ASHDOWN
SITE INVESTIGATION

PRELIMINARY GROUND CONTAMINATION RISK ASSESSMENT REPORT

NASH MANOR
NUTBOURNE LANE
NUTBOURNE
WEST SUSSEX

PROJECT REFERENCE: P17287

REPORT REFERENCE: R16786

Report Beneficiary: Hunter Development Holdings Ltd

Document Control				
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Report Section			**Prepared By**	**Approved By**
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This report is not intended to be either an ecological, archaeological or flood risk assessment. An appropriate specialist should be consulted about any concerns that may arise in this regard.

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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.

The development is to comprise the conversion of an agricultural building to create 2 no. dwellings. Part of the western and eastern elevations of the existing structure will be demolished as part of the works. The nature of landscaping is unclear, however for the purposes of this assessment some degree of soft landscaping has been assumed.

The site is currently occupied by a rectangular shaped agricultural building housing animal pens in the west and tractor attachment/agricultural equipment in the east; the centre of the building is broadly open. The building is fronted to the south by a yard area containing miscellaneous items and two small aggregate/rubble piles.

The site comprised agricultural land from the time of the earliest inspected historical map, dated 1875, through to 1993. The building is first mapped by 1995, with the outline of an extension to the south-west and a smaller building in the north-east. The main building and smaller structure in the north-east are shown as having been joined by 2021; assumed to be via new roofing panels.

Reference to geological datasets indicates that the site is expected to be underlain by the Hythe Formation, which is classed as a Principal Aquifer.

The site does not lie within a SPZ.

The preliminary contamination risk assessment has identified potential pollutant linkages relating to proposed end users of the site.

An intrusive ground investigation is recommended in order to allow a quantitative risk assessment of the potential contamination sources that have been identified to be made. As the nature of proposed soft landscaping is unknown, it is recommended that shallow sampling of soils is undertaken in areas to the south-west and north-east of the proposed building footprint, including the areas of the barn due for demolition, where soft landscaping may be incorporated to enable the quantitative risk assessment to be undertaken. A limited number of exploratory holes should also be undertaken beneath the proposed building footprint.

TABLE OF CONTENTS

FIGURES AND APPENDICES

FIGURES

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

APPENDIX E

1. INTRODUCTION

It is proposed to convert an existing agricultural building into 2 no. single-storey residential dwellings with associated parking area on the southern extent of the building. From information obtained on the local authority's planning portal, it is understood that part of the western elevation and a large portion of the eastern elevation of the existing structure will be demolished, as these were a later addition and predate the Class Q requirements. A copy of the proposed development layout is presented in Appendix A. No details concerning the nature of proposed soft landscaping were observed within the proposed drawing documents.

Ashdown Site Investigation Ltd was requested to prepare a preliminary ground contamination risk assessment to assist with the discharge of pre-commencement planning Condition 1(a), imposed by Horsham District Council[1]. A copy of the decision notice can be found in Appendix B. It is noted that the decision notice contains referencing errors; clauses referenced 1a, 1b and 1c should be denoted 1b, 1c and 1d.

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 Q15442, dated 3rd July 2025. The instruction to proceed was received from the client, Hunter Development Holdings Ltd.

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.

Copies of the historical maps and geo-environmental data referred to in this report are presented within Appendix E. It is noted that the boundary shown on the historical maps and geo-environmental datasets is limited to the area of the development around the barn where works are proposed and excludes the access road into the site which is expected to remain unaltered.

[1] Horsham District Council, Planning Reference, DC/24/1681, Dated 23rd December 2024.

2. SITE CONTEXT

2.1 Walkover Survey

The site is located at Nutbourne Lane, Nutbourne, West Sussex, and is centred on the approximate Ordnance Survey national grid reference 507090, 119419. A site location plan is presented as Figure 1.

The site is occupied by a rectangular shaped agricultural building at the end of a dog leg access route, leading from Nutbourne Lane. The building was mostly empty, with machinery (tractor attachments) and animal pens respectively noted at the north-eastern and south-western ends of the building. These two areas were segregated by means of netting, assumed to keep birds out; abundant areas of guano were observed within the central area of the building with several doves present at the time of the walkover survey. Whilst a majority of the building's cladding and roof materials appeared to be of metal, part of the apex of the central area appeared to be of a corrugated cement material.

Site Photographs

South-eastern elevation of the building.

Tractor attachments and miscellaneous machinery in the north-eastern part of the building.

Animal pens in the south-western part of the building.

Central area of the barn, photo facing east.

Land to the immediate south-east of the building was used for miscellaneous storage including a trailer, septic tank (not installed), small two piles of soil (aggregate and rubble) and pipework/conduit. Vegetation was growing through the two piles of material, suggesting these had been sitting for some time.

Site Photographs	
Pipework/conduit, aggregate and septic tank.	Trailer and pile of rubble with vegetation.
	

Two IBCs containing rainwater were noted off site to the north of the building, within the steel frame of a former agricultural building, in a state of disrepair. A manure stockpile was noted further to the north-west, beyond the former building.

Site Photographs	
Two IBCs and the frame of a former building, photo facing north-west.	Manure stockpile further to the north-west, photo facing north-east.
	

A sunken sand school/menage is present to the south-west of the building, with an open field and orchard to the north-east. Two 'silo' water tanks and a water trough are present to the immediate north-east of the building. Miscellaneous building supplies and a skip are present to the south-east of the main building, with a smaller storage building further to the south-east. It is thought that the building materials may be associated with ongoing works in the wider site area further to the south-east.

Site Photographs	
Sunken sand school/menage to the south-west of the site. Photo facing south.	**Field to the north-east of the site. Water silos noted at the base of the tree in the left of the photo. Photo facing north-west.**
	
Building materials and skip.	**Outbuilding to the south-east of the main building.**
	

The access route into the site continued from the south of the main building before heading east through an existing residential plot to Nutbourne Lane.

Site Photographs	
Access route in the south-east, facing south-east.	**Access through a residential plot, photo facing west.**
	

2.2 Geological Data Review

2.2.1 Expected Geology and Aquifer Designation

The stratigraphic unit 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	Hythe Formation	Principal Aquifer

The Hythe Formation forms part of the Lower Greensand Group. The formation is of Aptian age (113 to 126.3 million years old; Early Cretaceous). In the western Weald, the Hythe Formation comprises mainly fine to medium grained, sparsely glauconitic sands, sandstones and silts. The deposits are locally pebbly, with calcareous or siliceous cement in beds or lenses in some areas. Some clay interbeds are present, including Fuller's Earth. In Kent and eastern Sussex, the formation comprises alternating sandy limestones ("Ragstone") and glauconitic sandy mudstones ("Hassock"). The formation is recorded by the BGS to range in thickness up to 100m.

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 Hazard Rating
Soil Volume Change Potential (Shrink-Swell)	Negligible – Ground conditions predominately non-plastic.
Running Sands	Low - Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.
Compressible Deposits	Negligible - Compressible strata are not thought to occur.
Collapsible Deposits	Very Low - Deposits with potential to collapse when loaded and saturated are unlikely to be present.
Landslides	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.
Ground Dissolution of Soluble Rocks	Negligible - Soluble rocks are present within the ground. Very few dissolution features are likely to be present. Potential for difficult ground conditions or localised subsidence are at a level where they need not be considered.

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.

It is noted that whilst no cavities are recorded by the data, gulls can be present within the Hythe Formation deposits, notably on steep hillsides, as a result of mass movement. These features, if present, are typically manifested where well-jointed strata are unsupported on their downhill side. Resulting lateral extension of the strata may in those circumstances occur along bedding planes with bed-over-bed sliding and consequent opening of joints. Gulls are particularly common in flat-lying or gently inclined strata that have been affected by cambering. Cambers are caused gravitationally by induced movement of outcropping or near-surface strata towards an adjacent valley. They occur where strong and permeable rocks overlie weaker and impermeable beds such as clays. The stronger beds develop a local dip towards the valleys. In some instances, the weaker material may have been extruded from beneath the overlying stronger strata causing the stronger overlying strata to have broken up into joint-bounded blocks.

These features would have developed during the Quaternary cold stage when movement of the strata would have been exacerbated by permafrost and peri-glacial conditions, which would have caused the deposits to behave in a more plastic manner and permit the competent cap-rock to migrate in the direction of the slope, opening the joints to form gulls. These gulls may be partially infilled with weaker soils.

2.2.5 Mining and Ground Workings

Table 4. Mining and Ground Workings from Groundsure Data

Section	Groundsure Comment
BritPits	No BritPits are identified within 500m of the site.
Surface Ground Workings	Cuttings are present 54m to the east and between 184m and 207m to the south-east along Nutbourne Lane.
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 sand are uncommon.
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	No records are identified within 500m of the site.
Mining Record Office Plans	No records are identified within 500m of the site.

Section	Groundsure Comment
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.

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
Bioaccessible Arsenic	No data
Lead	100
Bioaccessible Lead	60
Cadmium	1.8
Chromium	60 – 90
Nickel	15 - 30

2.3 Hydrogeological and Hydrological Data

2.3.1 Groundwater Abstractions

Two groundwater abstraction licences are indicated within 2km of the site: these are for general farming and domestic use and for trickle irrigation at distances of 973m to the north-west and 1329m to the west, respectively.

2.3.2 Surface Water Abstractions

The closest surface water abstraction licence is recorded to lie 1247m to the south-east of the site for spray irrigation purposes.

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.

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

No significant surface water features are recorded within 250m 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: Negligible	Highest Risk: Negligible

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	Only cuttings are shown within 100m of the site; located 54m to the east.
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.

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	No waste exemptions are identified within 250m of the site.

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	No recent industrial land uses are identified within 100m of the site.
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.

Section	Groundsure Comments
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.
Licensed Discharges to Controlled Waters	No records are identified within 100m of the site.
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

No sensitive land uses at risk from contamination are identified within 500m of the site.

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
1876 1:2,500	The site comprises agricultural land; a field margin is present in the north-eastern extent.	*Lower Nash Farm* is mapped some 50m to the south-east of the site. Cuttings are also present along the road some 50-60m to the east of the site.
1995 1:2,500	A building is shown on site, with the outline of an extension to the south-west and a smaller building in the north-east.	The farm is renamed *Lower Nash*; an additional building is present to the north-west of this area.
1999 Aerial Photograph	The site is occupied by a building, and a yard area to the south.	The outline of a building is noted to the immediate north-east of the site.
2018 Aerial Photograph		The sand school/menage is present to the west of the site.
2021 Aerial Photograph	The main building and smaller structure in the north-east have been joined; assumed to be via new roofing panels.	

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 guidance[2].

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 C.

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 Contaminant Pathways Identified

The development is to comprise the conversion of an agricultural building to create 2 no. dwellings. The nature of proposed landscaping is unclear, however for the purposes of this assessment the provision of some degree of soft landscaping has been assumed.

Pathways associated with gas and vapour intrusion into new buildings are considered to be valid, along with direct contact and dust related pathways, and pathways associated with the consumption of home grown produce.

The site is expected to be underlain by the Hythe Formation which is classed as a Principal Aquifer. Although the site is not located within a SPZ, and not located within an urban area, pathways relating to controlled waters may be reasonably considered to be present.

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

5.3 Potential Contamination Sources Identified

The following potential source of contamination has been identified by the preliminary contamination risk assessment:

- Light agricultural land use for the past 30 years.

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

In addition to the current usages of the barn and area immediately surround the barn that include storage of various building materials and agricultural machinery, the light agricultural use may, in the past, have included the storage of chemicals and other ICE powered machinery within the building and potential maintenance of ICE powered machinery. The potential contaminants associated with these sources are set out in the conceptual model. It is also noted that the main building was constructed prior to 2000 when asbestos containing materials were banned in the UK; consequently, the corrugated cement materials noted in the building may contain asbestos, fragments of which may have become incorporated into soils due to weathering, damage or the installation process.

No contaminative risks are considered to be posed by the road cuttings shown off to the east of the site, or from the main farm (Lower Nash Farm) due to their distances from the site.

It is noted that an asbestos survey of existing structures and infrastructure[3] was beyond the brief of this report. The risk assessment assumes that, should asbestos be identified within buildings or infrastructure, any such materials will be managed in accordance with current legislation and guidance, to ensure this does not represent an ongoing risk to end users and, specifically, to manage risk of asbestos materials being introduced into the underlying soils.

5.4 Preliminary Conceptual Model

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

5.5 Recommendations

A potential pollutant linkage is considered to be present. It is therefore recommended that an intrusive ground investigation should be undertaken to allow a quantitative assessment to be made of the risks posed to end users and controlled waters.

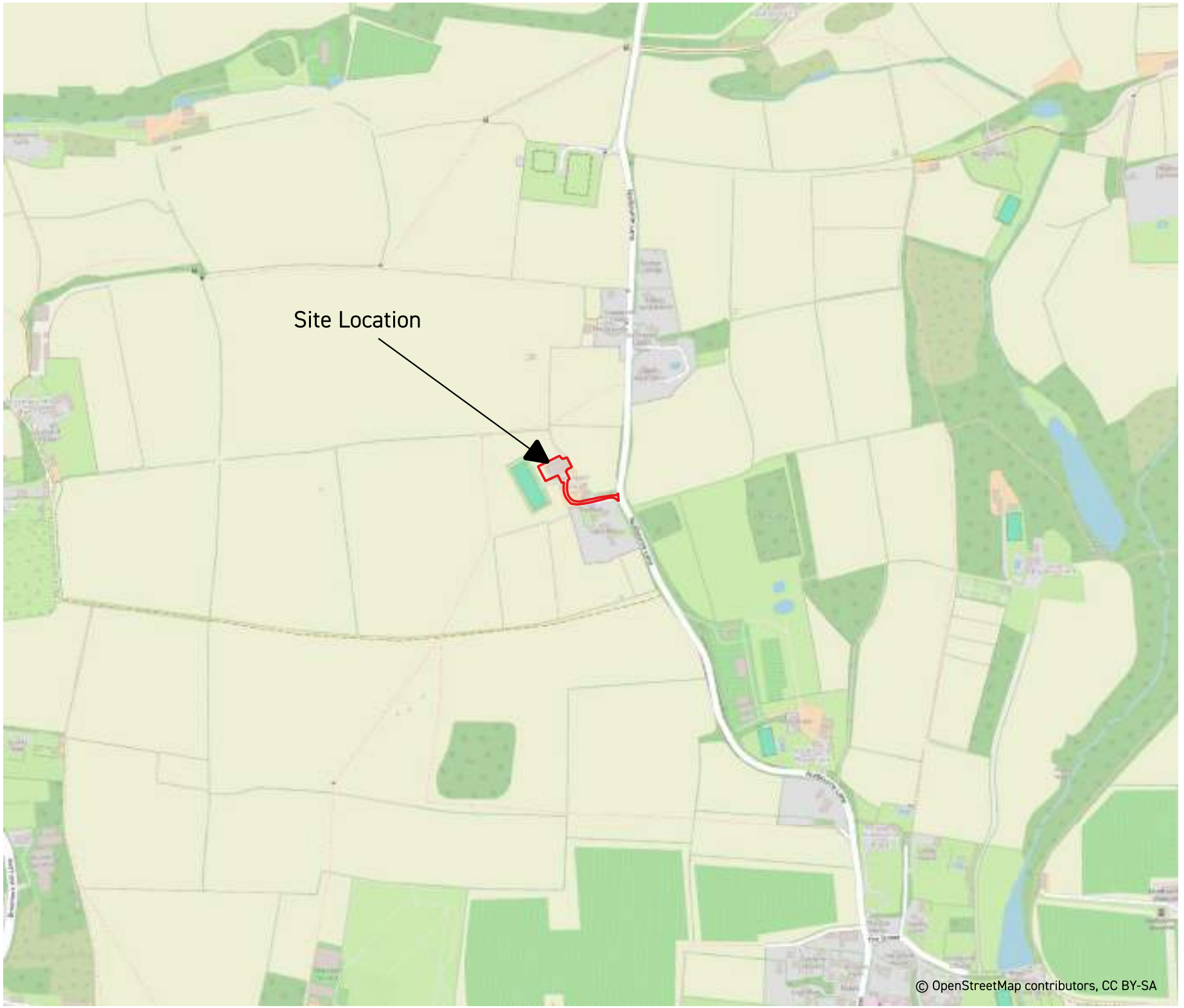
It is considered that the thickness of made ground is likely to be shallow and that intrusive ground investigation works to enable the production of a quantitative ground contamination risk assessment could be limited to inspection and sampling by means of shallow exploratory holes only.

As the nature of proposed soft landscaping is unknown, it is recommended that shallow sampling of soils is undertaken in areas to the south-west and north-east of the proposed building footprint, including the areas of the barn due for demolition, where soft landscaping may be incorporated to enable the quantitative risk assessment to be undertaken. Testing of soils from these areas should be undertaken to determine the concentrations of a broad range of typical contaminants such as heavy metals, polycyclic aromatic hydrocarbons, petroleum hydrocarbons, volatile organic compounds and asbestos.

A limited number of exploratory holes should also be undertaken beneath the proposed building footprint to enable samples to be taken and tested for concentrations of petroleum hydrocarbons and volatile organic compounds.

[3] As defined under Section 5(a) of the Control of Asbestos Regulations, 2012.

FIGURES



N

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Site

Nash Manor
Nutbourne Lane
Nutbourne
West Sussex

Project Ref

P17287

Drawing Title

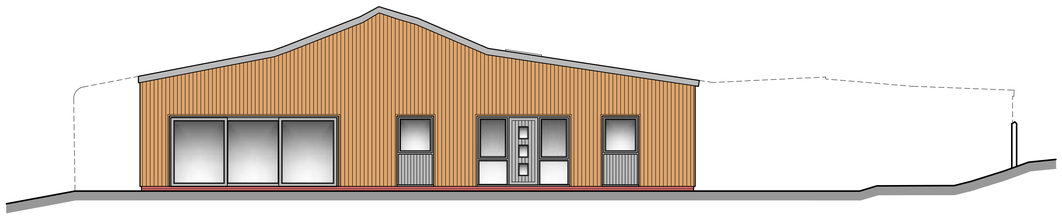
Site Location Plan

Scale

1:6000

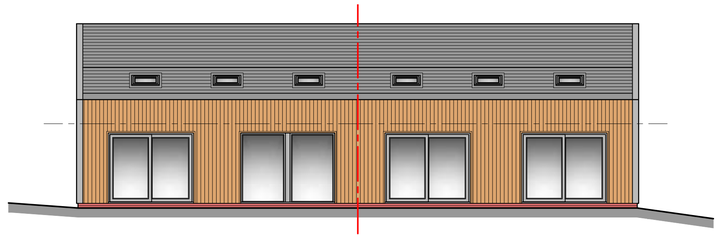
APPENDIX A

Proposed Development Layout



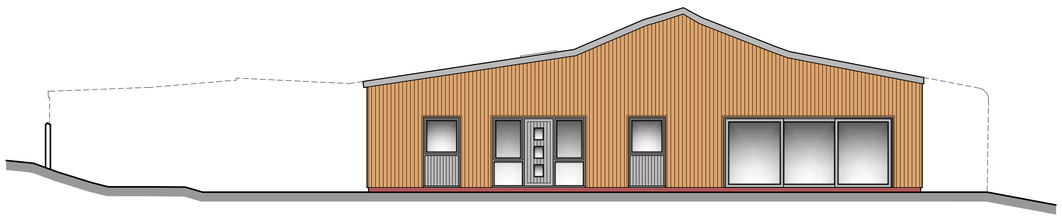
Front (South) Elevation

0 1 2 3 4 5
Scale bar measured in meters



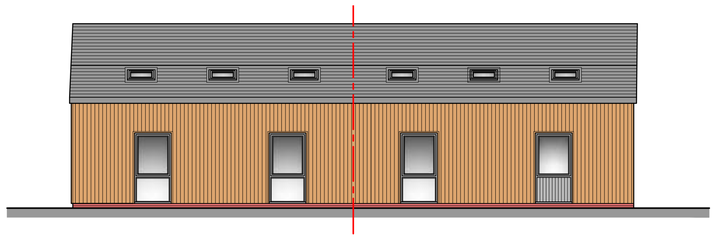
Side (West) Elevation

0 1 2 3 4 5
Scale bar measured in meters



Rear (North) Elevation

0 1 2 3 4 5
Scale bar measured in meters



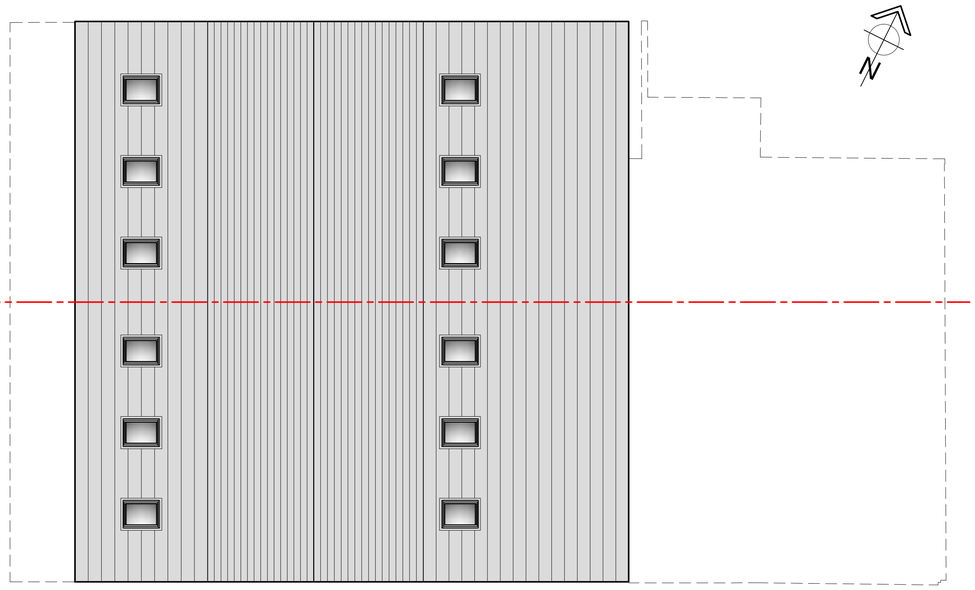
Side (East) Elevation

0 1 2 3 4 5
Scale bar measured in meters

Plot 1 & Plot 2 G.I.A = 150sq.m

Ground Floor General Arrangement Plans

0 1 2 3 4 5
Scale bar measured in meters



Roof Plan

0 1 2 3 4 5
Scale bar measured in meters

PLANNING

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CLIENT
Mr Lee Goossens

PROJECT
Nash Manor Farm
Nutbourne Lane
Pulborough
RH20 2HS

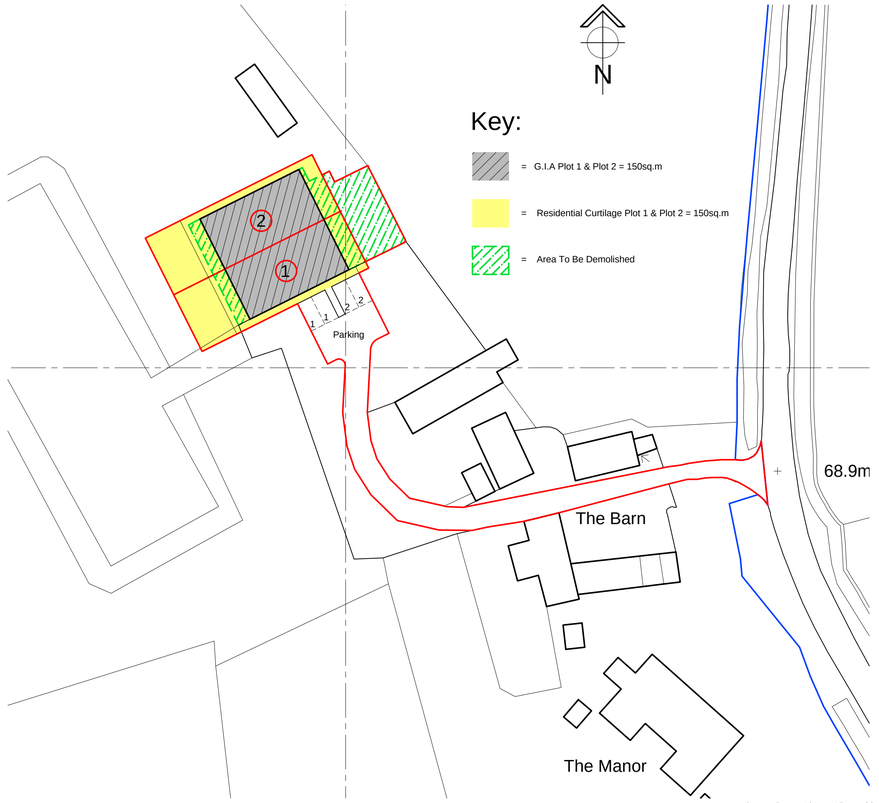
DRAWING TITLE
Plans & Elevations
As Proposed - Option 1

SCALE	DATE	DRAWN BY
1:100	November 2021	ANH

DRAWING NO.	REVISION
2021/PL2	E

Proposed Site Location Plan (1:1250)

0 10 20 30 40 50
Scale bar measured in meters

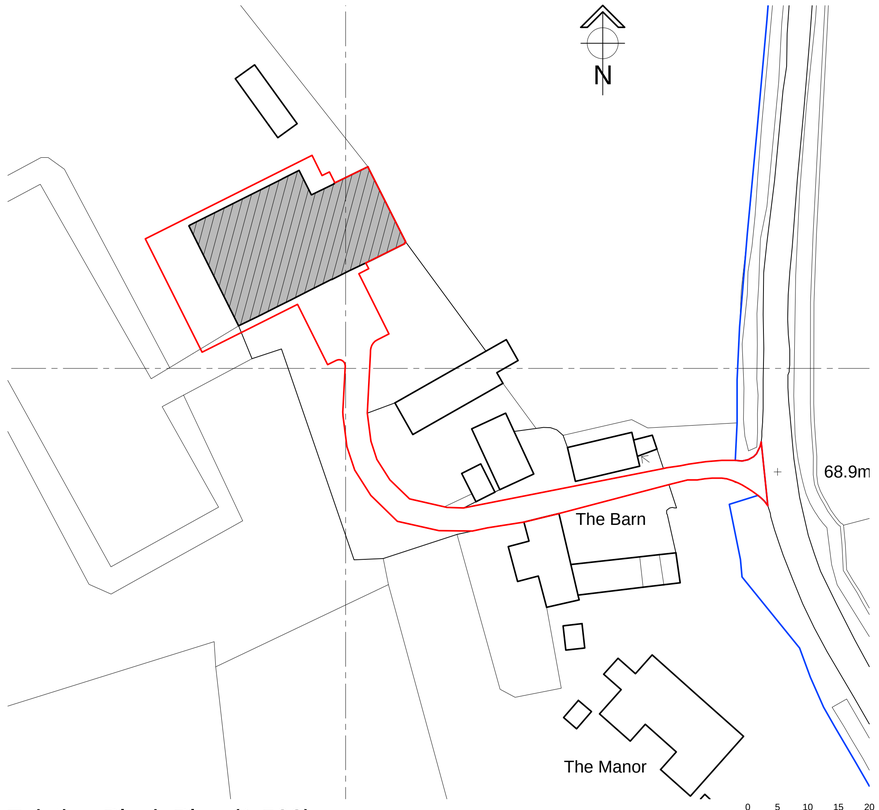


Proposed Block Plan (1:500)

0 5 10 15 20
Scale bar measured in meters

Existing Site Location Plan (1:1250)

0 10 20 30 40 50
Scale bar measured in meters



Existing Block Plan (1:500)

0 5 10 15 20
Scale bar measured in meters

PLANNING

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CLIENT

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PROJECT

Nash Manor Farm
Nutbourne Lane
Pulborough
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DRAWING TITLE

Site Location & Block Plans
As Existing & As Proposed

SCALE	DATE	DRAWN BY
1:100	November 2021	ANH

DRAWING NO.	REVISION
2021/PL4	G

APPENDIX B

Decision Notice

Horsham District Council

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN11 2EN

Our ref:	DC/24/1681
Your ref:	P1903 - Prior Approval Nash
Email:	planning@horsham.gov.uk
Direct Line:	01403 215429
If Calling Please ask for:	Bethan Tinning
Date:	23rd December 2024

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (General Permitted Development) (England) Order 2015
Application for Prior Approval under Schedule 2, Part 3, Class Q

Prior Notification for Change of Use from an Agricultural Building to 2no dwellinghouse (C3 Use Class).

