



Contaminated Land Phase 1 Assessment

Backsettown Farm, Furners Lane, Henfield, BN5 9HS

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1 Introduction

1.1 Overview

AVAL Consulting Group Limited (ACGL) has been commissioned to produce a Phase 1 Contaminated Land assessment at Backsettown Farm, Furners Lane, Henfield, BN5 9HS (hereafter referred to as 'the site'). This is to accompany the planning application to the Local Authority for consent to undertake the proposed work. The application seeks planning permission to:

- For the erection of 1no detached chalet style dwelling replacing mobile home on farm.

1.2 Objective

For planning purposes, the NPPF states that the assessment of risks arising from contamination and remediation scenarios should be considered based on the current environmental setting, the current land use, and the circumstances of its proposed new use. The NPPF also stipulates that planning policies and decisions should ensure that "the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation"; and that "after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990"

The primary objective of this contaminated land assessment is to determine the geological and contaminated land conditions on, and beneath the surface of the proposed development. A preliminary Conceptual Site Model (CSM) has been developed to define the scope and extent of any further investigation works deemed necessary, before commencing with any development works.

1.3 Site Location and Details

Figure 1.1 shows the proposed site location indicated in black. The site measures approximately 0.02ha in area. The surrounding area is largely residential and open green spaces.

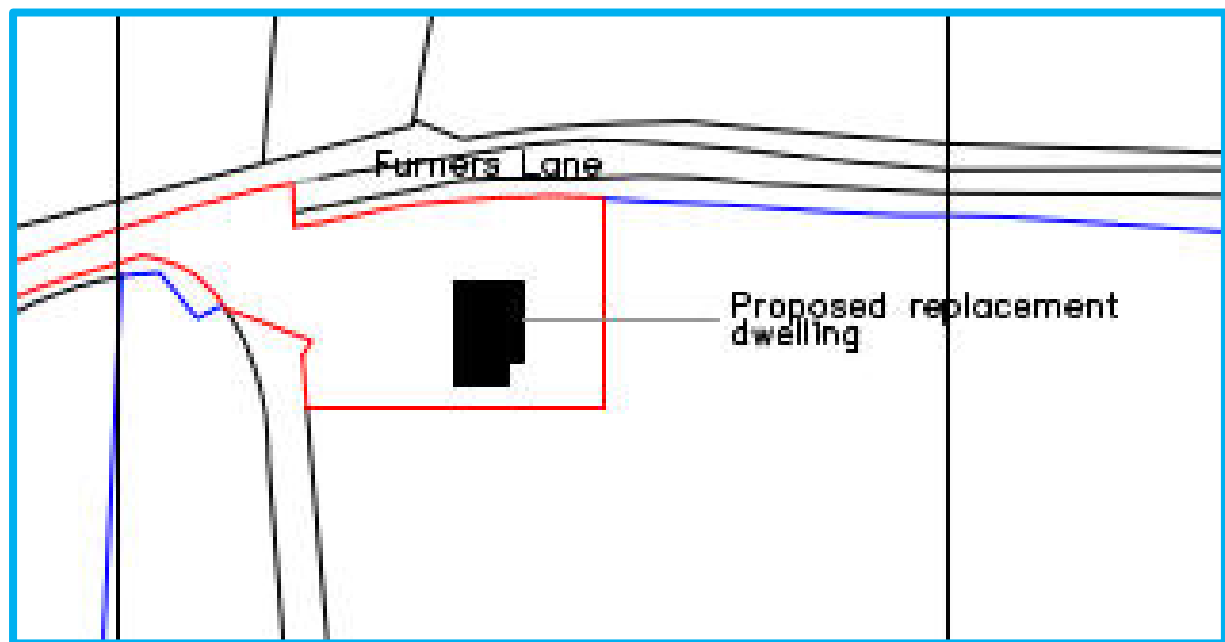


Figure 1.1: Proposed site location (Source: Aval Consulting Group)

2 Relevant Standards and Policies

This section summarises all legislation, policy, statutory and non-statutory guidelines relevant to the proposed development. That also includes all the latest regional and local planning policy guidance specifically applicable to the proposed development.

2.1 The 'National Planning Policy Framework (NPPF)

Section 15, Paragraph 180 of the National Planning Policy Framework (NPPF) (DLUHC December 2024) states the planning system should contribute to and enhance the natural and local environment by:

“a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water, or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated, and unstable land, where appropriate.”

For planning purposes, the NPPF requires that the assessment of risks arising from contamination and remediation requirements should be considered based on the current environmental setting, the current land use, and the circumstances of its proposed new use. The NPPF stipulates that planning policies and decisions should ensure that “the site is suitable for its new use taking account of ground conditions and land instability, including from natural hazards or former activities from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation”; and that “after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990; and adequate site investigation information, prepared by a competent person, is presented.”

The level at which contamination is deemed to be unacceptable or gives rise to adverse effects under a planning context has not been identified but is envisaged to be more precautionary than the level required to determine land as contaminated under Part 2A. In paragraph 121 the developer is required to ensure that land, after development, is not capable of being determined as contaminated land under Part 2A of the EPA 1990.

The principal planning objective is to ensure that any unacceptable risks to human health, buildings, other property, and the natural and historical environment from the contaminated condition of the land are identified so that appropriate action can be considered and taken to address those risks. In order to grant planning permission, the Local Planning Authority (LPA) has to be satisfied that there is sufficient information about the condition of the land, its impacts, and the availability of viable remedial options. NPPF Paragraph 21 states that “planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented”. Site investigation information is further defined in the NPPF Glossary page 56, and that also states that investigations should be carried out in accordance with established procedures, including BS10175 (BSI 2011) that in turn links procedure to the requirements of CLR11. A key distinction between the Soil Guideline Values (SVG's) and the C4SLs is the level of risk that they describe. As described by the Environment Agency (2009a):

“SVG's are guidelines on the level of long-term human exposure to individual chemicals in the soil that, unless stated otherwise, are tolerable or pose a minimal risk to human health.”

A letter from Lord de Mauley dated 3rd September 2014 provides more explicit direction to local authorities on the use of the C4SL in a planning context. The letter identifies four key points:

- 1) that the screening values were developed expressly with the planning regime in mind
- 2) their use is recommended in DCLG's planning guidance
- 3) soil concentrations below a C4SL limit are considered to be 'definitely not contaminated' under Part IIA of the 1990 Environmental Protection Act and pose at most a 'low level of toxicological concern' and
- 4) exceedance of a C4SL screening value does not mean that land is definitely contaminated, just that further investigation may be warranted.

2.2 Environmental Protection Act 1990

UK legislation on contaminated land is principally contained in Part 2A of the Environmental Protection Act, 1990 (which was inserted into the 1990 Act by section 57 of the Environment Act 1995). Part 2A was introduced in England on 1 April 2000 and provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment. In 2004 the Model Procedures for the Management of Contamination (CLR 11) were published providing guidance on how the statutory requirements were to be delivered. The approach, concepts, and principles for land contamination management promoted by CLR 11 are applied to the determination of planning applications.

The Regulations and Statutory Guidance that accompanied the Act, including the Contaminated Land (England) Regulations 2006, has been revised with the issue of The Contaminated Land (England) (Amendment) Regulations 2012 (SI 2012/263) and the Contaminated Land Statutory Guidance for England 2012. Part 2A defines contaminated land as “land which appears to the Local Authority in whose area it is situated to be in such a condition that, by reason of substances in, on or under the land that significant harm is being caused, or there is a significant possibility that such harm could be caused, or pollution of

controlled waters is being, or likely to be, caused". Harm is defined as "harm to the health of living organisms or other interference with the ecological systems of which they form part, and in the case of man, includes harm to his property".

For the purposes of Part 2A, land is contaminated if it poses a significant possibility of significant harm (SPOSH).

Part 2A provides a means of dealing with unacceptable risks posed by land contamination to human health and the environment, and under the guidance enforcing authorities should seek to find and deal with such land.

It states that "under Part 2A the starting point should be that land is not contaminated land unless there is reason to consider otherwise. Only land where unacceptable risks are clearly identified, after a risk assessment has been undertaken in accordance with the Guidance, should be considered as meeting the Part 2A definition of contaminated land". Further the guidance makes it clear that "regulatory decisions should be based on what is reasonably likely, not what is hypothetically possible".

The overarching objectives of the Government's policy on contaminated land and the Part 2A regime are:

"(a) To identify and remove unacceptable risks to human health and the environment.

(a) To seek to ensure that contaminated land is made suitable for its current use.

(b) To ensure that the burdens faced by individuals, companies, and society as a whole are proportionate, manageable, and compatible with the principles of sustainable development".

The enforcing authority may need to decide whether and how to act in situations where decisions are not straight forward, and where there is uncertainty.

"In so doing, the authority should use its judgement to strike a reasonable balance between:

(a) dealing with risks raised by contaminants in land and the benefits of remediating land to remove or reduce those risks; and

(b) the potential impacts of regulatory intervention including financial costs to whoever will pay for remediation, health, and environmental impacts of taking action, property blight, and burdens on affected people".

The authority is required to "take a precautionary approach to the risks raised by contamination, whilst avoiding a disproportionate approach given the circumstances of each case". The aim is "that the regime produces net benefits, taking account of local circumstances". The guidance recognises that "normal levels of contaminants in soils should not be considered to cause the land to qualify as contaminated land unless there is a particular reason to consider otherwise".

Normal levels are quoted as:

"a) natural presence of contaminants' such as from underlying geology 'that have not been shown to pose an unacceptable risk to health and the environment.

b) ...low level diffuse pollution, and common human activity..."

The revised Statutory Guidance presented a new four category system for considering land under Part 2A, ranging from Category 4, where there is no risk that land poses a significant possibility of significant harm (SPOSH), or the level of risk is low, to Category 1, where the risk that land poses a significant possibility of significant harm (SPOSH) is unacceptably high.

For land that cannot be readily placed into Categories 1 or 4, further assessment is required. If there is a sufficiently strong case that the risks are of sufficient concern to cause significant harm/pollution or have the significant possibility of significant harm/pollution the land is to be placed into Category 2. If the concern is not met land is considered Category 3.

The technical guidance clearly states that the currently published SGV and GAC's represent *"cautious estimates of the level of contaminants in soils" which should be considered "no risk to health or, at most, a minimal risk". These values do not represent the boundary between categories 3 and 4 and "should be considered to be comfortably within Category 4"*.

At the end of 2013 technical guidance in support of Defra's revised Statutory Guidance (SG) was published (CLAIRE: 2013) which provided:

- A methodology for deriving C4SLs for four generic land-uses comprising residential, commercial, allotments, and public open space; and
- A demonstration of the methodology, via the derivation of C4SLs for six substances – arsenic, benzene, benzo(a)pyrene, cadmium, chromium (VI) and lead.

2.3 The Building Regulations (DCLG 2010)

To protect the health, safety, and welfare of people in and around buildings. Approved Document C requires the protection of buildings and associated land from the effects of contamination, to be applied (non-exclusively) in all changes of use from commercial or industrial premises to residential property.

3 Physical Setting

3.1 Site Details

Site Name and Address	Backsettown Farm, Furners Lane, Henfield, BN5 9HS
National Grid Reference	521965, 116149
Site Shape and Development Details	The site is a rectangle in shape and occupies an area of approximately 0.02ha.
Above Ground Structures	The site is currently occupied open green spaces.
Sub-Surface Structures and Services	No current or historical records of gas pipelines, electric cables, underground railways, cavities, or non-coal mining activities.
Site History	Historical mapping indicates that the site has remained within a predominantly rural agricultural setting throughout the available record. The earliest maps from 1874–1875 show the site as open agricultural land associated with the surrounding farmstead, with fields, woodland and scattered farm buildings in the wider area. By 1896–1910, the site remained agricultural in character, with a small structure recorded in the vicinity and no evidence of industrial or potentially contaminative land uses. Mapping from 1946 through to the 1960s shows the site continuing in agricultural use with no significant redevelopment or land uses typically associated with contamination. The surrounding area remained largely rural, with farm buildings, agricultural fields and associated infrastructure forming the dominant land use. By the mid-1970s, a building was present within the application site area, consistent with farm-related or residential occupation associated with the wider farm holding. Subsequent mapping indicates that the building remained in place with minor alterations and extensions over time. No evidence of historical industrial activities, landfill operations, fuel depots, engineering works or other potentially contaminative uses has been identified on the site throughout the reviewed mapping record. Mapping from the 1980s through to 2025 shows the site remaining associated with the wider farm holding and rural residential use, with no significant changes in land use identified. The historical review therefore indicates a continued agricultural and low-intensity residential character, with no historical land uses identified that would be expected to give rise to significant contamination risks.

4 Environmental Setting

4.1 Site Geology

The geological assessment for this site has been based on records produced by the British Geological Survey (BGS) and from Groundsure Location Intelligence (GLI).

4.1.1 Made Ground

According to GLI, there are 0 records of made ground on-site and there are 0 records within 500m of the site.

4.1.2 Drift Deposits

Superficial deposits (also known as drift deposits) are the youngest geological deposits formed during the Quaternary. Based on the 1:10,000 scale, there is 1 record of superficial geology on site, River Terrace Deposits, 2 To 3 (Adur) with a rock description of Sand and gravel (See Section 14.3 GLI, Appendix B).

4.1.3 Solid Geology

According to data from BGS and GLI on a scale of 1:50,000, the bedrock geology consists of the Lower Greensand Group-Silty sandstone from the Aptian age. (See Section 15.8, GLI).

There are 2 records of Brit Pits (GLI 18.1) within 500m of the site.

The potential for landslides is very low on-site, and the hazard rating for ground dissolution of soluble rocks is negligible for the site. Soluble rocks are not thought to be present within the ground. Dissolution features are unlikely to be present. (Section 17.5 GLI Appendix B).

Shrink-swell clays have been identified on-site, and the hazard posed by them was found to be negligible with ground conditions predominantly 'non-plasticity.' British Geological Survey says that:

'No actions required to avoid problems due to shrink–swell clays.'

No special ground investigation required or increased construction costs or increased financial risk due to potential problems with shrink–swell clays.'

Running sands have been noted, with a very low hazard rating.

Collapsible deposits present a hazard to natural deposits that could collapse when a load (such as a building) is placed on them, or they become saturated with water. The hazard rating for collapsible deposits on site is very low and deposits with the potential to collapse when loaded and saturated are believed to be unlikely present. A negligible hazard is posed by compressible deposits (See GSI 17.3-17.6).

4.1.4 Site Hydrogeology

STRATA	Aquifer/Soil Leachability EA Classification	Comments
Location 1 – On Site	Summary Classification: Secondary superficial aquifer – Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300–550 mm/year Superficial Geology Vulnerability: Low Aquifer Type: Secondary Thickness: >10 m Patchiness value: >90% Recharge potential: Low Bedrock Geology Vulnerability: Low Aquifer Type: Secondary Flow mechanism: Well-connected fractures
Location 2 – On site	Summary Classification: Secondary superficial aquifer – Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300–550 mm/year Superficial Geology Vulnerability: Low Aquifer Type: Secondary Thickness: >10 m Patchiness value: >90% Recharge potential: Low Bedrock Geology Vulnerability: Low Aquifer Type: Secondary Flow mechanism: Well-connected fractures

4.2 Site Hydrology

Data shows that there are 5 water networks within 250m of the site.

A WFD (Water Framework Directive) surface waterbody catchment is present on-site (Chess Stream). There are 1 record of the WFD Groundwater body. (See section 6.3-6.5 GLI).

There are 0 licensed potable water abstractions present within 2000m.

There are 0 SPZ (Source Protection Zones) on-site. There are 0 SPZs within 500m.

There is a negligible risk of river flooding and coastal floods on site. The risk of groundwater flooding on site was found to be low. The highest risk of surface water flooding on site is 1 in 30 years, 0.3m-1.0m.

4.3 Site Ecology & Radon Assessment

According to data from GLI Section 19.1, 1 record of radon was found onsite, protection measures are not required for the site and the estimated properties affected are less than <1%. The radon protection measures required would be classified as none.

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.

There are 1 record of SSSIs within 2000 metres of the site. There are 1 record of SSSI Impact Risk Zone on site (See GSI 10.17, Appendix B).

Moreover, there are 0 records of Conserved Wetland Sites, 0 records of Special Areas of Conservation, 0 records of Special Protection Areas, and 0 records of National Nature Reserves, Biosphere Reserves, Forests Parks, or Marine Conservation Zones within 2000 metres of the site.

There are 0 records of Local Nature Reserves within 2000 metres and 8 records of Designated Ancient Woodland (See GSI 10.6-10.7, Appendix B).

There are 3 record of Nitrate Vulnerable Zone within 2000 metres of the site (See GSI 10.16, Appendix B).

4.4 Estimated Soil Chemistry

Data obtained from GLI (Section 21.2) in relation to estimated urban soil chemistry for key metals and metalloid elements are summarised in the table above.

Element	Location	Estimated Soil Concentration (mg/Kg) *
Arsenic	On-site	15-25
Bioaccessible Arsenic	On-Site	No Data
Cadmium	On-site	1.8
Chromium	On-site	60-90
Lead	On-site	100
Bioaccessible Lead	On-site	60
Nickel	On-site	15-30

5 Industrial Setting

5.1 Historical Land History

Copies of Old survey maps covering this area are included in Appendix C and all relevant details have been summarised below.

Date	Site Description	Adjacent Areas (Contextual Description)
1874–1875	Site comprises undeveloped agricultural land associated with the wider farm holding. No buildings or potentially contaminative uses identified on-site.	Predominantly rural landscape consisting of agricultural fields, woodland and dispersed farm buildings.
1896–1897	Site remains agricultural in character. Minor boundary changes are evident and a small structure is recorded nearby.	Rural agricultural setting with farmsteads and associated infrastructure.
1909–1910	No significant change. Site remains undeveloped agricultural land with no evidence of industrial activity.	Agricultural land and farm buildings remain the dominant surrounding land used.
1946	Site remains largely unchanged and in agricultural use. No potentially contaminative uses identified.	Rural environment comprising fields, farm buildings and associated agricultural land.
1950–1956	Site continues in agricultural use with no significant development.	Surrounding area remains predominantly rural and agricultural in character.
1961–1963	No notable changes identified. Site remains open agricultural land.	Agricultural fields and farm-related buildings continue to dominate the local area.
1965–1970	Site remains undeveloped with no evidence of potentially contaminative land uses.	Rural agricultural setting maintained throughout the wider area.
1974–1975	Site remains generally open with no significant development identified.	Agricultural and farm-related land uses persist in the surrounding area.

1975–1978	A building appears within the site, consistent with farm-related or residential occupation associated with the wider farm holding.	Surrounding land remains predominantly agricultural with scattered rural development.
1983–1989	Building remains present on-site with minor alterations or extensions evident during this period.	No significant industrial or potentially contaminative land uses identified in the immediate vicinity.
1991–1994	Site remains in stable farm-associated/residential use with no significant changes recorded.	Rural land uses continue to dominate the surrounding area.
2001–2003	Existing building configuration remains unchanged.	Agricultural land and dispersed rural properties remain characteristic of the area.
2010–2015	No significant changes identified. Site remains associated with the wider farm holding and residential occupation.	Rural setting remains largely unchanged with agricultural land continuing to surround the site.
2025	Site occupied by existing farm-associated residential/mobile home development proposed to be replaced. No evidence of historical industrial, landfill or other contaminative uses identified.	Area remains rural in character and associated with agricultural land use.
1874–1875	Site comprises undeveloped agricultural land associated with the wider farm holding. No buildings or potentially contaminative uses identified on-site.	Predominantly rural landscape consisting of agricultural fields, woodland and dispersed farm buildings.
1896–1897	Site remains agricultural in character. Minor boundary changes are evident and a small structure is recorded nearby.	Rural agricultural setting with farmsteads and associated infrastructure.

1909–1910	No significant change. Site remains undeveloped agricultural land with no evidence of industrial activity.	Agricultural land and farm buildings remain the dominant surrounding land use.
1946	Site remains largely unchanged and in agricultural use. No potentially contaminative uses identified.	Rural environment comprising fields, farm buildings and associated agricultural land.
1950–1956	Site continues in agricultural use with no significant development.	Surrounding area remains predominantly rural and agricultural in character.
1961–1963	No notable changes identified. Site remains open agricultural land.	Agricultural fields and farm-related buildings continue to dominate the local area.
1965–1970	Site remains undeveloped with no evidence of potentially contaminative land uses.	Rural agricultural setting maintained throughout the wider area.
1974–1975	Site remains generally open with no significant development identified.	Agricultural and farm-related land uses persist in the surrounding area.
1975–1978	A building appears within the site, consistent with farm-related or residential occupation associated with the wider farm holding.	Surrounding land remains predominantly agricultural with scattered rural development.
1983–1989	Building remains present on-site with minor alterations or extensions evident during this period.	No significant industrial or potentially contaminative land uses identified in the immediate vicinity.
1991–1994	Site remains in stable farm-associated/residential use with no significant changes recorded.	Rural land uses continue to dominate the surrounding area.
2001–2003	Existing building configuration remains unchanged.	Agricultural land and dispersed rural properties remain characteristic of the area.
2010–2015	No significant changes identified. Site remains	Rural setting remains largely unchanged with agricultural

	associated with the wider farm holding and residential occupation.	land continuing to surround the site.
2025	Site occupied by existing farm-associated residential/mobile home development proposed to be replaced. No evidence of historical industrial, landfill or other contaminative uses identified.	Area remains rural in character and associated with agricultural land use.
1874–1875	Site comprises undeveloped agricultural land associated with the wider farm holding. No buildings or potentially contaminative uses identified on-site.	Predominantly rural landscape consisting of agricultural fields, woodland and dispersed farm buildings.

