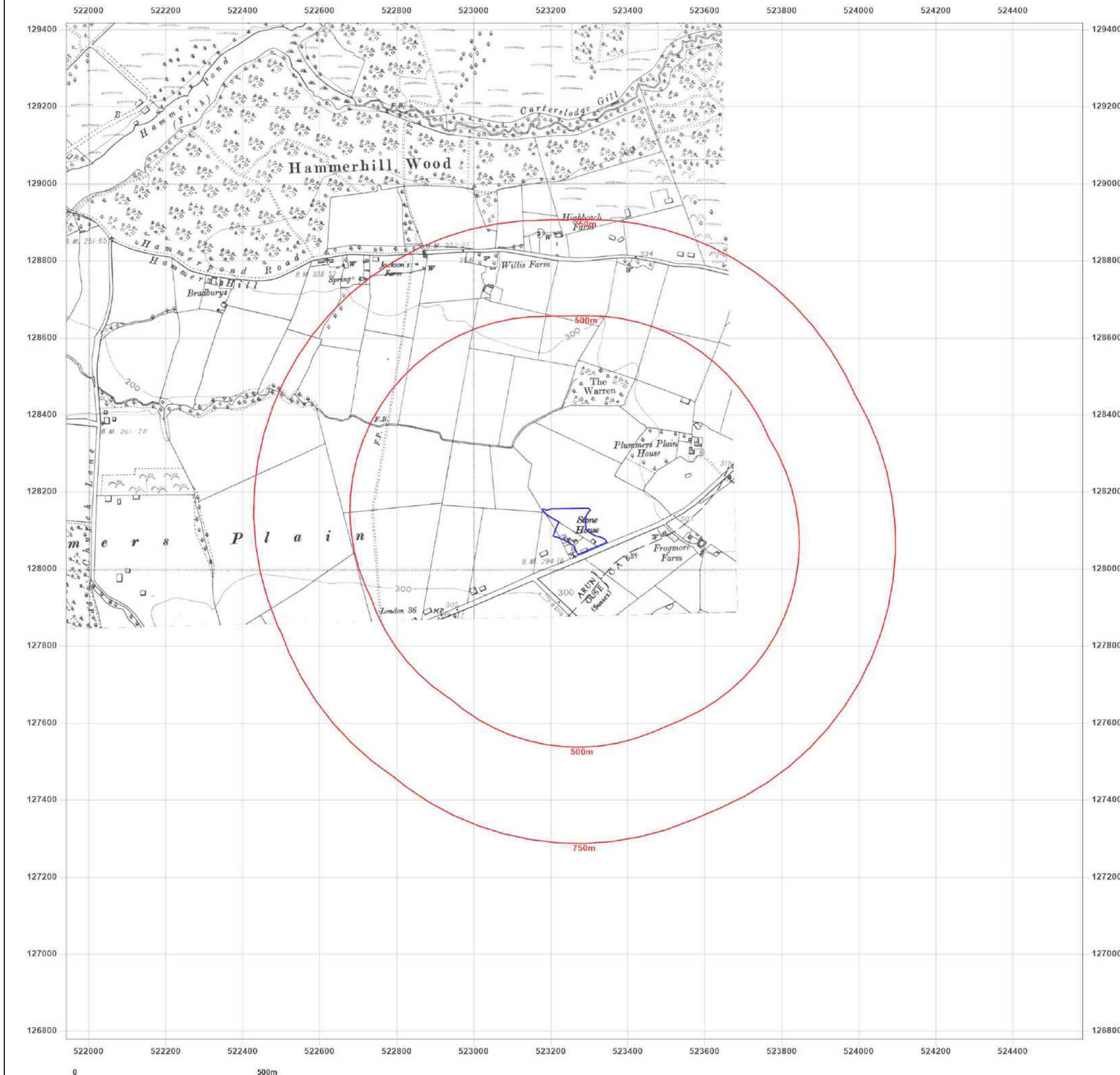


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6NZ

Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

Map Name: Provisional

Map date: 1962