Nash Manor Lower Nash Nutbourne Lane Nutbourne West Sussex

Further to the above prior notification which was received on 29 October 2024, I am writing to confirm that **prior approval is required and granted**. The proposal can now proceed subject to the following conditions:

1 **Pre-Commencement Condition**: No development shall commence until the following components of a scheme to deal with the risks associated with contamination, (including asbestos contamination), of the site be submitted to and approved, in writing, by the local planning authority:

a) A preliminary risk assessment which has identified:
a. all previous uses
b. potential contaminants associated with those uses
c. a conceptual model of the site indicating sources, pathways, and receptors
d. Potentially unacceptable risks arising from contamination at the site.

The following aspects (b) - (d) shall be dependent on the outcome of the above preliminary risk assessment (a) and may not necessarily be required.

a) An intrusive site investigation scheme, based on (a) to provide information for a detailed risk assessment to the degree and nature of the risk posed by any contamination to all receptors that may be affected, including those off site.

b) Full details of the remediation measures required and how they are to be undertaken based on the results of the intrusive site investigation (b) and an options appraisal.

c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (c) are complete and identifying any requirements for

longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action where required.

The scheme shall be implemented as approved. Any changes to these components require the consent of the local planning authority.

Reason: As this matter is fundamental to ensure that no unacceptable risks are caused to humans, controlled waters, or the wider environment during and following the development works and to ensure that any pollution is dealt with in accordance with Policies 24 and 33 of the Horsham District Planning Framework (2015).

Additional information for applicant

Article 3(1) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended states that:

"Subject to the provisions of this Order and regulations 73 to 76 of the Conservation of Habitats and Species Regulations 2010 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2."

Section 75 of the Conservation of Habitats and Species Regulations 2017 states that "it is a condition of any planning permission granted by a general development order made on or after 30th November 2017, that development which -

(a) Is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and

(b) Is not directly connected with or necessary to the management of the site, must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority)."

The application site falls within the Sussex North Water Supply Zone as defined by Natural England which draws its water supply from groundwater abstraction at Hardham. Natural England has issued a Position Statement for applications within the Sussex North Water Supply Zone which states that it cannot be concluded with the required degree of certainty that new development in this zone would not have an adverse effect on the integrity of the Arun Valley SAC, SPA and Ramsar sites.

Community Infrastructure Levy (CIL)

Horsham District Council has adopted a Community Infrastructure Levy (CIL) Charging Schedule which took effect on 1st October 2017. **This development constitutes CIL liable development**.

If you have not received a Liability Notice from the Council within 1 month of the decision date please contact the CIL Team at cil@horsham.gov.uk

CIL is a mandatory financial charge on development. To avoid additional financial penalties, the requirements of CIL must be managed before development is commenced (including in the event of any successful appeal).

Payment must be made in accordance with the requirements of the CIL Demand Notice issued.

Schedule of plans/documents

The following plans and document were considered when making the above decision:

Plan Type	Description	Drawing Number	Received Date
Elevation & Floor plan	Plans & Elevations As Existing	2021/PL1 REV A	29.10.2024
Elevation & Floor plan	Plans & Elevations As Proposed - Option 1	2021/PL2 REV E	29.10.2024
Location & Block plan	Site Location & Block Plans As Existing & As Proposed	2021/PL4 REV G	29.10.2024

Appeals to the Secretary of State

If you are aggrieved by the decision to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

You must appeal within 12 weeks of the date of this decision notice for a 'minor commercial' (shop front) application, and within 6 months for most other types of planning applications. There are different timescale – usually 28 days – if an enforcement notice is/has been served for the same (or very similar) land and development. Please note, only the applicant possesses the right of appeal.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are at https://www.gov.uk/government/collections/casework-dealt-with-by-inquiries

New postal addresses

If this permission relates to new dwellings, commercial premises or other buildings which will require a new postal address you should contact the Council's Street Naming & Numbering Department as soon as possible or before work commences on site. Further details are available on the Street Naming page on the Council's website or alternatively e-mail streetnaming@horsham.gov.uk or telephone 01403 215139.

Waste bins

It is the responsibility of the developer to provide bins for the development. If you are a developer and need to purchase bins, please email hop.oast.admin@horsham.gov.uk.

Yours faithfully

Emma Parkes
Head of Development and Building Control

APPENDIX C

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 D

Preliminary Conceptual Model

ASHDOWN SITE INVESTIGATION

PRELIMINARY CONCEPTUAL MODEL

Site: Nash Manor, Nutbourne Lane, Nutbourne, West Sussex

Project Ref: P17287

Potential Source	Potential Receptor	Potential Contaminants	Potential Pathway	Complete Linkage Present?	Probability	Consequence	Risk
Light agricultural land use for the past 30 years.	End Users	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons, VOC Compounds and Asbestos	Dermal contact with soil and dust (indoor & outdoor)	Yes	P3: Moderate	C3: Moderate	Moderate
			Ingestion of soil and indoor dust	Yes	P2: Low	C3: Moderate	Low/Moderate
			Consumption of home-grown produce and attached soil	Yes	P2: Low	C3: Moderate	Low/Moderate
			Inhalation of soil dust (indoor and outdoor)	Yes	P2: Low	C3: Moderate	Low/Moderate
			Inhalation of soil vapours	Yes	P1: Very Low	C3: Moderate	Low
			Inhalation of soil gases/ Risk of explosion	No potential gas source identified			N/A
	End Users (via Water Supply Pipework)	Petroleum Hydrocarbons and VOC Compounds	Contamination of incoming services	Yes	P2: Low	C3: Moderate	Low/Moderate
	Groundwater	Heavy Metals, PAH Compounds, Petroleum Hydrocarbons and VOC Compounds	Migration to groundwater	Yes	P1: Very Low	C1: Very Minor	Negligible

APPENDIX E

Groundsure Enviro+Geo Insight Report
Historical Maps

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

NASH MANOR, NUTBOURNE LANE, NUTBOURNE, WEST SUSSEX, RH20 2HS

Order Details

Date: 10/07/2025

Your ref: P17287

Our Ref: GS-Y63-RIB-DL4-K7Q

Site Details

Location: 507090 119419

Area: 0.09 ha

Authority: Horsham District Council ↗

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	4	2	-
16 >	1.2 >	Historical tanks >	0	0	1	2	-
16	1.3	Historical energy features	0	0	0	0	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	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	4	2	-
19 >	2.2 >	Historical tanks >	0	0	1	4	-
19	2.3	Historical energy features	0	0	0	0	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	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	-
22	3.6	Licensed waste sites	0	0	0	0	-
22	3.7	Waste exemptions	0	0	0	0	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
23	4.1	Recent industrial land uses	0	0	0	-	-
23	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
23	4.3	Current or recent petrol stations	0	0	0	0	-
23	4.4	Electricity cables	0	0	0	0	-
23	4.5	Gas pipelines	0	0	0	0	-

24	4.6	Sites determined as Contaminated Land	0	0	0	0	-
24	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
24	4.8	Regulated explosive sites	0	0	0	0	-
24	4.9	Hazardous substance storage/usage	0	0	0	0	-
24	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
25	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
25	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
25	4.13	Radioactive Substance Authorisations	0	0	0	0	-
25	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
25	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
26	4.16	Pollutant release to public sewer	0	0	0	0	-
26	4.17	List 1 Dangerous Substances	0	0	0	0	-
26	4.18	List 2 Dangerous Substances	0	0	0	0	-
26	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
26	4.20	Pollution inventory substances	0	0	0	0	-
27	4.21	Pollution inventory waste transfers	0	0	0	0	-
27	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
28 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
30 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
31 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
32	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
32	5.5	Groundwater vulnerability- local information	None (within 0m)				
33 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	2
34 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	10
36	5.8	Potable abstractions	0	0	0	0	0
37	5.9	Source Protection Zones	0	0	0	0	-
37	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

38	6.1	Water Network (OS MasterMap)	0	0	0	-	-
38	6.2	Surface water features	0	0	0	-	-
39 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
39 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
39 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
41	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
41	7.2	Historical Flood Events	0	0	0	-	-
41	7.3	Flood Defences	0	0	0	-	-
42	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
42	7.5	Flood Storage Areas	0	0	0	-	-
43	7.6	Flood Zone 2	None (within 50m)				
43	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
44	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
45 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
46 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	3
47 >	10.2 >	Conserved wetland sites (Ramsar sites) >	0	0	0	0	1
48 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	1
48 >	10.4 >	Special Protection Areas (SPA) >	0	0	0	0	1
48	10.5	National Nature Reserves (NNR)	0	0	0	0	0
49	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
49 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	8
49	10.8	Biosphere Reserves	0	0	0	0	0
50	10.9	Forest Parks	0	0	0	0	0
50	10.10	Marine Conservation Zones	0	0	0	0	0
50	10.11	Green Belt	0	0	0	0	0

50	10.12	Proposed Ramsar sites	0	0	0	0	0
50	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
51	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
51	10.15	Nitrate Sensitive Areas	0	0	0	0	0
51 >	**10.16 >**	**Nitrate Vulnerable Zones >**	0	0	1	0	1
52 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
53 >	**10.18 >**	**SSSI Units >**	0	0	0	0	3
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
55	11.1	World Heritage Sites	0	0	0	-	-
56	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
56	11.3	National Parks	0	0	0	-	-
56 >	**11.4 >**	**Listed Buildings >**	0	0	1	-	-
57	11.5	Conservation Areas	0	0	0	-	-
57	11.6	Scheduled Ancient Monuments	0	0	0	-	-
57	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
58 >	**12.1 >**	**Agricultural Land Classification >**	Grade 3 (within 250m)				
59	12.2	Open Access Land	0	0	0	-	-
59	12.3	Tree Felling Licences	0	0	0	-	-
59	12.4	Environmental Stewardship Schemes	0	0	0	-	-
59	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
60 >	**13.1 >**	**Priority Habitat Inventory >**	0	0	2	-	-
61	13.2	Habitat Networks	0	0	0	-	-
61	13.3	Open Mosaic Habitat	0	0	0	-	-
61	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
62 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
63	14.2	Artificial and made ground (10k)	0	0	0	0	-

64 >	14.3 >	Superficial geology (10k) >	0	0	0	2	-
65	14.4	Landslip (10k)	0	0	0	0	-
66 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
67	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	15.1 >	50k Availability >	Identified (within 500m)				
69	15.2	Artificial and made ground (50k)	0	0	0	0	-
69	15.3	Artificial ground permeability (50k)	0	0	-	-	-
70 >	15.4 >	Superficial geology (50k) >	0	0	0	2	-
71	15.5	Superficial permeability (50k)	None (within 50m)				
71	15.6	Landslip (50k)	0	0	0	0	-
71	15.7	Landslip permeability (50k)	None (within 50m)				
72 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
73 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
73	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
74	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
75 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
76 >	17.2 >	Running sands >	Low (within 50m)				
77 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
78 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
79 >	17.5 >	Landslides >	Very low (within 50m)				
80 >	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
82	18.1	BritPits	0	0	0	0	-
83 >	18.2 >	Surface ground workings >	0	0	4	-	-
83	18.3	Underground workings	0	0	0	0	0
83	18.4	Underground mining extents	0	0	0	0	-

83	18.5	Historical Mineral Planning Areas	0	0	0	0	-
84 >	**18.6 >**	**Non-coal mining >**	1	0	0	0	7
85	18.7	JPB mining areas	None (within 0m)				
85	18.8	The Coal Authority non-coal mining	0	0	0	0	-
85	18.9	Researched mining	0	0	0	0	-
85	18.10	Mining record office plans	0	0	0	0	-
86	18.11	BGS mine plans	0	0	0	0	-
86	18.12	Coal mining	None (within 0m)				
86	18.13	Brine areas	None (within 0m)				
86	18.14	Gypsum areas	None (within 0m)				
86	18.15	Tin mining	None (within 0m)				
87	18.16	Clay mining	None (within 0m)				
Page	Section	**Ground cavities and sinkholes >**	On site	0-50m	50-250m	250-500m	500-2000m
88	19.1	Natural cavities	0	0	0	0	-
89 >	**19.2 >**	**Mining cavities >**	0	0	0	0	2
89	19.3	Reported recent incidents	0	0	0	0	-
90	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon >**					
91 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
93 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	1	0	-	-	-
93	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
93	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
94	22.1	Underground railways (London)	0	0	0	-	-
94	22.2	Underground railways (Non-London)	0	0	0	-	-
94	22.3	Railway tunnels	0	0	0	-	-
94	22.4	Historical railway and tunnel features	0	0	0	-	-
94	22.5	Royal Mail tunnels	0	0	0	-	-

95	22.6	Historical railways	0	0	0	-	-
95	22.7	Railways	0	0	0	-	-
95	22.8	Crossrail 2	0	0	0	0	-
95	22.9	HS2	0	0	0	0	-

Recent aerial photograph

Capture Date: 22/04/2021

Site Area: 0.09ha

Recent site history - 2018 aerial photograph

Capture Date: 26/06/2018

Site Area: 0.09ha

Recent site history - 2012 aerial photograph

Capture Date: 13/09/2012

Site Area: 0.09ha

Recent site history - 2009 aerial photograph

Capture Date: 22/08/2009

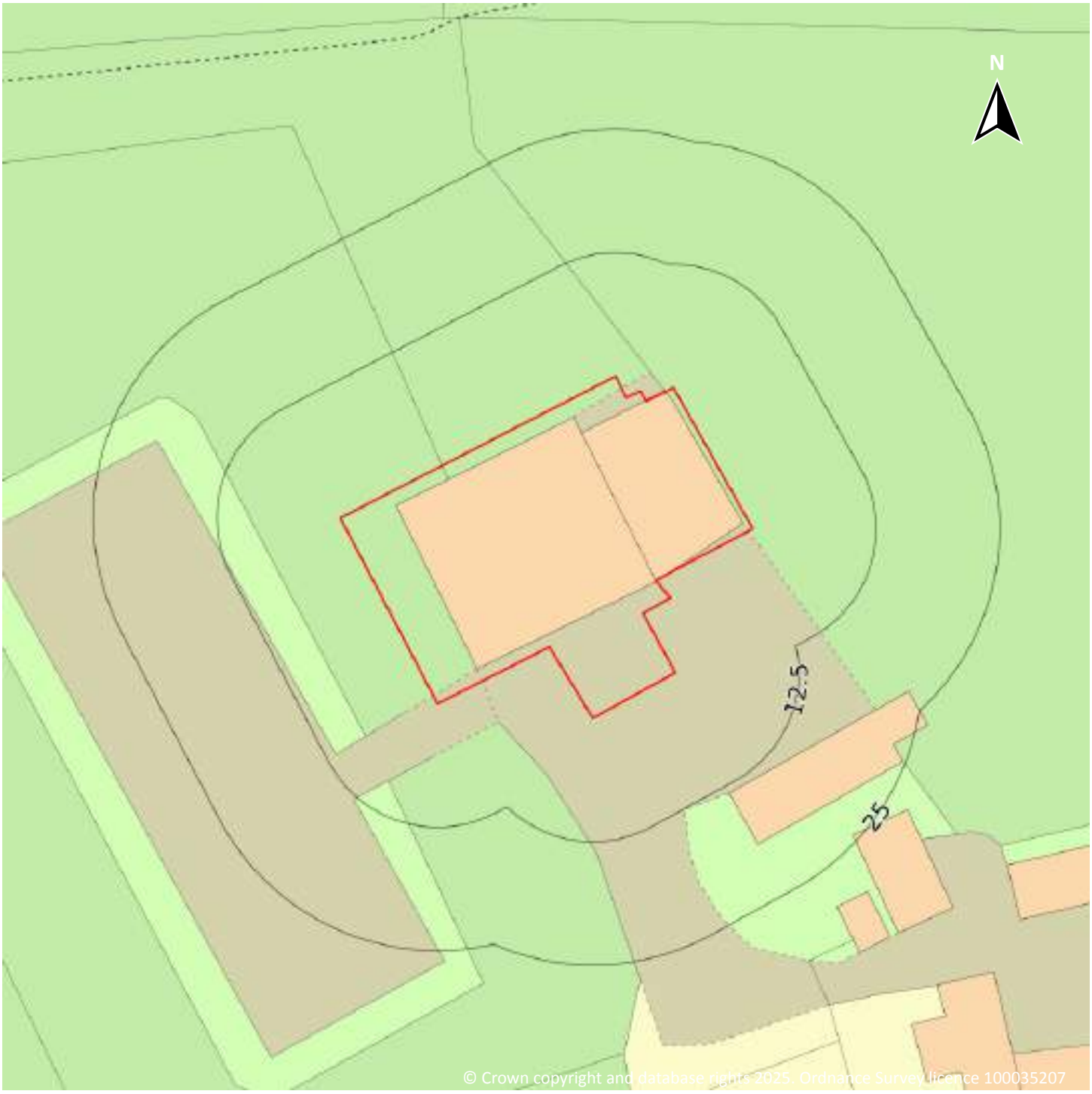
Site Area: 0.09ha

Recent site history - 1999 aerial photograph

Capture Date: 29/08/1999

Site Area: 0.09ha

OS MasterMap site plan



Site Area: 0.09ha

1 Past land use

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

1.1 Historical industrial land uses

Records within 500m	6

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

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

ID	Location	Land use	Dates present	Group ID
1	54m E	Cuttings	1876	2157041

ID	Location	Land use	Dates present	Group ID
A	183m SE	Cuttings	1876	2224124
A	184m SE	Cuttings	1895	2255565
A	207m SE	Cuttings	1957	2294297
4	301m N	Unspecified Heap	1957	2186813
5	382m N	Unspecified Pit	1876	2175847

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**3**

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

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

ID	Location	Land use	Dates present	Group ID
2	212m NE	Unspecified Tank	1911	386481
3	270m NE	Unspecified Tank	1995	399628
6	408m SE	Unspecified Tank	1995	409310

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

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

2.1 Historical industrial land uses

Records within 500m	6

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
1	54m E	Cuttings	1876	2157041
A	183m SE	Cuttings	1876	2224124
A	184m SE	Cuttings	1895	2255565

ID	Location	Land Use	Date	Group ID
A	207m SE	Cuttings	1957	2294297
3	301m N	Unspecified Heap	1957	2186813
4	382m N	Unspecified Pit	1876	2175847

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**5**

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

Features are displayed on the Past land use - un-grouped map on **page 18 >**

ID	Location	Land Use	Date	Group ID
2	212m NE	Unspecified Tank	1911	386481
B	270m NE	Unspecified Tank	1995	399628
B	270m NE	Unspecified Tank	1995	399628
C	408m SE	Unspecified Tank	1995	409310
C	408m SE	Unspecified Tank	1995	409310

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**0**

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

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	0

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

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

4 Current industrial land use

4.1 Recent industrial land uses

Records within 250m	0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

4.12 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.

4.13 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.

4.14 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.16 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.

4.17 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.

4.18 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.

4.19 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.

4.20 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.

4.21 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.