5.2 Current Land Use (within 200m)

The site is currently occupied by an occupied green open space. There are records of 1 recent industrial land uses within 250 metres of the site. There is a Disability and Mobility Equipment Company 248m east.

Further details on current land use within 250 metres of the site can be found in Section 4.1 GLI (Appendix B).

5.3 Landfill and Waste

The following information has been obtained from GLI.

- There are 0 active or recent landfills within 500m of the site.
- There are 0 records of historical landfill sites within 500m of the site.
- There is 0 records of historical waste site within 500m of the site.
- There are 0 records of licensed waste sites within 500m of the site.
- There are 2 waste exemptions within 500m of the site (refer to section 3.7 GLI Appendix B).

5.4 Statutory Requirements / Authorisations

19 historical licensed industrial activities have been recorded within 500m of the site and 0 historical licensed industrial activities on-site. (See GLI Appendix A, Section 2.1).

5.4 Pollution Incidents and Discharge Contents

Records show that there have been 0 pollution incidents on site.

There are 1 licensed pollutant release sites within 500m of the proposed development (see GLI section 4.11) and 0 current or recent petrol stations recorded within 500m of the site.

There are 0 records of a licensed discharge to controlled waters within 500 metres of the site.

6 Phase 1 Contamination Risk Assessment

6.1 Introduction

A Phase 1 qualitative contamination risk assessment has been undertaken for the study site. The methodology is depicted in each section. Potential pollutant linkages have been identified by the use of information on potential hazards (contaminant sources), receptors, and exposure pathways. In the event of a pollutant linkage, the level of risk is determined. Since the classification of risks into acceptable and non-acceptable categories also depends on the viewpoint of individual stakeholders, a risk estimation that predicts the likely consequence, the probability of harm, and the degree of harm has been presented.

6.2 Conceptual Site Model (CSM)

The Tier 1 risk assessment includes the development of a preliminary conceptual site model (CSM). The CSM describes the types and locations of potential contamination sources, the identification of potential receptors, and the identification of potential transport/ migration pathways.

6.2.1 Hazard Identification

A hazard is a substance or situation that has the potential to cause harm. Hazards may be chemical, biological, or physical (e.g. explosive gases). At Tier 1 the potential for hazards to be present is determined from consideration of the previous or ongoing activities on or near the site by the criteria presented in Table 6.1. Based on the land use information Potential Contaminants of Concern (PCOC) are identified.

Table 6.1: Criteria for Classifying Hazards / Potential for Generating Contamination

Classification/Score	Potential for generating contamination/gas based on land use
Very Low 1	Land Use: greenfield Contamination: None. Gas generation potential: Inert-Made Ground
Low 2	Land Use: residential, retail, or office use, recent small-scale industrial. Contamination: None or locally slightly elevated concentrations. Gas generation potential: Alluvium or dock silt
Moderate 3	Land Use: railway yards, collieries, scrap yards, light industry, engineering works. Contamination: Locally elevated concentrations. Gas generation potential: Pre 1960's landfill
High 4	Land Use: gas works, chemical works, heavy industry, non-hazardous landfills. Contamination: Possible widespread elevated concentrations. Gas generation potential: Shallow mine workings
Very High 5	Land Use: hazardous waste landfills. Contamination: Widespread elevated concentrations. Gas generation potential: Domestic landfill post-1960

The current on-site land use is classed as having a low potential for the generation of contamination.

6.2.2 Potential Sources of Contamination

The historical review, environmental database search and available mapping have been assessed to identify potential sources of contamination that may affect the site. Whilst no significant contaminative land uses have been identified on-site, several potential sources have been considered within the preliminary Conceptual Site Model (CSM). Based on the information reviewed, the overall potential for contamination is considered to be low.

Agricultural Activities

The site has historically been associated with agricultural and farm-related land use. Such activities have the potential to give rise to localised contamination through the storage and use of agricultural chemicals and materials. Potential contaminants associated with agricultural activities may include:

- Fuel oils and hydrocarbons associated with farm machinery and equipment;
- Pesticides, herbicides and fungicides used for agricultural operations;
- Fertilisers containing elevated concentrations of nitrates, phosphates and other compounds;
- Livestock-related materials, including manure, silage effluent and animal wastes;
- Agricultural building materials and waste arising from routine farm operations.

No evidence of significant contamination associated with such activities has been identified; however, these are considered plausible potential sources within the context of the site's historical agricultural use.

Historical Mineral Extraction Activities

Groundsure records identify a historic clay pit approximately 211m east of the site and a historic sand pit approximately 269m south-east of the site. Historic extraction activities can occasionally be associated with infilling using materials of variable origin and quality. However, both features are located off-site and no evidence has been identified to indicate that they have adversely affected the application site.

Pollution Incidents

Environmental database records indicate the presence of historic pollution incidents within the wider search area. Whilst these incidents are not located on the application site, they have been considered during the assessment as potential off-site contamination sources. Based on the available information and separation distances involved, the risk posed to the site is considered low.

Licensed Industrial Activities

A licensed dry-cleaning facility is recorded approximately 491m west of the site. Dry-cleaning operations can historically be associated with chlorinated solvents and related contaminants.

Given the distance from the site and the absence of any identified pathway linking the facility to the application site, the potential risk is considered negligible to low.

Potential Made Ground

No records of made ground have been identified on the site. However, as with many rural agricultural properties, there remains the possibility of localised areas of made ground associated with historical farm activities, minor earthworks, hardstanding construction or the deposition of construction materials. No evidence has been identified to suggest that any such material is widespread or presents a significant contamination risk.

Summary

The current and historical review has identified a small number of potential contamination sources associated with historical agricultural land use, nearby historic mineral extraction features, surrounding pollution records and licensed industrial activities. Based on the available information, no significant pollutant linkages have been identified and the overall hazard potential of the site remains Low (Score 2) in accordance with Table 6.1.

6.2.3 Receptor Identification

Table 6.2 Identification of Potential Receptors

Receptor Type	Potential Receptor (Y/N) & Sensitivity/Value
Human – future occupiers	Yes – the proposal is for residential use - High Sensitivity
Human – construction & maintenance	Yes – workers will be present during construction, and innovation and might occasionally visit for maintenance, etc. High Sensitivity
GLI Human – neighbouring properties/third parties	Yes – multiple residential developments adjacent to the site – High Sensitivity.
Controlled waters – surface Water	Yes – WFD Surface water body catchment is present on site – High Sensitivity.
Controlled waters – groundwater	Yes – Secondary superficial aquifer lies under the site – High Sensitivity.
Buildings / Materials	Yes – a residential building will be constructed on-site - Medium Sensitivity
Property, Animal, or Crop including buildings, service lines, pipes, crops, livestock, pets, woodland	No, the site will not include any of these.
Ecological Systems	No, this is outside the scope of this assessment and hence eliminated as a receptor.

Archaeological sites and ancient monuments	No – eliminated as a potential receptor for this contamination assessment.
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Table 6.3 below has been generated using descriptions of environmental receptor importance/value given in various guidance documents, including R&D 66 (NHBC 2008) and Transport Analysis Guidance (based on DETR 2000).

Table 6.3: Criteria for Classifying Receptor Sensitivity/Value

Classification/Score	Definition
Very Low 1	Receptor of limited importance Groundwater: Non-aquifer Surface water: GQA Grade F Ecology: No local designation Buildings: Replaceable Human health: Unoccupied/limited access
Low 2	Receptor of local or county importance with potential for replacement Groundwater: Secondary aquifer Surface water: GQA Grade D/E Ecology: local habitat resources Buildings: Local value Human health: Industrial
Moderate 3	Receptor of local or county importance with potential for replacement Groundwater: Principal aquifer Surface water: GQA Grade B/C Ecology: County wildlife sites, Areas of Outstanding Natural Beauty (AONB) Buildings: Areas of Historic Character Human health: Commercial
High 4	Receptor of county or regional importance with limited potential for replacement Groundwater: Source Protection Zone 2 Surface water: GQA Grade A Ecology: SSSI, National or Marine Nature Reserve (NNR or MNR) Buildings: Conservation Area Human health: Open spaces and uses where children are present
Very High 5	Receptor of national or international importance Groundwater: Source Protection Zone 1 Surface water: GQA Grade A Ecology: Special Areas of Conservation (SAC and candidates), Special Protection Areas (SPA and potentials), or wetlands of international importance (RAMSAR) Buildings: World Heritage site Human health: Residential

6.2.4 Pathway Identification

The table below identifies all the possible pathways for different receptors, which is human health through ingestion, inhalation dermal absorption, surface water, and groundwater in our case.

Table 6.4: Exposure Pathway and Modes of Transport

Receptor	Pathway	Mode of transport
Human health	Ingestion	Fruit or vegetable leaf or roots Contaminated water
		Soil/dust indoors
		Soil/dust outdoors
	Inhalation	Particles (dust/soil) – outdoor
		Particles (dust/soil) – indoor
		Vapours – outdoor - migration via natural or anthropogenic pathways
		Vapours - indoor - migration via natural or anthropogenic pathways
	Dermal absorption	Direct contact with soil
		Direct contact with water (swimming/showering)
		Irradiation
Groundwater	Leaching	Gravity/permeation
	Migration	Natural – groundwater as a pathway Anthropogenic (e.g. boreholes, culverts, pipelines, etc.)
Surface Water	Direct	Runoff or discharges from pipes
	Indirect	Recharge from groundwater
	Indirect	Deposition of windblown dust
Buildings	Direct contact	Sulphate attack on concrete, hydrocarbon corrosion of plastics
	Gas ingress	Migration via natural or anthropogenic paths
Ecological systems		Runoff/discharge to a surface water body
		Windblown dust
		Groundwater migration
		At the point of contaminant source
Animal and crop	Direct	Windblown or flood-deposited particles/dust/sediments
	Indirect	Plants via root uptake or irrigation. Animals through watering
	Inhalation	By livestock/fish - gas/vapour/particulates/dust
	Ingestion	Consumption of vegetation/water/soil by animals

6.2.5 Hazard Assessment

As the development is for residential use, the sensitivity of the receptors has been classified as high with a score of 4 according to Table 6.3 (in terms of human health). There are no elevated concentrations of pollutants on-site (see Section 4.4), and 0 pollutant incidents were noted on site. Potential sources associated with agricultural land use, historic off-site mineral

extraction features, minor pollution incidents within the surrounding area and farm-related activities have been assessed. No significant pollutant linkages have been identified and therefore the hazard classification has been determined as low with a score of 2 (from Table 6.1). Exposure through soil/dust ingestion as well as dermal absorption indicates that there are pathways/linkages associated with future use of the site (Table 6.4) and the classification of probability from Table A1 is unlikely. The consequence is classified as mild with a score of 6 (from Table A3) and thus the classification of risk is very low (from Table A2).

Please note that the criteria for classifying probability, consequence, and risk are found in Appendix B.

6.3 Confidence and Uncertainty

CLR 11 requires an appropriate range and level of information to be collected. The information quality criteria given in CLR 11 are:-

Relevant – to the context of the assessment

Sufficient – for the required level of confidence

Reliable – reflect the true or likely conditions.

Transparent – in meaning and origin.

Whilst the data used in this assessment is considered robust and suitable for the purpose, there is always an element of uncertainty concerning the extent and actual realisation of potential contamination without site-specific data.

7 Phase 1 Risk Assessment Conclusions

The Phase 1 Contaminated Land Assessment for Backsettown Farm has reviewed the site's historical development, environmental setting, and potential contamination risks in line with relevant planning policy and statutory guidance. Historical mapping demonstrates that the site has remained predominantly undeveloped or in low-intensity residential use, with no indication of former industrial operations or activities typically associated with contamination. Structural changes on the plot relate solely to residential buildings constructed in the mid-1970s and later modified, none of which constitute a credible contamination source.

Environmental datasets show no presence of made ground, landfill sites, pollution incidents, or other potential contamination sources in or near the site. Estimated soil chemistry indicates concentrations consistent with local background levels, with no elevated contaminants identified.

Hydrogeological information confirms that both the superficial deposits and underlying bedrock form Secondary Aquifers of low vulnerability. No Source Protection Zones are located on or near the site, and the risk of fluvial or groundwater flooding is low. Taken together, the environmental conditions are not characteristic of a site with increased contamination risk.

The preliminary Conceptual Site Model (CSM) highlights several potential receptors—including future residents, construction personnel and controlled waters—but identifies no plausible contamination sources or viable pollutant linkages capable of posing harm. The hazard potential and pathway viability are both low, resulting in an overall very low contamination risk classification. As such, the proposed development is not expected to be constrained by land contamination issues.

The revised conceptual site model considered agricultural land use, historic off-site mineral extraction features, nearby pollution incidents and farm-related activities as potential contamination sources. No significant pollutant linkages were identified and the overall contamination risk remains very low.

Based on the information reviewed, there is no evidence to suggest significant contamination or unacceptable risk under the current planning framework. Accordingly, intrusive site investigation is not considered necessary at this stage, and the site is regarded as suitable for its proposed residential development in accordance with the NPPF requirement that land, following development, should not be capable of being determined as contaminated under Part 2A.

Appendices

Appendix A:

Appendix B:

Appendix C:

Risk Assessment Methodology

Ground Location Intelligence Report

Historical Maps

Appendix A : Risk Assessment Methodology

The criteria for classifying probability are set out in Table A1 and have been taken directly from CIRIA C552 (Table 6.4). Probability considers the integrity of the exposure pathway.

Table A1: Classification of Probability

Classification	Definition
High likelihood	There is a pollution linkage and an event either appears very likely in the short-term and almost inevitable over the long-term, or there is already evidence at the receptor of harm/pollution.
Likely	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 likelihood	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 an event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.

Risk estimation classifies what degree of harm might result to a receptor (defined as consequence) and how likely it is that such harm might arise (probability).

The Tier 1 risk classification is estimated for each pollutant linkage using the matrix given in Table A2 which is taken directly from C552 (Table 6.5).

Table A2: Classification of Risk (Combination of Consequence and Probability)

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

The consequence classifications detailed in Table A3 have been adapted from Table 6.3 presented in C552 and R&D 66 (Annex 4 Table A4.3).

Table A3: Classification of Consequence (score = magnitude of hazard and sensitivity of receptor)

Classification / Score	Examples
Severe 20-25	Human health effect - exposure likely to result in "significant harm". Significant harm to humans is defined in Circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects, or impairment of reproductive function. Controlled water effect - the short-term risk of pollution (note: Water Resources Act contains no scope for considering the significance of pollution) of sensitive water resources. Equivalent to EA Category 1 incident (persistent and/or extensive effects on water quality leading to closure of potable abstraction point or loss of amenity, agriculture, or commercial value. Major fish kill. Ecological effect - short-term exposure likely to result in a substantial adverse effect. Catastrophic damage to crops, buildings, or property
Medium 13-19	Human health effect - exposure could result in "significant harm". Significant harm to humans is defined in Circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects, or impairment of reproductive function. Controlled water effect - equivalent to EA Category 2 incident requiring notification of abstractor Ecological effect - short-term exposure may result in a substantial adverse effect. Damage to crops, buildings, or property
Mild 6-12	Human health effect - exposure may result in "significant harm". Significant harm to humans is defined in Circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects, or impairment of reproductive function. Controlled water effect - equivalent to EA Category 3 incident (short-lived and/or minimal effects on water quality). Ecological effect - unlikely to result in a substantial adverse effect. Minor damage to crops, buildings, or property. Damage to the building renders it unsafe to occupy (for example foundation damage resulting in instability).
Minor 1-5	No measurable effect on humans. Protective equipment is not required during site work. Equivalent to insubstantial pollution incidents with no observed effect on water quality or ecosystems. Repairable effects on crops, buildings, or property. The loss of plants in a landscaping scheme. Discolouration of concrete.

Table A4: Description of Risks and Likely Action Required

Risk Classification	Description
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation is likely to be required in the short term.
High risk	Harm is likely to arise to a designated receptor from an identified hazard. The 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 longer term.
Moderate risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. 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 risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm if realised, would at worst normally be mild.
Very low risk	There is 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 B : Ground Location Intelligence Report

BACKSETTOWN BARN, FURNERS LANE, HENFIELD, WEST SUSSEX, BN5 9HS

Order Details

Date: 27/03/2026
Your ref: PO-137
Our Ref: GS-T56-99G-JPJ-CTR

Site Details

Location: 521965 116149
Area: 0.02 ha
Authority: [Horsham District Council](#) ↗

Site plan



Quick Links

[Summary of findings](#) [p. 2](#) >
[OS MasterMap site plan](#) [p.14](#) >
[Aerial image](#) [p. 9](#) >

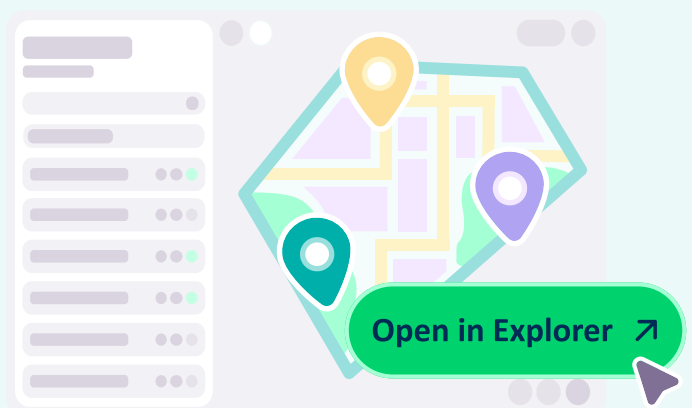
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



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	10	-
16 >	1.2 >	Historical tanks >	0	0	0	3	-
17 >	1.3 >	Historical energy features >	0	0	0	10	-
17	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	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
19 >	2.1 >	Historical industrial land uses >	0	0	5	14	-
20 >	2.2 >	Historical tanks >	0	0	0	5	-
21 >	2.3 >	Historical energy features >	0	0	0	18	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
23	3.1	Active or recent landfill	0	0	0	0	-
23	3.2	Historical landfill (BGS records)	0	0	0	0	-
24	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
24	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
24	3.5	Historical waste sites	0	0	0	0	-
24	3.6	Licensed waste sites	0	0	0	0	-
24 >	3.7 >	Waste exemptions >	0	0	0	2	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
27	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
27	4.3	Current or recent petrol stations	0	0	0	0	-
27	4.4	Electricity cables	0	0	0	0	-
27	4.5	Gas pipelines	0	0	0	0	-



27	4.6	Sites determined as Contaminated Land	0	0	0	0	-
27	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.8	Regulated explosive sites	0	0	0	0	-
28	4.9	Hazardous substance storage/usage	0	0	0	0	-
28	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
28	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
28 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
29	4.13	Radioactive Substance Authorisations	0	0	0	0	-
29	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
29	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.16	Pollutant release to public sewer	0	0	0	0	-
30	4.17	List 1 Dangerous Substances	0	0	0	0	-
30	4.18	List 2 Dangerous Substances	0	0	0	0	-
30 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	3	1	-
31	4.20	Pollution inventory substances	0	0	0	0	-
31	4.21	Pollution inventory waste transfers	0	0	0	0	-
31	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
32 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
34 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
35 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
36	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	5.5	Groundwater vulnerability- local information	None (within 0m)				
37 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	2
38 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	3
39	5.8	Potable abstractions	0	0	0	0	0
39	5.9	Source Protection Zones	0	0	0	0	-
40	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m



41 >	6.1 >	Water Network (OS MasterMap) >	0	0	5	-	-
42 >	6.2 >	Surface water features >	0	0	4	-	-
42 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
43 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
43 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
44	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
44	7.2	Historical Flood Events	0	0	0	-	-
44	7.3	Flood Defences	0	0	0	-	-
45	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
45	7.5	Flood Storage Areas	0	0	0	-	-
46	7.6	Flood Zone 2	None (within 50m)				
46	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
47 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
49 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
50	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
51	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
51	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	10.4	Special Protection Areas (SPA)	0	0	0	0	0
51	10.5	National Nature Reserves (NNR)	0	0	0	0	0
52	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
52 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	8
52	10.8	Biosphere Reserves	0	0	0	0	0
53	10.9	Forest Parks	0	0	0	0	0
53	10.10	Marine Conservation Zones	0	0	0	0	0
53	10.11	Green Belt	0	0	0	0	0



53	10.12	Proposed Ramsar sites	0	0	0	0	0
53	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
54	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
54	10.15	Nitrate Sensitive Areas	0	0	0	0	0
54 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	1
55 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
56	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	11.1	World Heritage Sites	0	0	0	-	-
58	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
58	11.3	National Parks	0	0	0	-	-
58 >	11.4 >	Listed Buildings >	0	0	1	-	-
59	11.5	Conservation Areas	0	0	0	-	-
59	11.6	Scheduled Ancient Monuments	0	0	0	-	-
59	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
61	12.2	Open Access Land	0	0	0	-	-
61	12.3	Tree Felling Licences	0	0	0	-	-
61	12.4	Environmental Stewardship Schemes	0	0	0	-	-
62	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	13.1 >	Priority Habitat Inventory >	0	0	10	-	-
64	13.2	Habitat Networks	0	0	0	-	-
64	13.3	Open Mosaic Habitat	0	0	0	-	-
64	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
65 >	14.1 >	10k Availability >	Identified (within 500m)				
66	14.2	Artificial and made ground (10k)	0	0	0	0	-