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Printed at: 1:10,560



Surveyed 1962
Revised 1962
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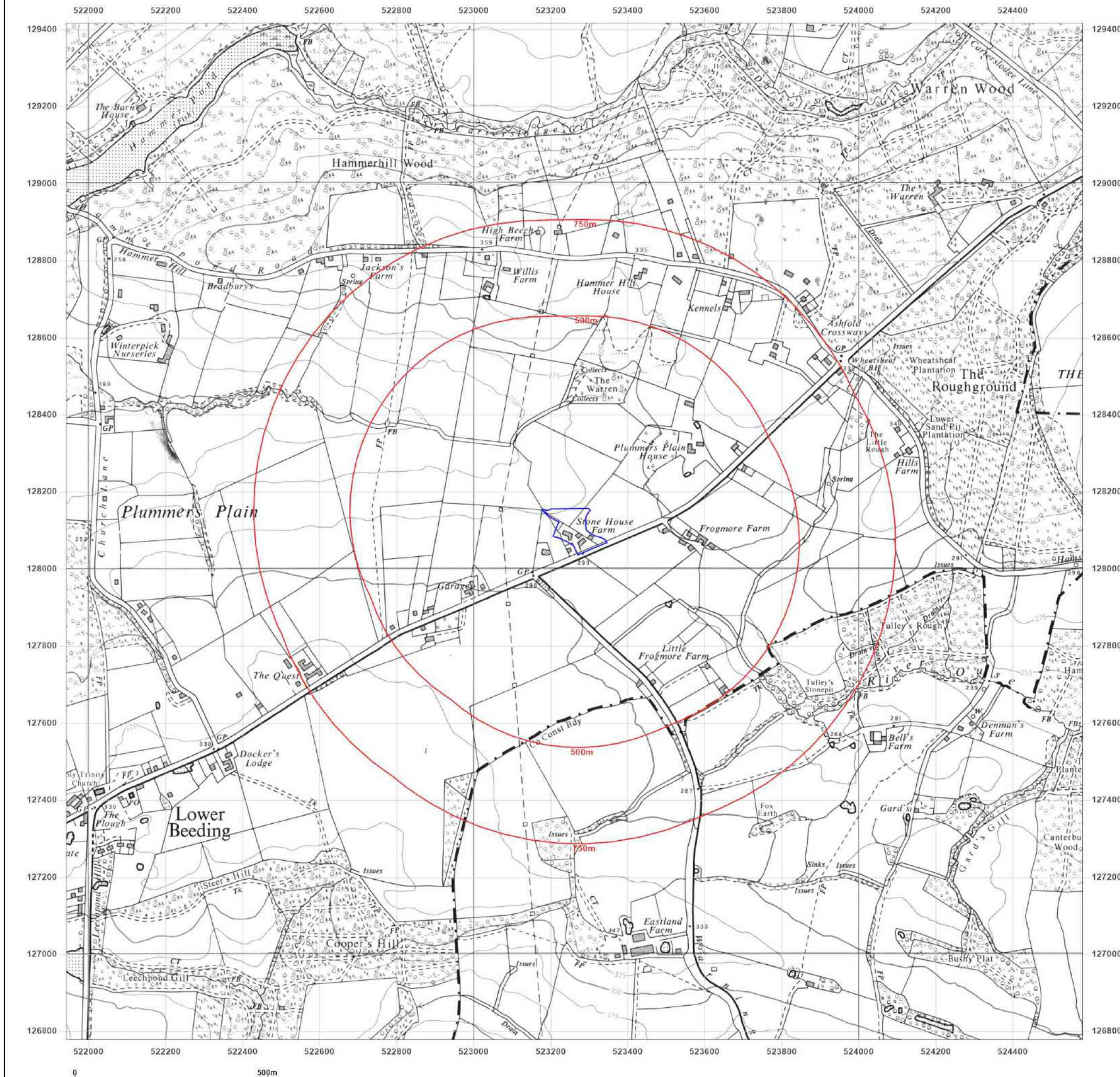