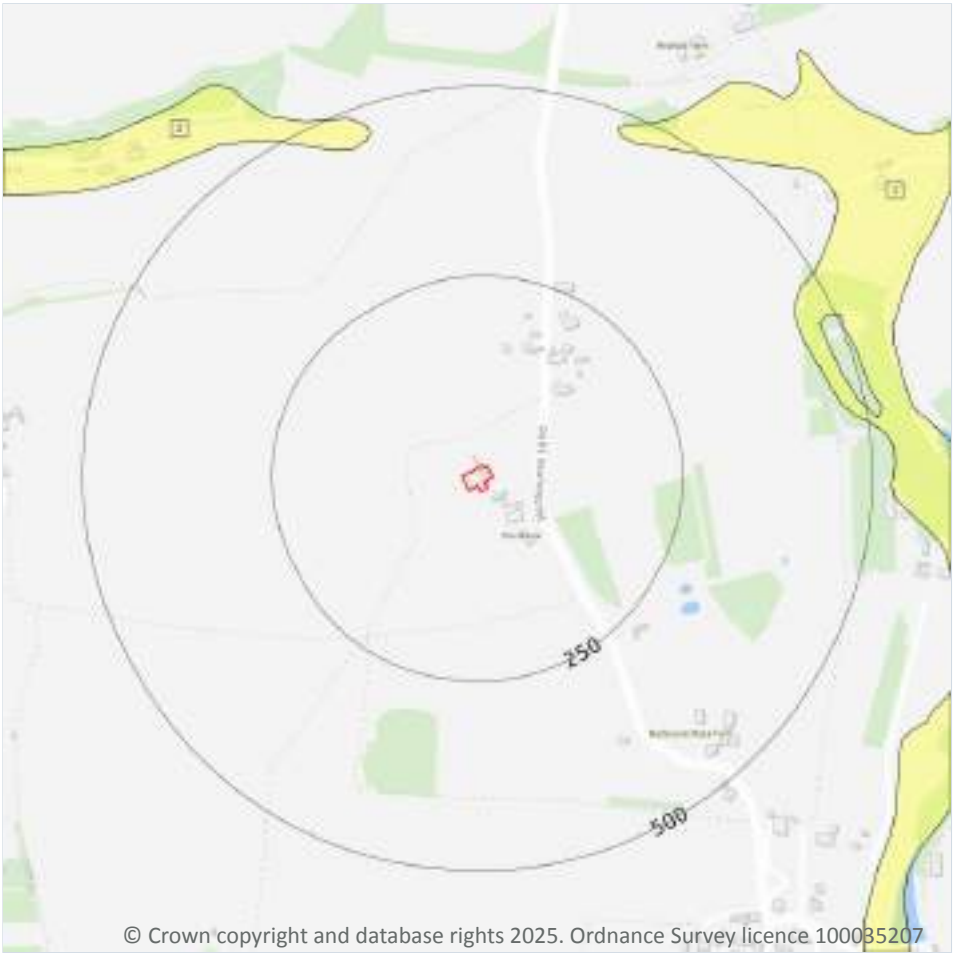
4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	2

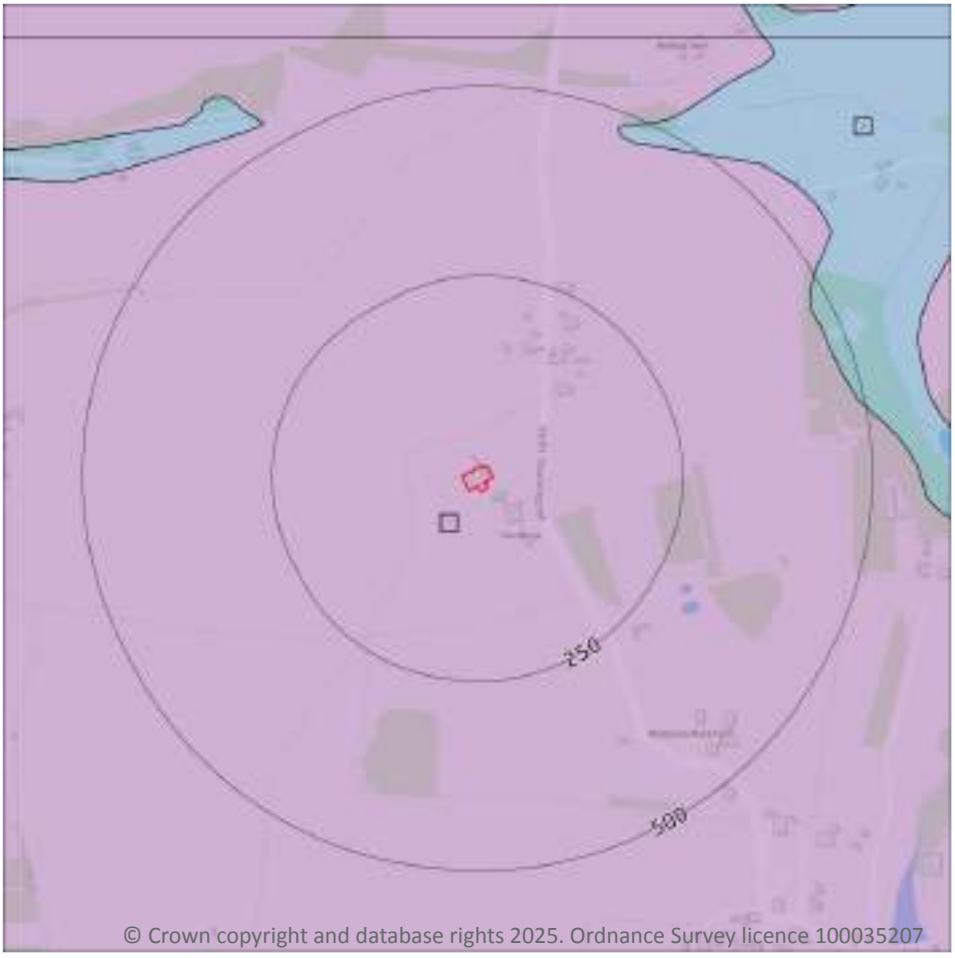
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 28 >**

ID	Location	Designation	Description
1	447m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	451m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	2

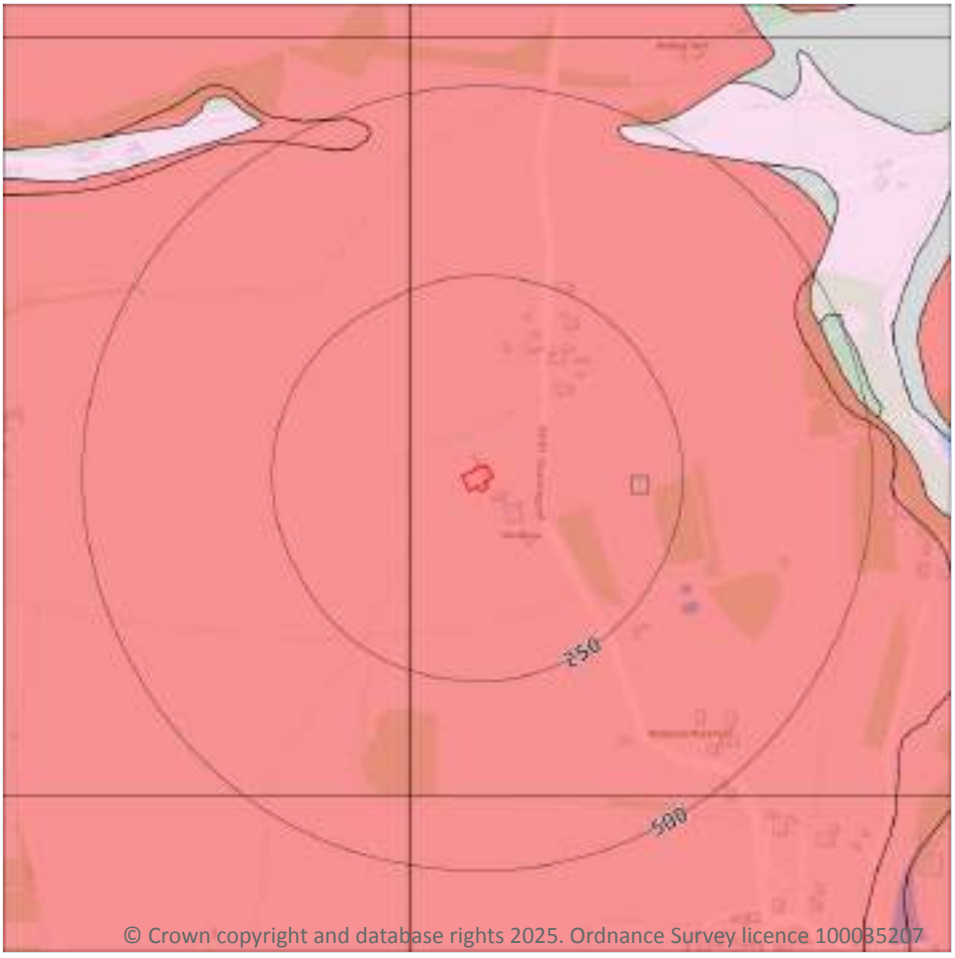
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 30 >**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	468m NE	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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 31 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones

Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	2

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 33 >**

ID	Location	Details	
-	973m NW	Status: Historical Licence No: 10/41/421005 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WELL AT BOROUGH FARM, PULBOROUGH Data Type: Point Name: Christodoulou Easting: 506190 Northing: 119840	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 11/02/1991 Version End Date: -
-	1329m W	Status: Historical Licence No: SO/041/0025/005 Details: Trickle Irrigation - Direct Direct Source: Southern Region Groundwater Point: BOREHOLE AT NEW PLACE NURSERY, PULBOROUGH, WEST SUSSEX Data Type: Point Name: Newey Limited Easting: 505743 Northing: 119329	Annual Volume (m^3): 16984 Max Daily Volume (m^3): 144 Original Application No: NPS/WR/037038 Original Start Date: 18/01/2022 Expiry Date: 31/03/2028 Issue No: 2 Version Start Date: 03/05/2022 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**10**

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 33 >**

ID	Location	Details	
-	1247m SE	Status: Active Licence No: 10/41/415306 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIB OF CHILT AT NUTBOURNE Data Type: Point Name: Lawson Easting: 507810 Northing: 118380	Annual Volume (m^3): 18184 Max Daily Volume (m^3): 1636.6 Original Application No: WR.0818 Original Start Date: 28/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2021 Version End Date: -

ID	Location	Details	
-	1247m SE	Status: Active Licence No: 10/41/415306 Details: Spray Irrigation - Anti Frost Direct Source: Southern Region Surface Waters Point: TRIB OF CHILT AT NUTBOURNE Data Type: Point Name: Lawson Easting: 507810 Northing: 118380	Annual Volume (m^3): 18184 Max Daily Volume (m^3): 1636.6 Original Application No: WR.0818 Original Start Date: 28/05/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2021 Version End Date: -
-	1664m S	Status: Historical Licence No: 10/41/415406 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIB OF STOR AT WEST CHILTINGTON Data Type: Line Name: Albion Mill Holdings Ltd Easting: 506510 Northing: 117840	Annual Volume (m^3): 3500 Max Daily Volume (m^3): 227 Original Application No: - Original Start Date: 16/06/1988 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2016 Version End Date: -
-	1816m SW	Status: Active Licence No: 10/41/415405 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIB OF STOR AT PULBOROUGH Data Type: Line Name: Alan Barrett Farms Easting: 506090 Northing: 117880	Annual Volume (m^3): 2864 Max Daily Volume (m^3): 182 Original Application No: 169/0815 Original Start Date: 16/06/1988 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2016 Version End Date: -
-	1825m S	Status: Active Licence No: 10/41/415301 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIB OF RIVER CHILT AT WEST CHILTINGTON ROAD Data Type: Line Name: Sylvans Easting: 507000 Northing: 117540	Annual Volume (m^3): 2273 Max Daily Volume (m^3): 90.9 Original Application No: NPS/WR/030034 Original Start Date: 12/04/1966 Expiry Date: - Issue No: 101 Version Start Date: 18/11/2018 Version End Date: -
-	1893m W	Status: Historical Licence No: 10/41/421004 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: NEW PLACE FARM RESERVOIR AT PULBOROUGH Data Type: Point Name: New Place Nurseries Ltd Easting: 505180 Northing: 119300	Annual Volume (m^3): 20457 Max Daily Volume (m^3): 709.18 Original Application No: - Original Start Date: 28/04/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/06/2009 Version End Date: -

ID	Location	Details	
-	1902m W	Status: Historical Licence No: 10/41/421004 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: NEW PLACE FARM RESERVOIR AT PULBOROUGH Data Type: Point Name: PULLAR Easting: 505173 Northing: 119269	Annual Volume (m^3): 34823 Max Daily Volume (m^3): 938 Original Application No: NPS/WR/040747 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 06/02/2024 Version End Date: -
-	1902m W	Status: Historical Licence No: 10/41/421004 Details: Trickle Irrigation - Direct Direct Source: Southern Region Surface Waters Point: NEW PLACE FARM RESERVOIR AT PULBOROUGH Data Type: Point Name: PULLAR Easting: 505173 Northing: 119269	Annual Volume (m^3): 34823 Max Daily Volume (m^3): 938 Original Application No: NPS/WR/040747 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 103 Version Start Date: 06/02/2024 Version End Date: -
-	1902m W	Status: Historical Licence No: 10/41/421004 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: NEW PLACE FARM RESERVOIR AT PULBOROUGH Data Type: Point Name: Newey Limited Easting: 505173 Northing: 119269	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 710 Original Application No: NPS/WR/036962 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 102 Version Start Date: 26/04/2022 Version End Date: -
-	1902m W	Status: Historical Licence No: 10/41/421004 Details: Trickle Irrigation - Direct Direct Source: Southern Region Surface Waters Point: NEW PLACE FARM RESERVOIR AT PULBOROUGH Data Type: Point Name: Newey Limited Easting: 505173 Northing: 119269	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 710 Original Application No: NPS/WR/036962 Original Start Date: 28/04/1966 Expiry Date: - Issue No: 102 Version Start Date: 26/04/2022 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	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

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.

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 38 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Stor**	**GB107041012100**	**Arun Lower**	**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 38 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1484m SW	River	Stor	GB107041012100 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

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

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	**On site**	**Lower Greensand Arun & Western Streams**	**GB40701G503100** ↗	**Poor**	**Poor**	**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**

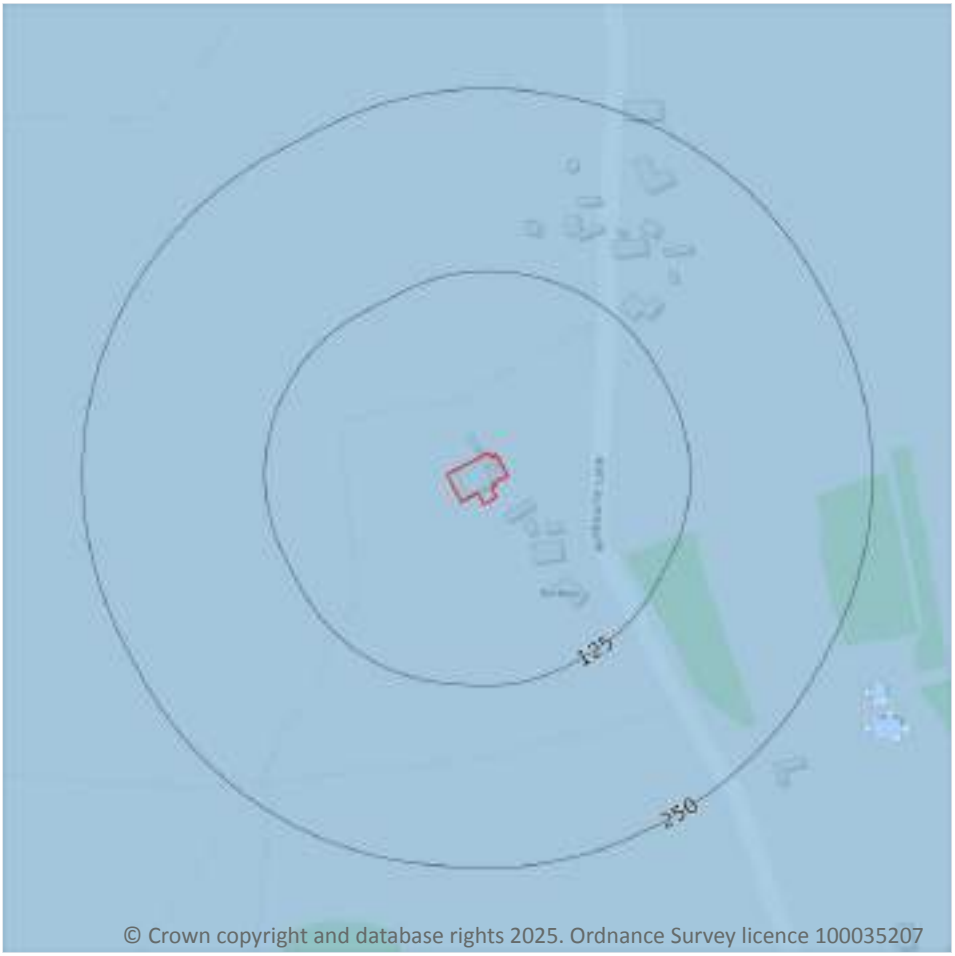
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year 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

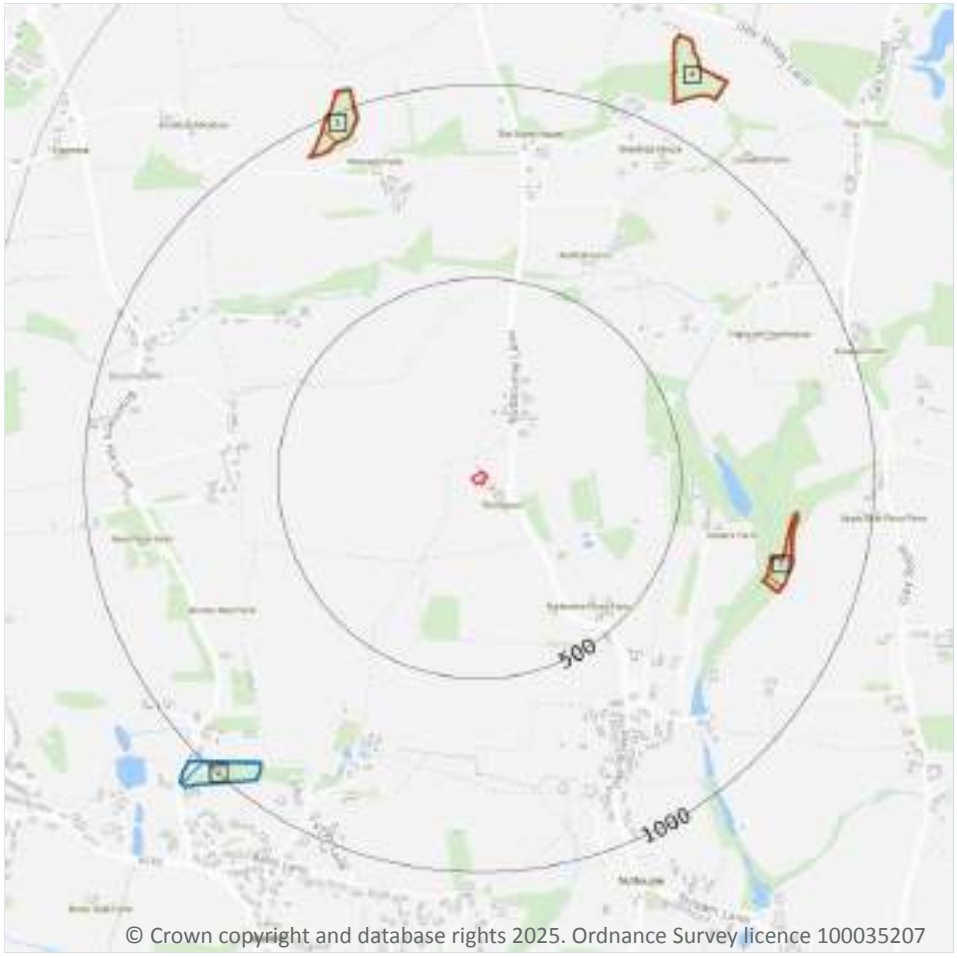
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

Features are displayed on the Groundwater flooding map on **page 45 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Conserved wetland sites (Ramsar sites)

Special Areas of Conservation (SAC)

Special Protection Areas (SPA)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	3

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 46 >**

ID	Location	Name	Data source
2	908m SW	Marehill Quarry SSSI	Natural England

ID	Location	Name	Data source
-	1733m SW	Pulborough Brooks SSSI	Natural England
-	1868m S	Hurston Warren SSSI	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	**1**

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.

Features are displayed on the Environmental designations map on **page 46 >**

ID	Location	Site	Details
-	1733m SW	Name: Arun Valley Site status: Listed Data source: Natural England	Overview: The Arun Valley consists of three component Sites of Special Scientific Interest. Together these sites comprise an area of wet meadows on the floodplain of the River Arun between Pulborough and Amberley. The neutral wet grassland which is subject to winter, and occasional summer, flooding, is dissected by a network of ditches, several of which support rich aquatic flora and invertebrate fauna. The area is of outstanding ornithological importance notably for wintering wildfowl and breeding waders. Ramsar criteria: Ramsar criterion 2 The site holds seven wetland invertebrate species listed in the British Red Data Book as threatened. One of these, Pseudamnicola confusa, is considered to be endangered. The site also supports four nationally rare and four nationally scarce plant species. Ramsar criterion 3 In addition to the Red Data Book invertebrate and plant species, the ditches intersecting the site have a particularly diverse and rich flora. All five British duckweed Lemna species, all five water-cress Rorippa species, and all three British water milfoils (Myriophyllum species), all but one of the seven British water dropworts (Oenanthe species), and two-thirds of the British pondweeds (Potamogeton species) can be found on site.

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	1

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.

Features are displayed on the Environmental designations map on **page 46 >**

ID	Location	Name	Features of interest	Habitat description	Data source
-	1733m SW	Arun Valley	Ramshorn snail	Inland water bodies (Standing water, Running water); Bogs, Marshes, Water fringed vegetation, Fens; Broad-leaved deciduous woodland; Humid grassland, Mesophile grassland	Natural England

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

10.4 Special Protection Areas (SPA)

Records within 2000m	1

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.

Features are displayed on the Environmental designations map on **page 46 >**

ID	Location	Name	Species of interest	Habitat description	Data source
-	1733m SW	Arun Valley	Tundra swan	Bogs, Marshes, Water fringed vegetation, Fens; Humid grassland, Mesophile grassland; Inland water bodies (Standing water, Running water); Broad-leaved deciduous woodland	Natural England

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	8

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

Features are displayed on the Environmental designations map on **page 46 >**

ID	Location	Name	Woodland Type
1	760m E	Unknown	Ancient & Semi-Natural Woodland
3	919m NW	Unknown	Ancient & Semi-Natural Woodland
4	1072m NE	Unknown	Ancient & Semi-Natural Woodland
-	1767m NE	Woodshill Copse	Ancient Replanted Woodland
-	1779m NE	Unknown	Ancient & Semi-Natural Woodland
-	1832m NW	Unknown	Ancient & Semi-Natural Woodland
-	1895m NW	Unknown	Ancient & Semi-Natural Woodland
-	1972m NE	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

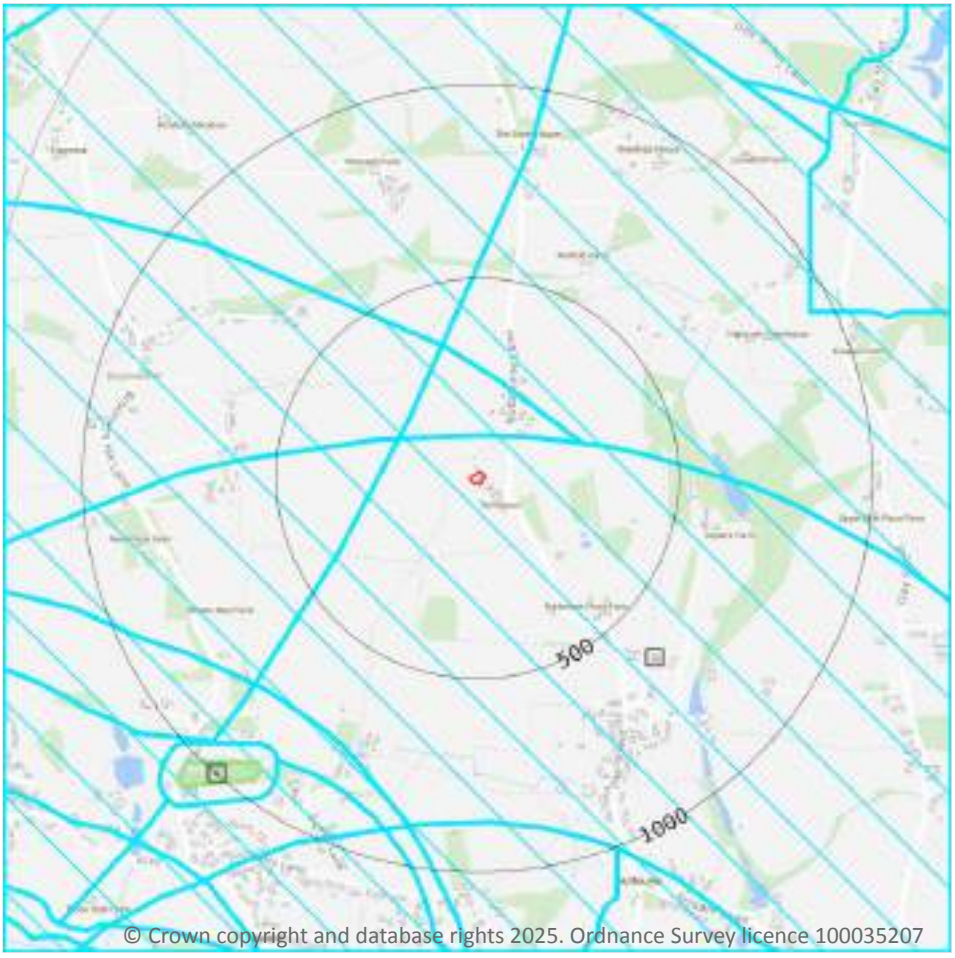
Records within 2000m	2

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
54m NW	Petersfield	Groundwater	61	Existing
586m N	River Arun (u/s Pallingham) NVZ	Surface Water	523	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 52 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101305322342&notes=11301&location=508184,118625%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	3

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 52 >**

ID: A
Location: 908m SW
SSSI name: Marehill Quarry
Unit name: Marehill Quarry
Broad habitat: Earth Heritage
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
ED - Aptian - Albian	Favourable	15/10/2021

ID: -
Location: 1733m SW
SSSI name: Pulborough Brooks
Unit name: North Brooks
Broad habitat: Neutral Grassland - Lowland
Condition: Favourable
Reportable features:

Feature name	Feature condition	Date of assessment
Aggregations of non-breeding birds - Bewick's swan, Cygnus columbianus bewickii	Favourable	09/01/2014
Aggregations of non-breeding birds - Pintail, Anas acuta	Favourable	04/03/2021
Aggregations of non-breeding birds - Shoveler, Anas clypeata	Favourable	03/03/2021
Aggregations of non-breeding birds - Teal, Anas crecca	Favourable	03/03/2021
Aggregations of non-breeding birds - Wigeon, Anas penelope	Favourable	03/03/2021
Assemblages of breeding birds - Lowland damp grasslands	Favourable	25/07/2012
Invert. assemblage W211 open water on disturbed sediments	Favourable	25/07/2012
Population of RDB mollusc - Anisus vorticulus, Little Ramshorn Whirlpool Snail	Favourable	28/01/2014

Feature name	Feature condition	Date of assessment
Vascular plant assemblage	Favourable	25/07/2012

ID: -
Location: 1868m S
SSSI name: Hurston Warren
Unit name: Hurston Warren
Broad habitat: Dwarf Shrub Heath - Lowland
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Lowland dry heath	Not Recorded	01/01/1900
Lowland wet heath	Not Recorded	01/01/1900
Raised bog (lowland)	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	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 55 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	186m N	Shepherds Thatch	II	1354013	15/03/1955

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.