67 >	14.3 >	Superficial geology (10k) >	1	0	0	2	-
68	14.4	Landslip (10k)	0	0	0	0	-
69 >	14.5 >	Bedrock geology (10k) >	1	0	2	0	-
70	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
71 >	15.1 >	50k Availability >	Identified (within 500m)				
72	15.2	Artificial and made ground (50k)	0	0	0	0	-
72	15.3	Artificial ground permeability (50k)	0	0	-	-	-
73 >	15.4 >	Superficial geology (50k) >	1	0	0	2	-
74 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
74	15.6	Landslip (50k)	0	0	0	0	-
74	15.7	Landslip permeability (50k)	None (within 50m)				
75 >	15.8 >	Bedrock geology (50k) >	1	0	2	0	-
76 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
76 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	1	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
77	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
78 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
79 >	17.2 >	Running sands >	Very low (within 50m)				
80 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
81 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
82 >	17.5 >	Landslides >	Very low (within 50m)				
83 >	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
85 >	18.1 >	BritPits >	0	0	1	1	-
86 >	18.2 >	Surface ground workings >	0	0	12	-	-
87	18.3	Underground workings	0	0	0	0	0
87	18.4	Underground mining extents	0	0	0	0	-



87	18.5	Historical Mineral Planning Areas	0	0	0	0	-
87 >	18.6 >	Non-coal mining >	1	0	1	0	1
88	18.7	JPB mining areas	None (within 0m)				
88	18.8	The Coal Authority non-coal mining	0	0	0	0	-
89	18.9	Researched mining	0	0	0	0	-
89	18.10	Mining record office plans	0	0	0	0	-
89	18.11	BGS mine plans	0	0	0	0	-
89	18.12	Coal mining	None (within 0m)				
89	18.13	Brine areas	None (within 0m)				
90	18.14	Gypsum areas	None (within 0m)				
90	18.15	Tin mining	None (within 0m)				
90	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
91	19.1	Natural cavities	0	0	0	0	-
91	19.2	Mining cavities	0	0	0	0	0
91	19.3	Reported recent incidents	0	0	0	0	-
91	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
93 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
95 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	2	-	-	-
95	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
96	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
97	22.1	Underground railways (London)	0	0	0	-	-
97	22.2	Underground railways (Non-London)	0	0	0	-	-
97	22.3	Railway tunnels	0	0	0	-	-
97	22.4	Historical railway and tunnel features	0	0	0	-	-
97	22.5	Royal Mail tunnels	0	0	0	-	-



98	22.6	Historical railways	0	0	0	-	-
98	22.7	Railways	0	0	0	-	-
98	22.8	Crossrail 2	0	0	0	0	-
98	22.9	HS2	0	0	0	0	-

Recent aerial photograph

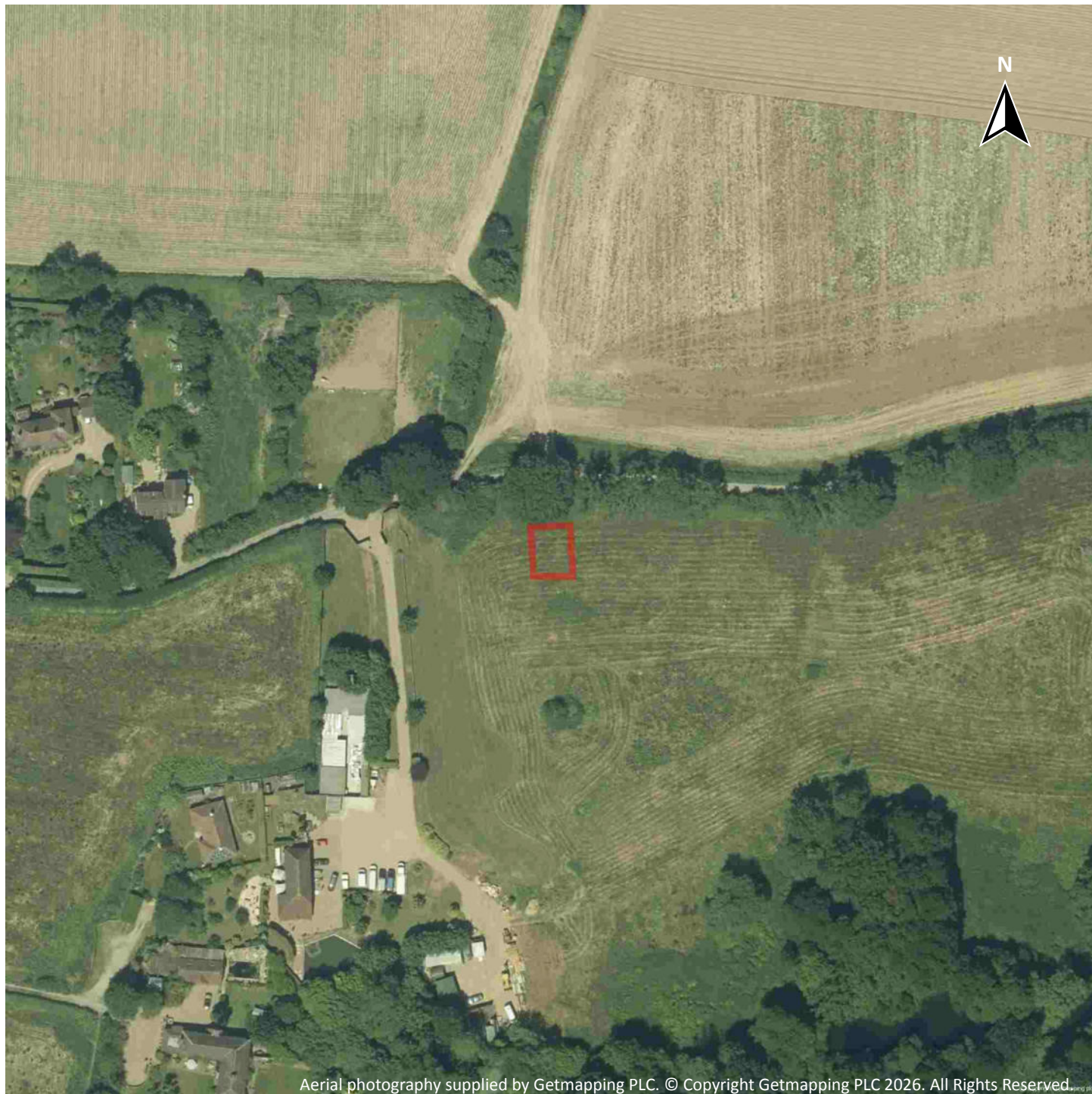


Capture Date: 22/04/2021

Site Area: 0.02ha



Recent site history - 2018 aerial photograph



Capture Date: 26/06/2018

Site Area: 0.02ha



Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.02ha



Recent site history - 2009 aerial photograph

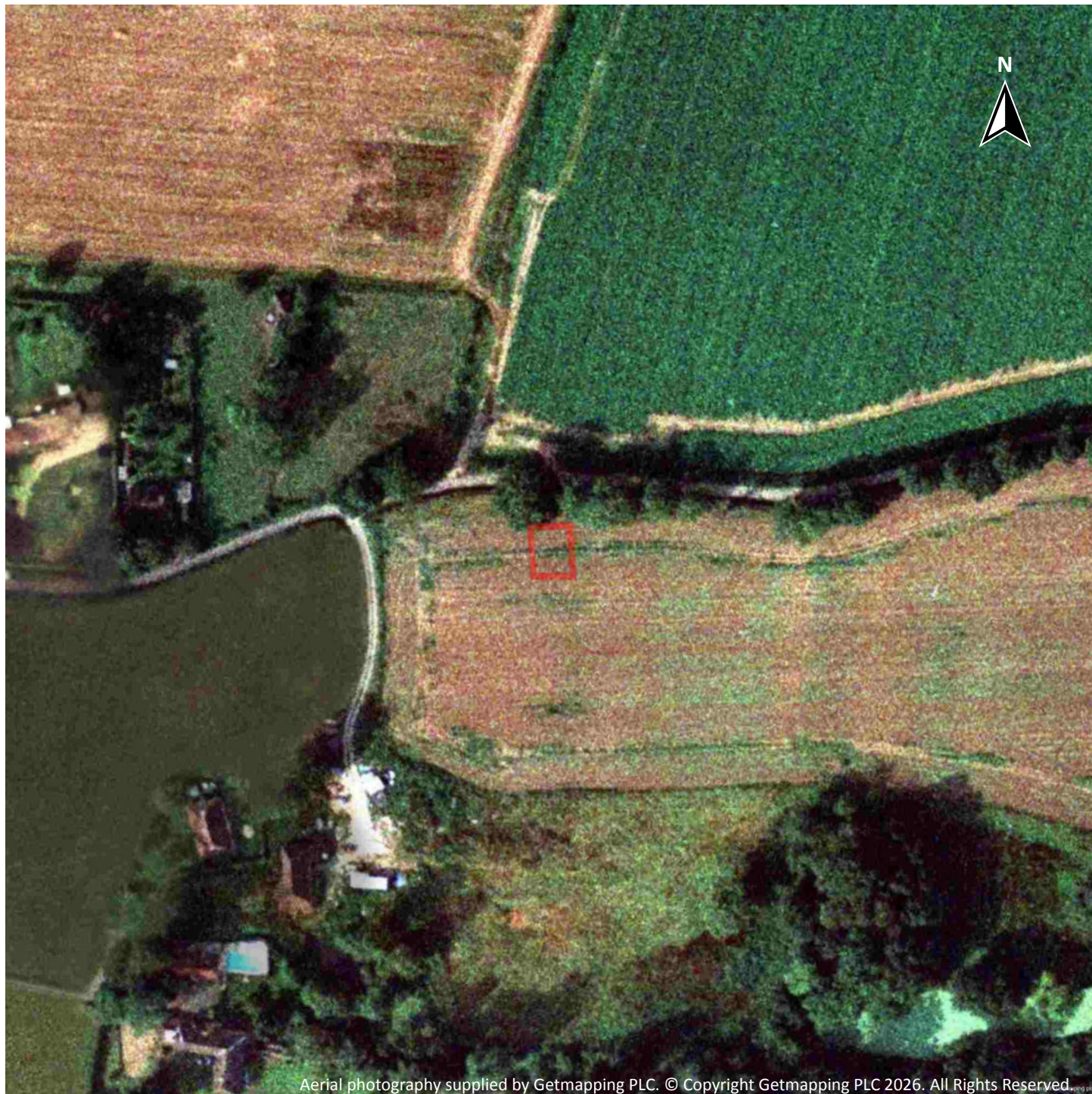


Capture Date: 22/08/2009

Site Area: 0.02ha



Recent site history - 1999 aerial photograph

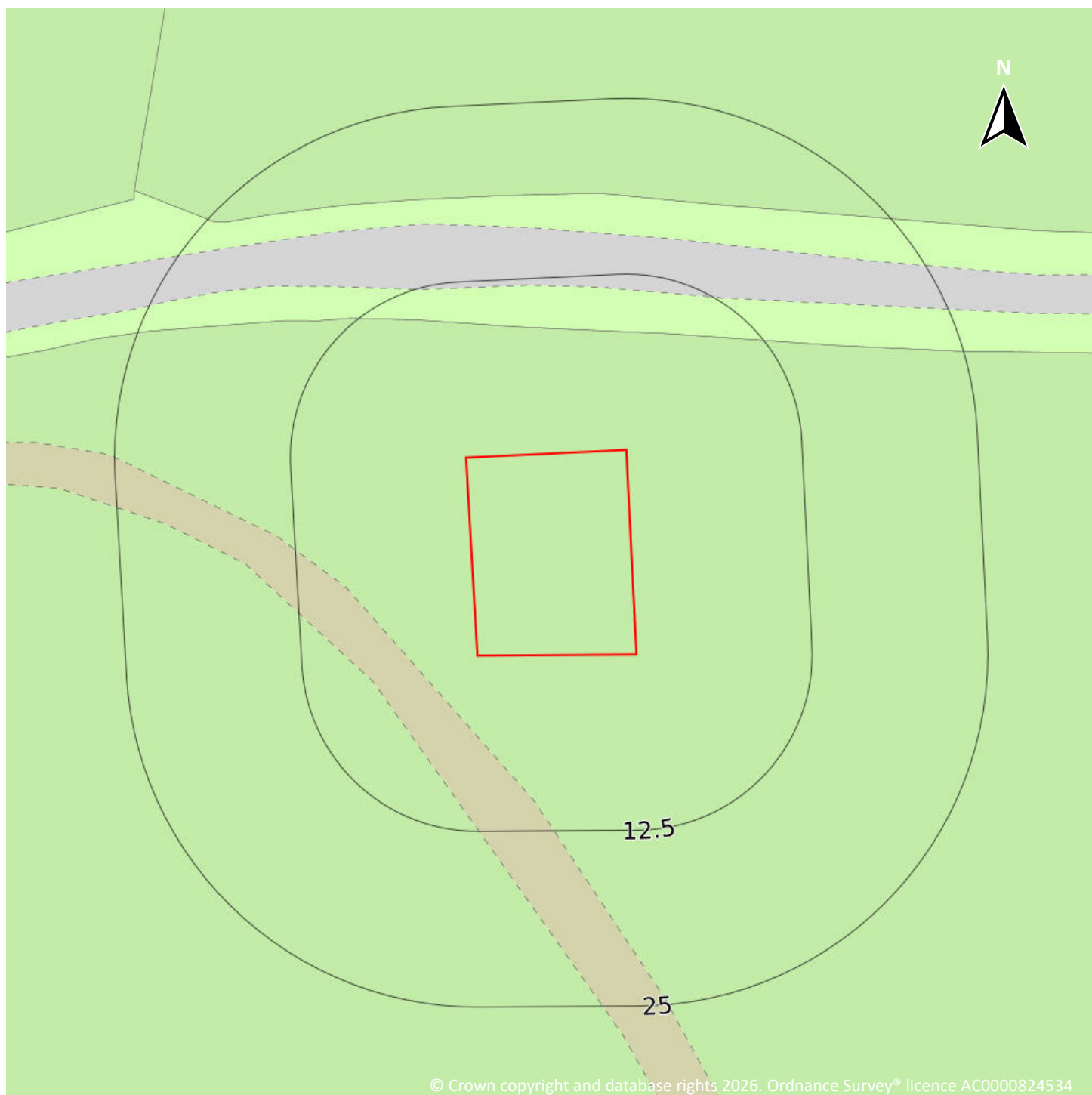


Capture Date: 04/09/1999

Site Area: 0.02ha



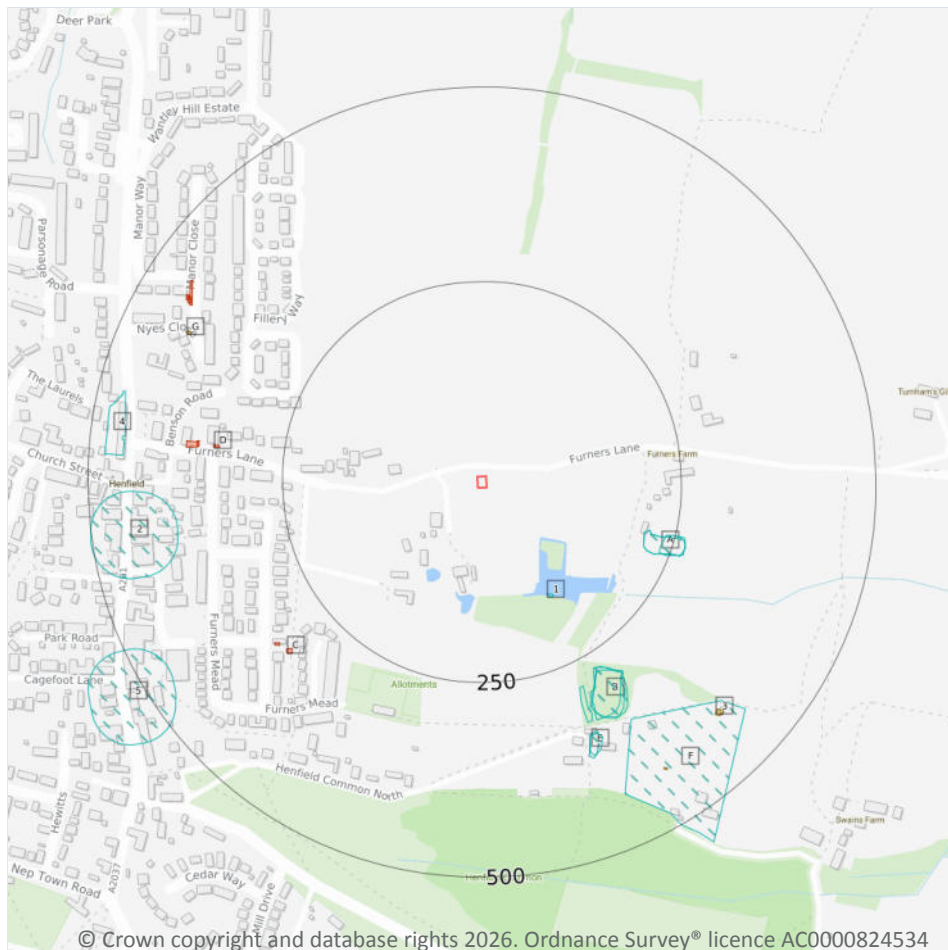
OS MasterMap site plan



Site Area: 0.02ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

14

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	157m SE	Boat House	1875	2172722



ID	Location	Land use	Dates present	Group ID
A	211m E	Old Clay Pit	1896	2158420
A	211m E	Unspecified Pit	1909 - 1946	2318911
A	236m E	Unspecified Pit	1963	2241373
B	269m SE	Sand Pit	1909 - 1946	2282211
B	270m SE	Unspecified Pit	1963 - 1974	2302872
B	276m SE	Sand Pit	1896	2214068
B	283m SE	Unspecified Ground Workings	1963 - 1974	2273950
E	342m SE	Unspecified Heap	1896	2232201
E	345m SE	Unspecified Heap	1909 - 1946	2248704
F	350m SE	Nurseries	1963	2199636
2	389m W	Smithy	1875	2181250
4	455m W	Police Station	1875	2201563
5	460m SW	Smithy	1875	2294591

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

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

ID	Location	Land use	Dates present	Group ID
3	410m SE	Unspecified Tank	1955 - 1994	418953
G	412m NW	Unspecified Tank	1897	386215
F	426m SE	Unspecified Tank	1955	386208

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m

10

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

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

ID	Location	Land use	Dates present	Group ID
C	315m SW	Electricity Substation	1970 - 1994	311883
C	323m SW	Electricity Substation	1996	266973
D	333m W	Electricity Substation	1984	271016
D	360m W	Electricity Substation	1985 - 1991	307989
D	361m W	Electricity Substation	1997	317940
G	427m NW	Electricity Substation	1974	316136
G	430m NW	Electricity Substation	1985 - 1991	295997
G	430m NW	Electricity Substation	1966	310415
G	434m NW	Electricity Substation	1984	290344
G	435m NW	Electricity Substation	1997	314642

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



1.5 Historical garages

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

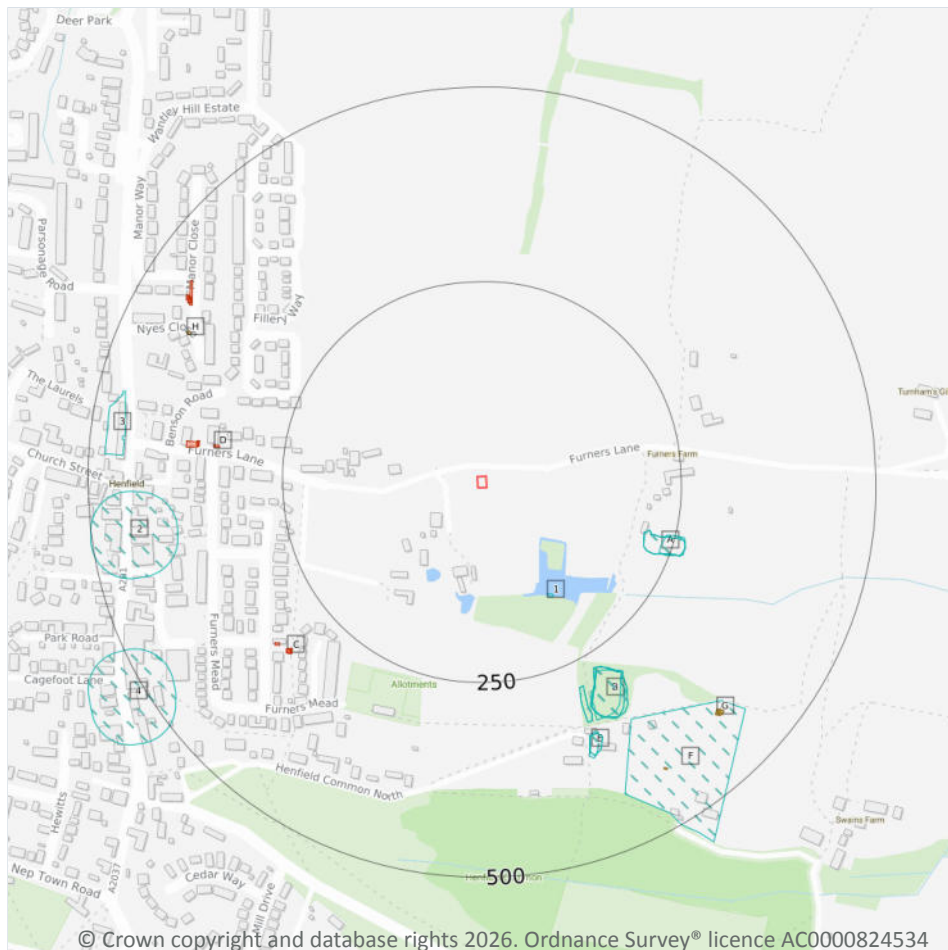
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

19

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 19](#) >

ID	Location	Land Use	Date	Group ID
1	157m SE	Boat House	1875	2172722
A	211m E	Old Clay Pit	1896	2158420
A	211m E	Unspecified Pit	1946	2318911