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6NZ

Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

Map Name: National Grid

Map date: 1979

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1977
Revised 1979
Edition N/A
Copyright N/A
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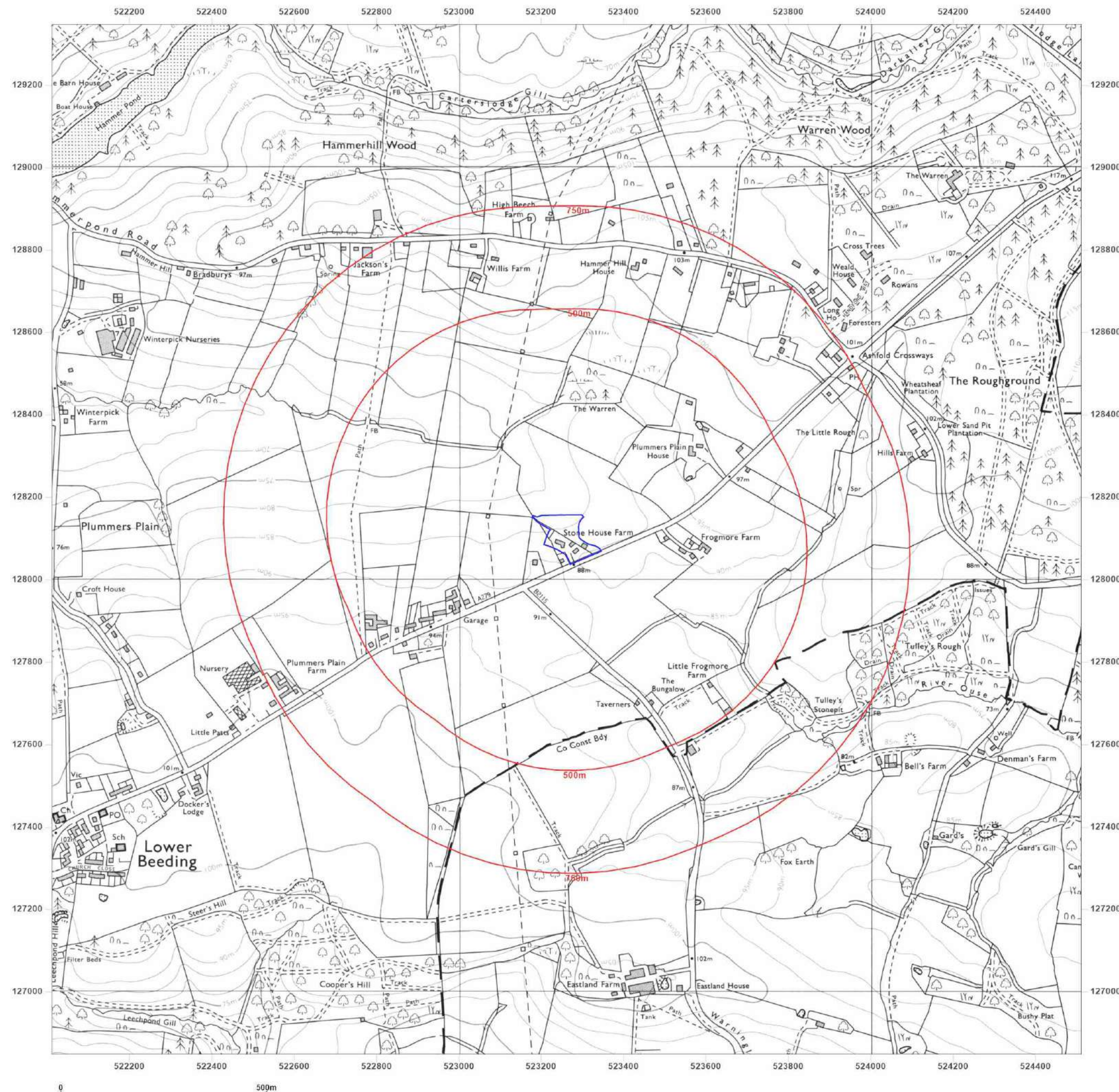


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Site Details:

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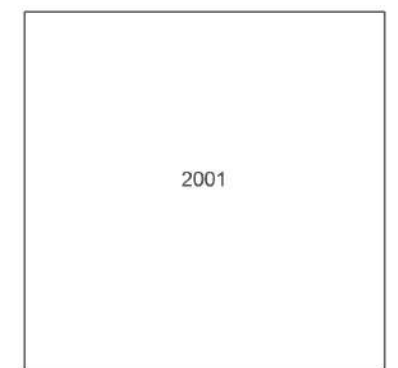
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Map Name: National Grid