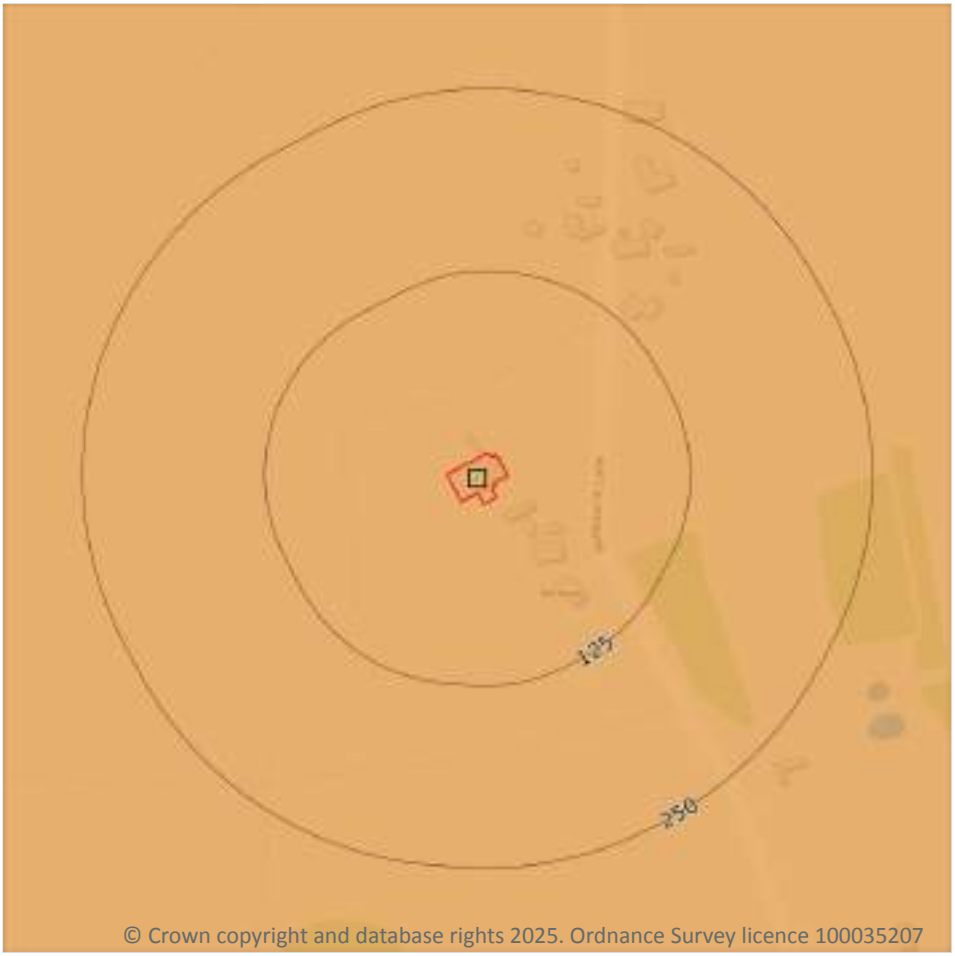
11.7 Registered Parks and Gardens

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 58 >**

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.

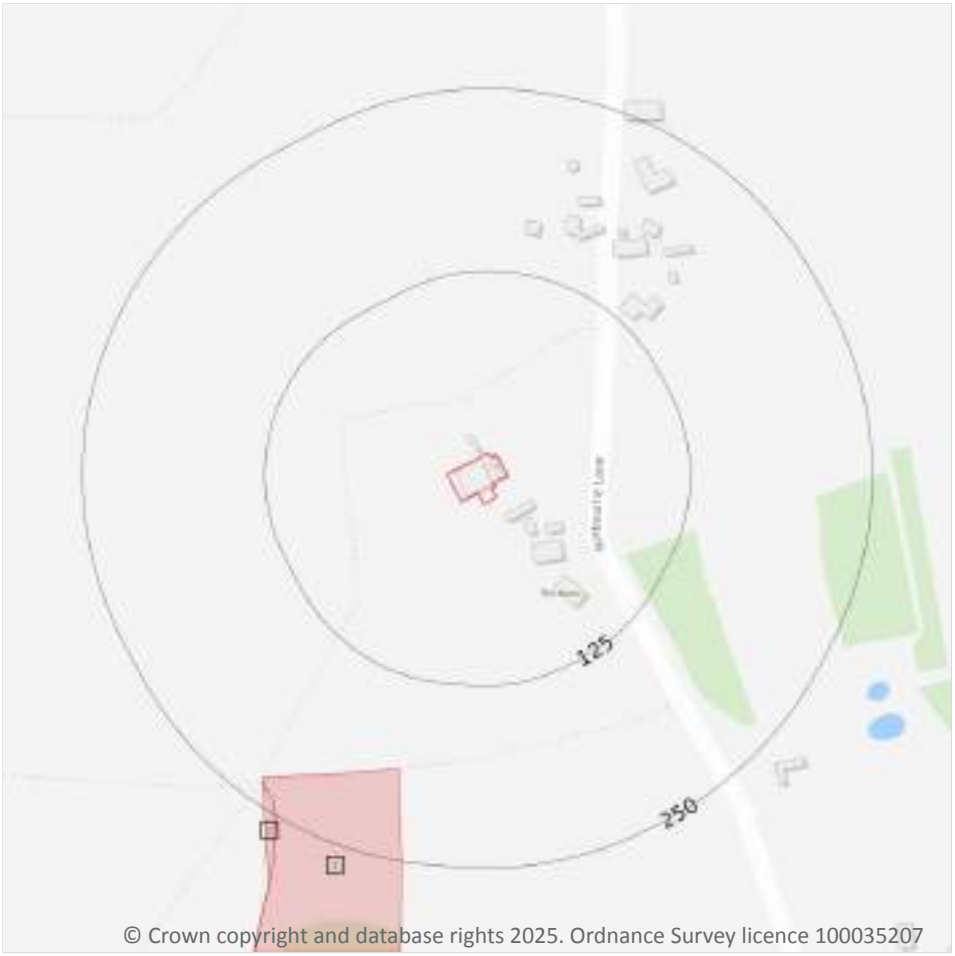
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

Primary Habitat
Restorable Habitat
Associated Habitats
Habitat Restoration-Creation
Network Enhancement Zone 1
Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	2

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

Features are displayed on the Habitat designations map on **page 60 >**

ID	Location	Main Habitat	Other habitats
1	188m S	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
2	235m SW	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset

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.

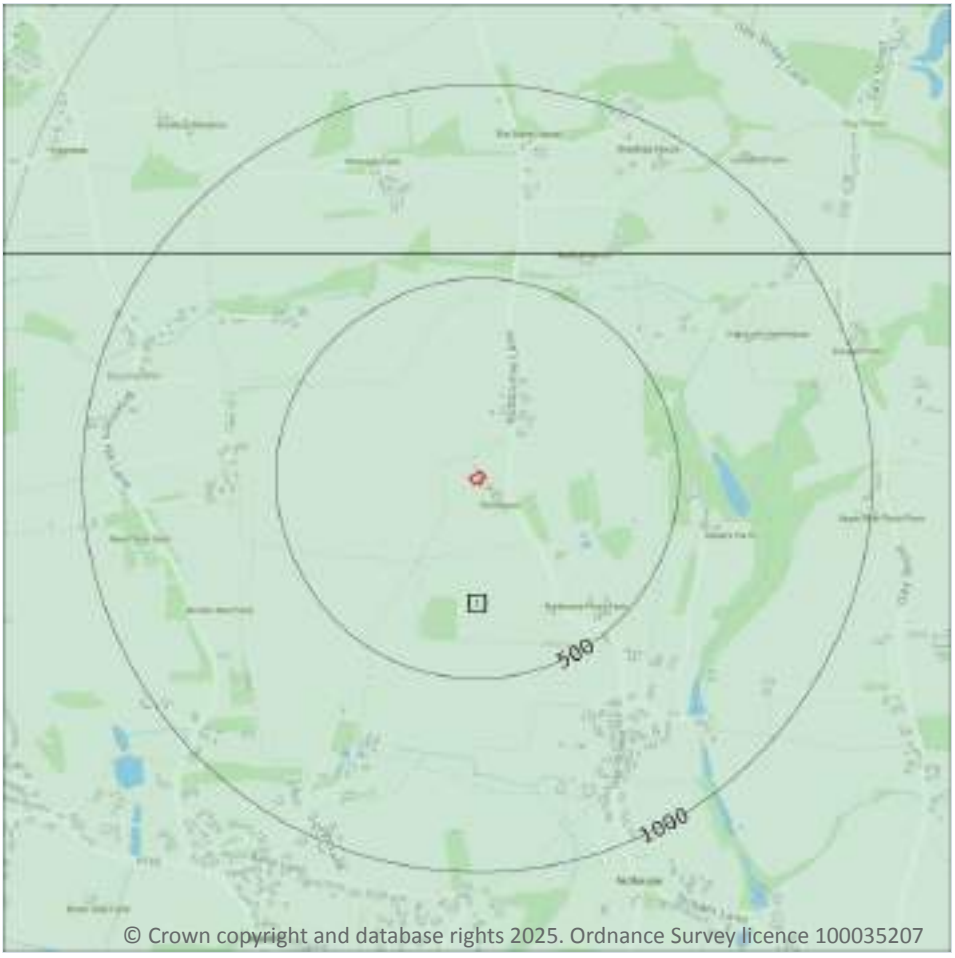
13.4 Limestone Pavement Orders

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 62 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**TQ01NE**

This data is sourced from the British Geological Survey.

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

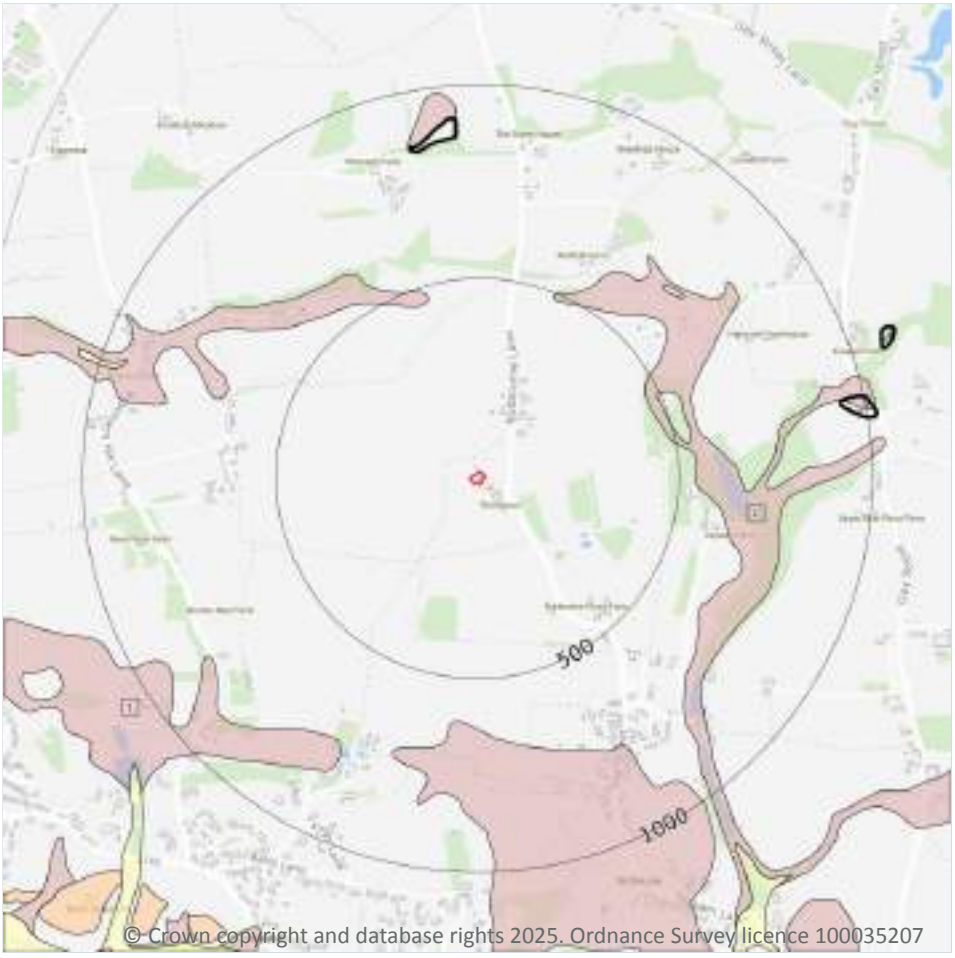
14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **2**

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 64 >**

ID	Location	LEX Code	Description	Rock description
1	455m N	HEAD-DMTN	Head - Diamicton	Diamicton
2	462m NE	HEAD-DMTN	Head - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

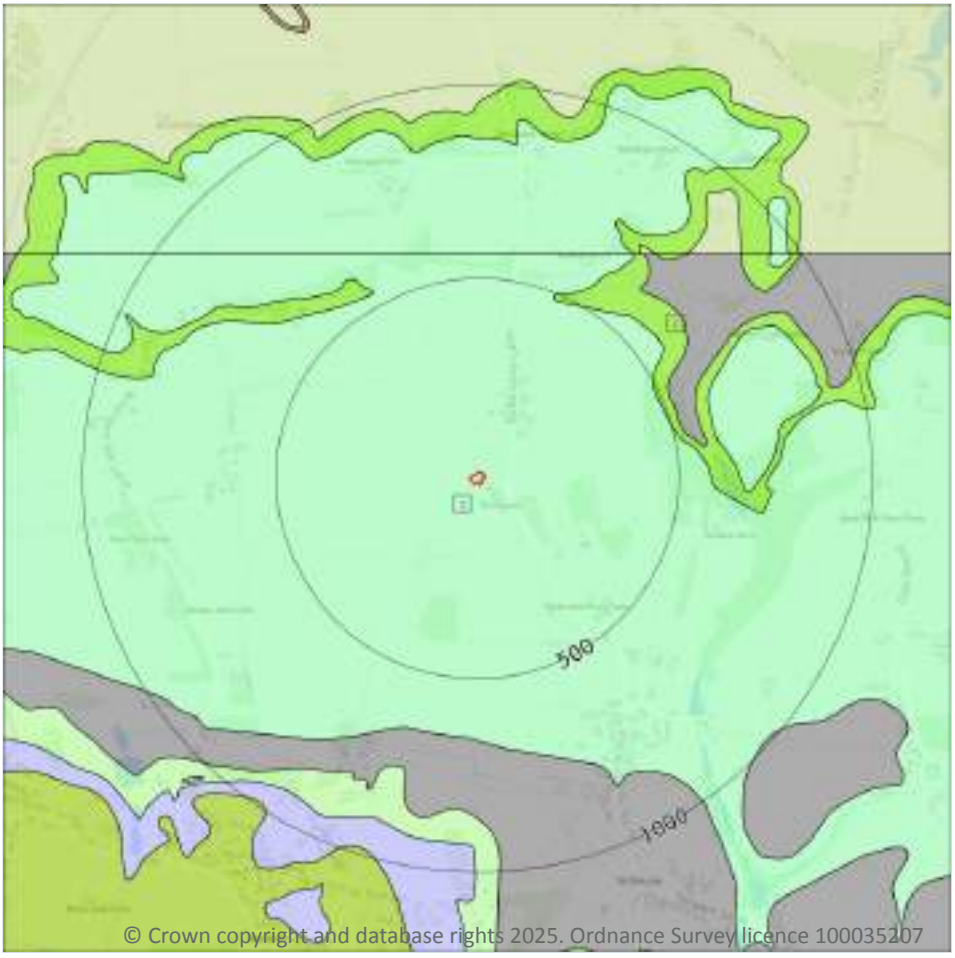
14.4 Landslip (10k)

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	2

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 66 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**HY-SDST**	**Hythe Formation - Sandstone**	**Aptian Age**
2	483m NE	AC-MDST	Atherfield Clay Formation - Mudstone	Aptian Age

This data is sourced from the British Geological Survey.

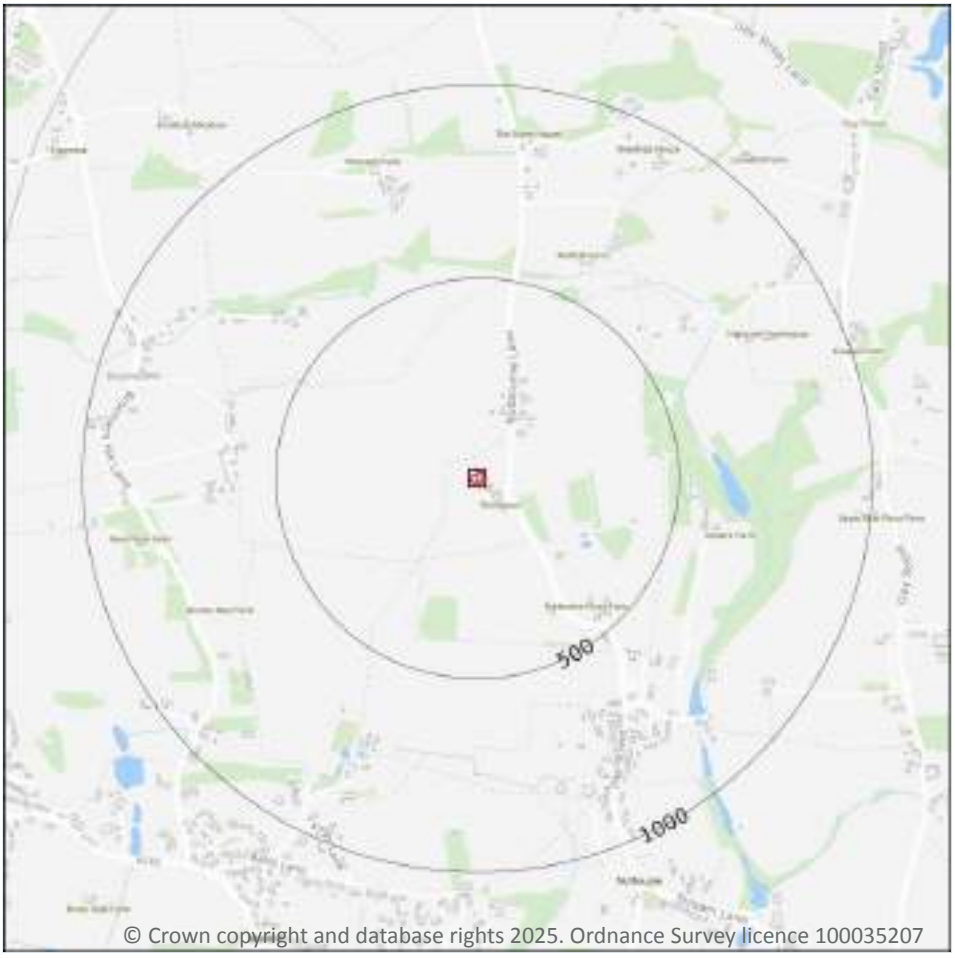
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 68 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**EW317_332_chichester_and_bognor_v4**

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

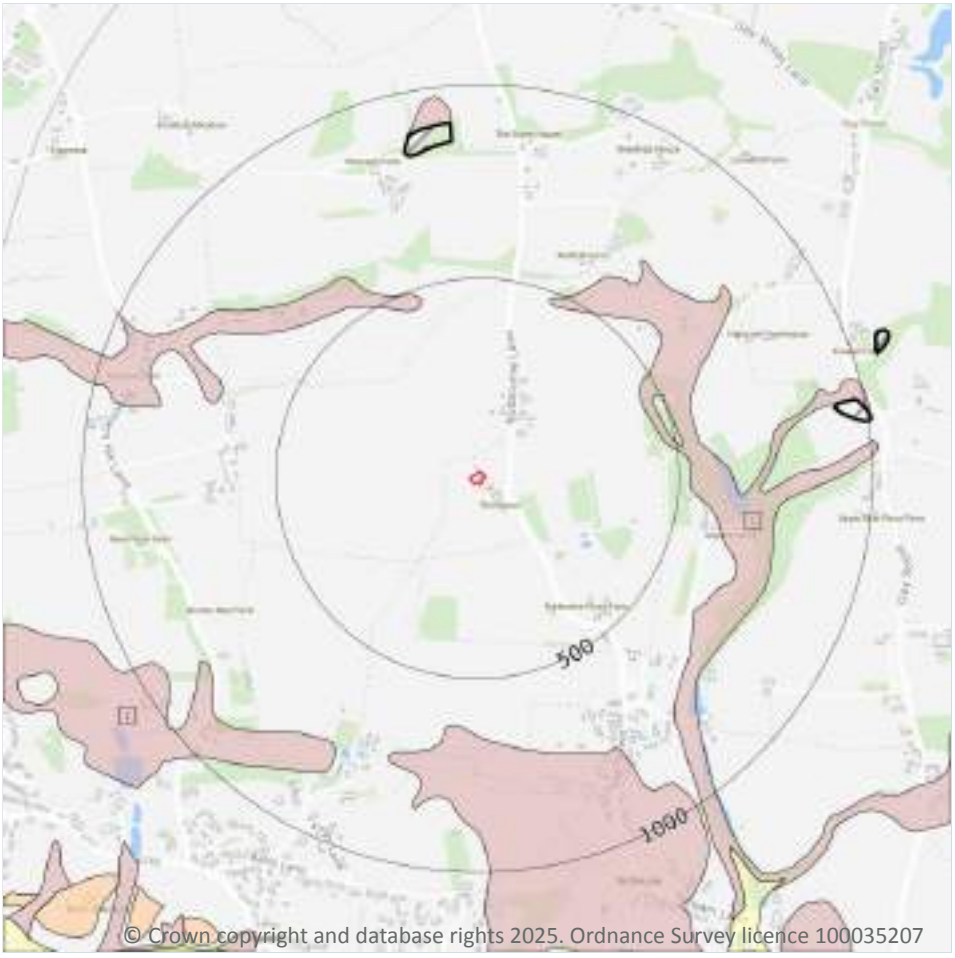
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 70 >**

ID	Location	LEX Code	Description	Rock description
1	447m NE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
2	451m N	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

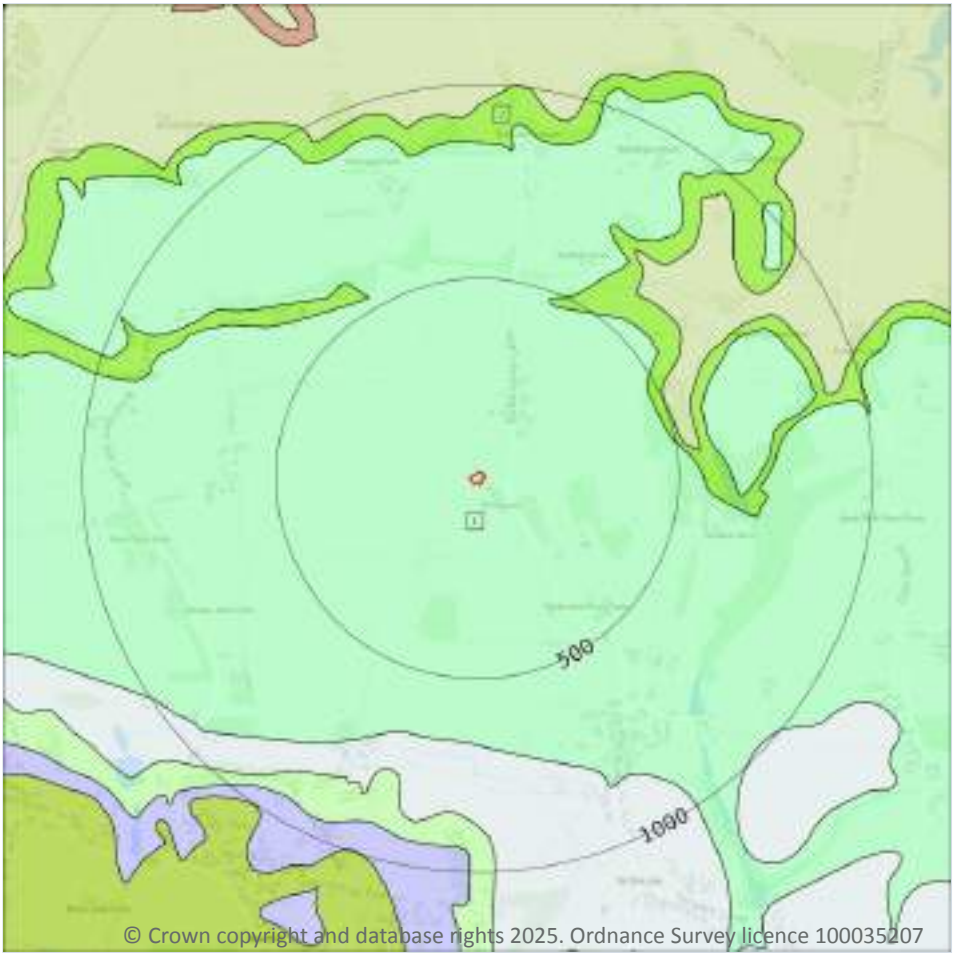
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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 72 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**HY-SDST**	**HYTHE FORMATION - SANDSTONE**	**APTIAN**
2	468m NE	AC-MDST	ATHERFIELD CLAY FORMATION - MUDSTONE	APTIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes

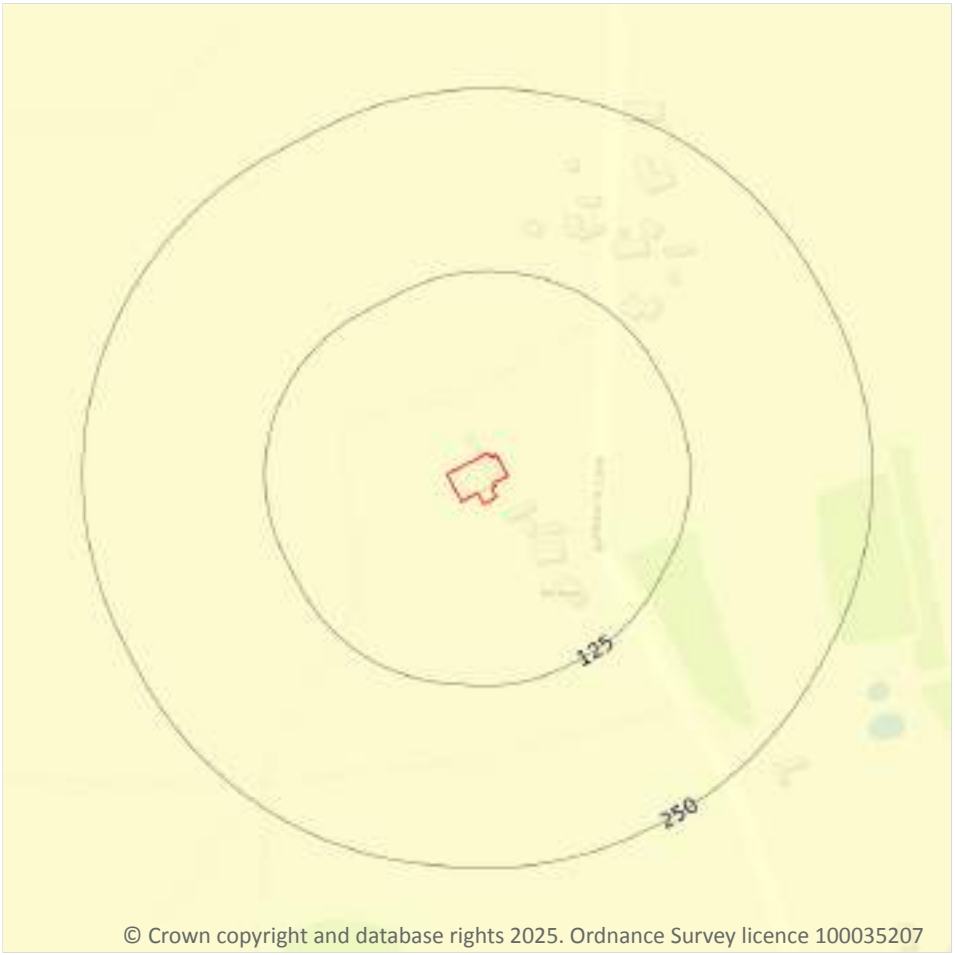
16.1 BGS Boreholes

Records within 250m	0

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

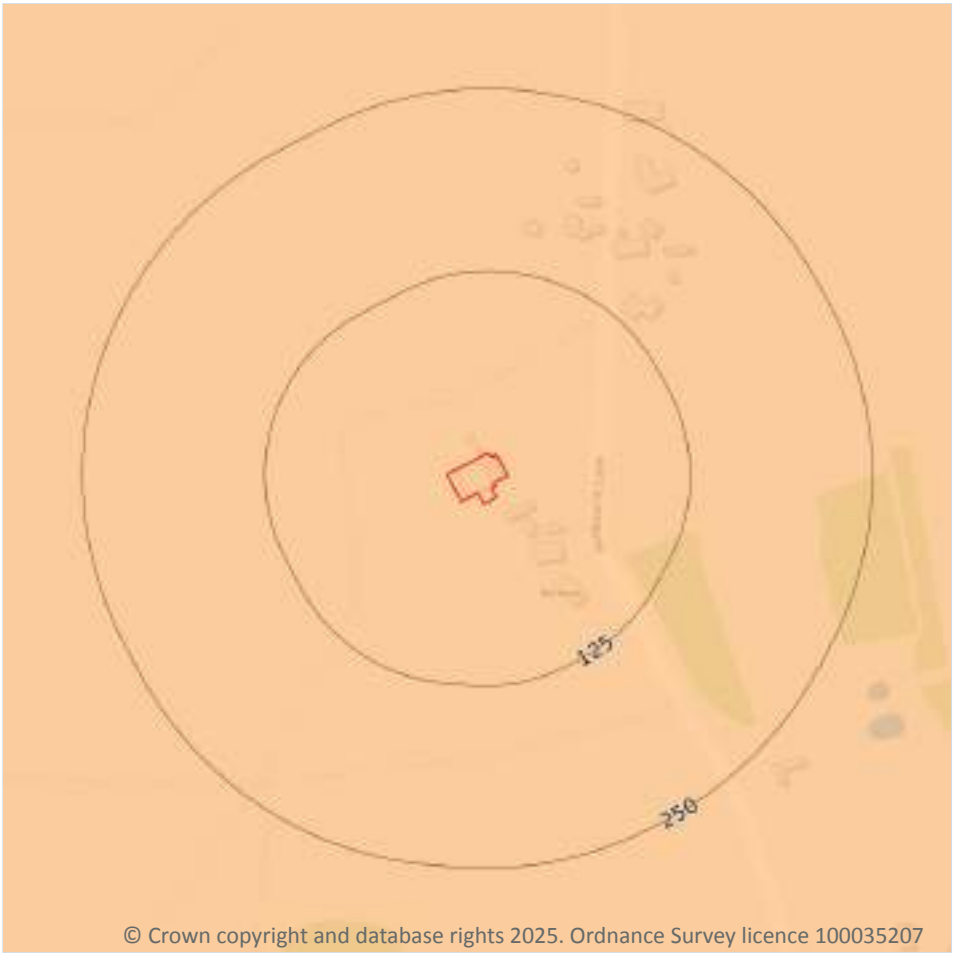
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 75 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

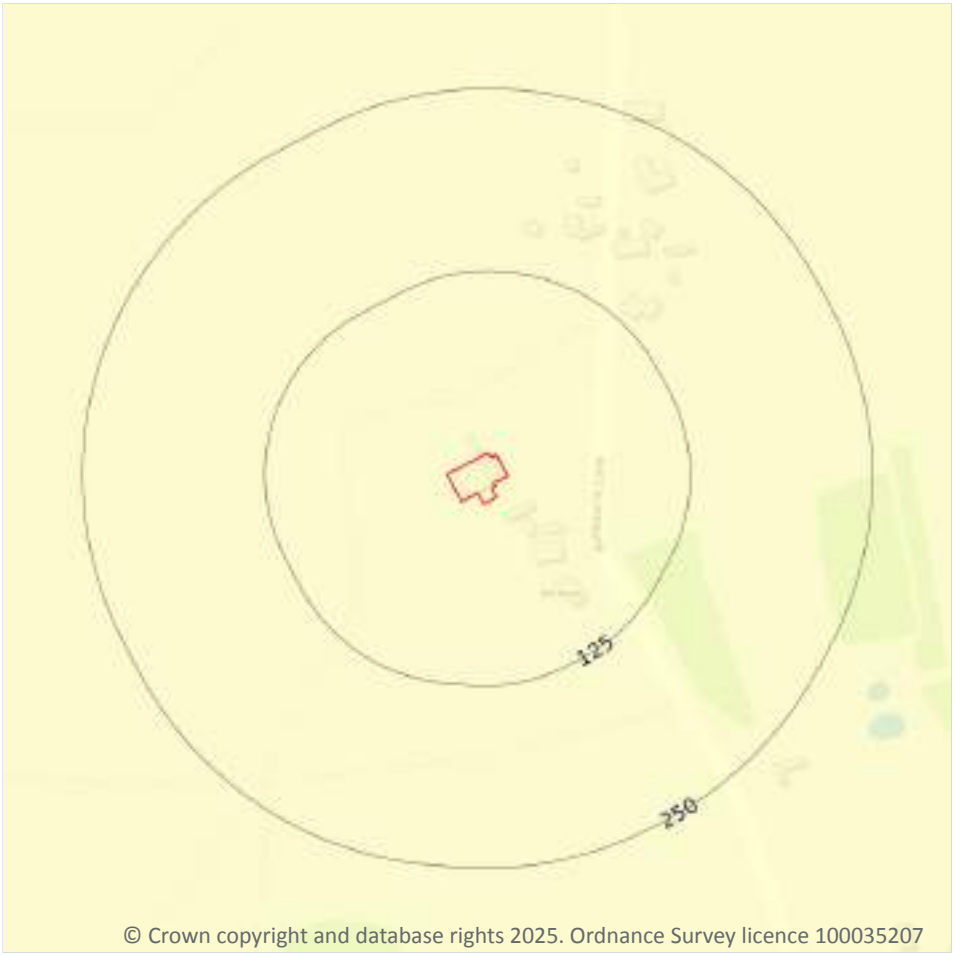
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 76 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

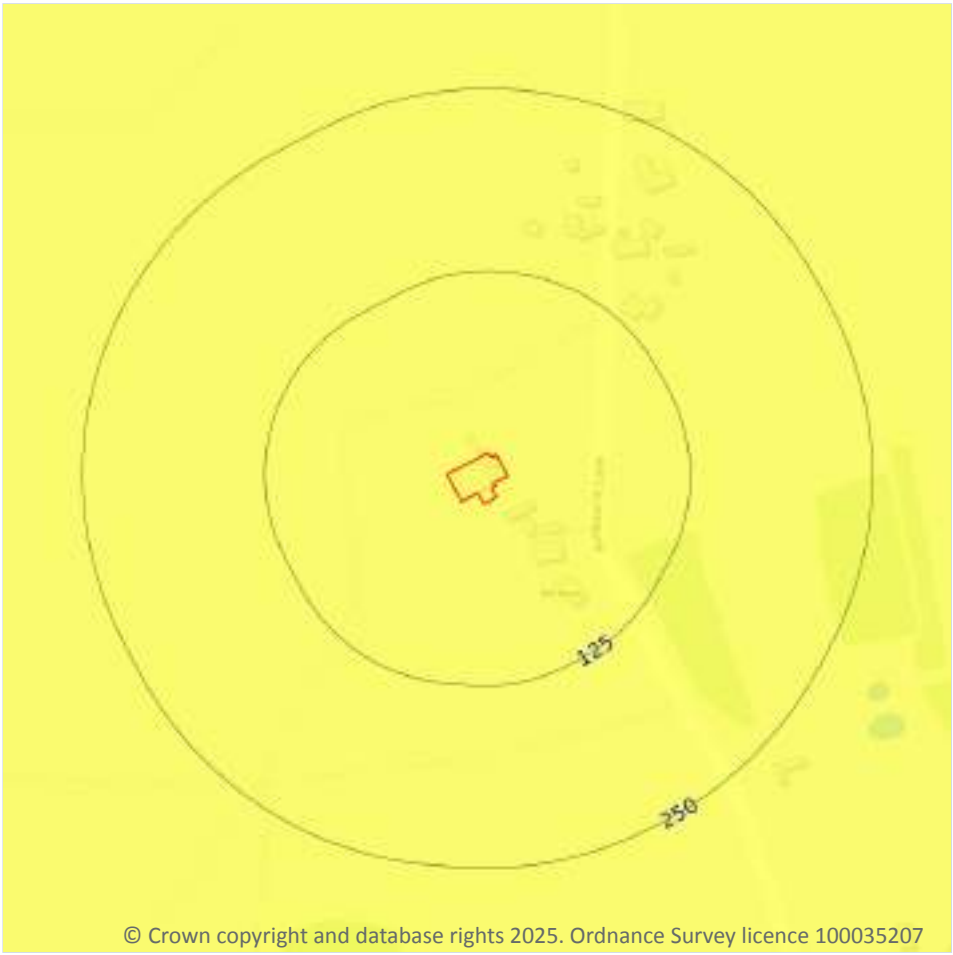
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 77 >**

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

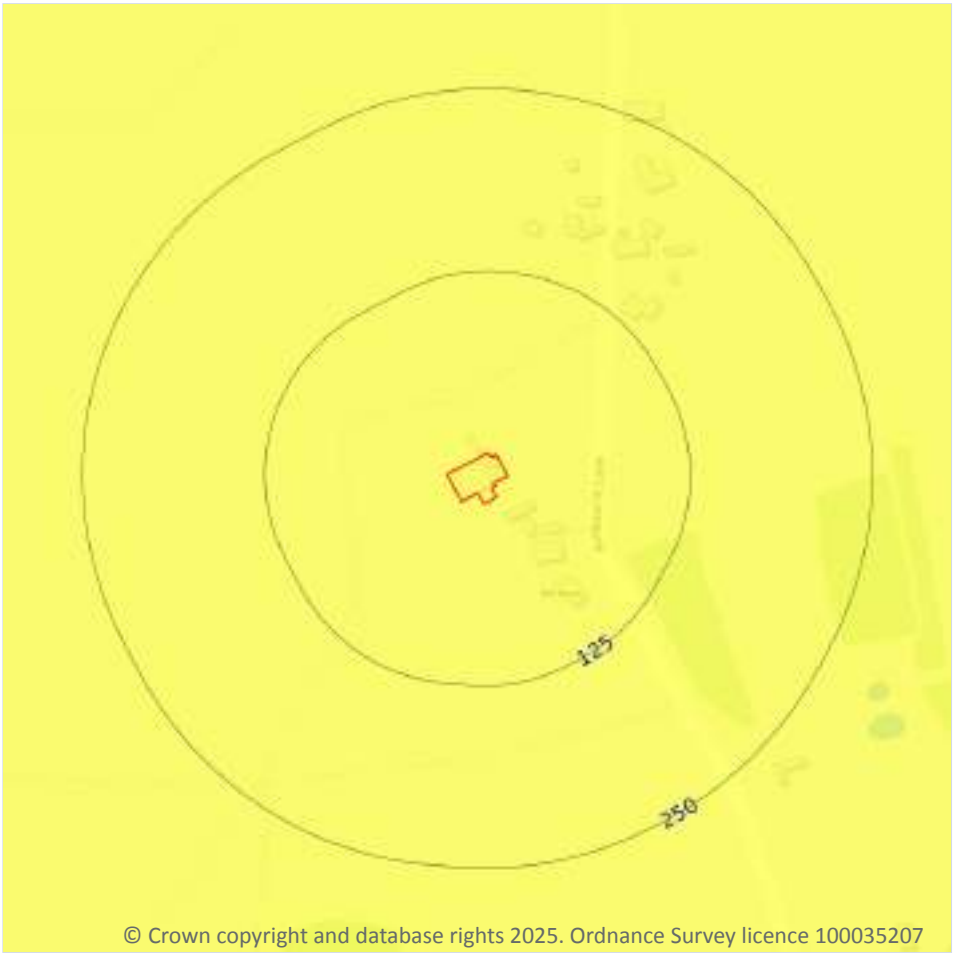
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 78 >**

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

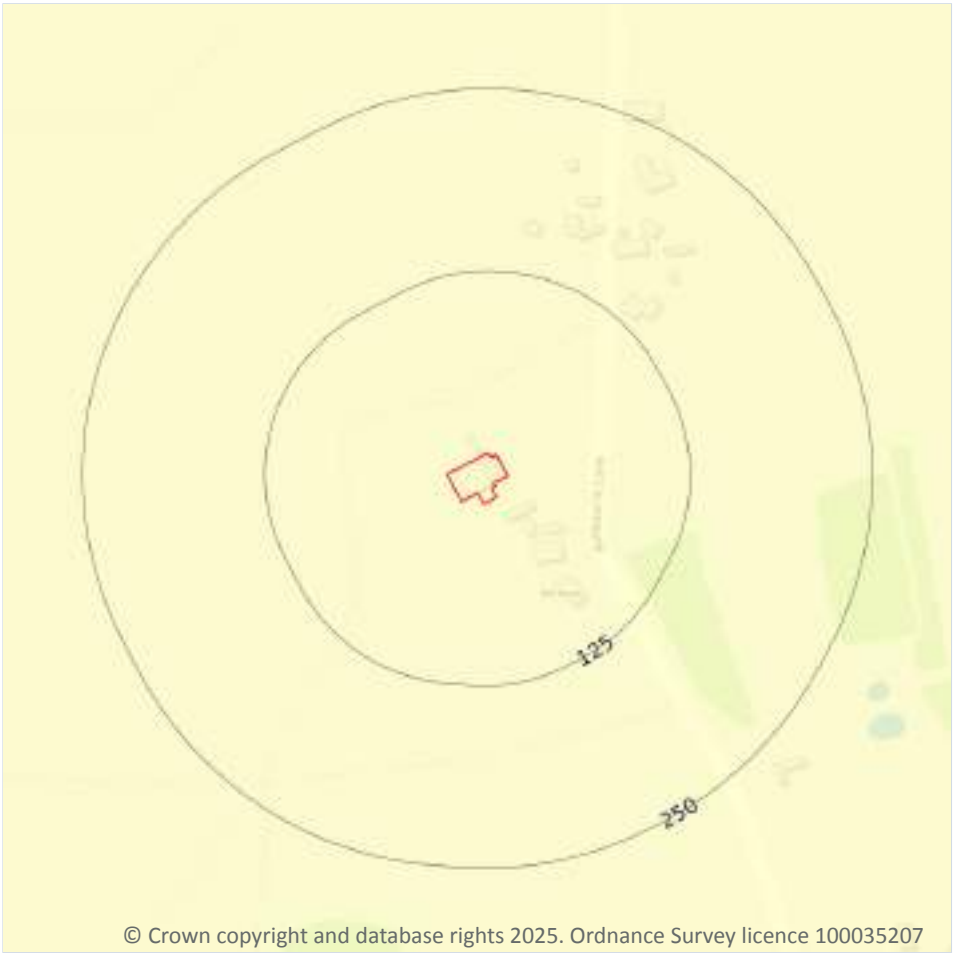
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 79 >**

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 80 >**

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	0

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.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	4

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

Features are displayed on the Mining and ground workings map on **page 82 >**

ID	Location	Land Use	Year of mapping	Mapping scale
2	54m E	Cuttings	1876	1:10560
A	183m SE	Cuttings	1876	1:10560
A	184m SE	Cuttings	1895	1:10560
A	207m SE	Cuttings	1957	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	8

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 82 >**

ID	Location	Name	Commodity	Class	Likelihood
1	**On site**	**Not available**	**Sand**	**A**	**Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.**
5	563m N	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
6	584m E	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
9	645m SW	Pulborough	Sand and gravel	D	Underground mining is considered likely to have occurred within or close to the area. The location, extent and nature of mining should be considered in any site investigation. Potential for difficult ground conditions should be considered.
10	693m SW	Pulborough	Sand Rock	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	899m NE	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	908m N	Not available	Iron Ore	C	Underground mine workings may have occurred in the past, or current mines may be operating to modern engineering standards. Potential for difficult ground conditions should be considered.
-	922m NE	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

Site Outline

Search buffers in metres (m)

Natural cavities (Area)

Natural cavities (Point)

Mining cavities

Reported recent incidents

Historical incidents

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	2

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.

Features are displayed on the Ground cavities and sinkholes map on **page 88 >**

ID	Location	Mine Address	Mineral
-	851m SW	Pulborough Mine- Eastern Series, Pulborough, West Sussex	Firestone, Freestone, Hearthstone, Honestone, Ragstone, Sandstone, Scythestone, Silver Sand, Whetstone
-	911m SW	Pulborough Mine- Western Series, Pulborough, West Sussex	Firestone, Freestone, Hearthstone, Honestone, Ragstone, Sandstone, Scythestone, Silver Sand, Whetstone

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

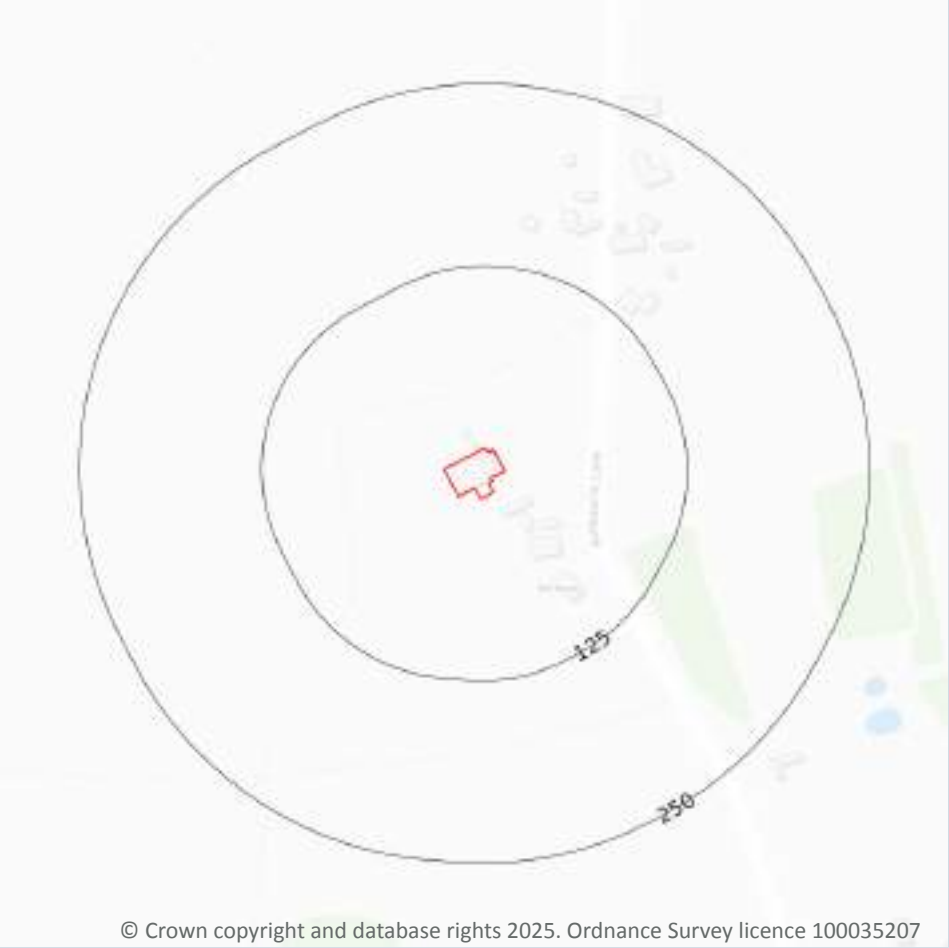
Records within 500m	0

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



Site Outline

Search buffers in metres (m)

Greater than 30%

Between 10% and 30%

Between 5% and 10%

Between 3% and 5%

Between 1% and 3%

Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 91 >**

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	1

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 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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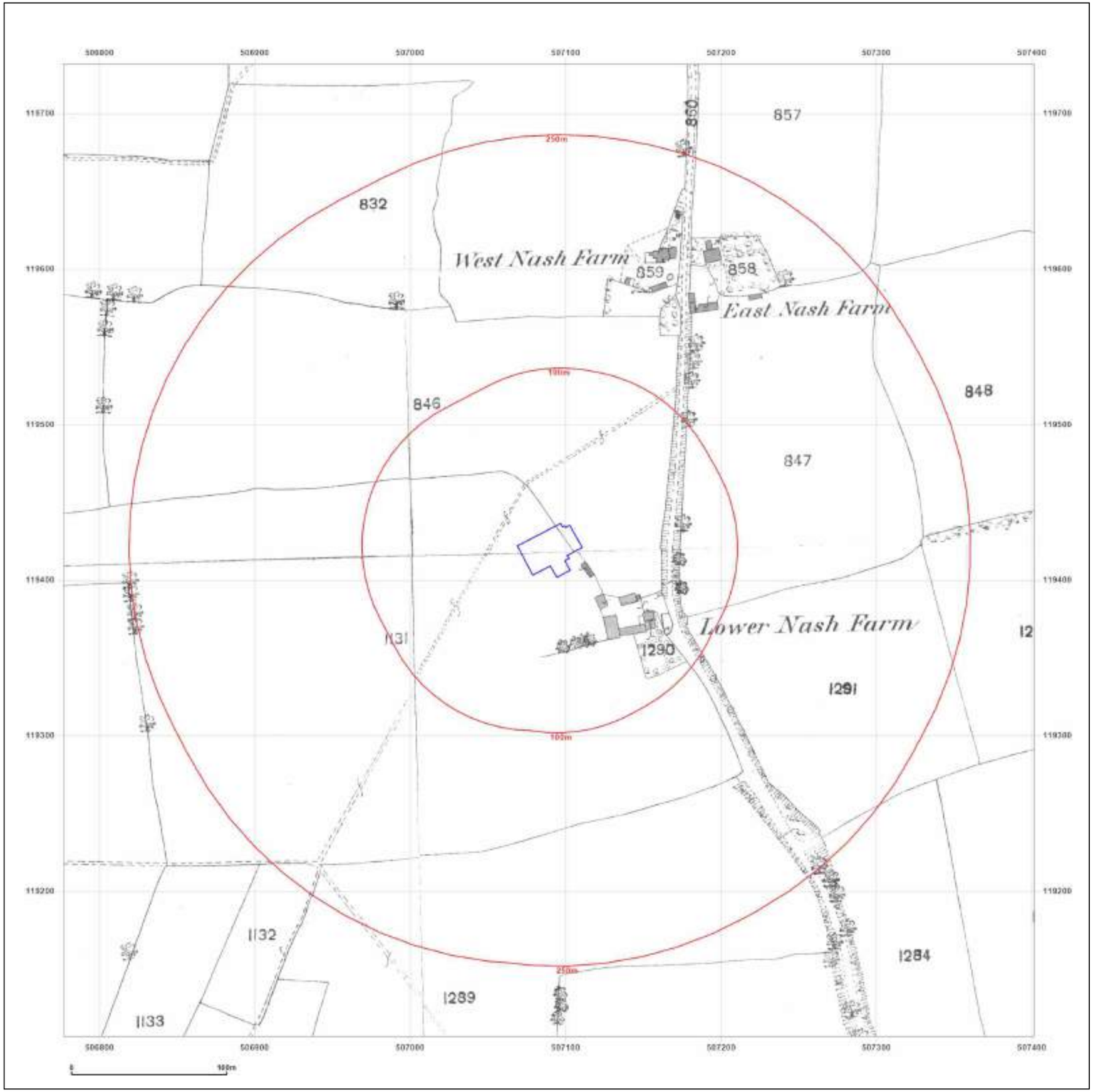