ID	Location	Land Use	Date	Group ID
A	211m E	Unspecified Pit	1909	2318911
A	236m E	Unspecified Pit	1963	2241373
B	269m SE	Sand Pit	1946	2282211
B	269m SE	Sand Pit	1909	2282211
B	270m SE	Unspecified Pit	1974	2302872
B	270m SE	Unspecified Pit	1963	2302872
B	276m SE	Sand Pit	1896	2214068
B	283m SE	Unspecified Ground Workings	1974	2273950
B	283m SE	Unspecified Ground Workings	1963	2273950
E	342m SE	Unspecified Heap	1896	2232201
E	345m SE	Unspecified Heap	1946	2248704
E	345m SE	Unspecified Heap	1909	2248704
F	350m SE	Nurseries	1963	2199636
2	389m W	Smithy	1875	2181250
3	455m W	Police Station	1875	2201563
4	460m SW	Smithy	1875	2294591

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 19 >](#)

ID	Location	Land Use	Date	Group ID
G	410m SE	Unspecified Tank	1955	418953
G	411m SE	Unspecified Tank	1994	418953
H	412m NW	Unspecified Tank	1897	386215
G	412m SE	Unspecified Tank	1985	418953



ID	Location	Land Use	Date	Group ID
F	426m SE	Unspecified Tank	1955	386208

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	18
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Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 19 >](#)

ID	Location	Land Use	Date	Group ID
C	315m SW	Electricity Substation	1970	311883
C	317m SW	Electricity Substation	1994	311883
C	317m SW	Electricity Substation	1987	311883
C	317m SW	Electricity Substation	1991	311883
C	317m SW	Electricity Substation	1991	311883
C	323m SW	Electricity Substation	1996	266973
D	333m W	Electricity Substation	1984	271016
D	360m W	Electricity Substation	1985	307989
D	360m W	Electricity Substation	1985	307989
D	360m W	Electricity Substation	1991	307989
D	361m W	Electricity Substation	1997	317940
H	427m NW	Electricity Substation	1974	316136
H	430m NW	Electricity Substation	1966	310415
H	430m NW	Electricity Substation	1985	295997
H	430m NW	Electricity Substation	1985	295997
H	430m NW	Electricity Substation	1991	295997
H	434m NW	Electricity Substation	1984	290344
H	435m NW	Electricity Substation	1997	314642

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

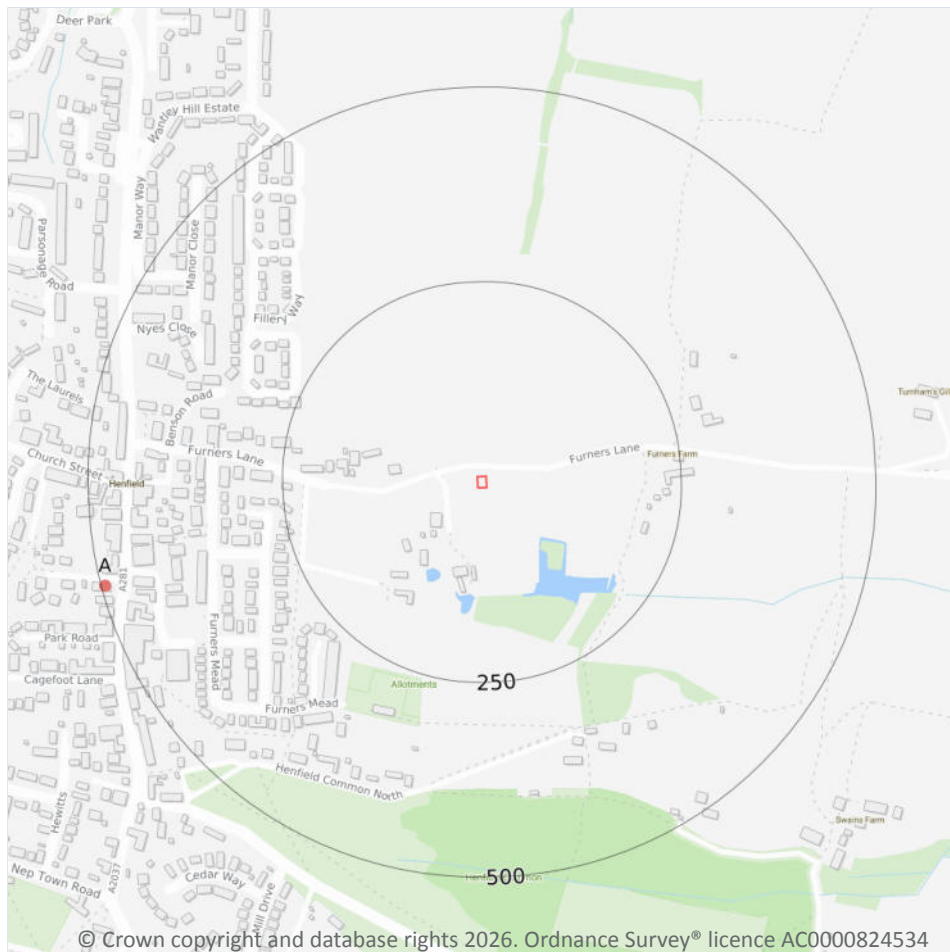
0

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



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

2

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

Features are displayed on the Waste and landfill map on [page 23 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	496m W	Hawthorn House, High Street, Henfield, Bn5 9da	WEX277762	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

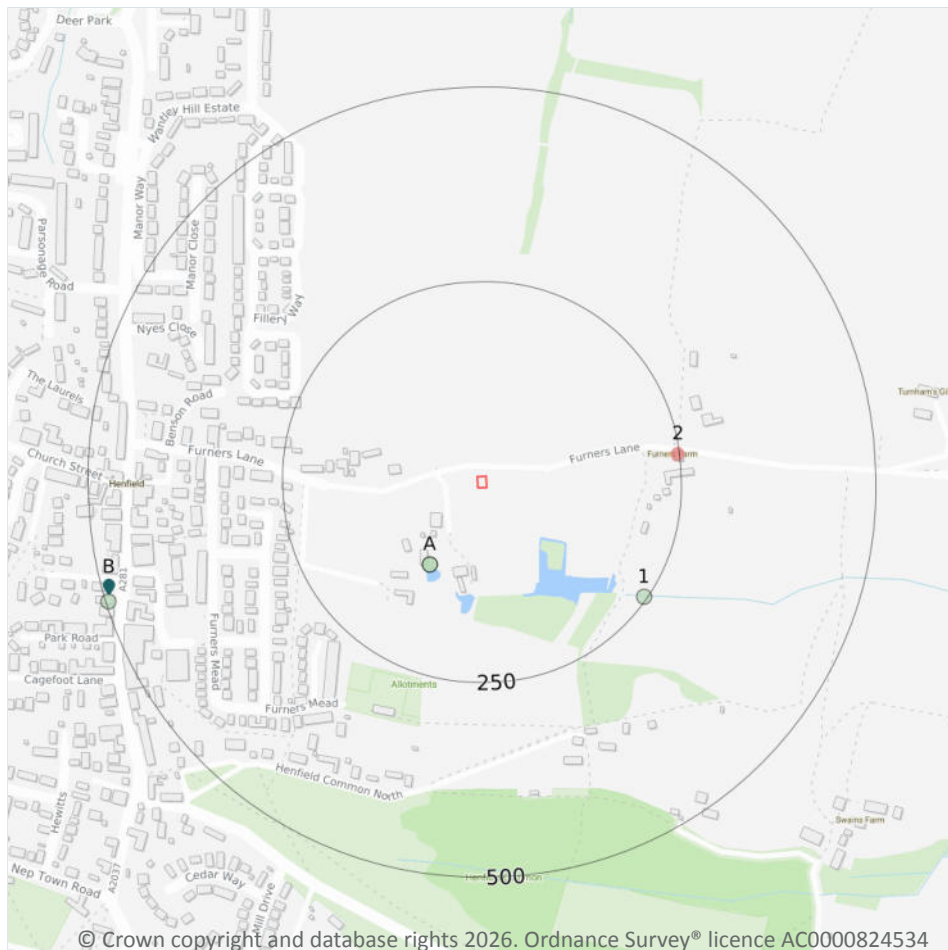


ID	Location	Site	Reference	Category	Sub-Category	Description
A	496m W	Hawthorn House, High Street, Henfield, Bn5 9da	WEX405610	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Company	Address	Activity	Category
2	248m E	Stayhome Stairlifts	Furners Farm, Furners Lane, Henfield, West Sussex, BN5 9HS	Disability and Mobility Equipment	Consumer Products

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**1**

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

Features are displayed on the Current industrial land use map on [page 26](#) >

ID	Location	Address	Details	
B	491m W	JD Cleaners (Henfield) Ltd, High Street, Henfield, West Sussex, BN5 9DA	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 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

4

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

Features are displayed on the Current industrial land use map on [page 26 >](#)

ID	Location	Details	
A	116m SW	Incident Date: 03/02/2003 Incident Identification: 134556 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	116m SW	Incident Date: 03/02/2003 Incident Identification: 134556 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
1	246m SE	Incident Date: 14/01/2002 Incident Identification: 52201 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Natural Organic Material	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
B	496m W	Incident Date: 08/01/2003 Incident Identification: 129880 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

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.

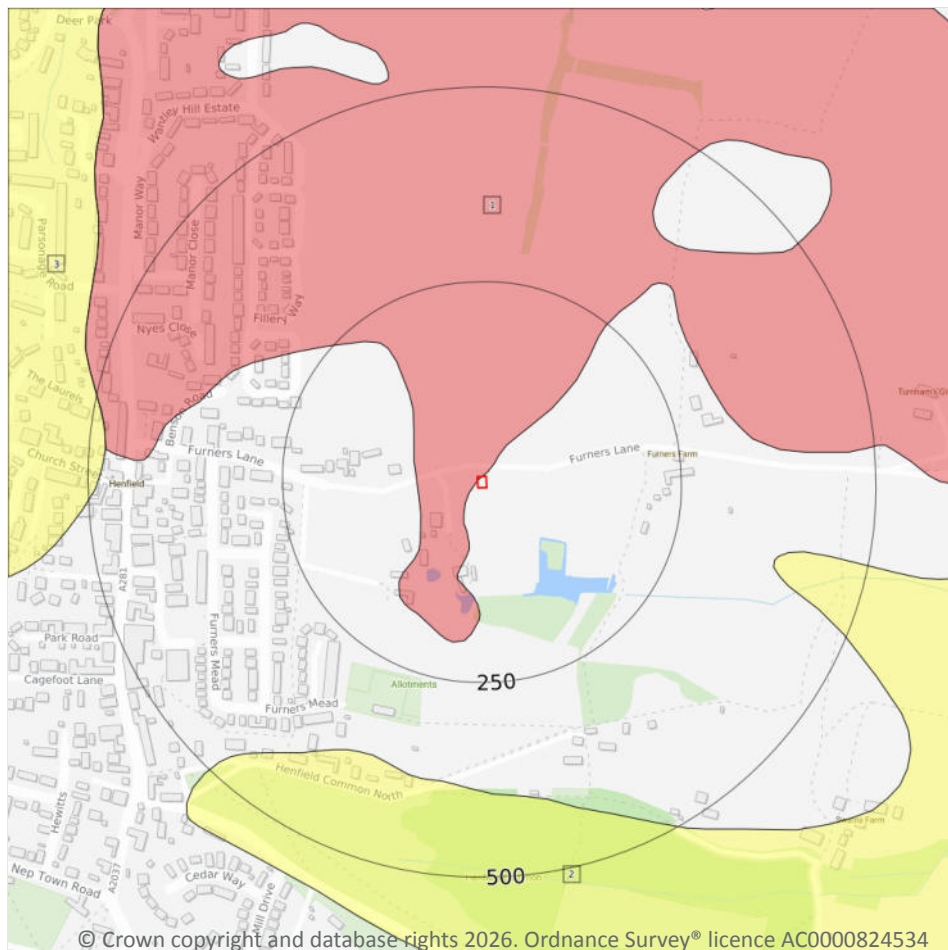
4.22 Pollution inventory radioactive waste

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

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 32](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	369m S	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

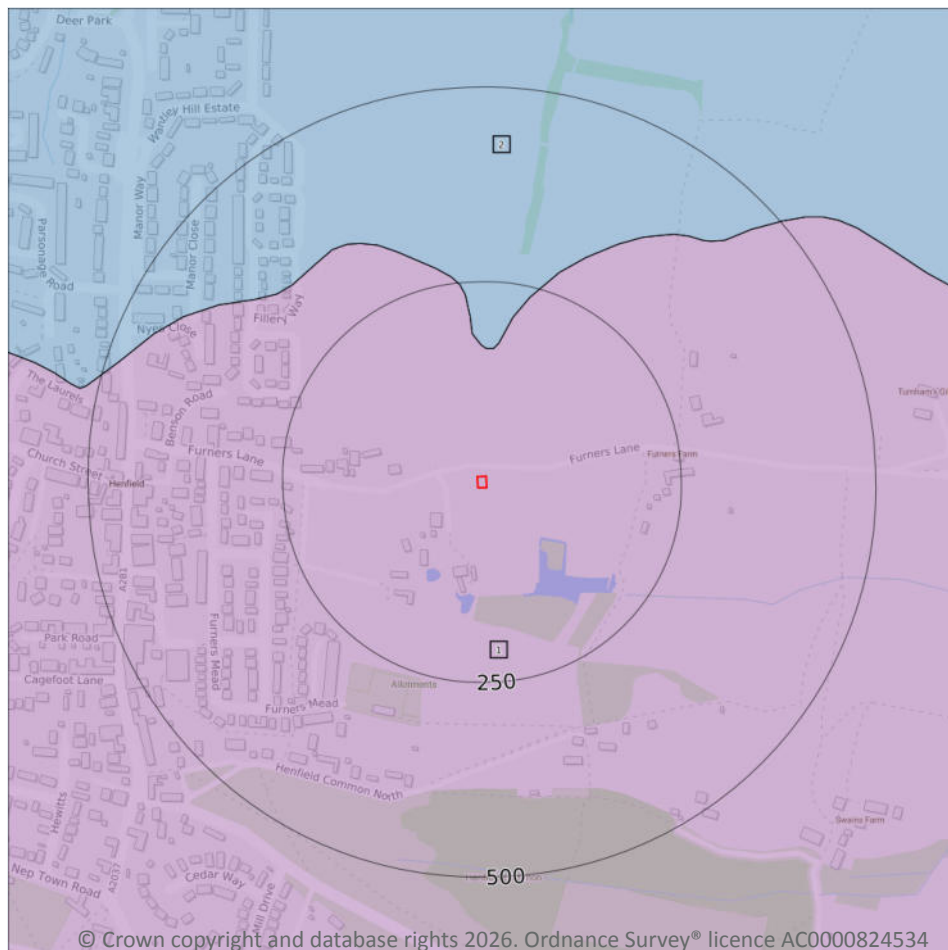


ID	Location	Designation	Description
3	479m W	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics 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 34](#) >

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	164m N	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.



[illegible]

- 35

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Intermediate Infiltration value: >70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: High Aquifer type: Principal Flow mechanism: Well connected fractures
3	29m E	Summary Classification: Principal bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: - Aquifer type: - Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: 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

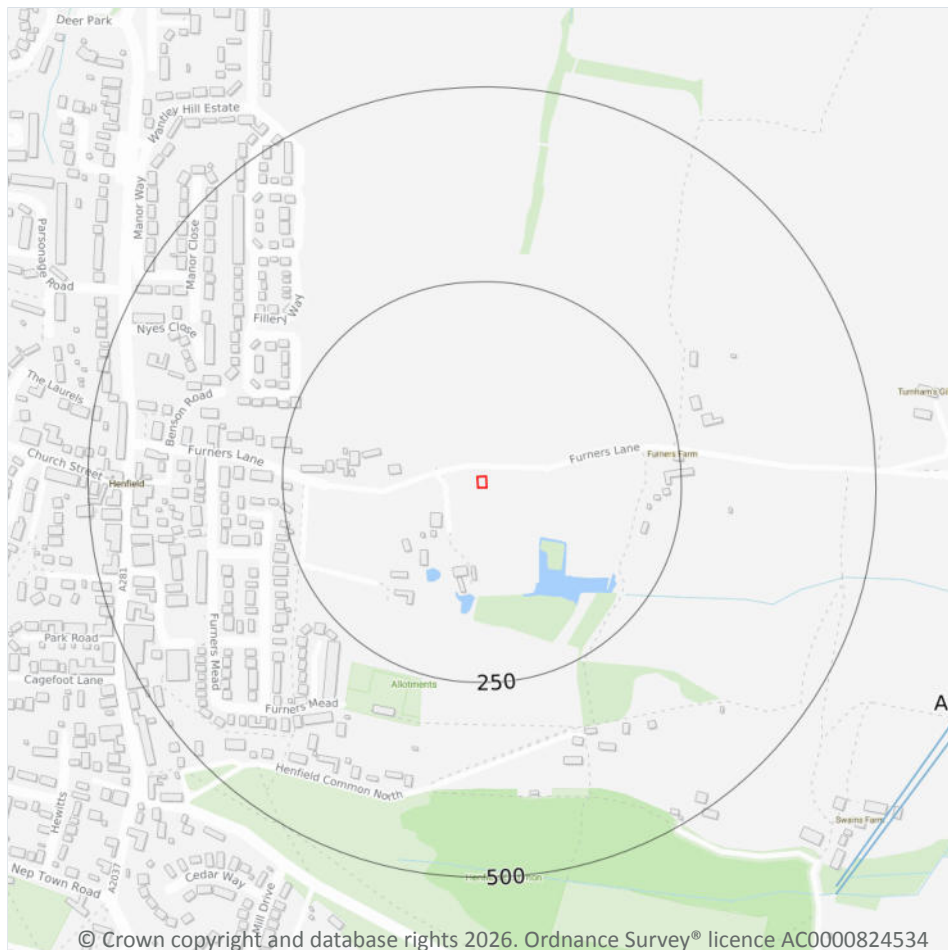
0

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
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 37 >](#)



ID	Location	Details	
-	665m S	Status: Active Licence No: 10/41/321102 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: MILL FIELD, THE COMMON, HENFIELD Data Type: Point Name: Charmaine Hines and Ashley Brooks Easting: 521900 Northing: 115480	Annual Volume (m ³): 6387 Max Daily Volume (m ³): 90.9 Original Application No: NPS/WR/044241 Original Start Date: 17/03/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/07/2024 Version End Date: -
-	684m S	Status: Historical Licence No: 10/41/321102 Details: Spray Irrigation - Direct Direct Source: Southern Region Groundwater Point: MILL FIELD, THE COMMON, HENFIELD Data Type: Point Name: White Esq Easting: 521910 Northing: 115460	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 20/04/1993 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	3
-----------------------------	----------

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 37 >](#)

ID	Location	Details	
A	663m SE	Status: Active Licence No: 10/41/321101 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIBUTARY OF CHESS STREAM AT SWAINS FARM, WOODMANCOTE Data Type: Line Name: Hills Esq Easting: 522420 Northing: 115630	Annual Volume (m ³): 6819 Max Daily Volume (m ³): 272.8 Original Application No: WR.0272 Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/10/2017 Version End Date: -



ID	Location	Details	
A	672m SE	Status: Historical Licence No: 10/41/321101 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: TRIBUTARY OF CHESS STREAM AT SWAINS FARM, WOODMANCOTE Data Type: Line Name: Hills Esq Easting: 522420 Northing: 115620	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/02/1966 Version End Date: -
-	827m E	Status: Historical Licence No: 23/065 Details: Spray Irrigation - Anti Frost Direct Source: Southern Region Surface Waters Point: POINT A AT FURNERS LANE, HENFIELD Data Type: Point Name: Country Fair Easting: 522740 Northing: 116460	Annual Volume (m ³): 9092 Max Daily Volume (m ³): 109 Original Application No: - Original Start Date: 01/04/1968 Expiry Date: - Issue No: 100 Version Start Date: 16/06/2009 Version End Date: -

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

5.8 Potable abstractions

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

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

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

5.9 Source Protection Zones

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

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

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

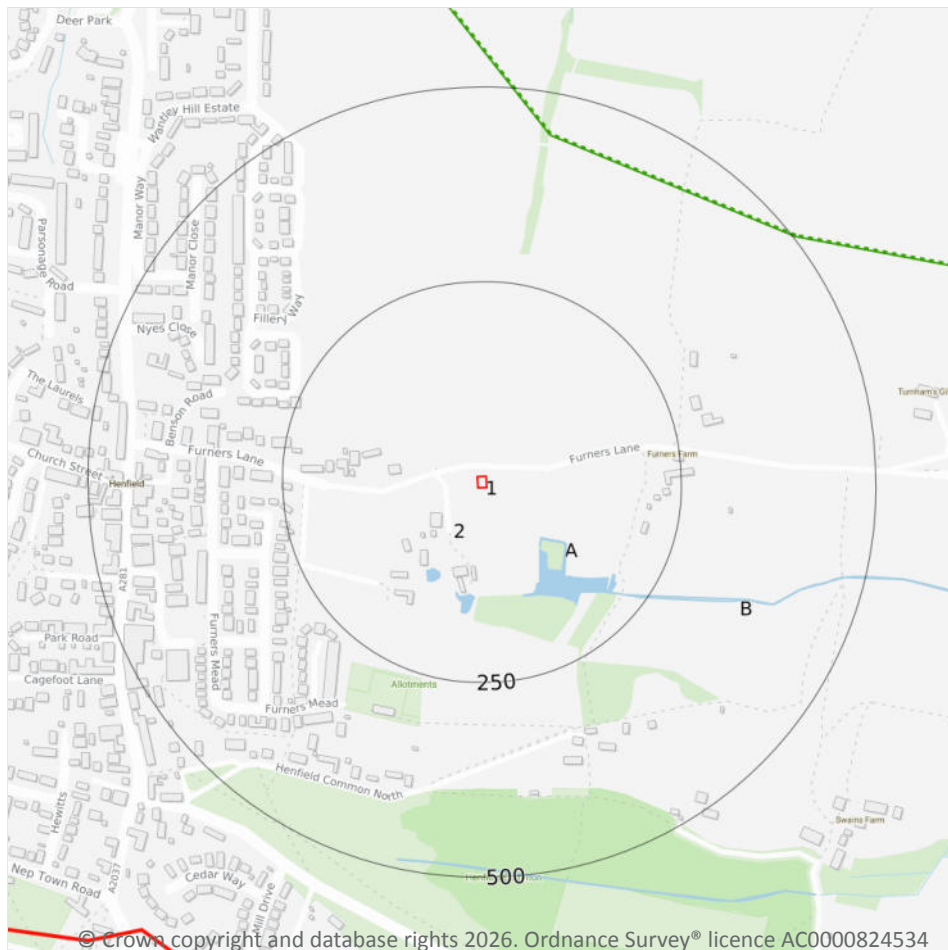
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Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive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