Map date: 2001

Scale: 1:10,000

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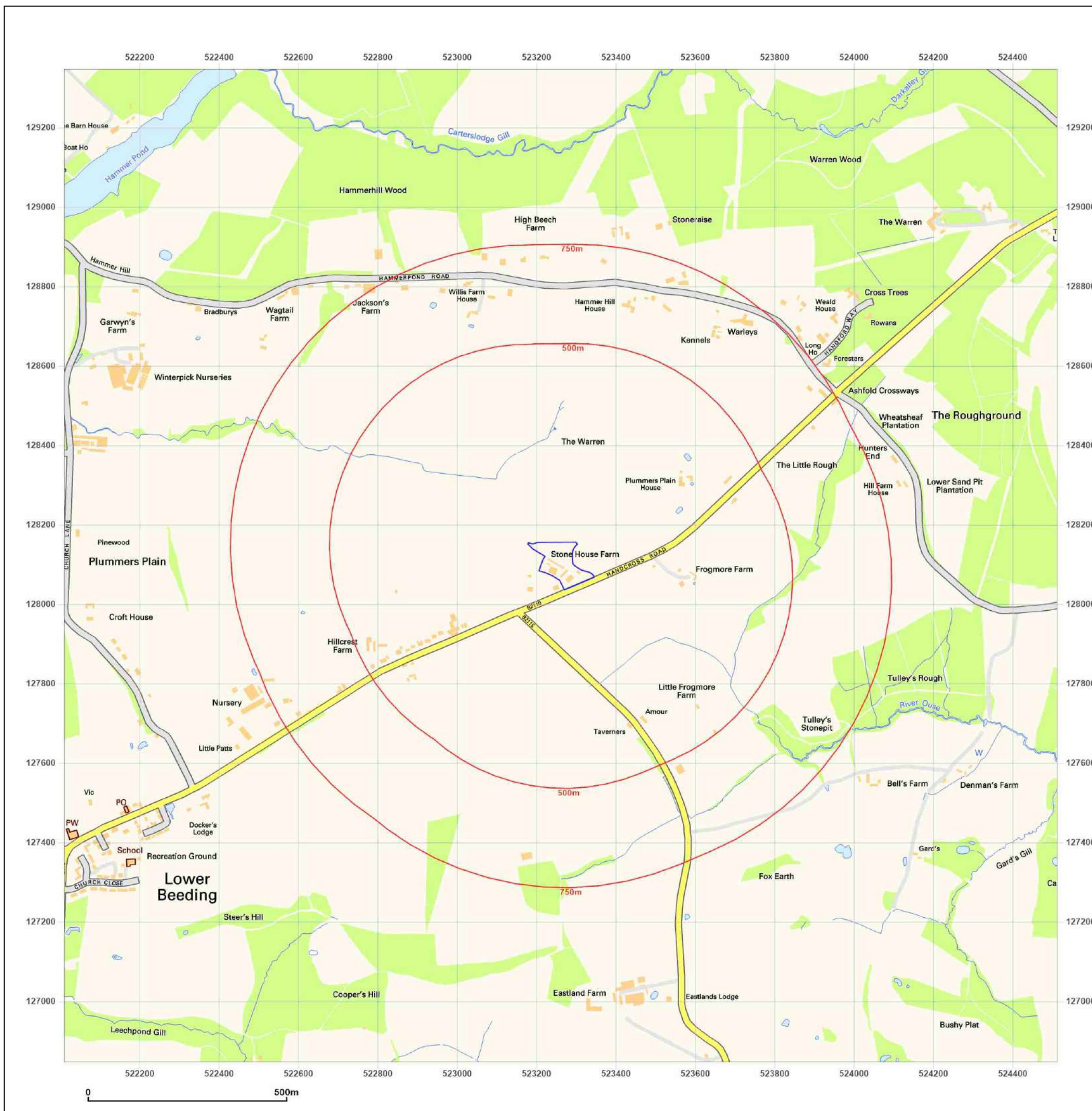


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Site Details:

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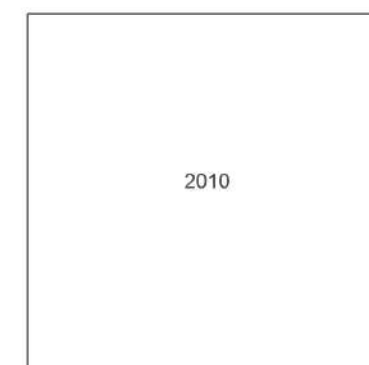
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Grid Ref: 523261, 128097