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Site Details:

NASH MANOR, NUTBOURNE LANE, NUTBOURNE, WEST SUSSEX, RH20 2HS

Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: County Series
Map date: **1876**
Scale: 1:2,500
Printed at: 1:2,500

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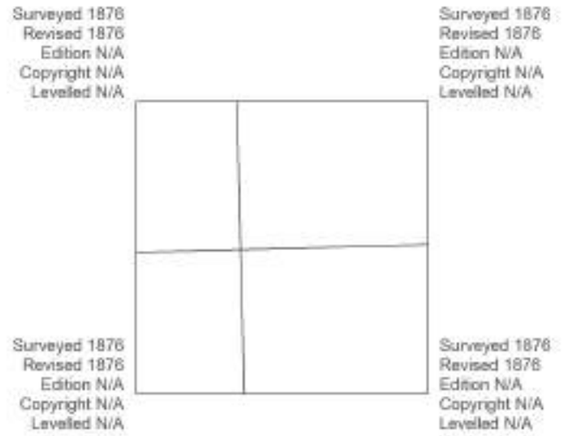

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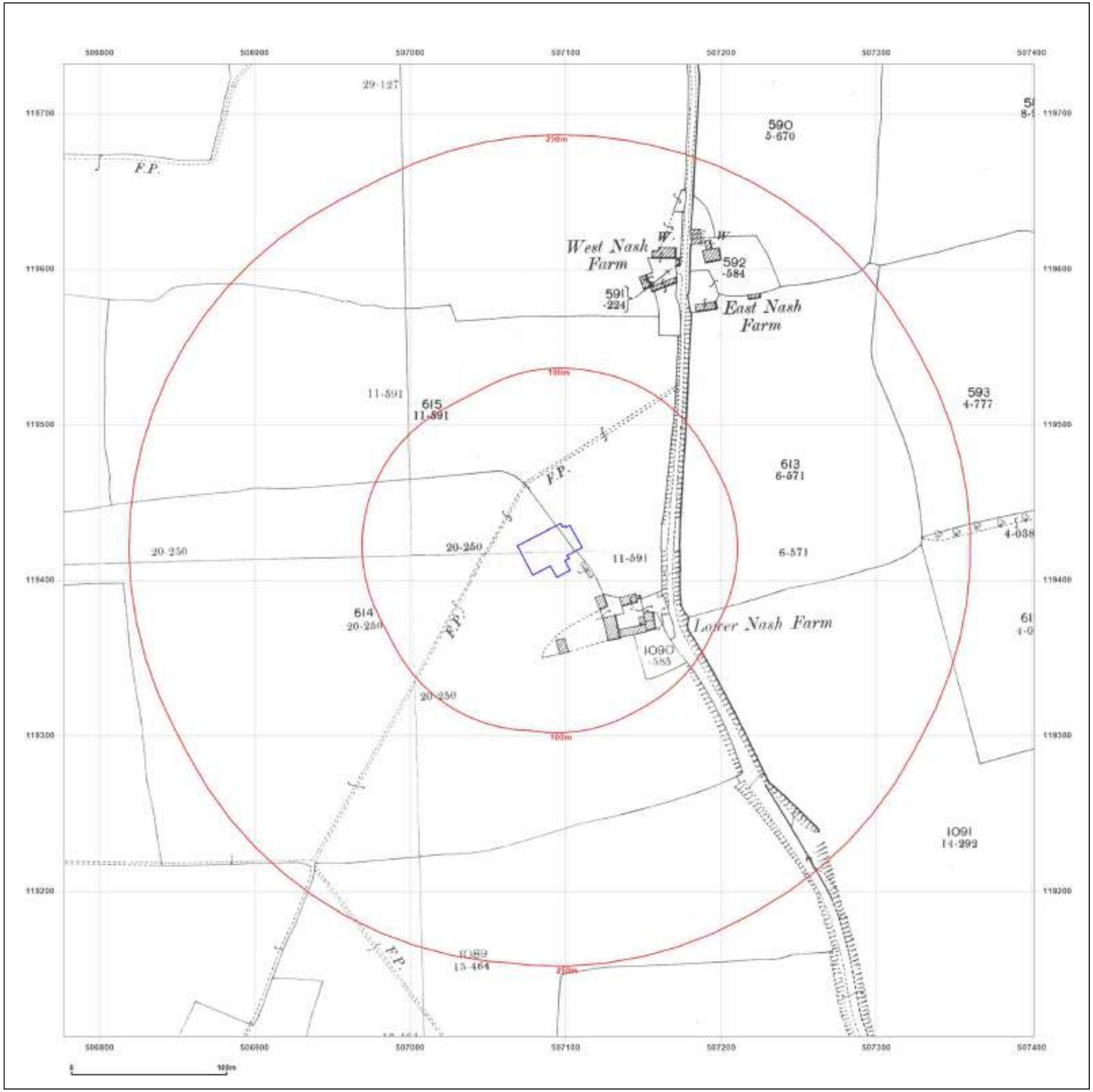

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: County Series
Map date: **1897**
Scale: 1:2,500
Printed at: 1:2,500

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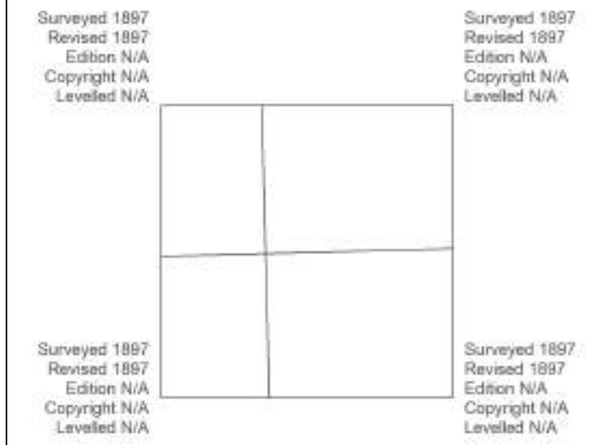

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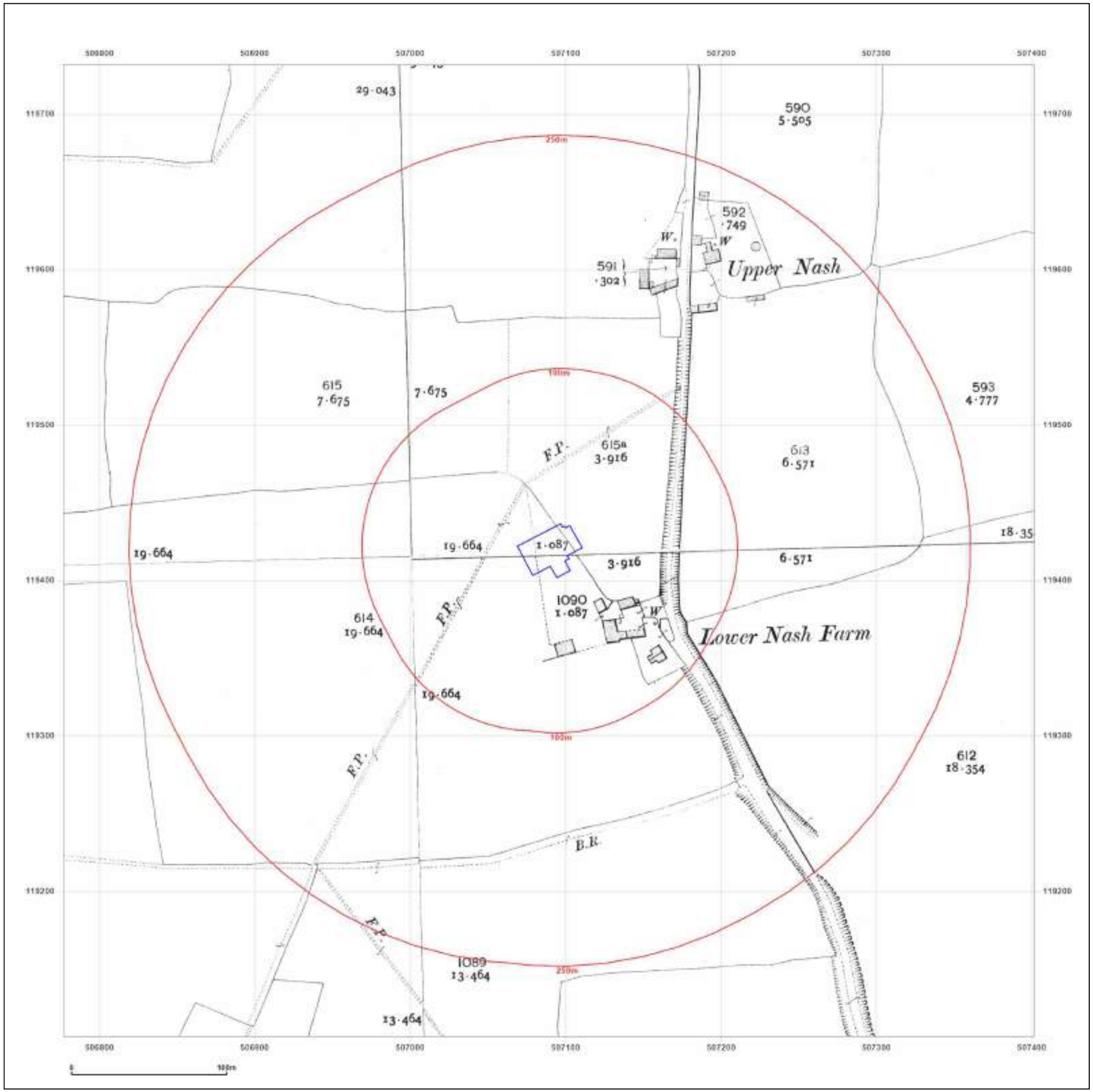

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: County Series
Map date: **1911**
Scale: 1:2,500
Printed at: 1:2,500

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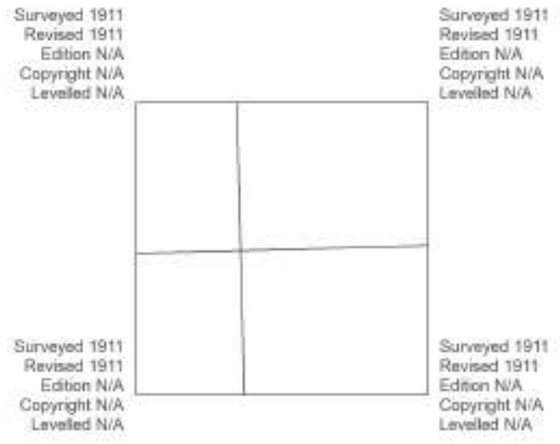

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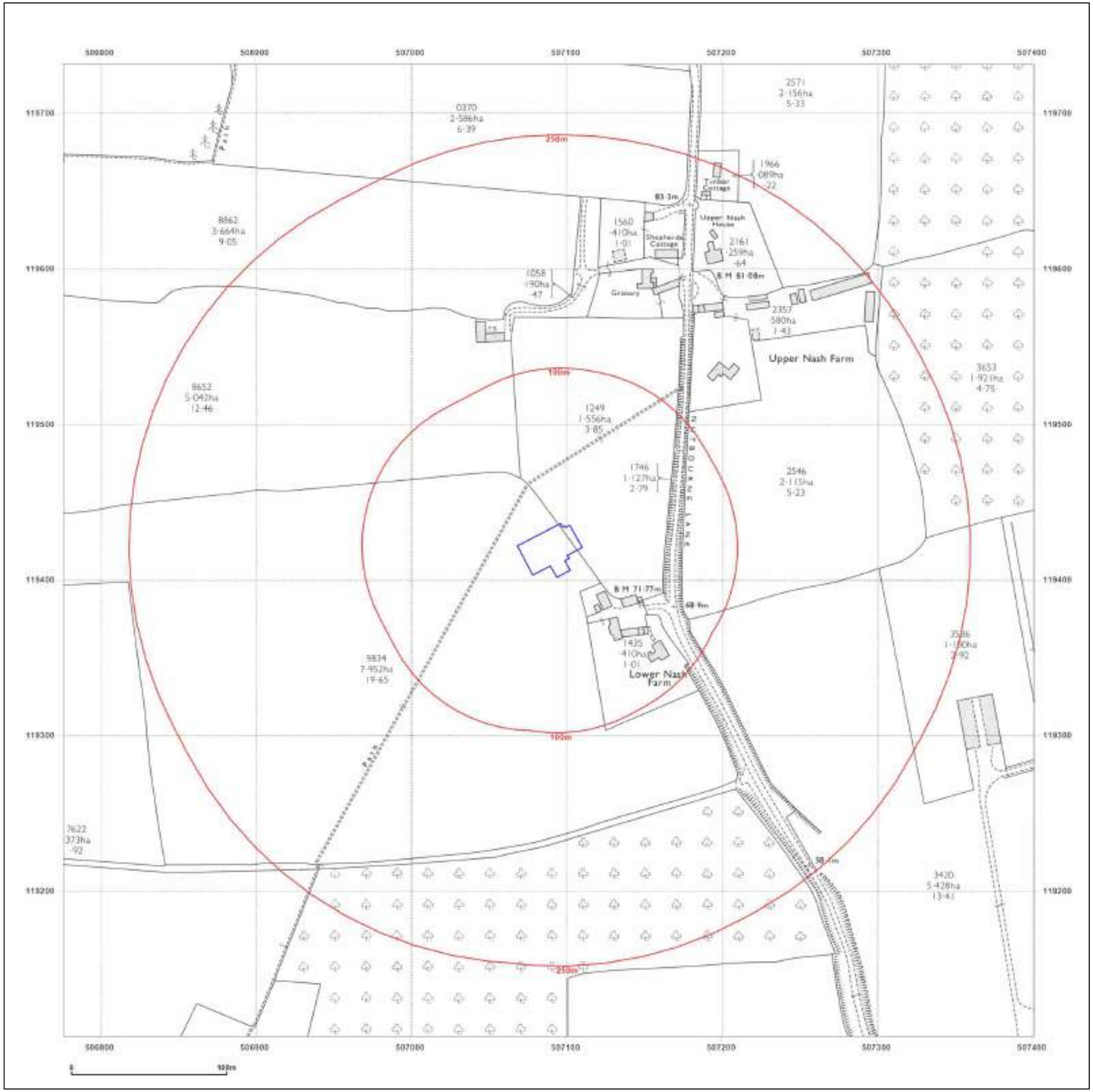

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Site Details:

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: National Grid

Map date: **1973**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1972
Edition N/A
Copyright 1973
Levelled 1966

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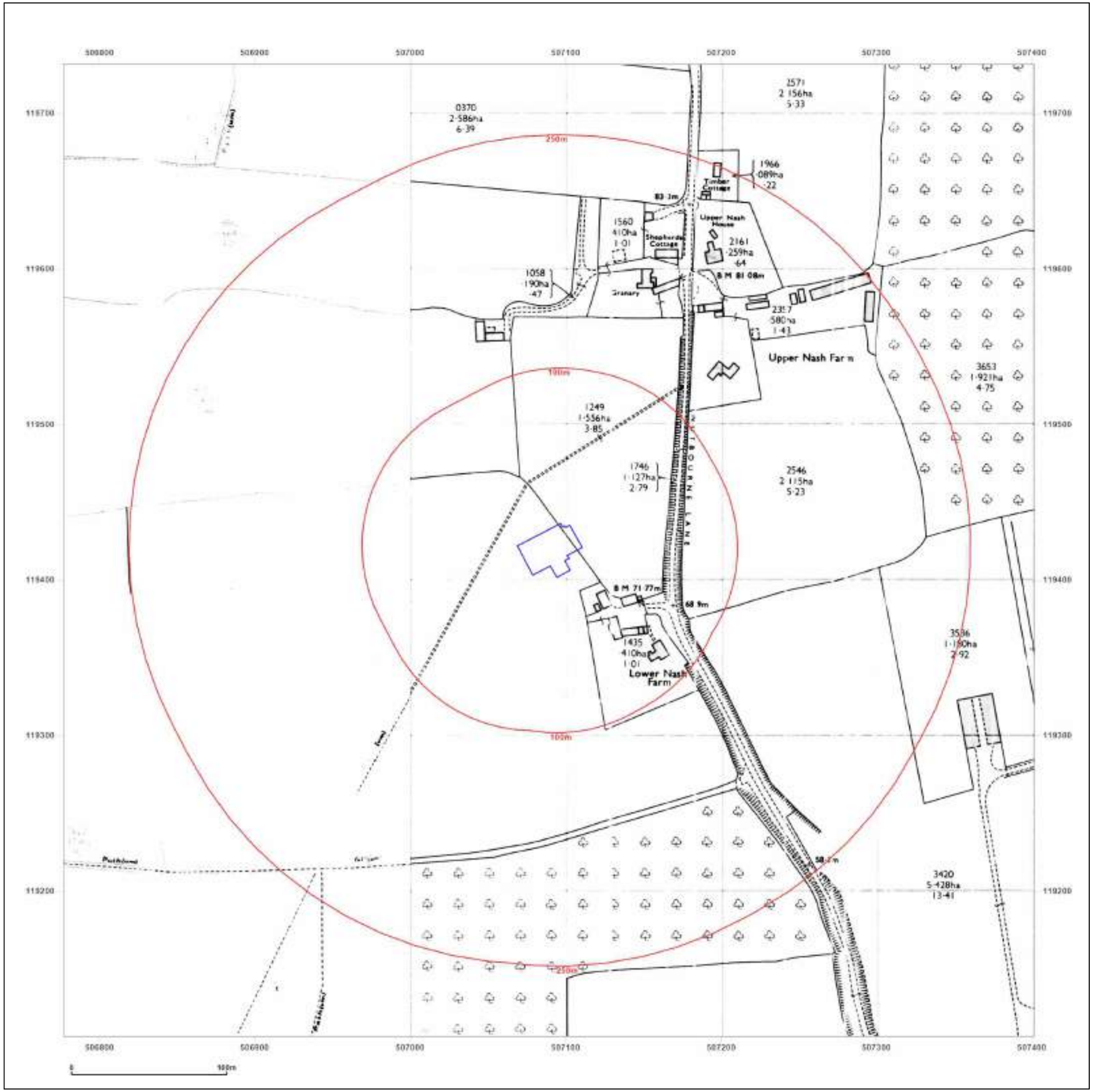

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: National Grid

Map date: **1973-1976**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed N/A
Revised N/A
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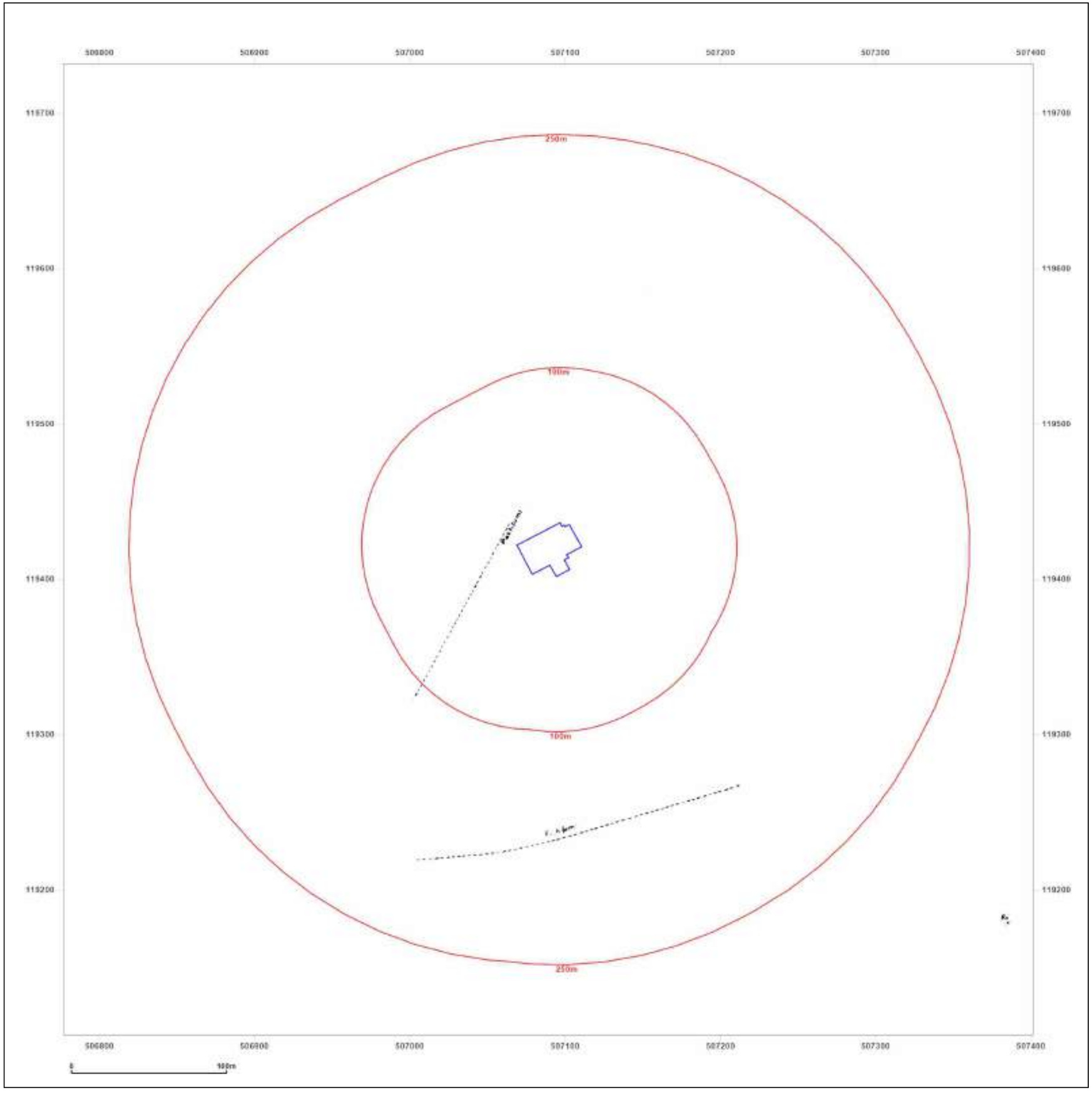

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: National Grid
Map date: **1976**
Scale: 1:2,500
Printed at: 1:2,500