5

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

Features are displayed on the Hydrology map on [page 41](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	97m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



ID	Location	Type of water feature	Ground level	Permanence	Name
A	146m SE	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	210m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	216m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
B	226m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	4
----------------------------	----------

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

Features are displayed on the Hydrology map on [page 41 >](#)

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 41 >](#)

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

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



6.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

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

Features are displayed on the Hydrology map on [page 41 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	835m N	River	Chess Stream	GB107041012110 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

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

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

Features are displayed on the Hydrology map on [page 41 >](#)

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

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

7 River and coastal flooding

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

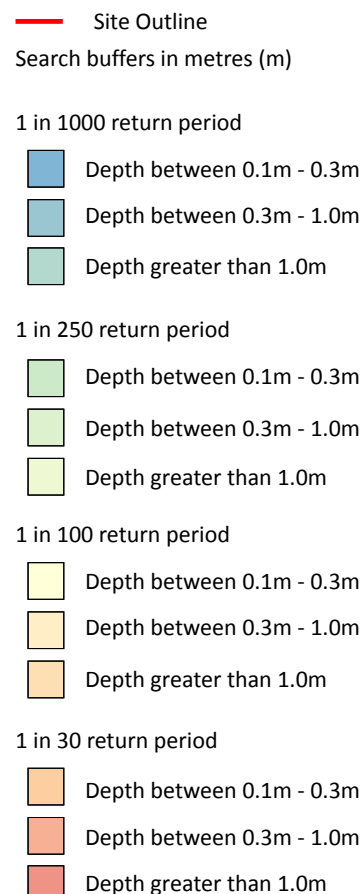
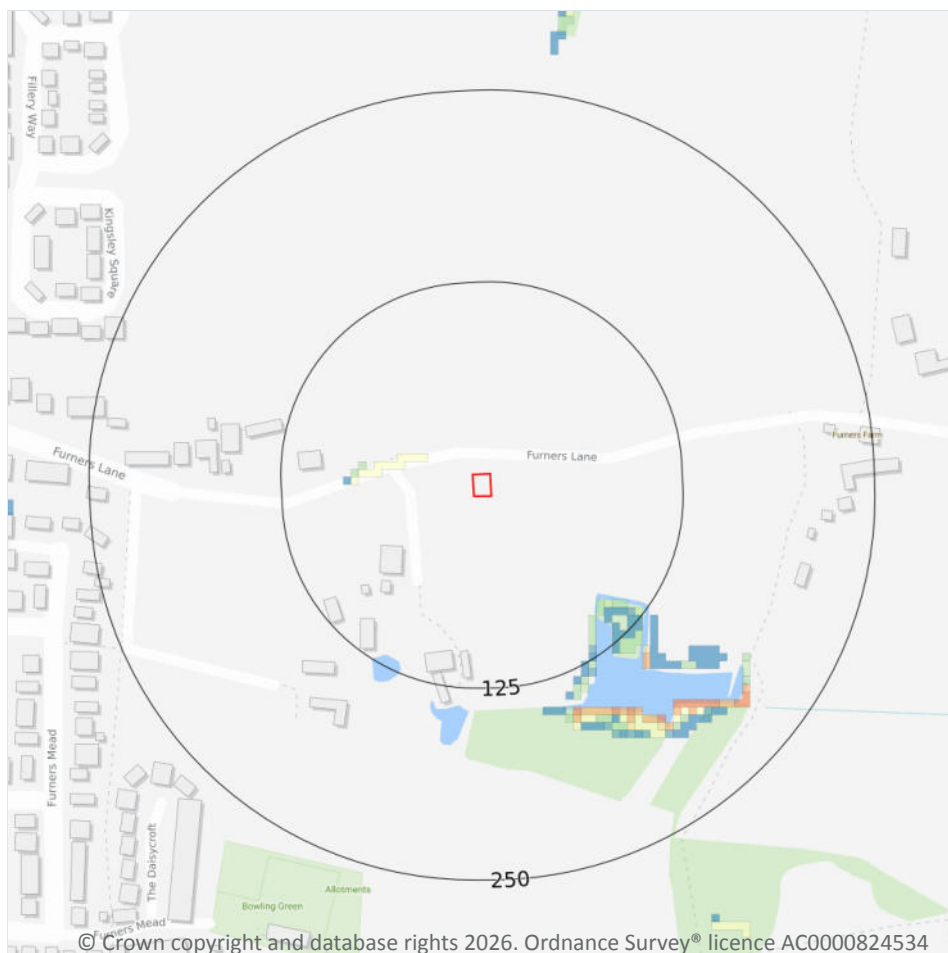
0

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

1 in 100 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on [page 47](#) >

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.

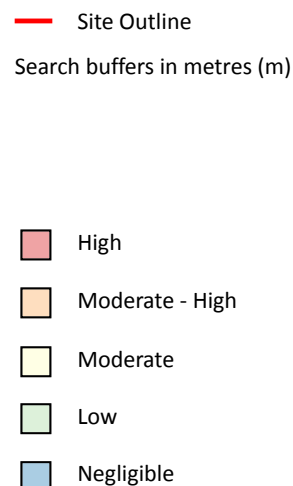
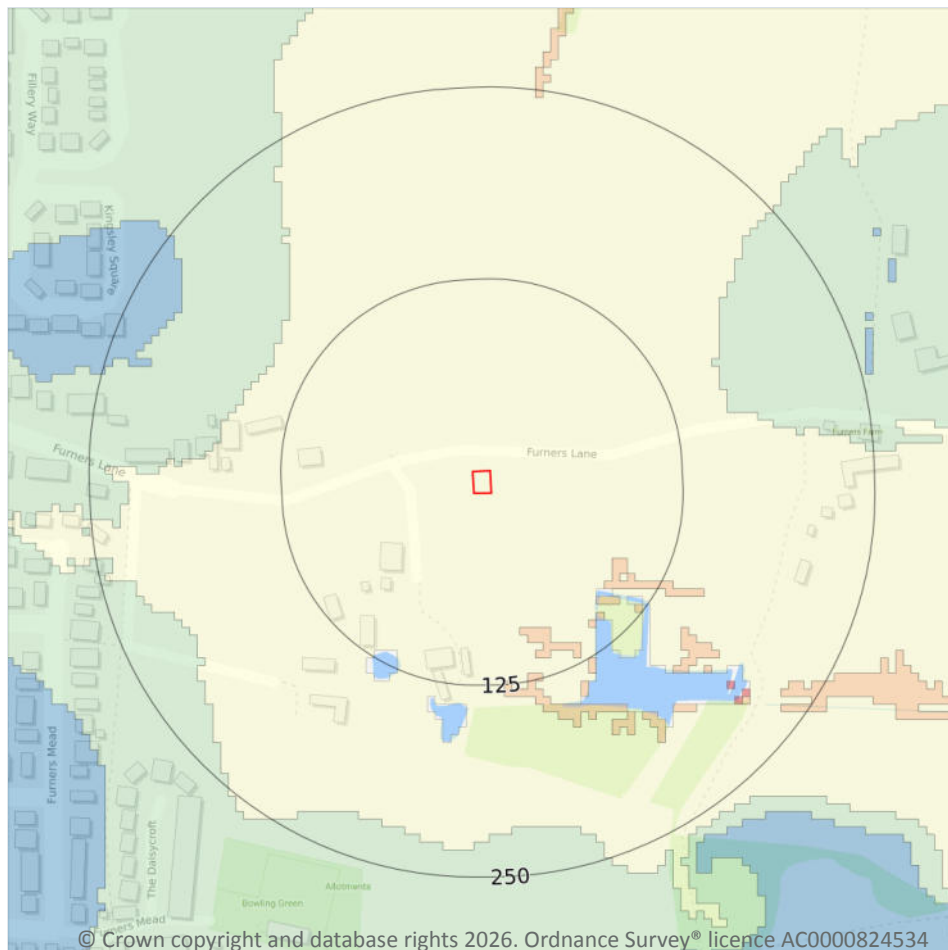
The table below shows the maximum flood depths for a range of return periods for the site.

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 Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

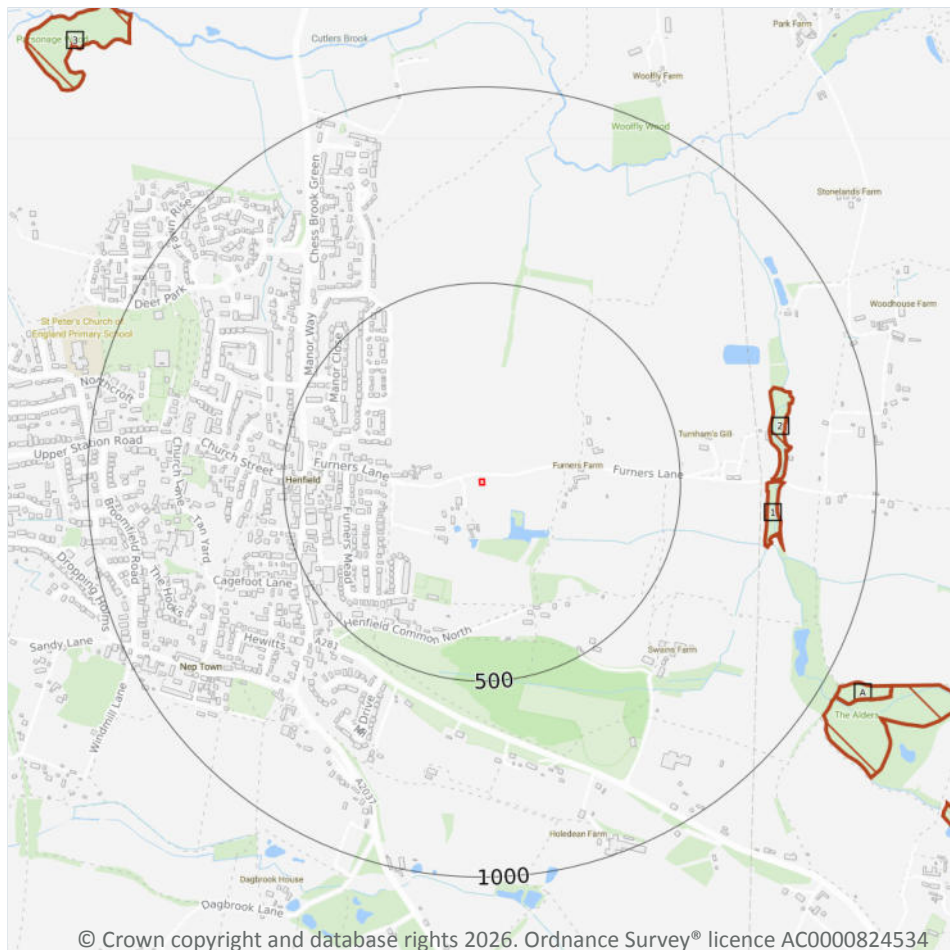
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks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

Features are displayed on the Groundwater flooding map on [page 49 >](#)

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

8

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

Features are displayed on the Environmental designations map on [page 50 >](#)

ID	Location	Name	Woodland Type
1	721m E	Unknown	Ancient & Semi-Natural Woodland
2	734m E	Newfield, Old Orchard, Twinhams Gill, Gate Field	Ancient & Semi-Natural Woodland
A	1043m SE	Unknown	Ancient & Semi-Natural Woodland
A	1044m SE	The Alders	Ancient & Semi-Natural Woodland
3	1427m NW	Parsonage Wood	Ancient & Semi-Natural Woodland
4	1433m SE	The Alders	Ancient & Semi-Natural Woodland
-	1787m S	Unknown	Ancient & Semi-Natural Woodland
-	1853m NE	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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



10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

3

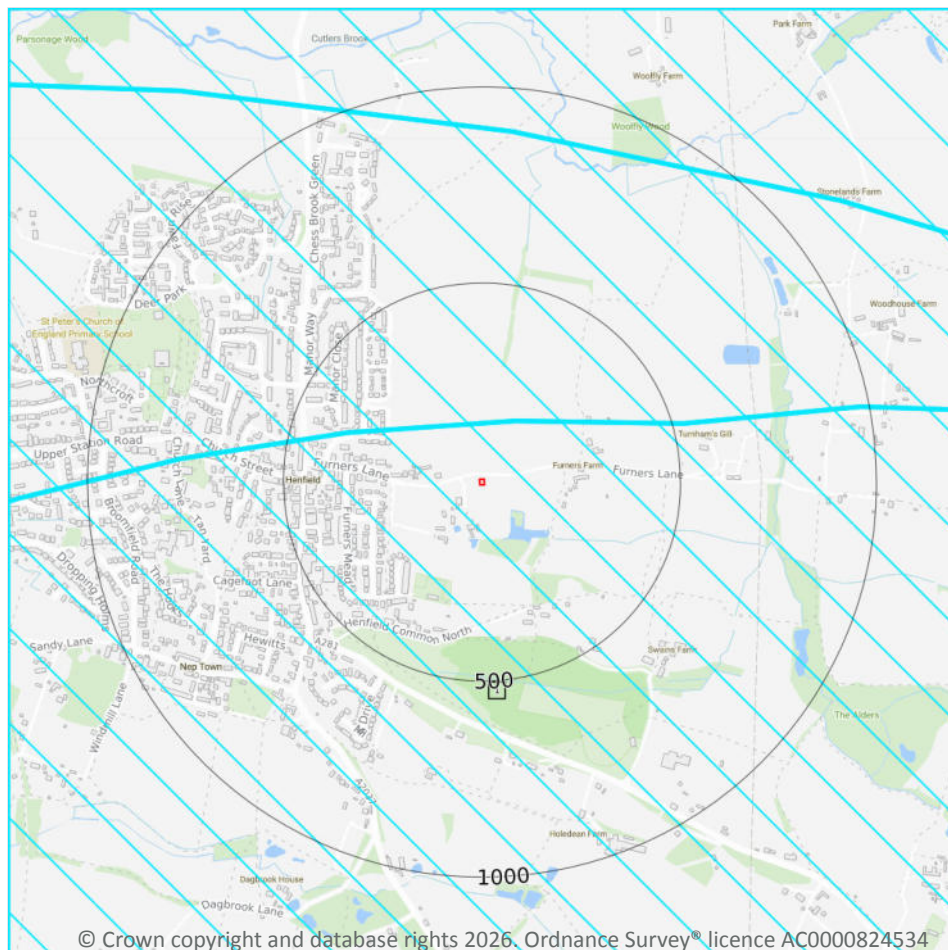
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Chess Stream NVZ	Surface Water	808	Existing
160m S	Chess Stream NVZ	Surface Water	808	Existing
1263m W	Adur East (Sakeham) NVZ	Surface Water	522	Existing

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on [page 55 >](#)

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0303000500050&notes=&location=520370,114590%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

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 57 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	165m SW	Backsettown	II	1027392	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

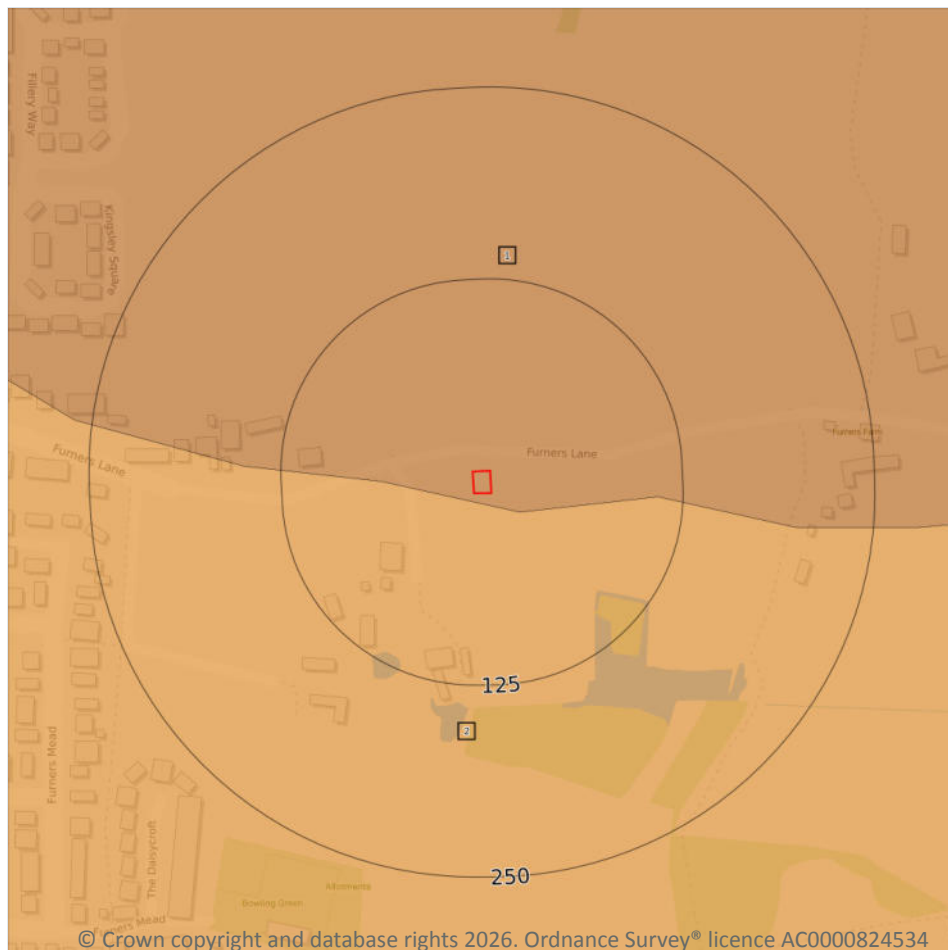
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process,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

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



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 60](#) >

ID	Location	Classification	Description
1	On site	Grade 2	Very good quality agricultural land. Land with minor limitations which affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown but on some land in the grade there may be reduced flexibility due to difficulties with the production of the more demanding crops such as winter harvested vegetables and arable root crops. The level of yield is generally high but may be lower or more variable than Grade 1.
2	6m S	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

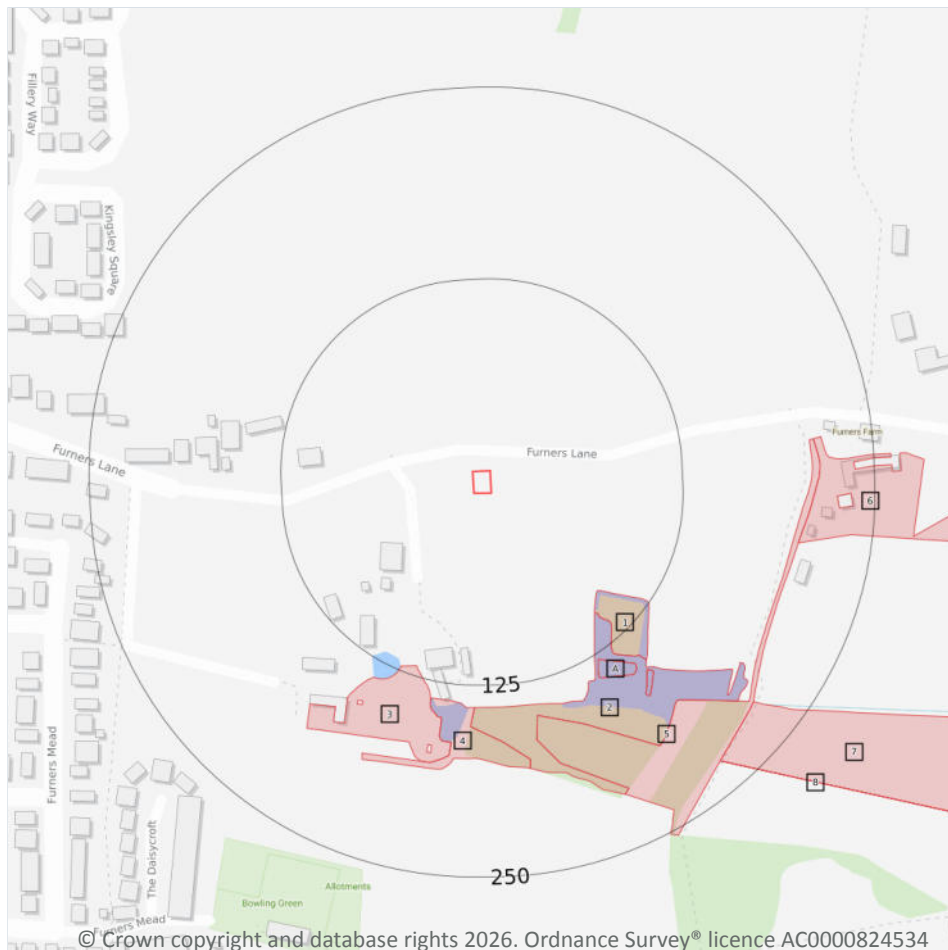
0

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

10

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 63](#) >

ID	Location	Main Habitat	Other habitats
1	94m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	103m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	118m S	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
A	129m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
4	136m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	148m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	154m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	203m E	No main habitat but additional habitats present	Additional: TORCH (INV 50%)
7	218m SE	Traditional orchard	Overruled by Traditional Orchards HAP Inventory dataset
8	230m SE	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 65](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	No coverage	TQ21NW