Map Name: National Grid

Map date: 2010

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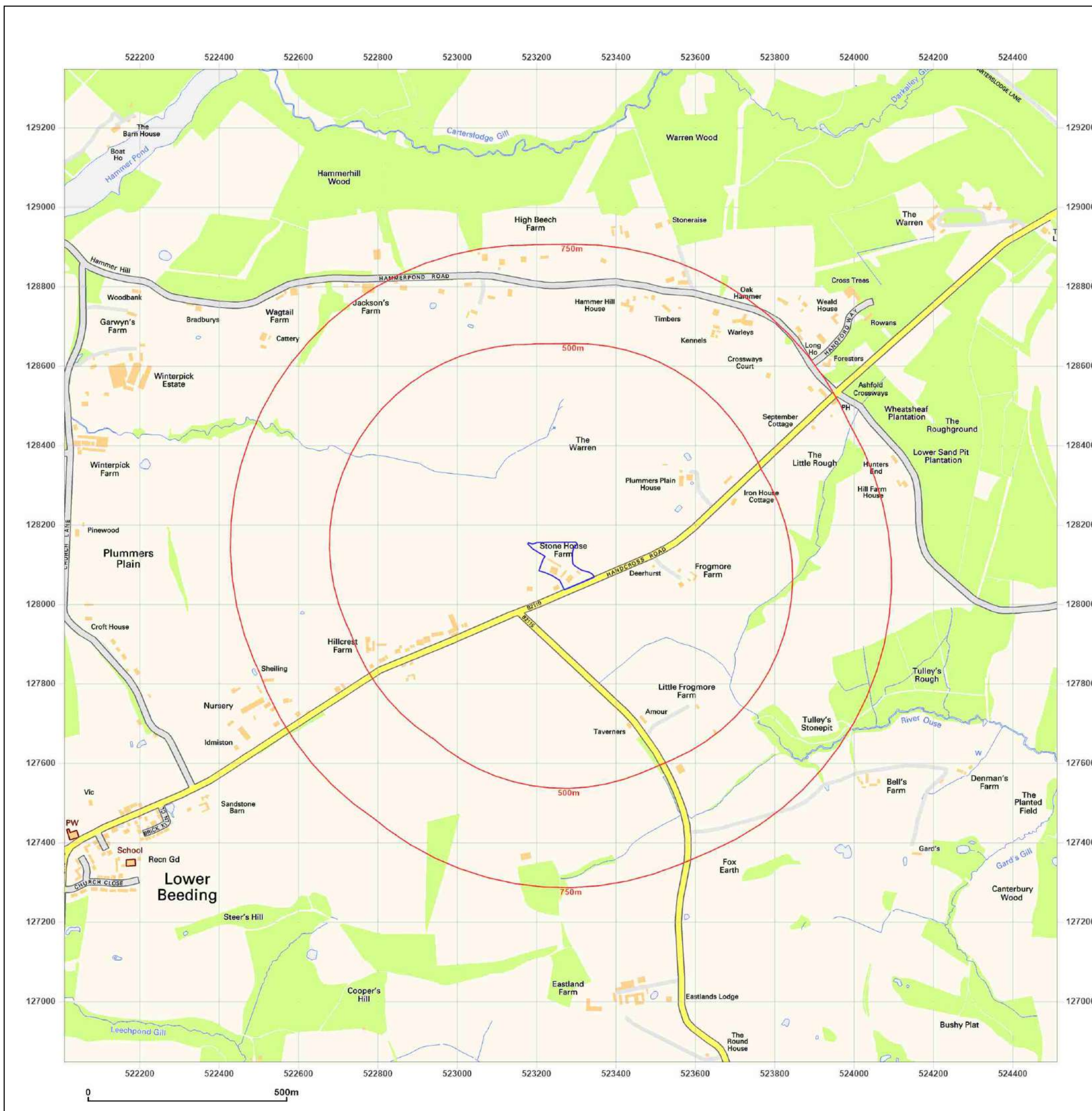


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Site Details:

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PLAIN, WEST SUSSEX, RH13
6NZ

Client Ref: P17029
Report Ref: GS-6TL-XIG-LYG-WNP
Grid Ref: 523261, 128097

Map Name: National Grid

Map date: 2025

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2025

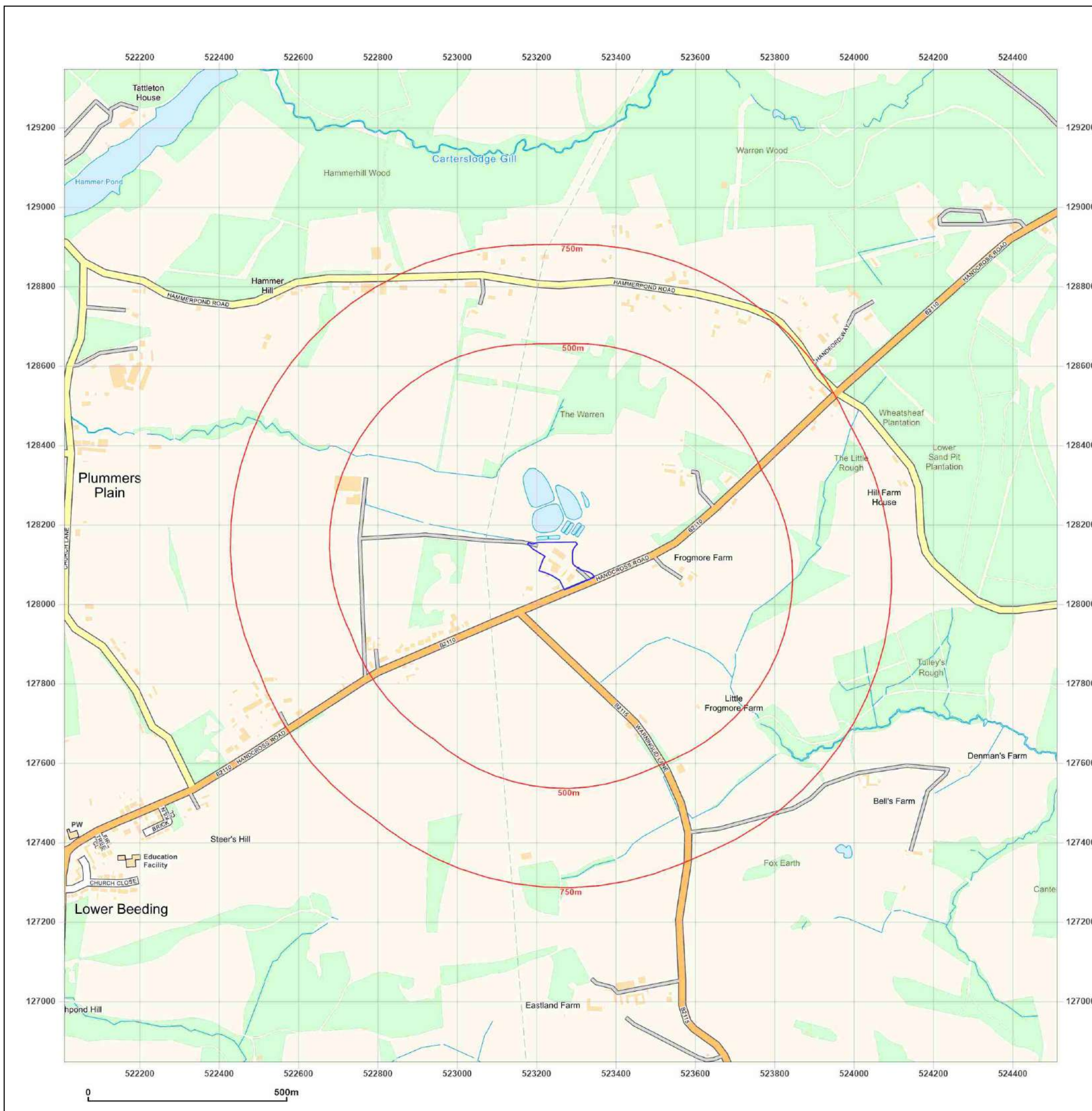


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APPENDIX E

Asbestos Survey Plan