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

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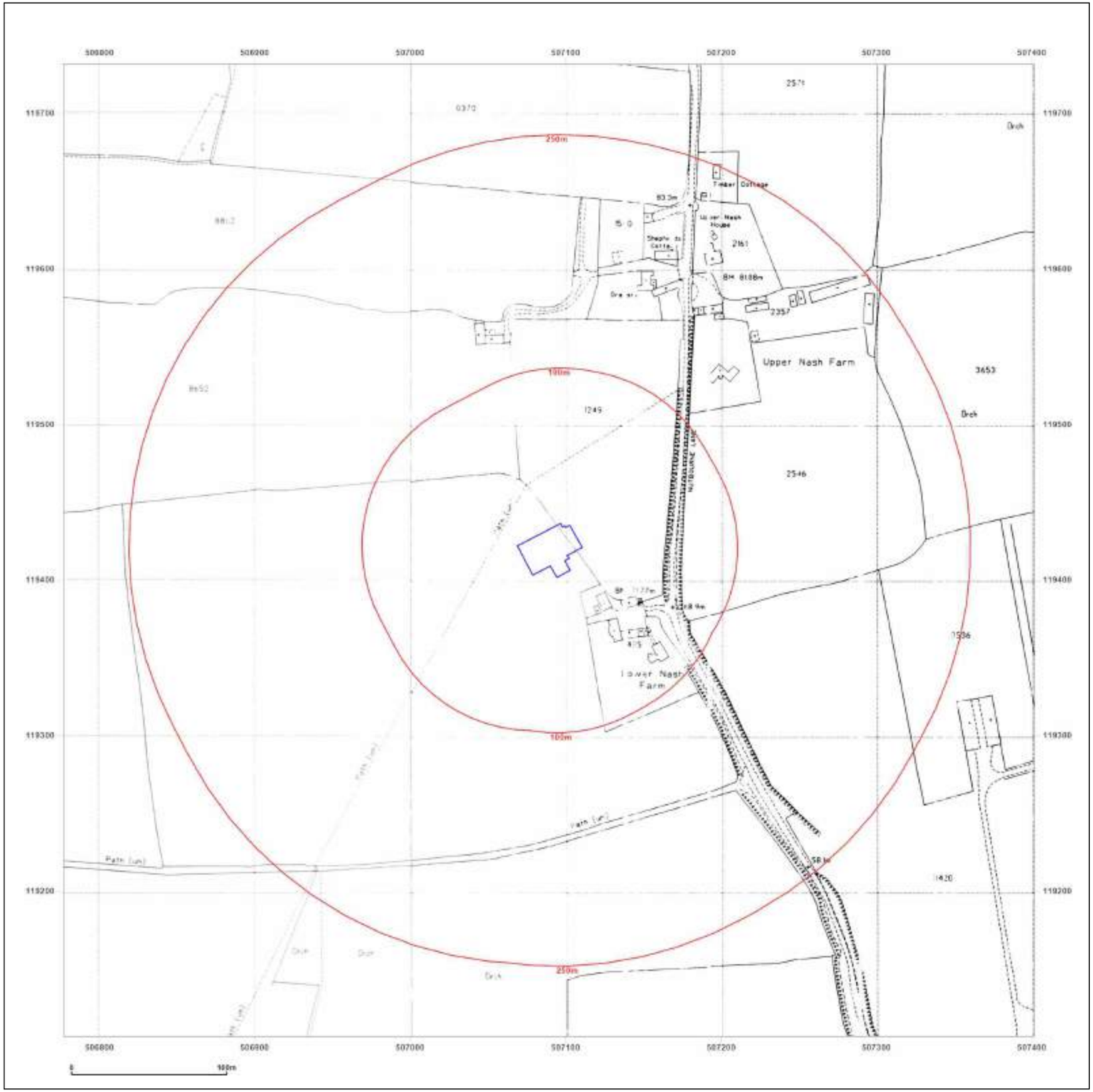

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: National Grid

Map date: **1993**

Scale: 1:2,500

Printed at: 1:2,500

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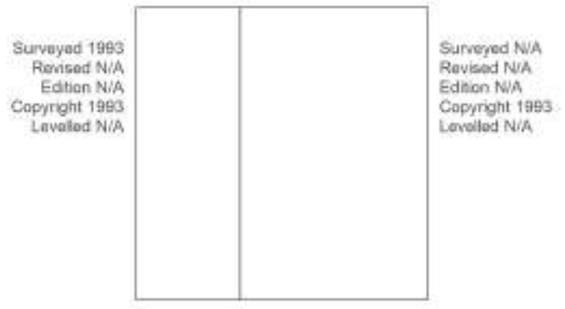

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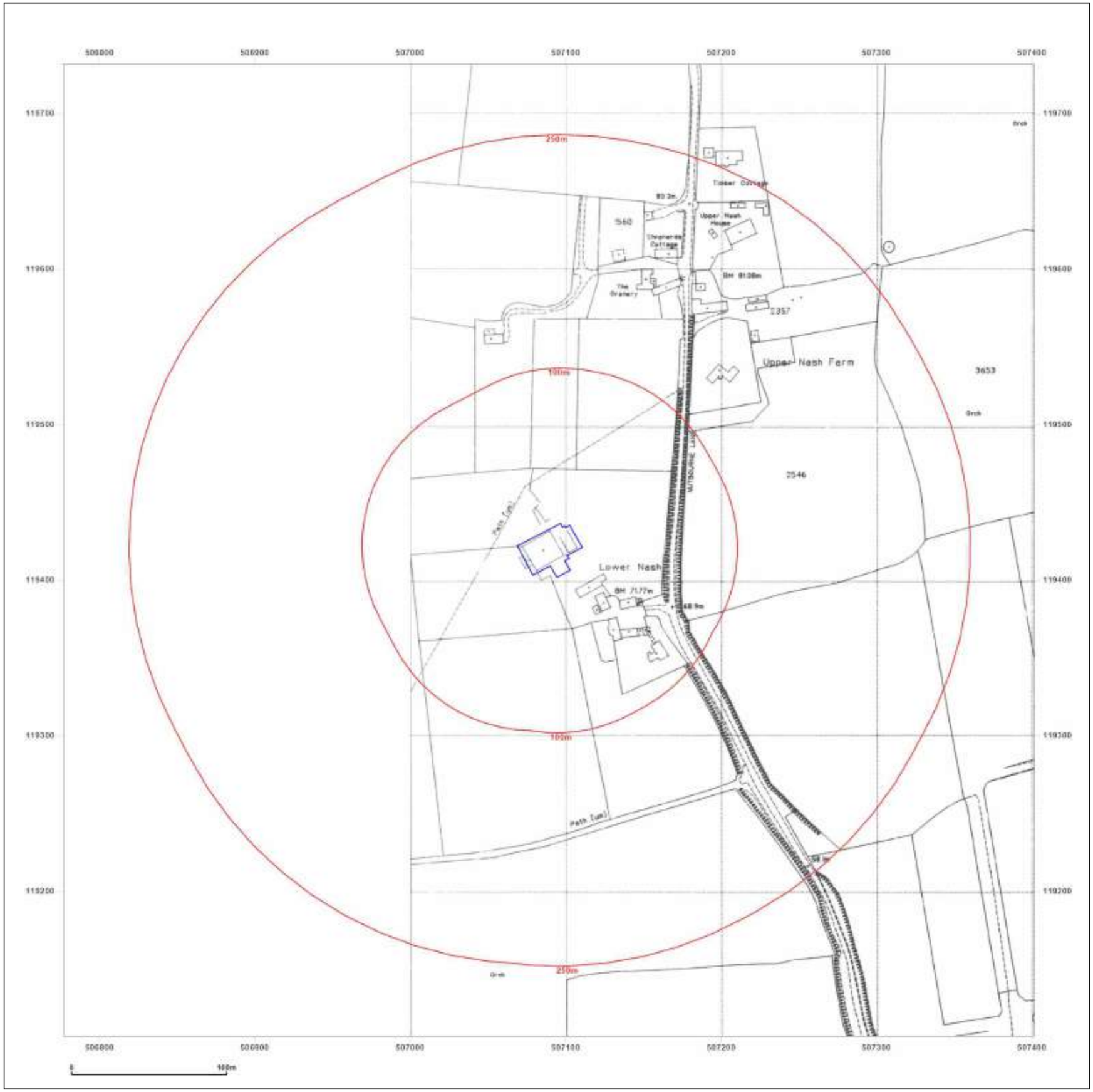

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: National Grid

Map date: **1995**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1995
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

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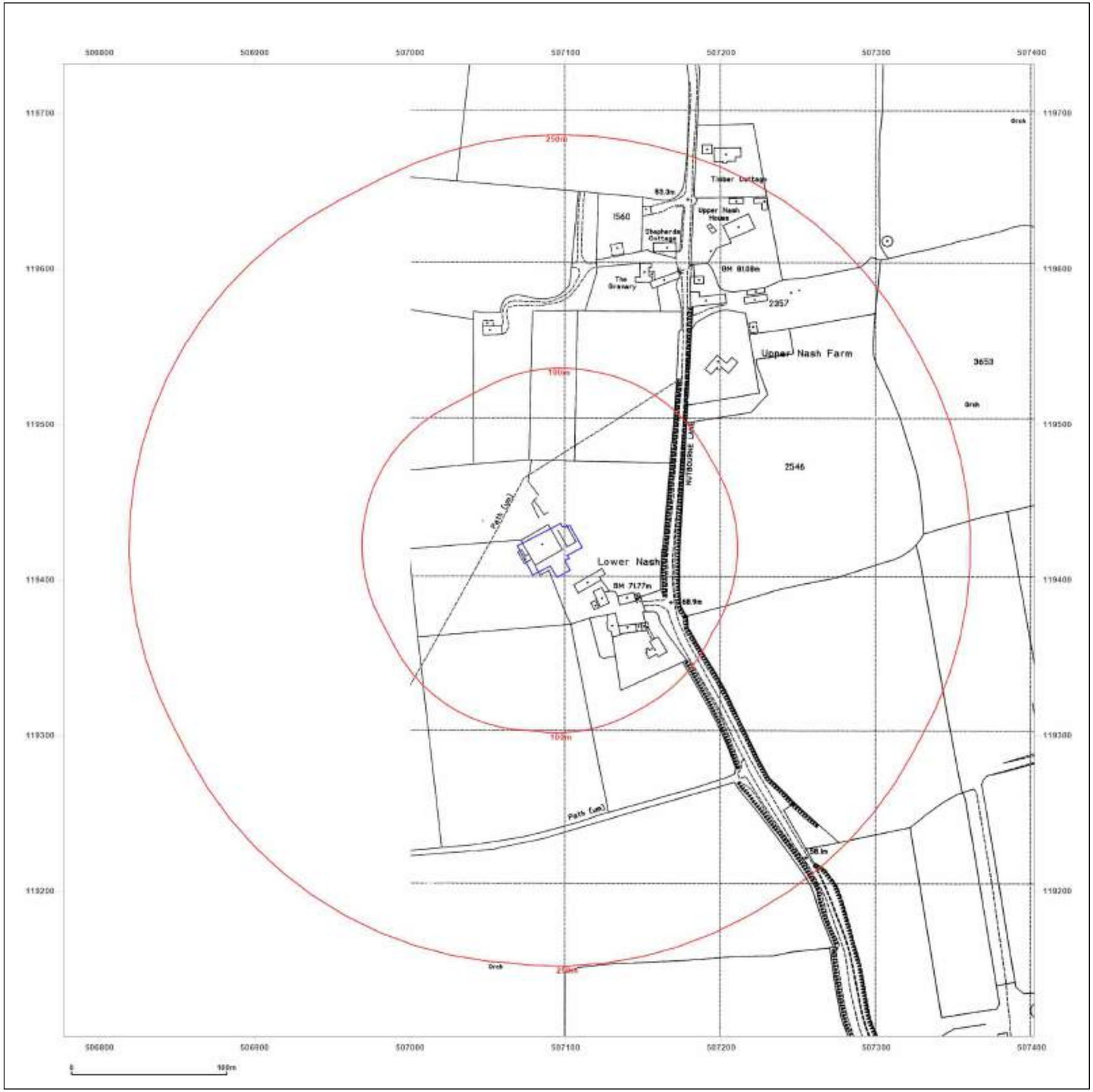

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Site Details:

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: National Grid

Map date: **1995**

Scale: 1:2,500

Printed at: 1:2,500

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

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

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

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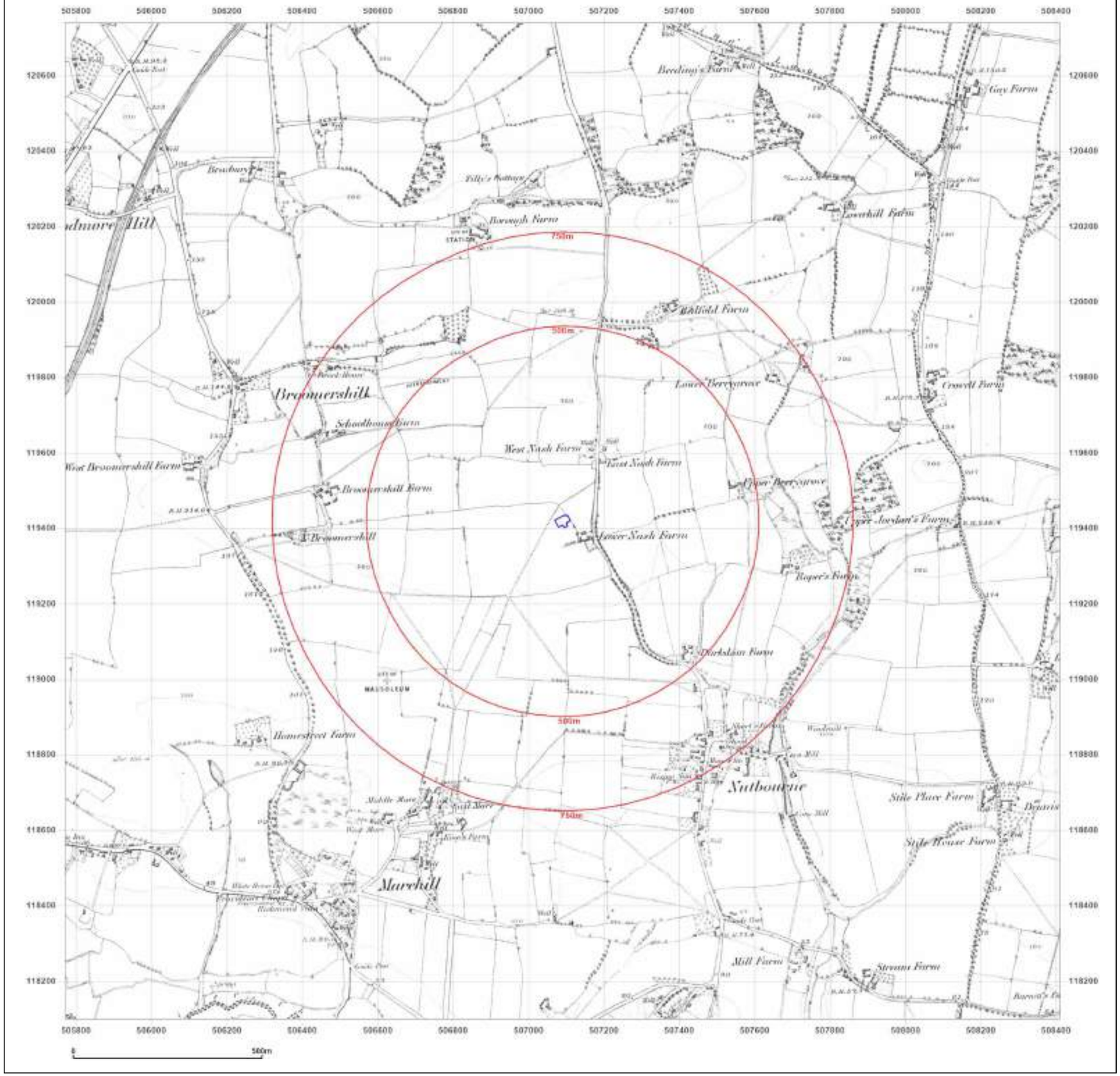

Groundsure INSIGHTS

Site Details:

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: County Series

Map date: **1876**

Scale: 1:10,560

Printed at: 1:10,560

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

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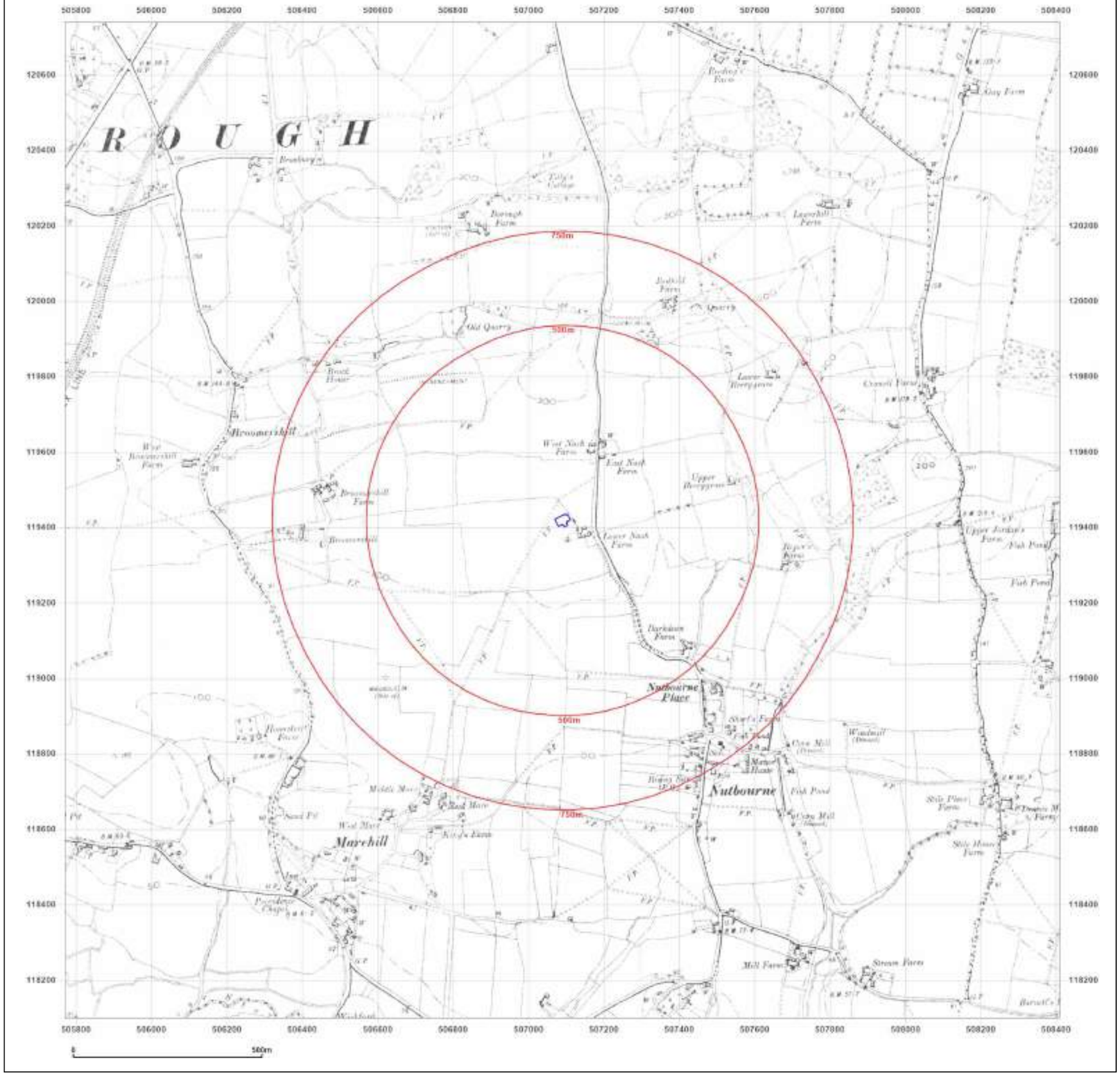

Groundsure INSIGHTS

Site Details:

NASH MANOR, NUTBOURNE LANE, NUTBOURNE, WEST SUSSEX, RH20 2HS

Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: County Series

Map date: **1895**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1876
Revised 1895
Edition N/A
Copyright N/A
Levelled N/A

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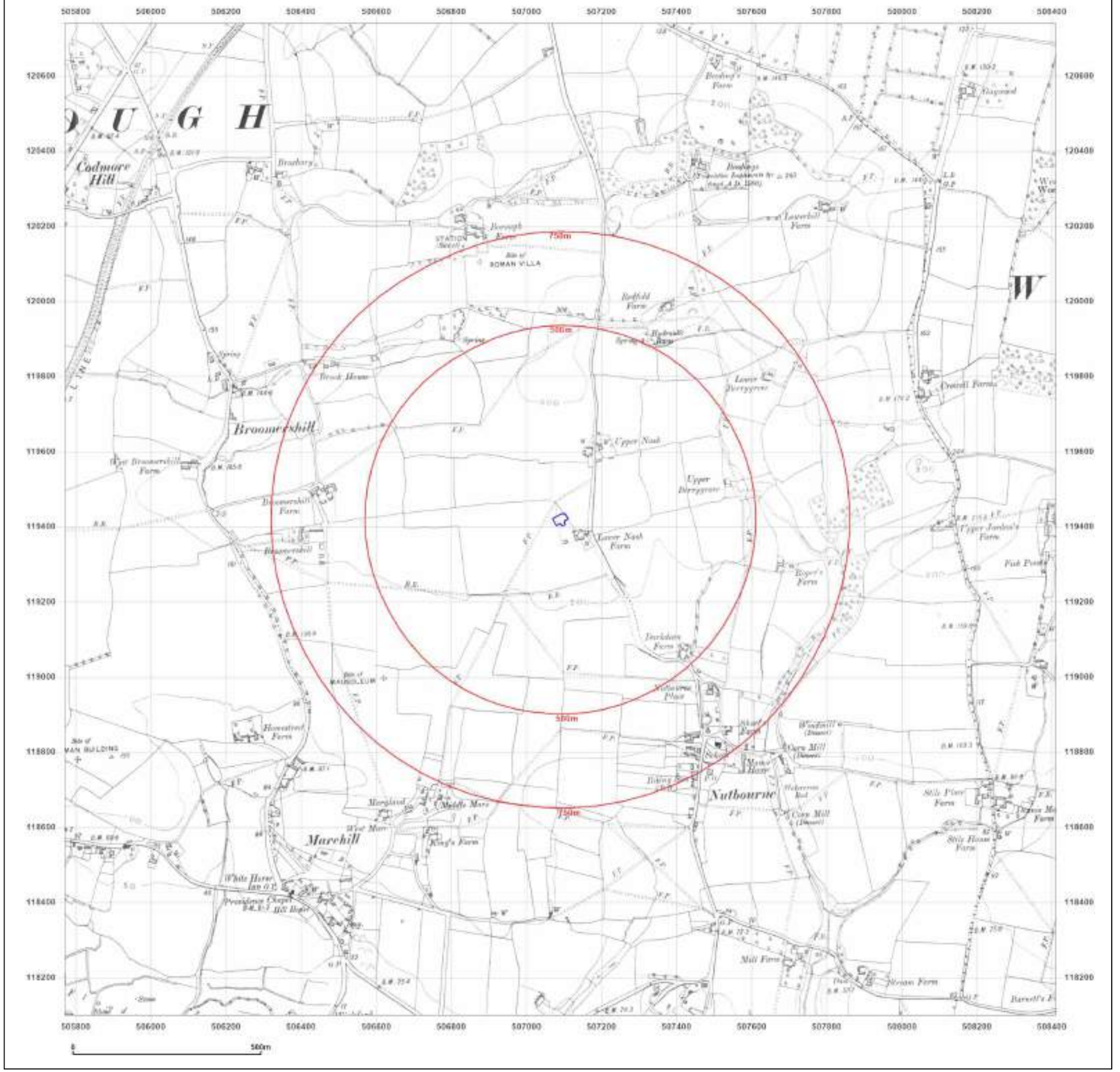

Groundsure INSIGHTS

Site Details:

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: County Series

Map date: **1909**

Scale: 1:10,560

Printed at: 1:10,560

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

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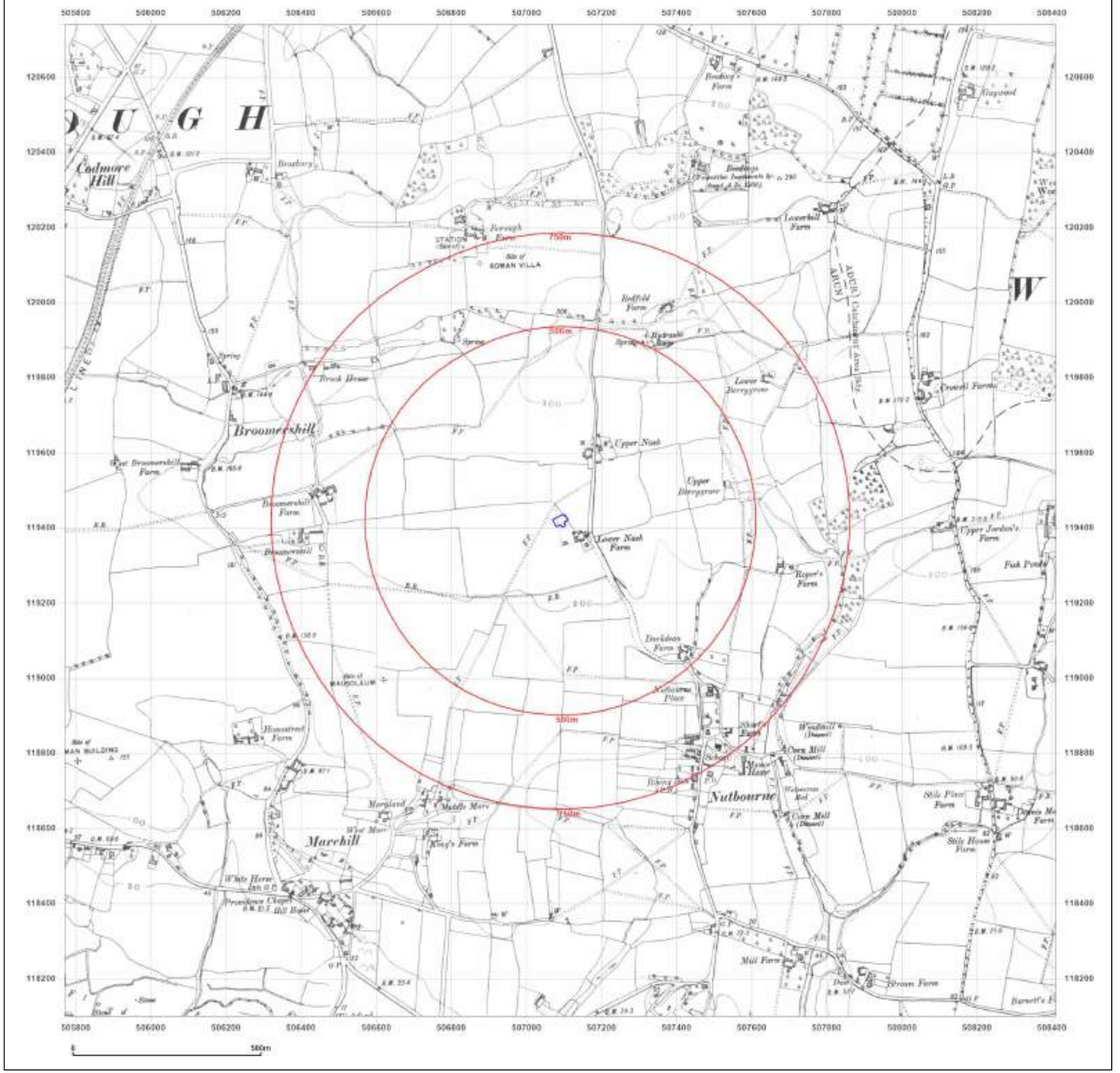