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

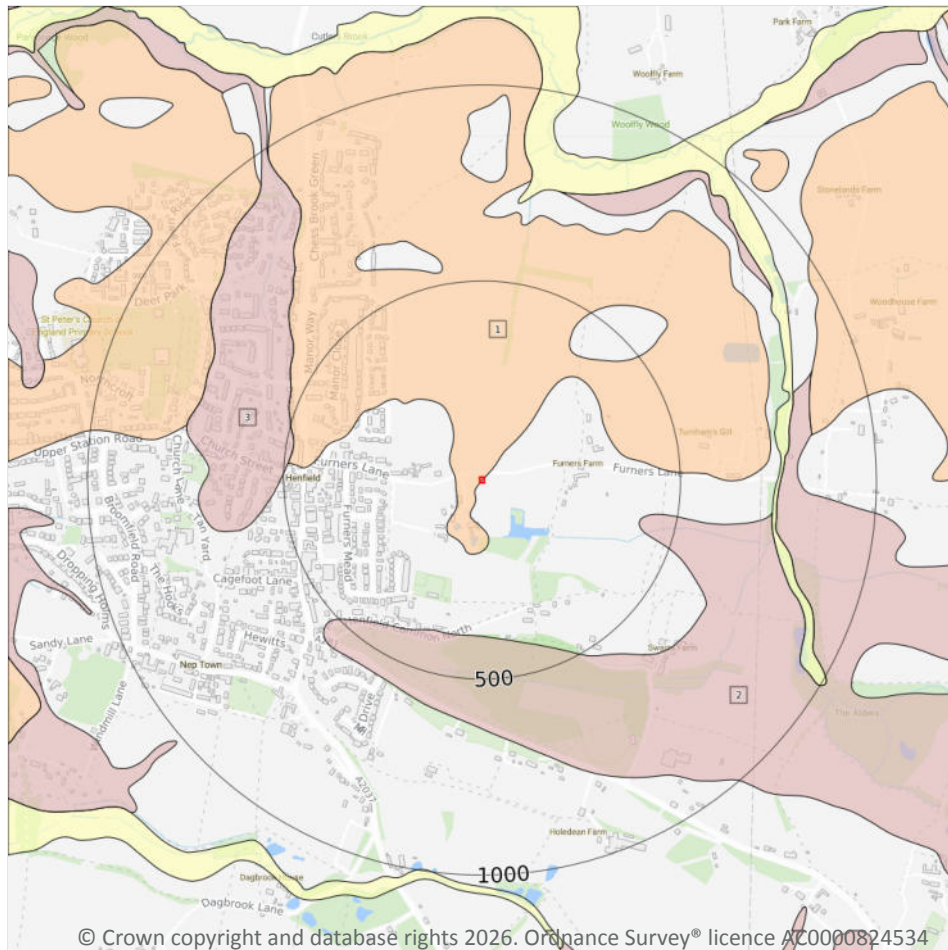
0

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

3

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 67](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	AD2T3-XSV	River Terrace Deposits, 2 To 3 (Adur)-Sand And Gravel	Sand and gravel
2	389m S	HEAD-XCZS	Head-Clay, Silt And Sand	Clay, silt and sand
3	481m W	HEAD-XCZS	Head-Clay, Silt And Sand	Clay, silt and sand

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

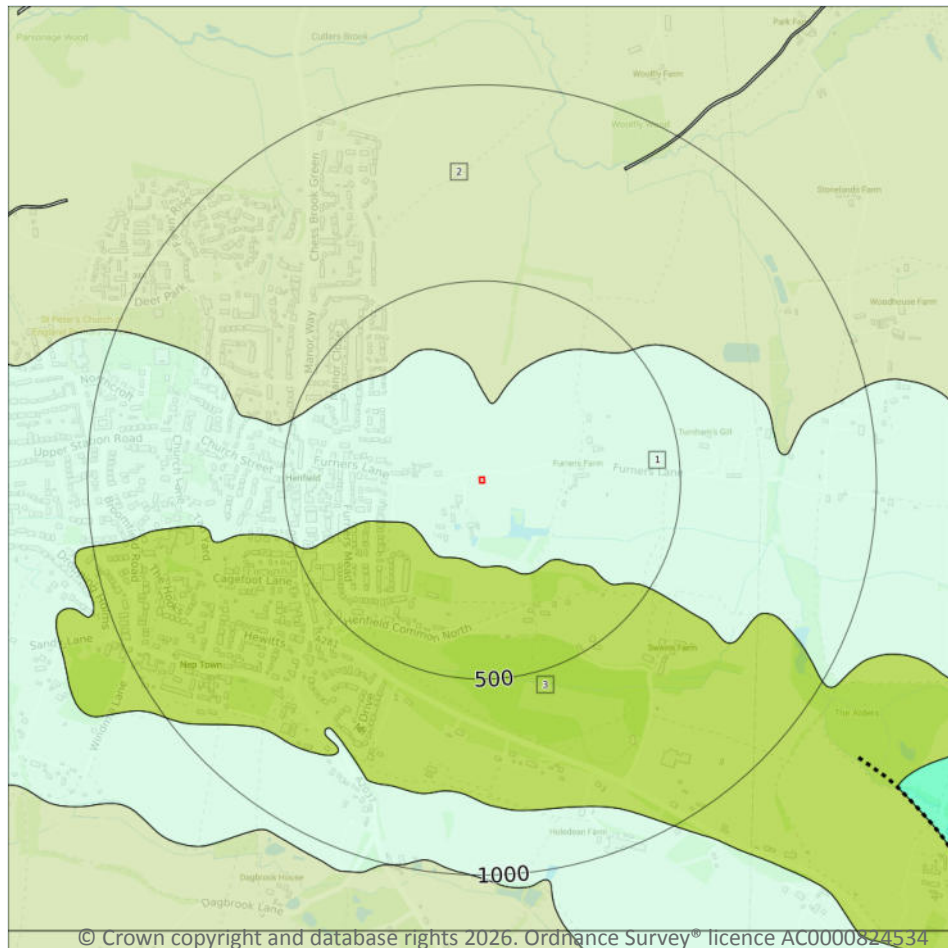
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

3

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 69](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	LGS-SLSST	Lower Greensand Group-Silty Sandstone	Aptian
2	189m N	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
3	199m S	FO-SDST	Folkestone Formation-Sandstone	Aptian

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 71](#) >

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

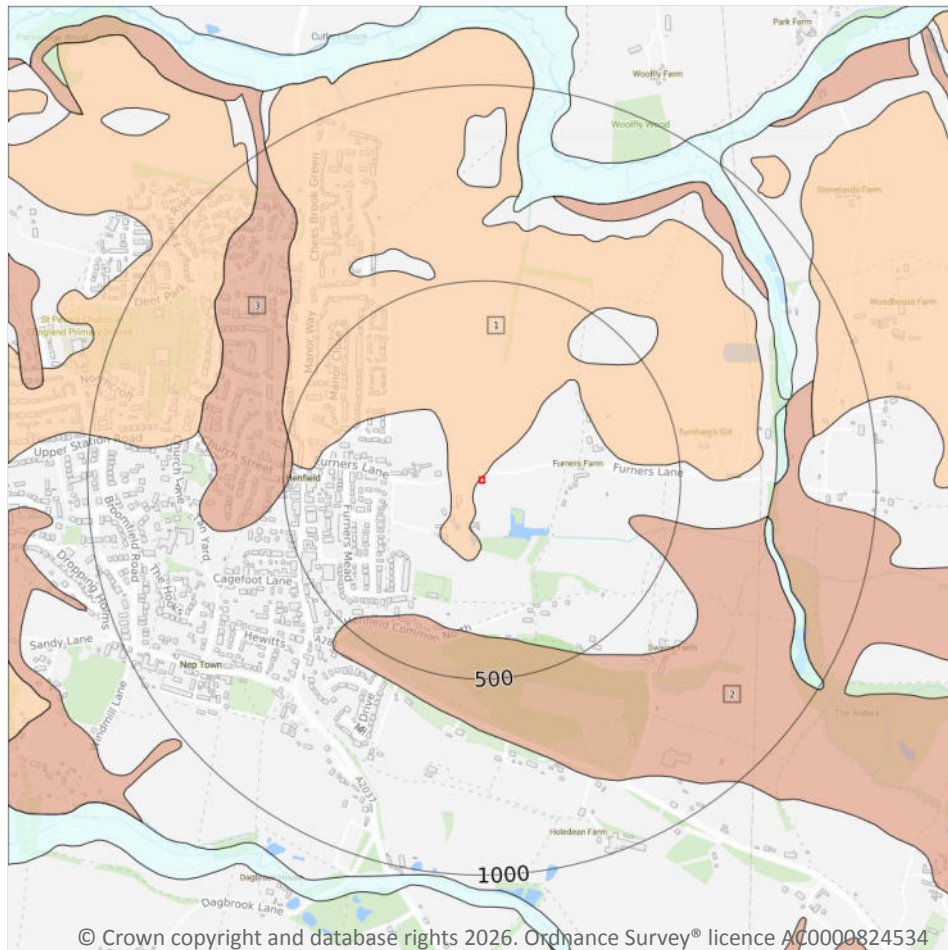
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

3

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 73 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	AD2T3-XSV	River Terrace Deposits, 2 to 3 (Adur)	Sand and gravel
2	369m S	HEAD-XCZSV	Head	Clay, silt, sand and gravel
3	479m W	HEAD-XCZSV	Head	Clay, silt, sand and gravel



This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

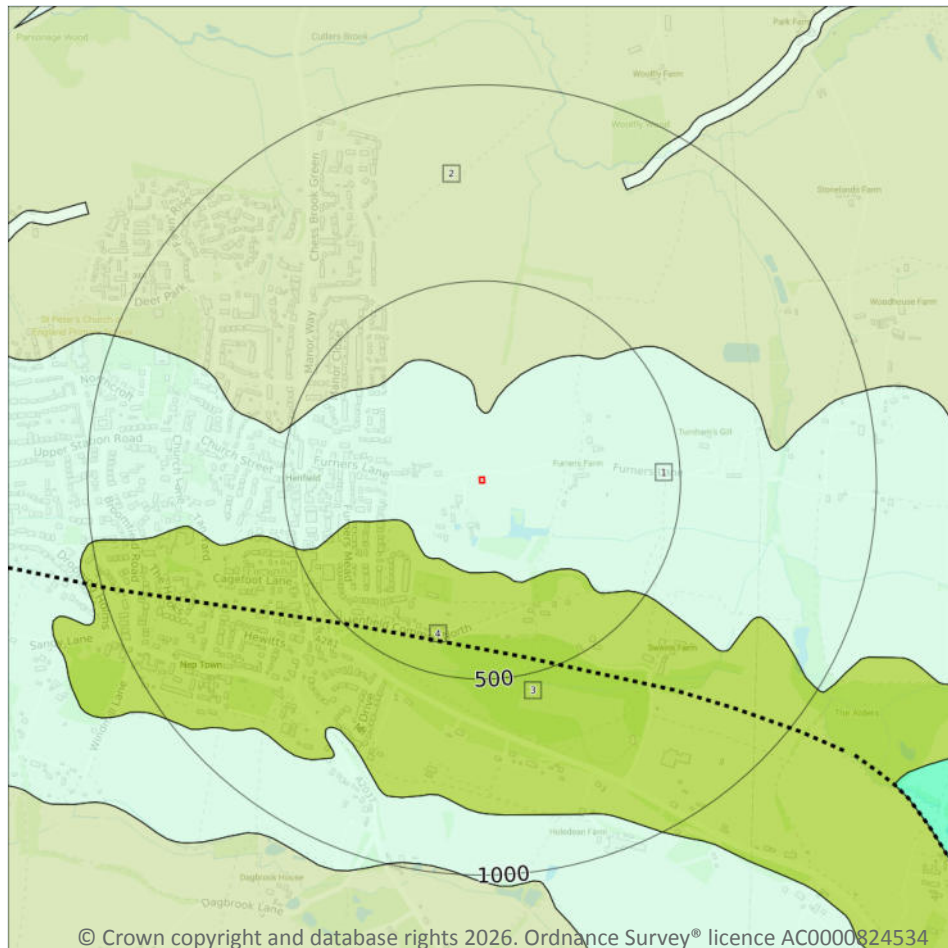
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

3

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	LGS-SLSST	Lower Greensand Group-Silty sandstone	Aptian
2	164m N	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian
3	211m SW	FO-SDST	Folkestone Formation-Sandstone	Aptian

This data is sourced from the British Geological Survey.



15.9 Bedrock permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	Moderate	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

1

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

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

ID	Location	Category	Description
4	416m S	FOLD_AXIS	Axial plane trace of major syncline

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

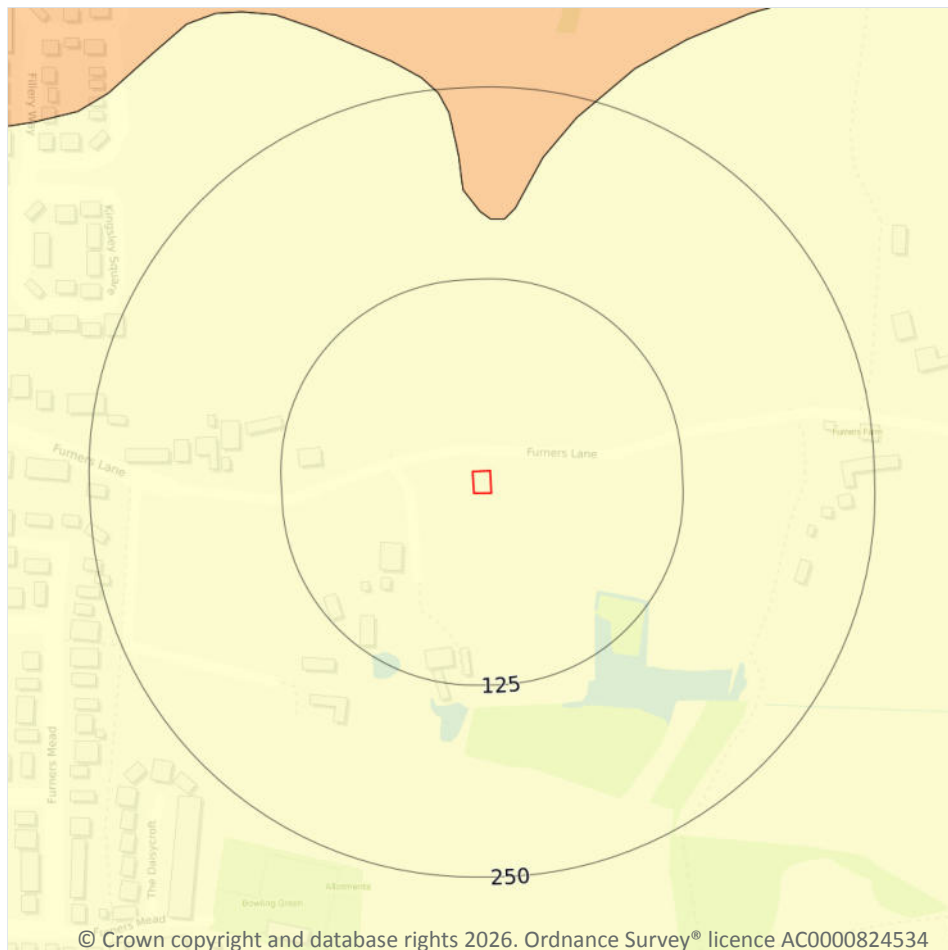
0

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).

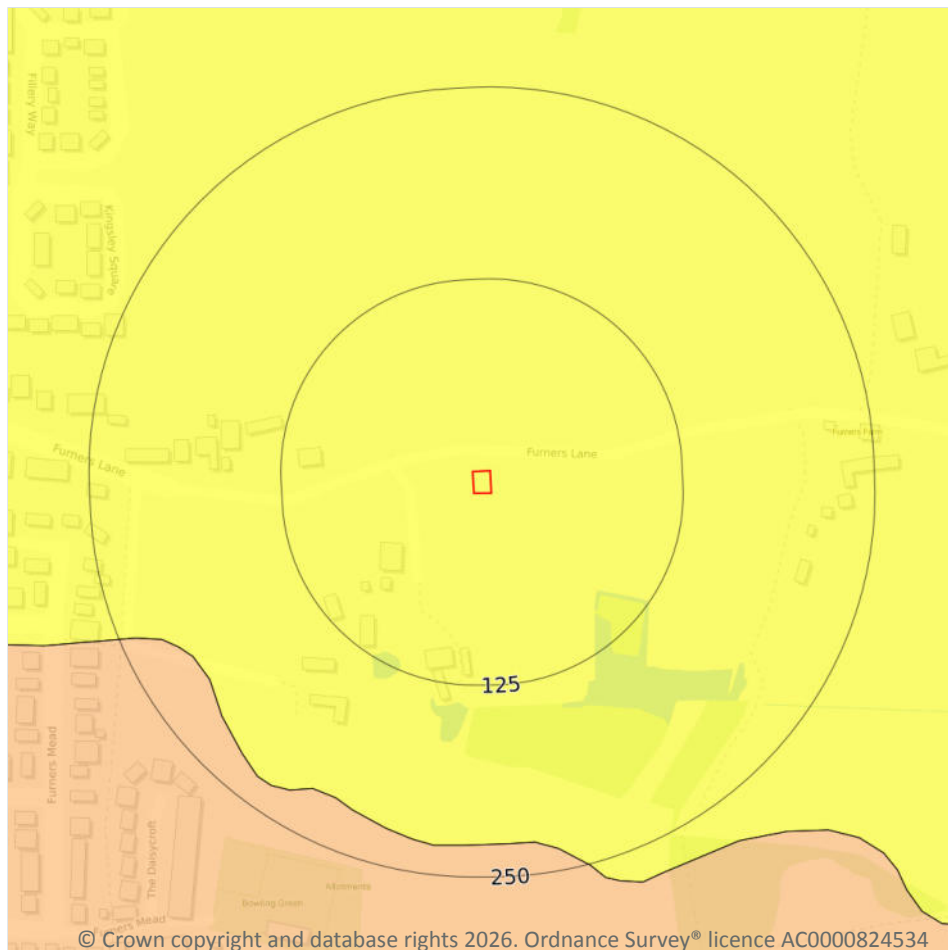
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 78 >](#)

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.

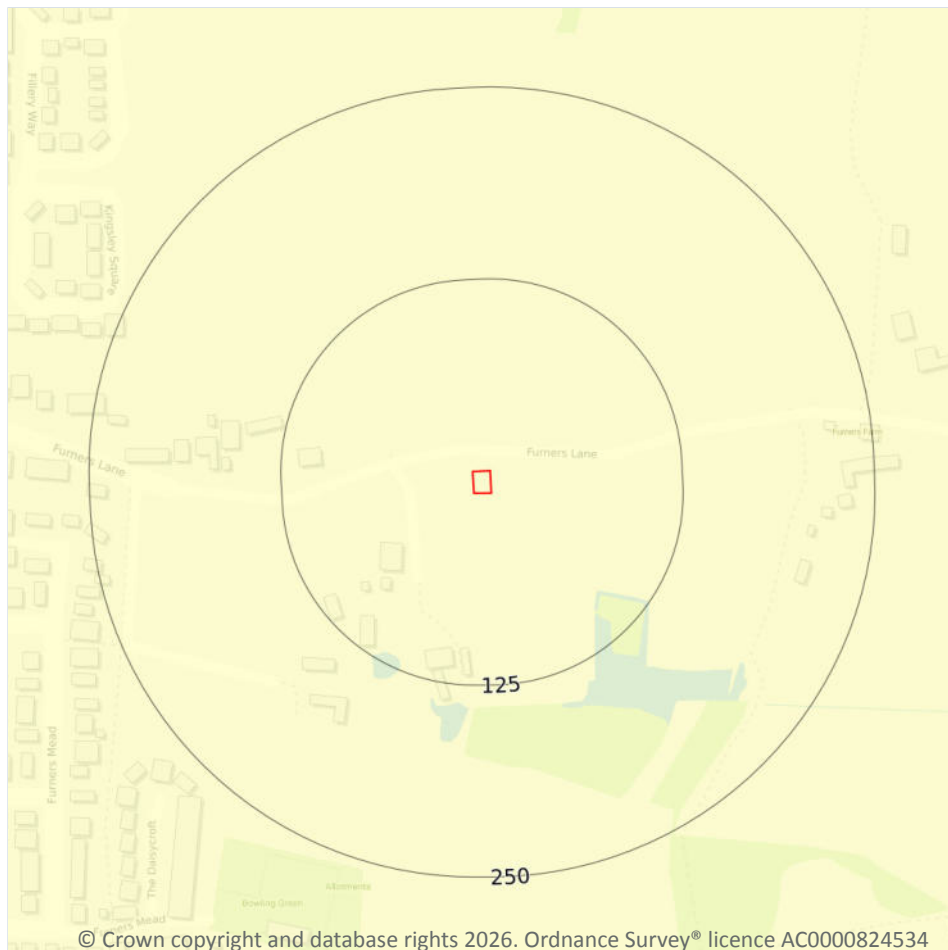
Features are displayed on the Natural ground subsidence - Running sands map on [page 79 >](#)

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

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.