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Site Details:

NASH MANOR, NUTBOURNE LANE, NUTBOURNE, WEST SUSSEX, RH20 2HS

Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: County Series

Map date: **1913**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1913
Edition 1913
Copyright N/A
Levelled N/A

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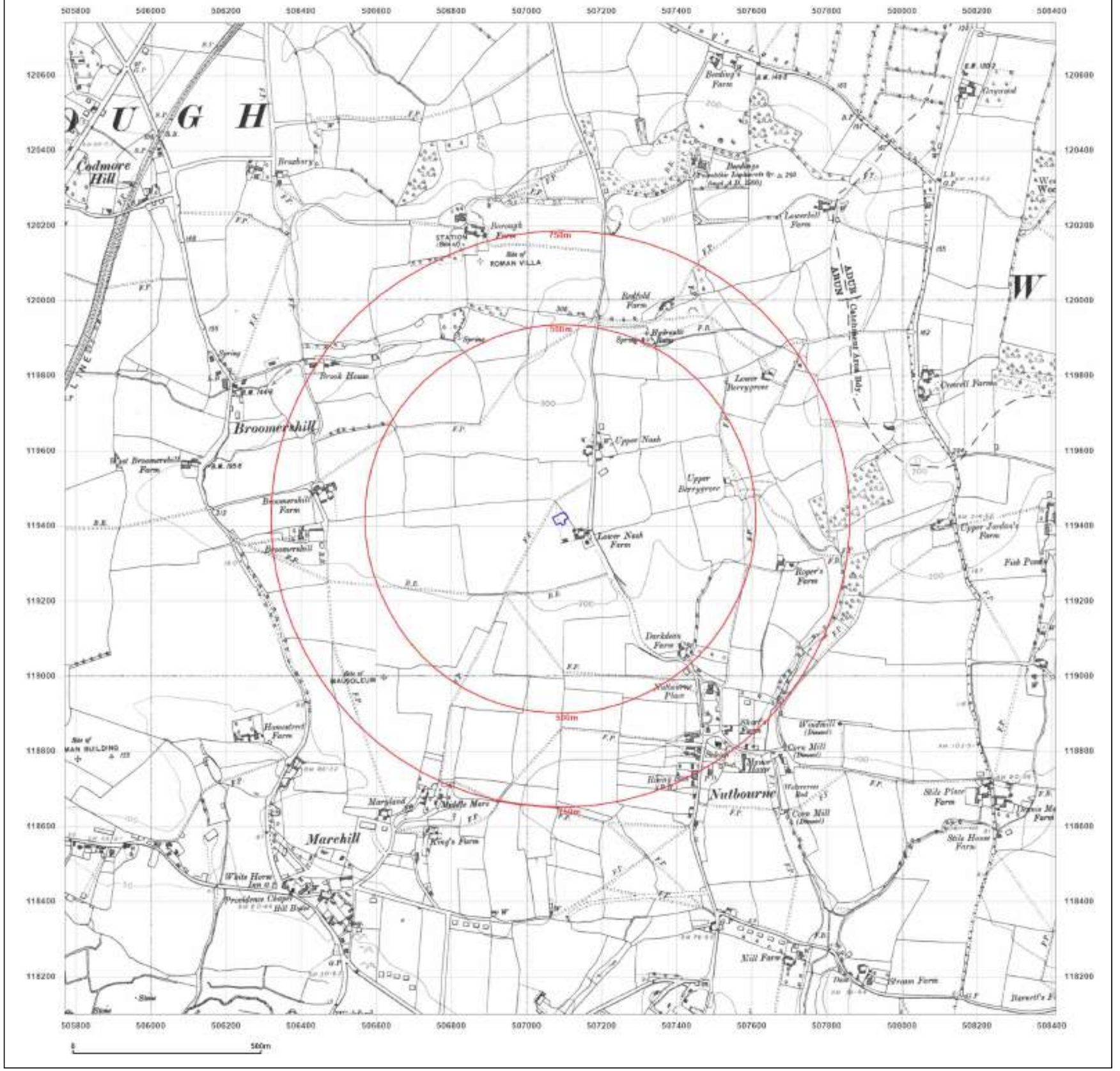

Groundsure INSIGHTS

Site Details:

NASH MANOR, NUTBOURNE LANE, NUTBOURNE, WEST SUSSEX, RH20 2HS

Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

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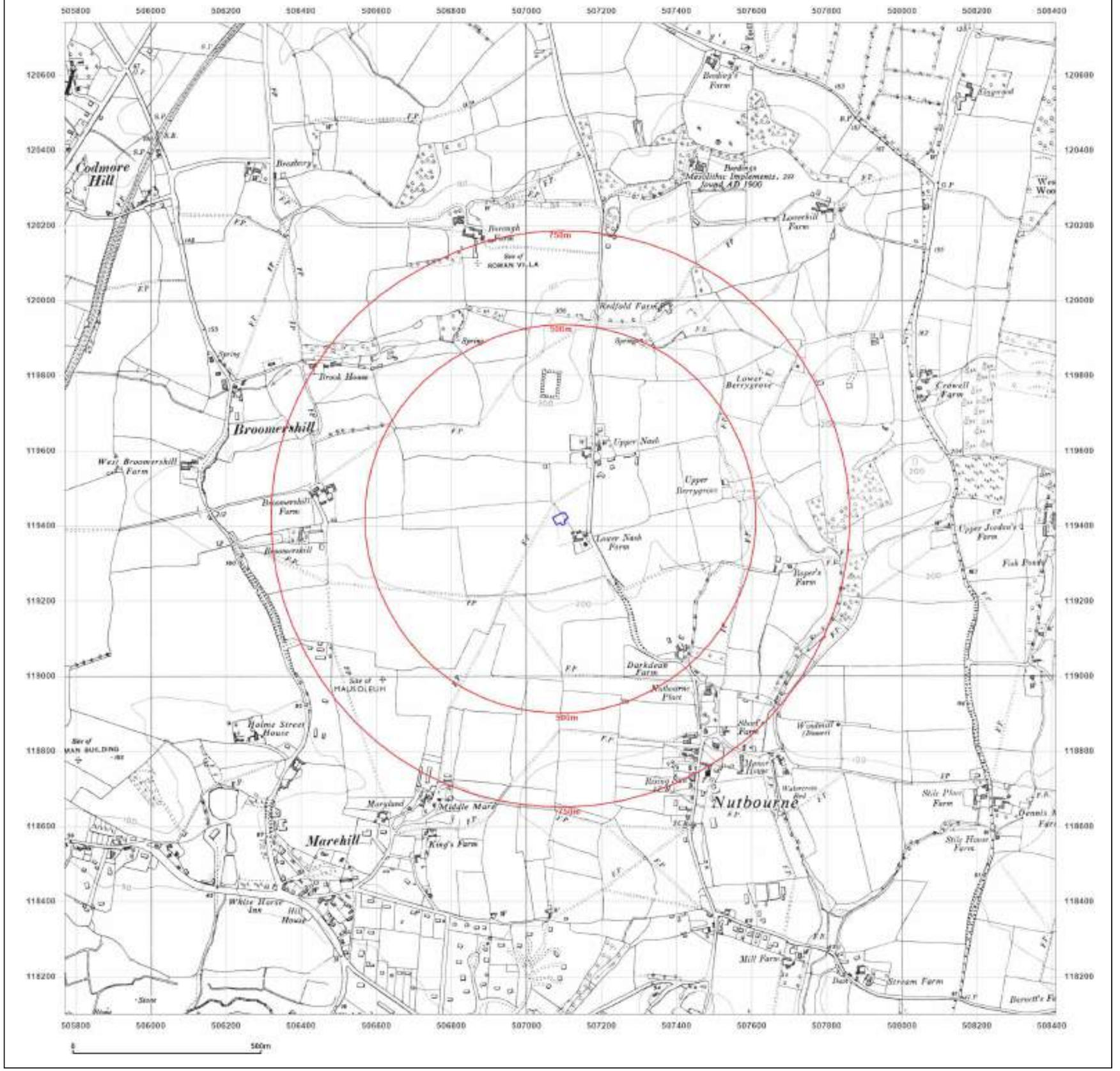

Groundsure INSIGHTS

Site Details:

NASH MANOR, NUTBOURNE LANE, NUTBOURNE, WEST SUSSEX, RH20 2HS

Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: Provisional

Map date: **1957**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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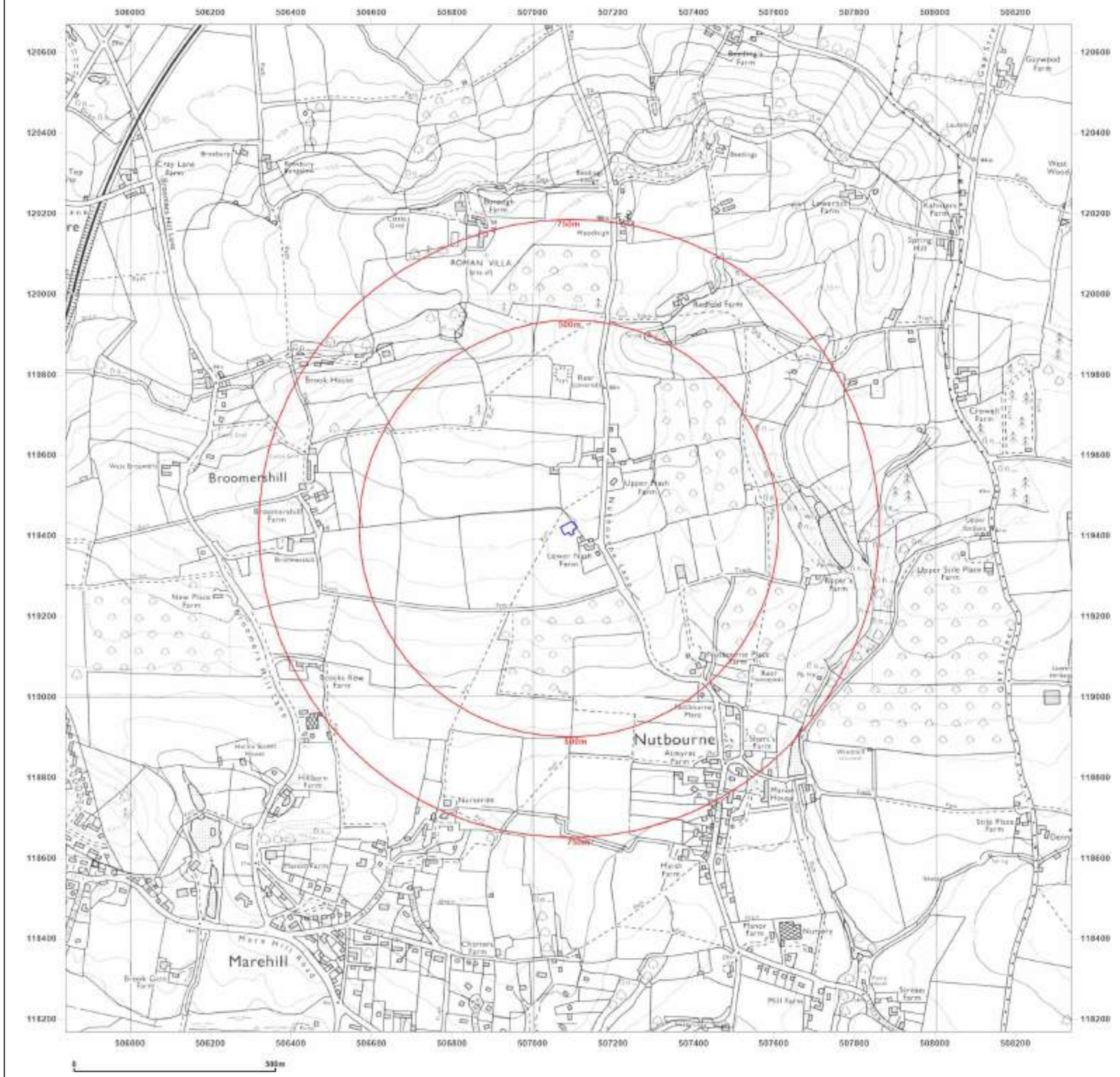

Groundsure INSIGHTS

Site Details:

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: National Grid

Map date: **1976-1981**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1976
Revised 1981
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1972
Revised 1976
Edition N/A
Copyright N/A
Levelled N/A

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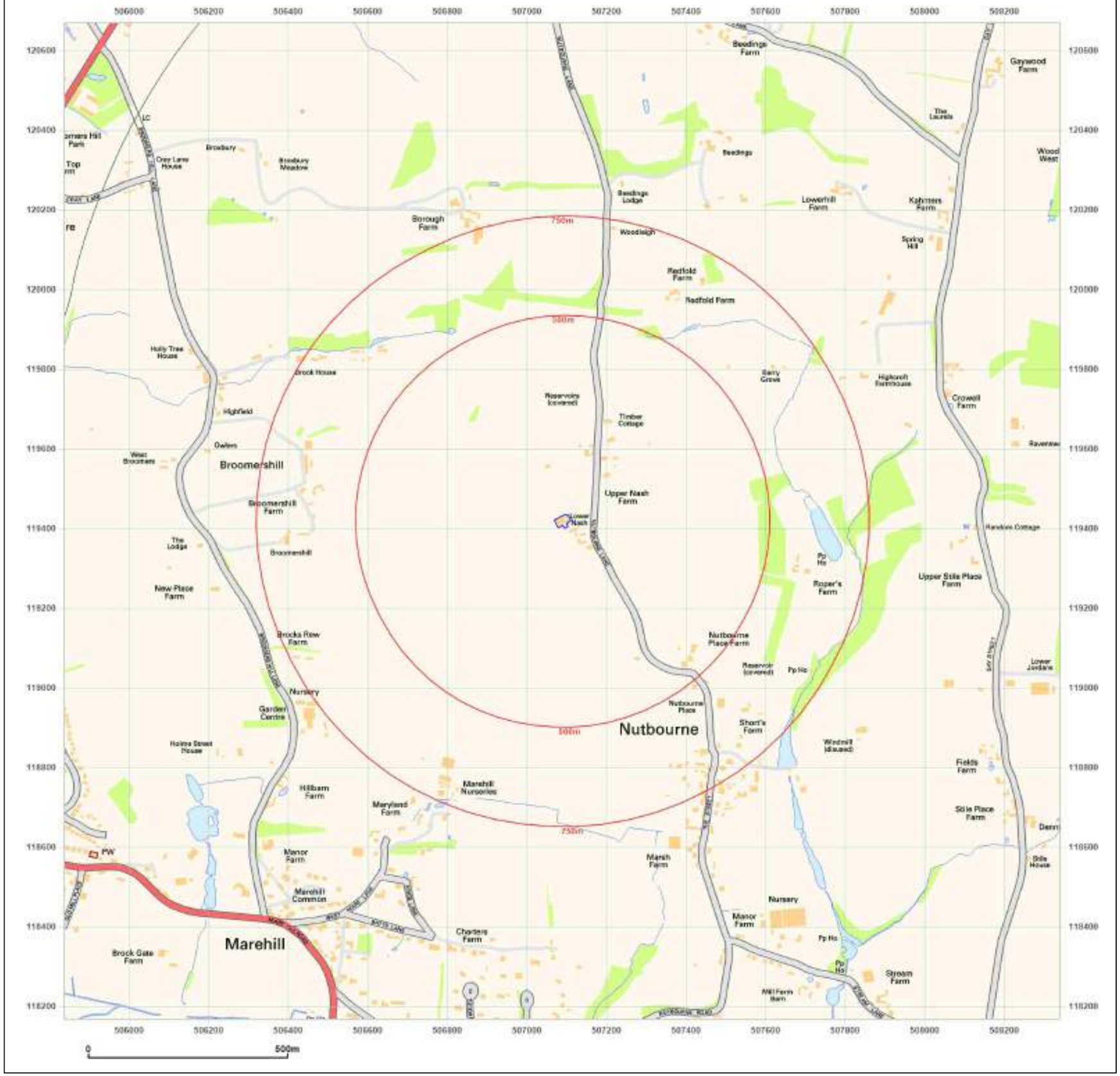

Groundsure INSIGHTS

Site Details:

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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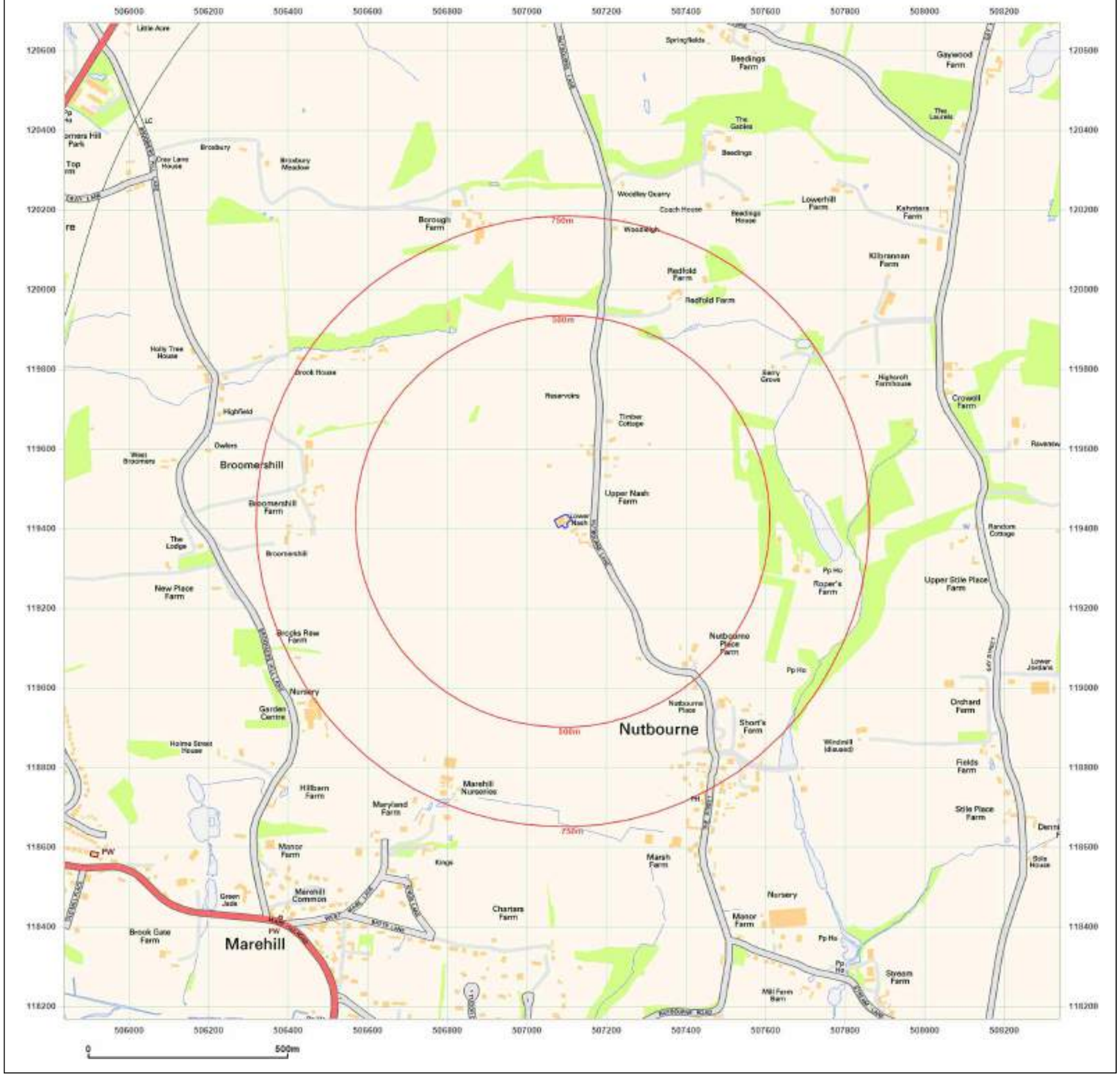

Groundsure INSIGHTS

Site Details:

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Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

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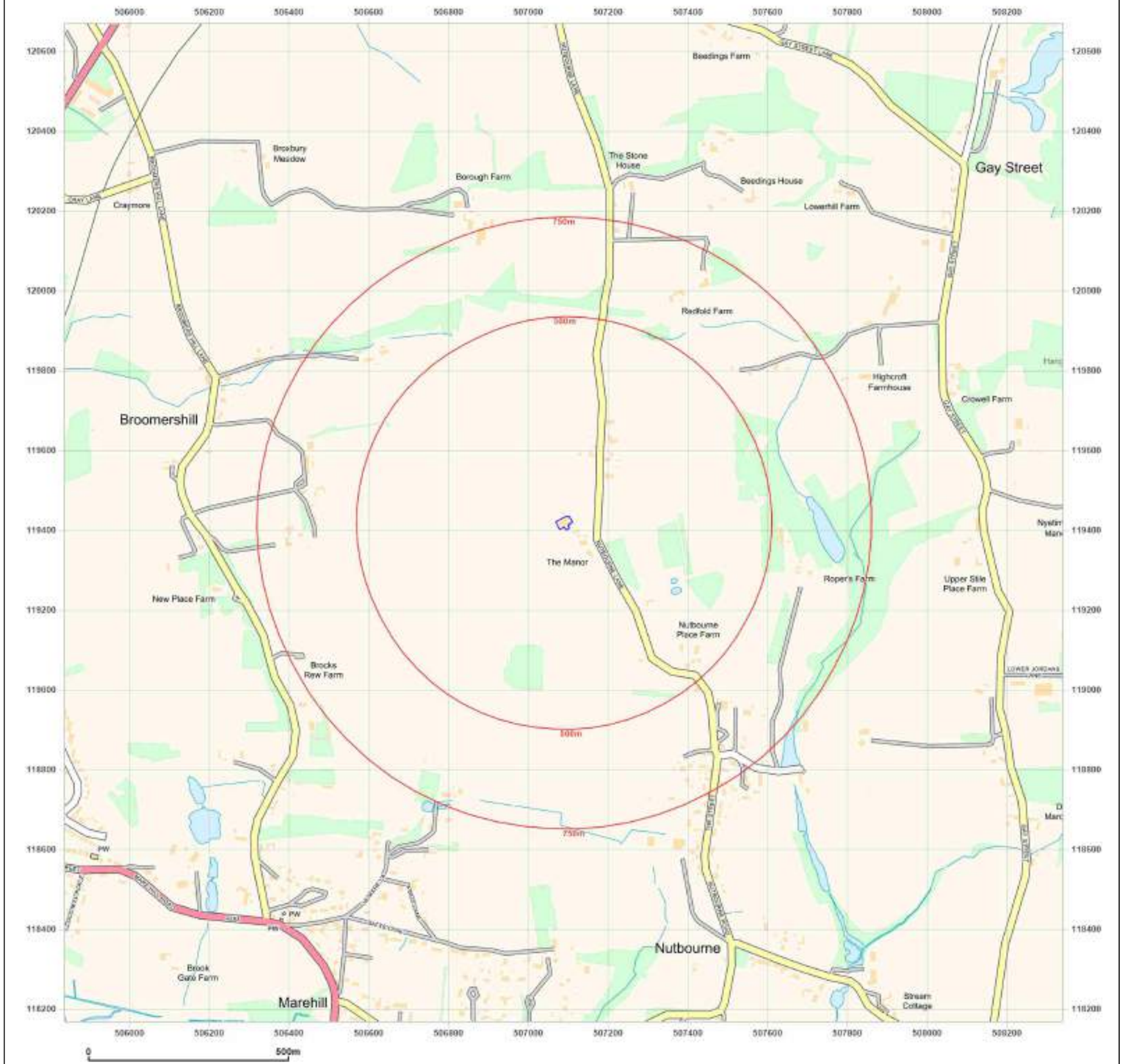
Production date: 10 July 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



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Site Details:

NASH MANOR, NUTBOURNE LANE, NUTBOURNE, WEST SUSSEX, RH20 2HS

Client Ref: P17287
Report Ref: GS-DJ5-Z26-JPU-XUO
Grid Ref: 507089, 119419

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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