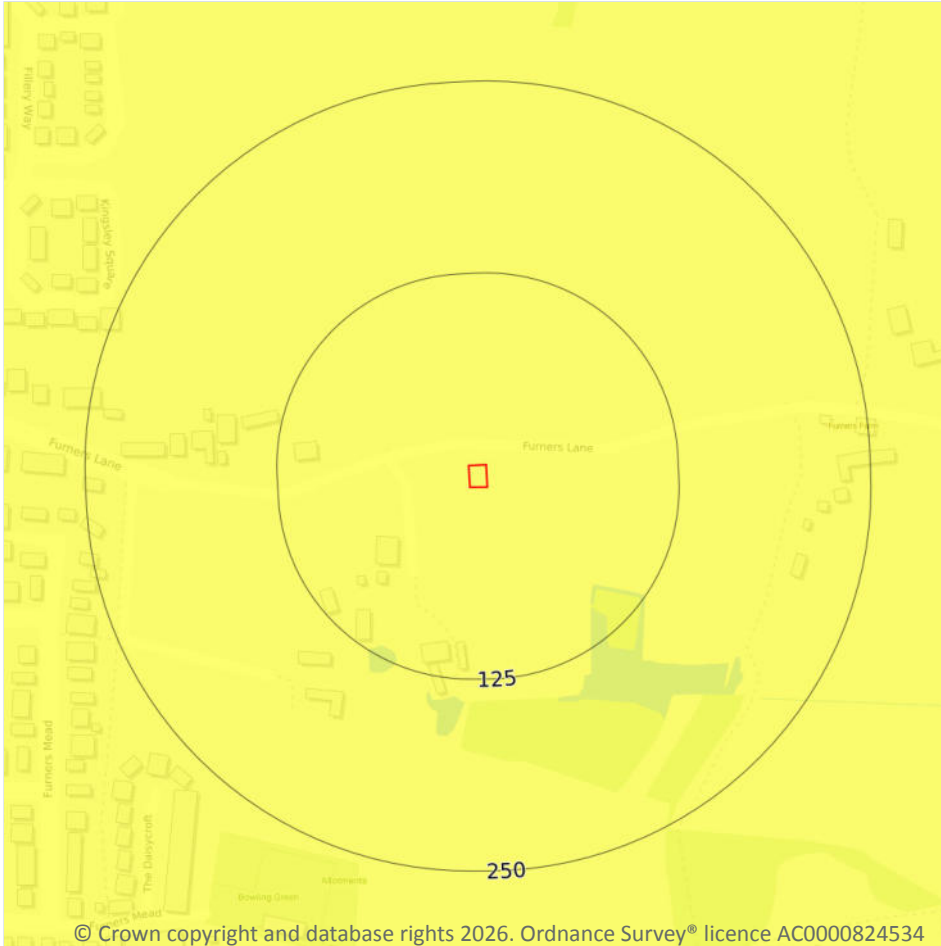
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 80](#) >

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.

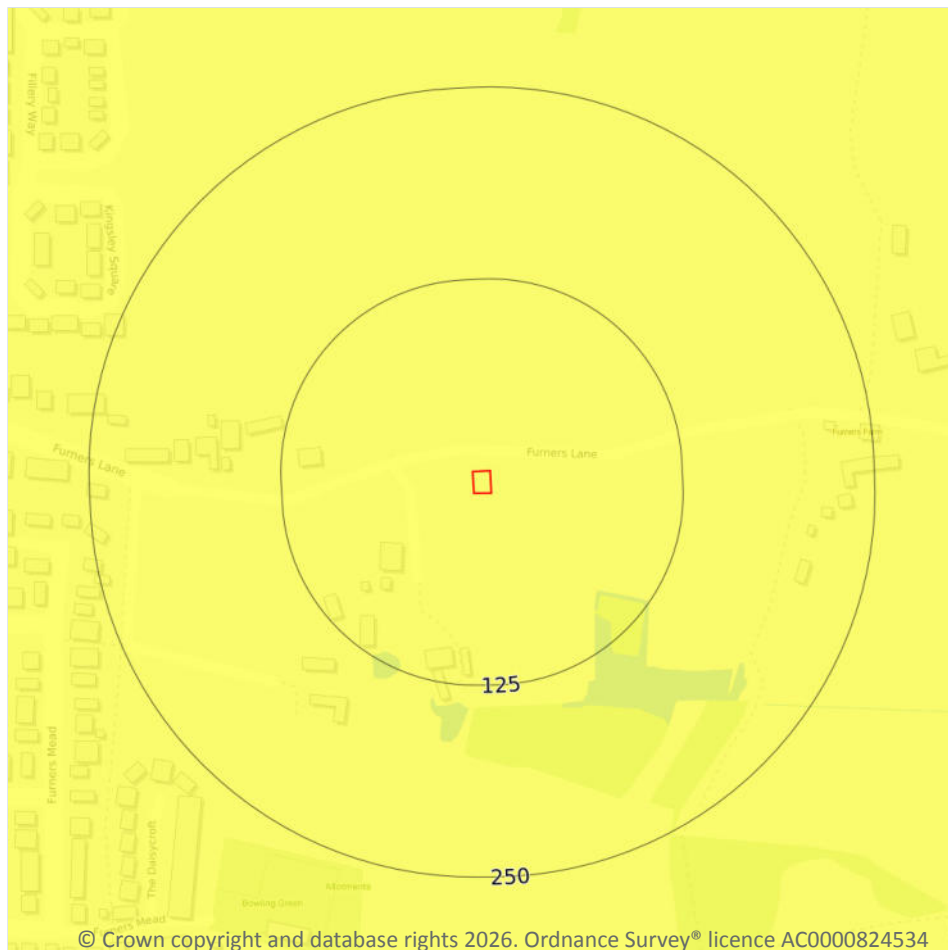
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 81 >](#)

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.

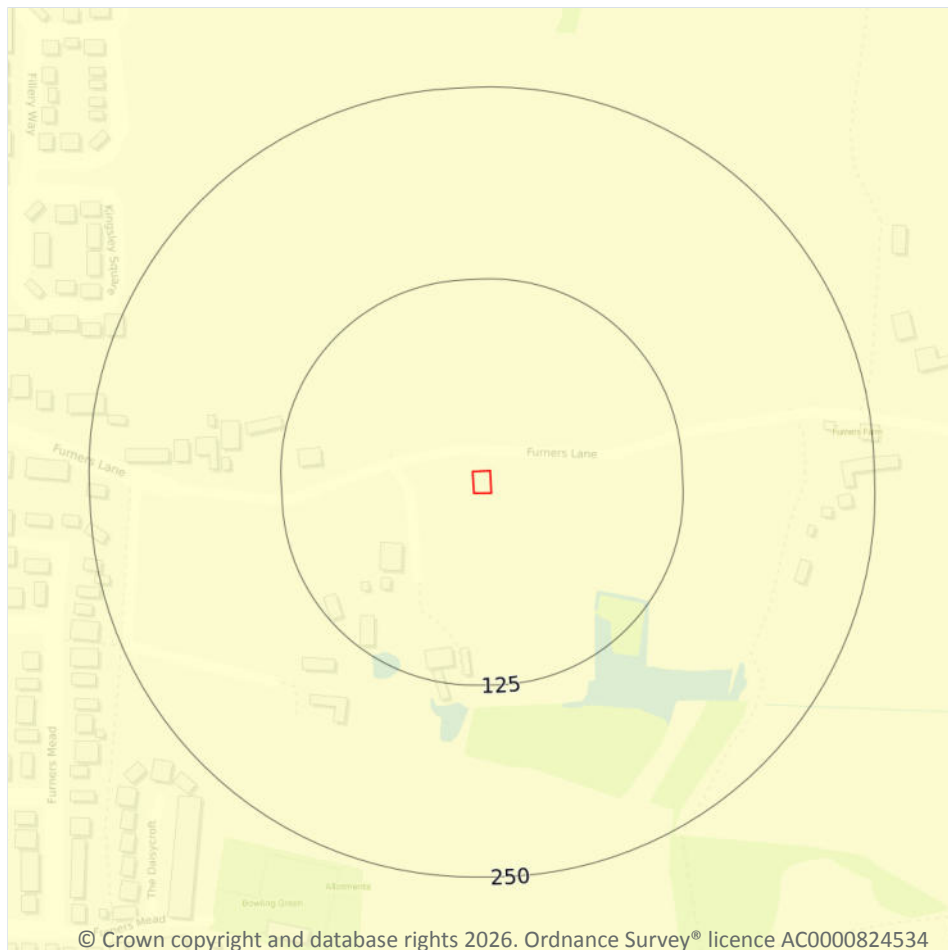
Features are displayed on the Natural ground subsidence - Landslides map on [page 82 >](#)

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 83](#) >

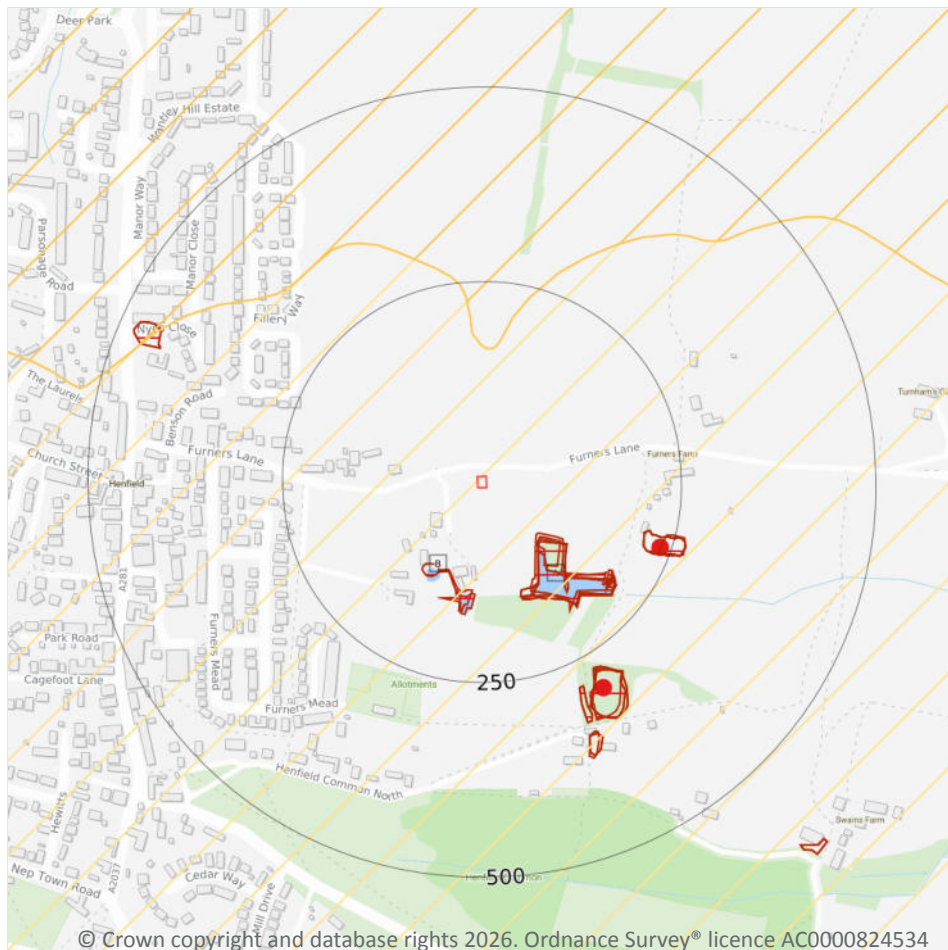
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

2

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

Features are displayed on the Mining and ground workings map on [page 85 >](#)

ID	Location	Details	Description
C	236m E	Name: Furners Farm Clay Pit Address: HENFIELD, West Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
D	297m SE	Name: Furners Farm Sand Pit Address: HENFIELD, West Sussex Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	12
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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 85 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	88m SE	Ponds	1875	1:10560
A	95m SE	Pond	1896	1:10560
A	95m SE	Pond	1946	1:10560
A	95m SE	Pond	1909	1:10560
A	105m SE	Pond	1963	1:10560
A	105m SE	Pond	1974	1:10000
B	111m SW	Ponds	1875	1:10560
B	135m S	Pond	1896	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	211m E	Old Clay Pit	1896	1:10560
C	211m E	Unspecified Pit	1946	1:10560
C	211m E	Unspecified Pit	1909	1:10560
C	236m E	Unspecified Pit	1963	1:10560

This 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 data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m **0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m **0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m **3**

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



Features are displayed on the Mining and ground workings map on [page 85](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Sand	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
2	164m N	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
-	984m S	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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



18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site

0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

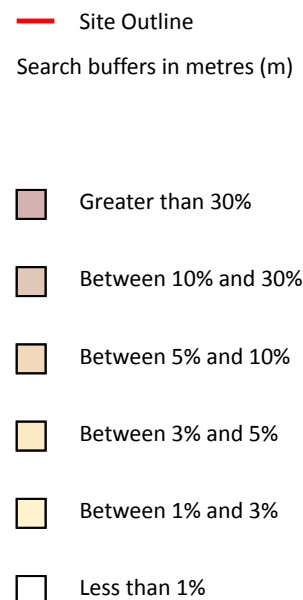
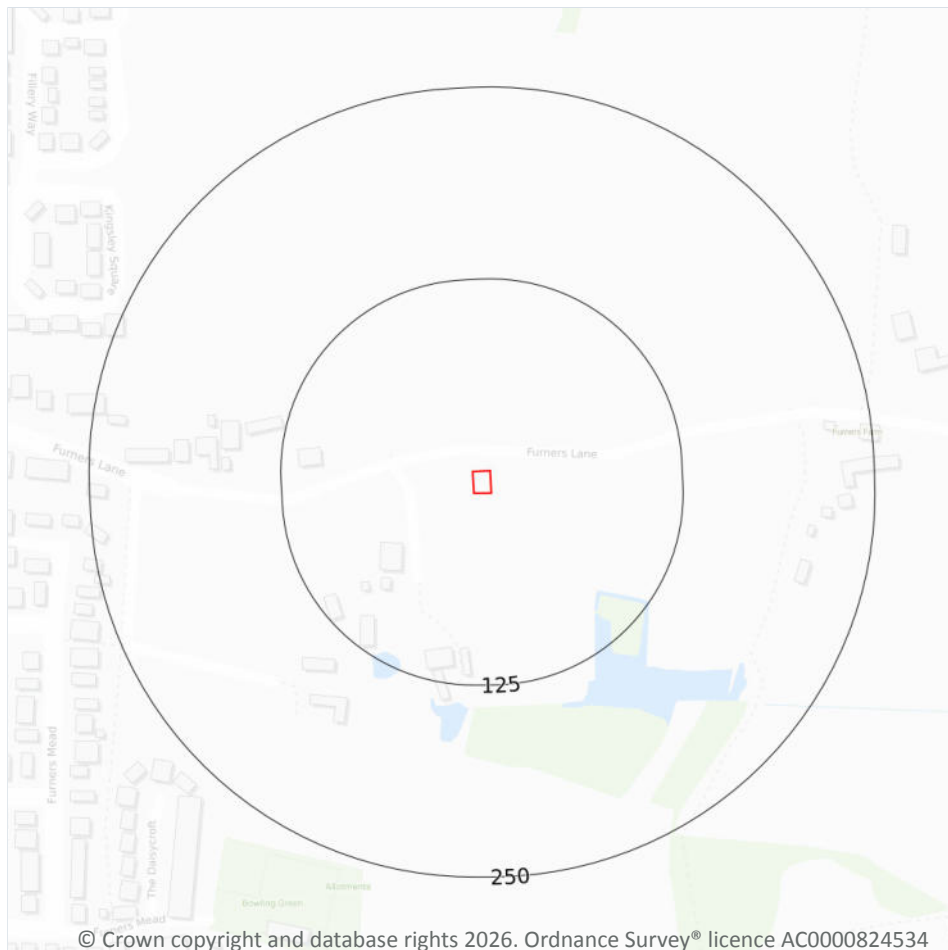
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 93](#) >

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

4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
29m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
29m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



Appendix C : Historical Maps

Site details:

BACKSETTOWN BARN,
FURNERS LANE, HENFIELD,
WEST SUSSEX, BN5 9HS

Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

County Series

Map date:

1875

Scale:

1:10,560

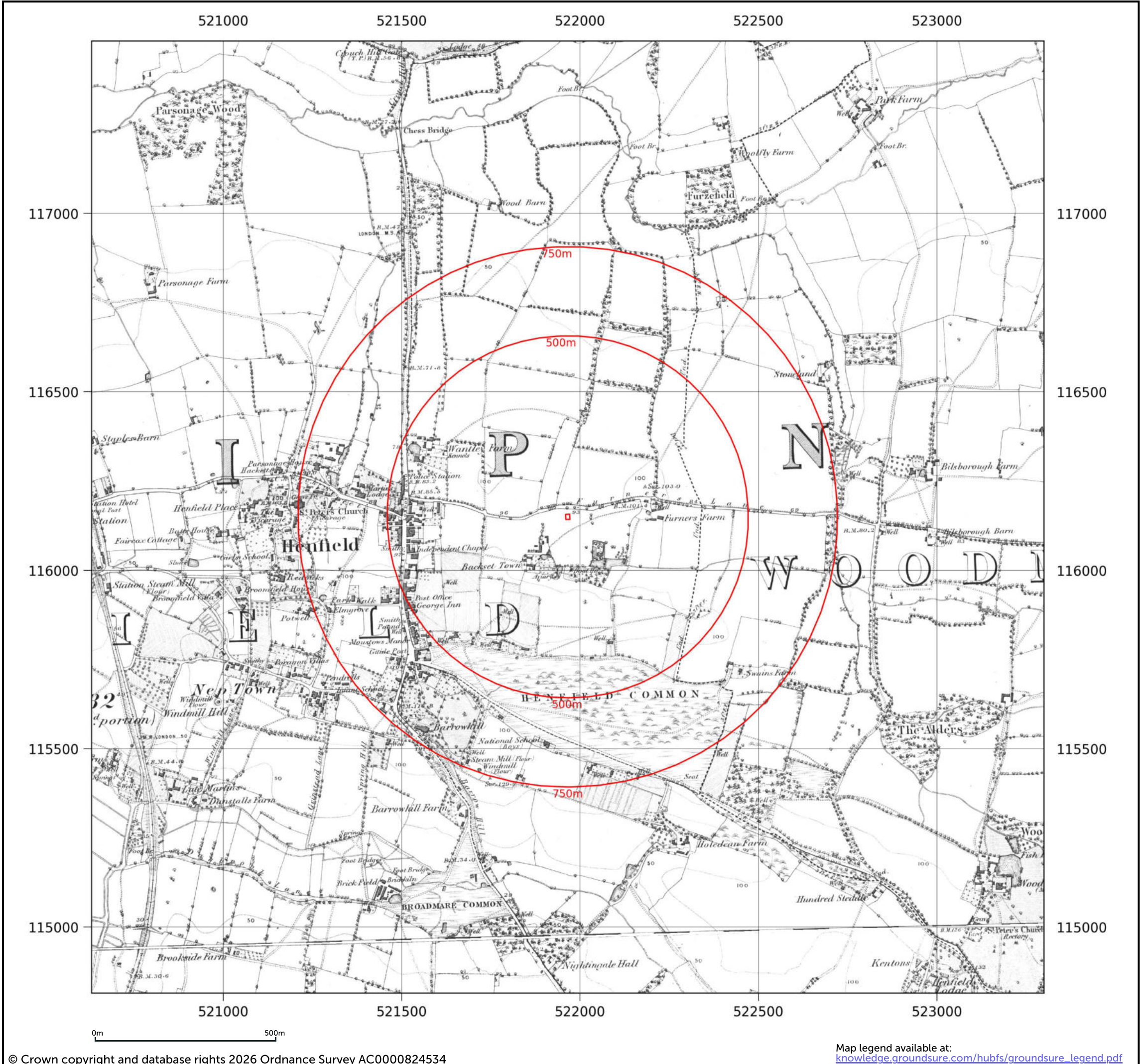
Printed at:

1:10,560

Date: 1875
Surveyed: 1875
Revised: 1875

Date: 1875
Surveyed: 1875
Revised: 1875

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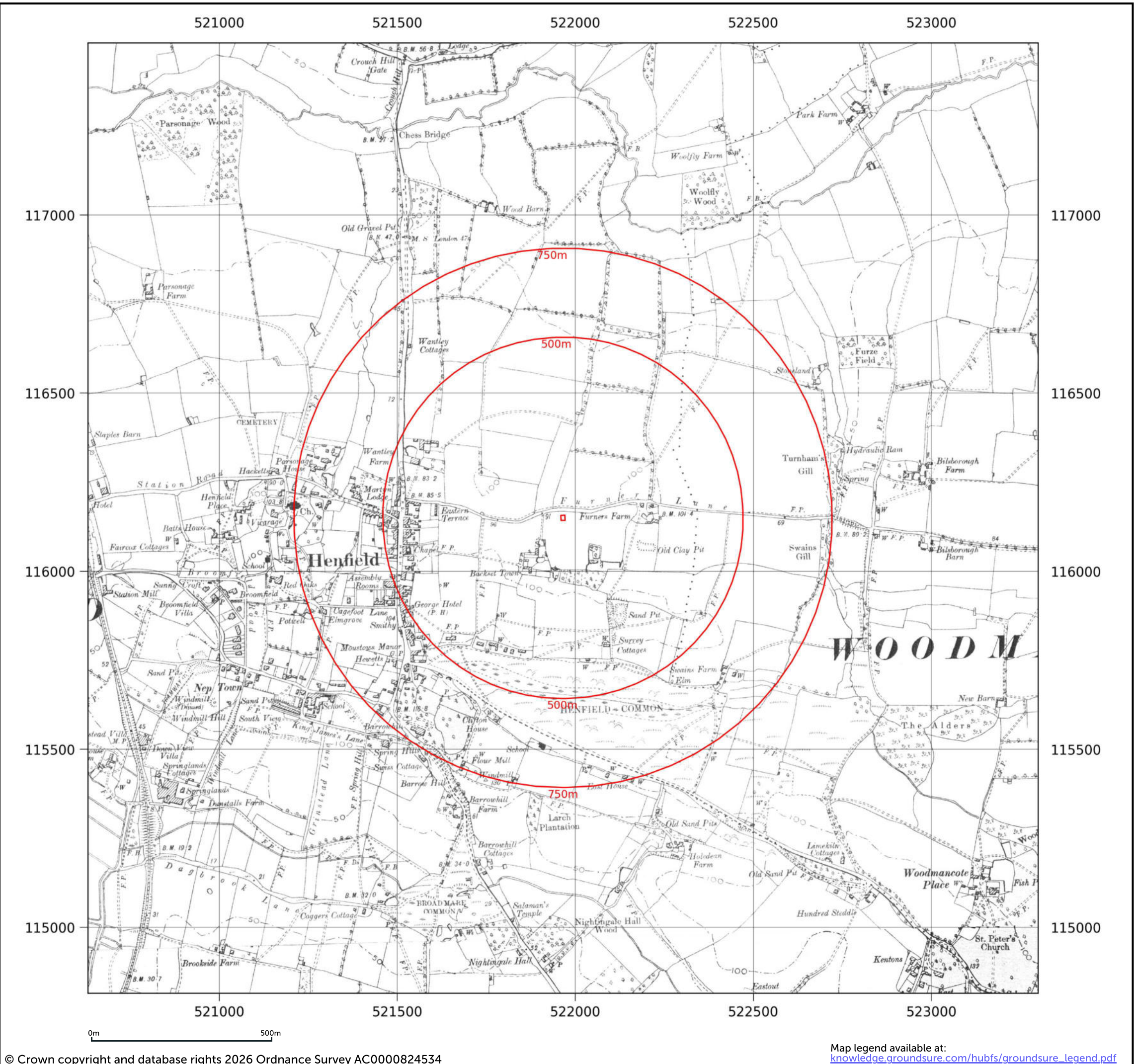
Site details:	BACKSETTOWN BARN, FURNERS LANE, HENFIELD, WEST SUSSEX, BN5 9HS
Client ref:	PO-137
Report ref:	GS-ZVY-B1N-6RZ-BRR
Grid ref:	521965.4, 116149.57
Production date:	27 March 2026

Map name:	County Series
Map date:	1896
Scale:	1:10,560
Printed at:	1:10,560



Date: 1896 Surveyed: 1875 Revised: 1896
Date: 1896 Surveyed: 1875 Revised: 1896

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Site details: BACKSETTOWN BARN,
FURNERS LANE, HENFIELD,
WEST SUSSEX, BN5 9HS

Client ref: PO-137

Report ref: GS-ZVY-B1N-6RZ-BRR

Grid ref: 521965.4, 116149.57

Production date: 27 March 2026

Map name: County Series

Map date: 1909

Scale: 1:10,560

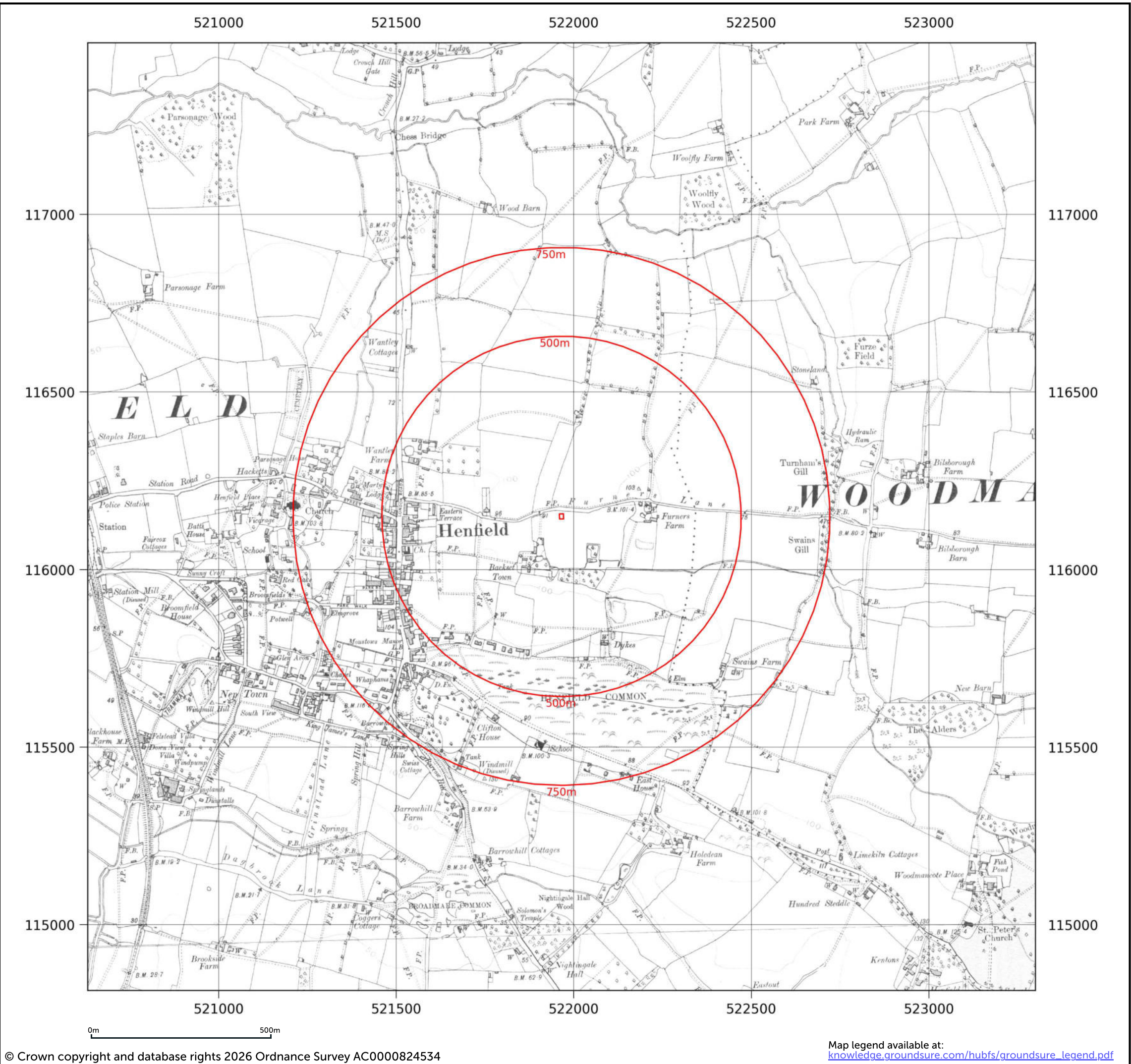
Printed at: 1:10,560



Date: 1909
Surveyed: 1875
Revised: 1909

Date: 1909
Surveyed: 1874
Revised: 1909

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Site details: BACKSETTOWN BARN,
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WEST SUSSEX, BN5 9HS

Client ref: PO-137

Report ref: GS-ZVY-B1N-6RZ-BRR

Grid ref: 521965.4, 116149.57

Production date: 27 March 2026

Map name: County Series

Map date: 1946

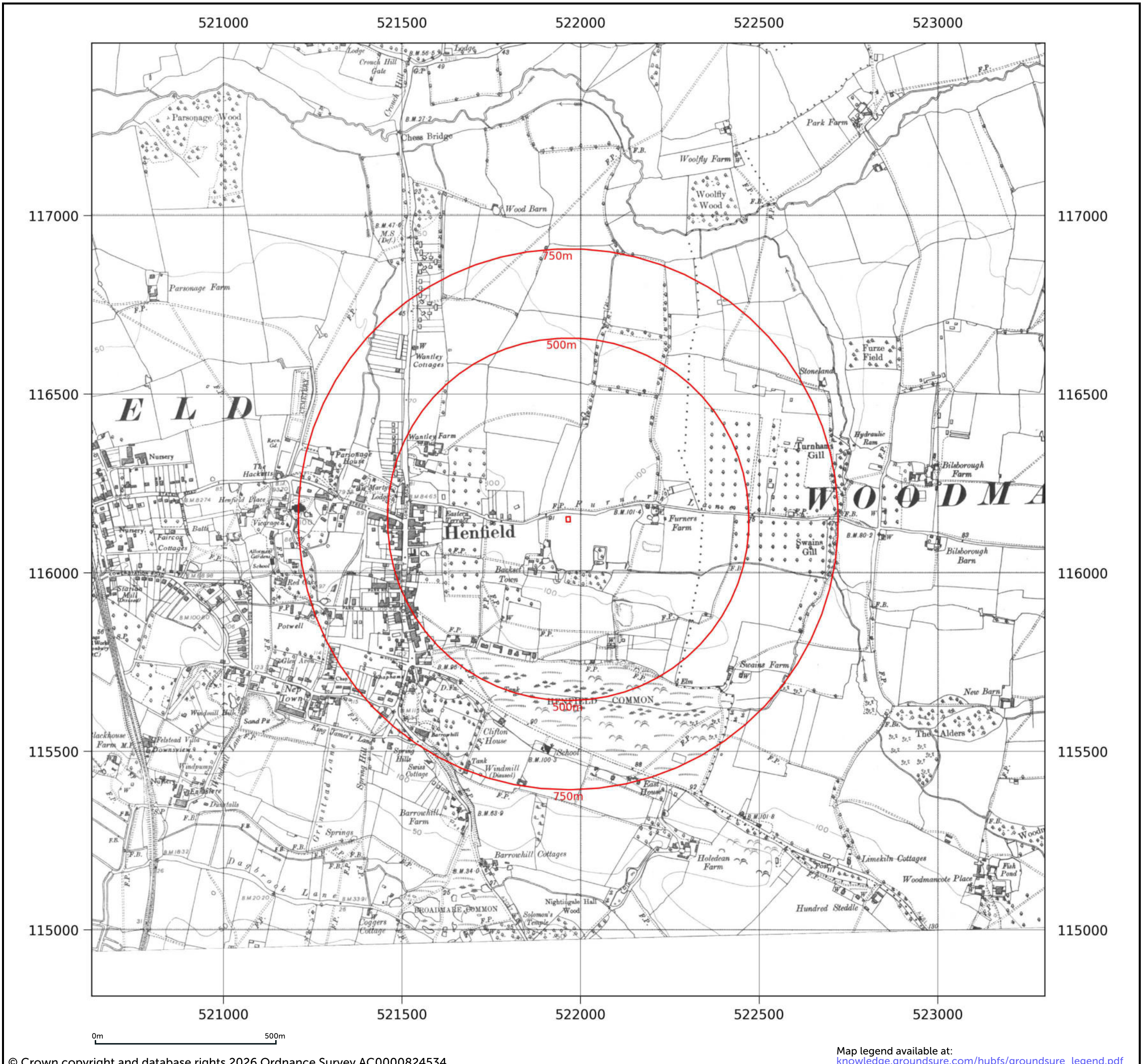
Scale: 1:10,560

Printed at: 1:10,560



Date: 1946
Surveyed: 1875
Revised: 1946

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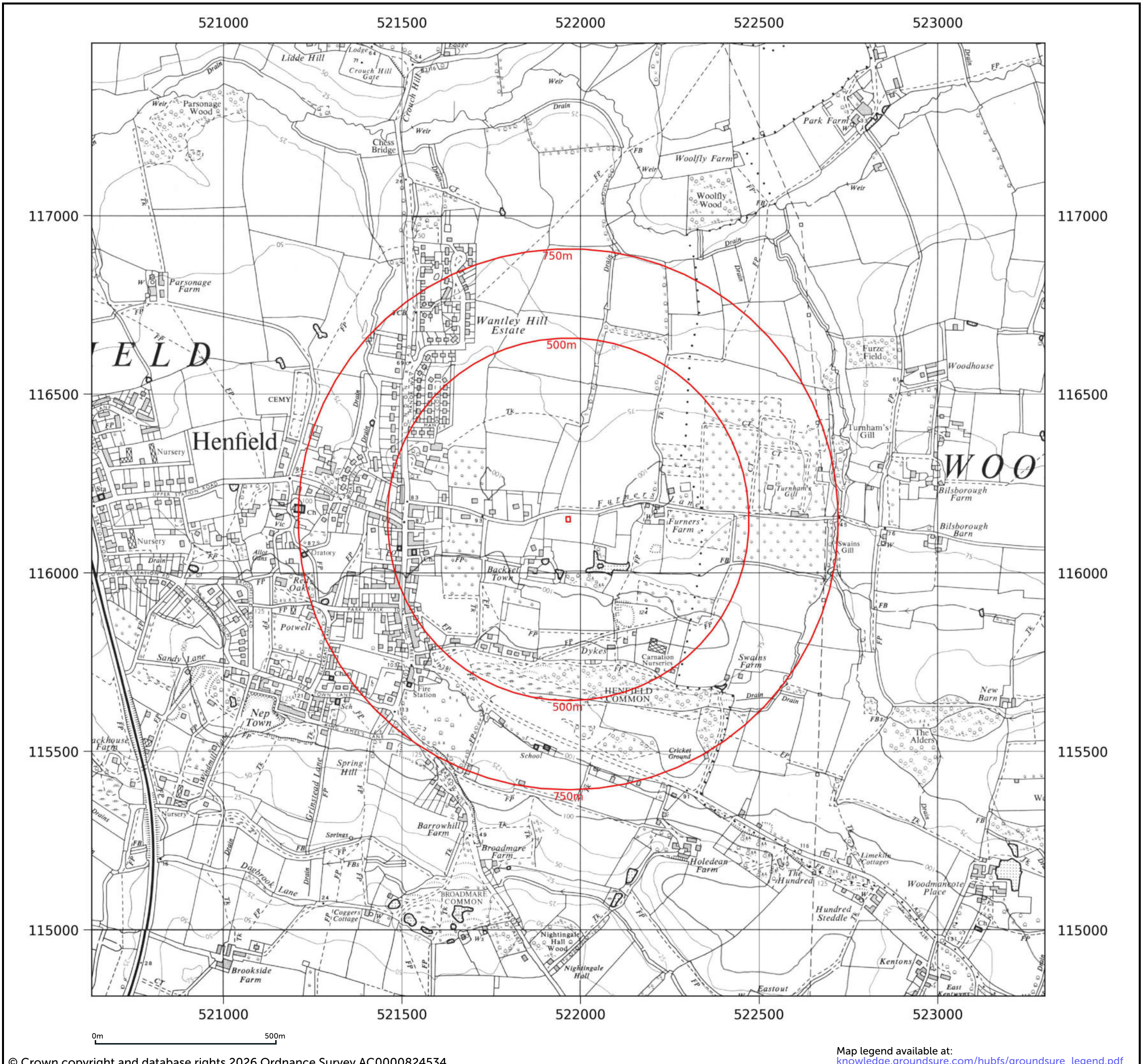
Site details:	BACKSETTOWN BARN, FURNERS LANE, HENFIELD, WEST SUSSEX, BN5 9HS
Client ref:	PO-137
Report ref:	GS-ZVY-B1N-6RZ-BRR
Grid ref:	521965.4, 116149.57
Production date:	27 March 2026

Map name:	Provisional
Map date:	1962-1963
Scale:	1:10,560
Printed at:	1:10,560



Date: 1963 Surveyed: 1963 Revised: 1963
Date: 1962 Surveyed: 1962 Revised: 1962

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Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

National Grid

Map date:

1974-1975

Scale:

1:10,000

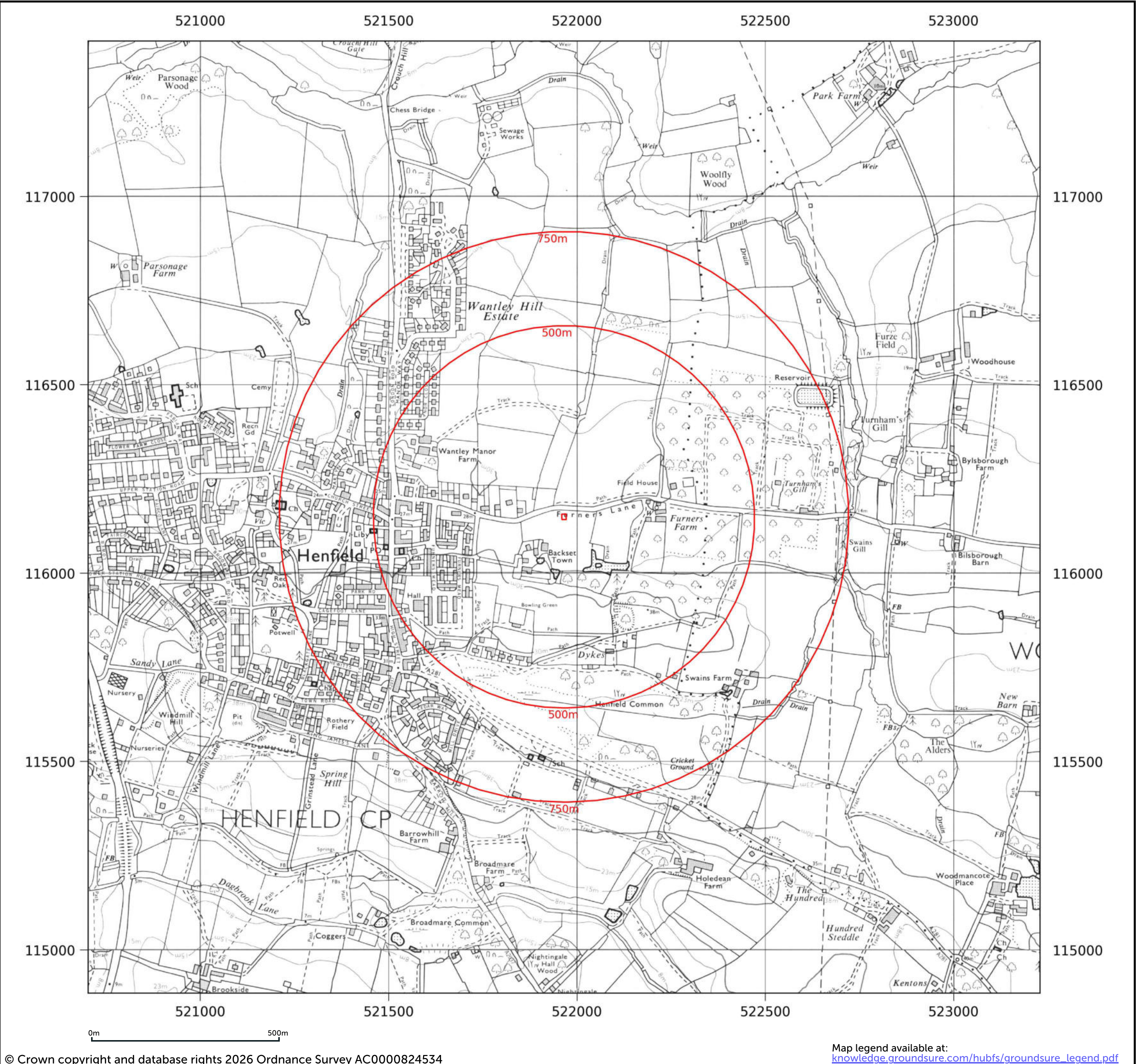
Printed at:

1:10,000

Date: 1974
Surveyed: 1973
Revised: 1974

Date: 1975
Surveyed: 1972
Revised: 1975

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BACKSETTOWN BARN,
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Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

National Grid

Map date:

2001

Scale:

1:10,000

Printed at:

1:10,000

Date: 2001

Date: 2001

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WEST SUSSEX, BN5 9HS

Client ref:PO-137

Report ref:GS-ZVY-B1N-6RZ-BRR

Grid ref:521965.4, 116149.57

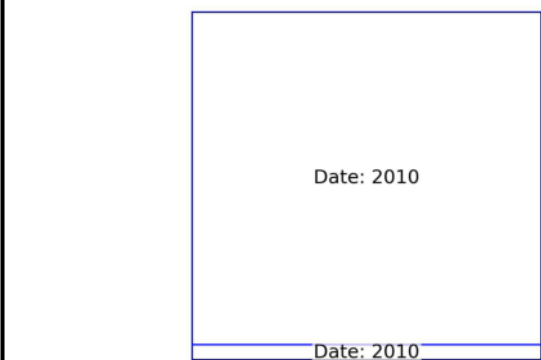
Production date:27 March 2026

Map name:National Grid

Map date:2010

Scale:1:10,000

Printed at:1:10,000



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Client ref: PO-137

Report ref: GS-ZVY-B1N-6RZ-BRR

Grid ref: 521965.4, 116149.57

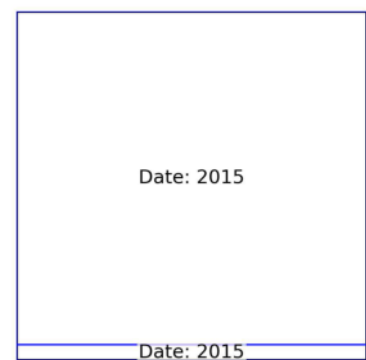
Production date: 27 March 2026

Map name: National Grid

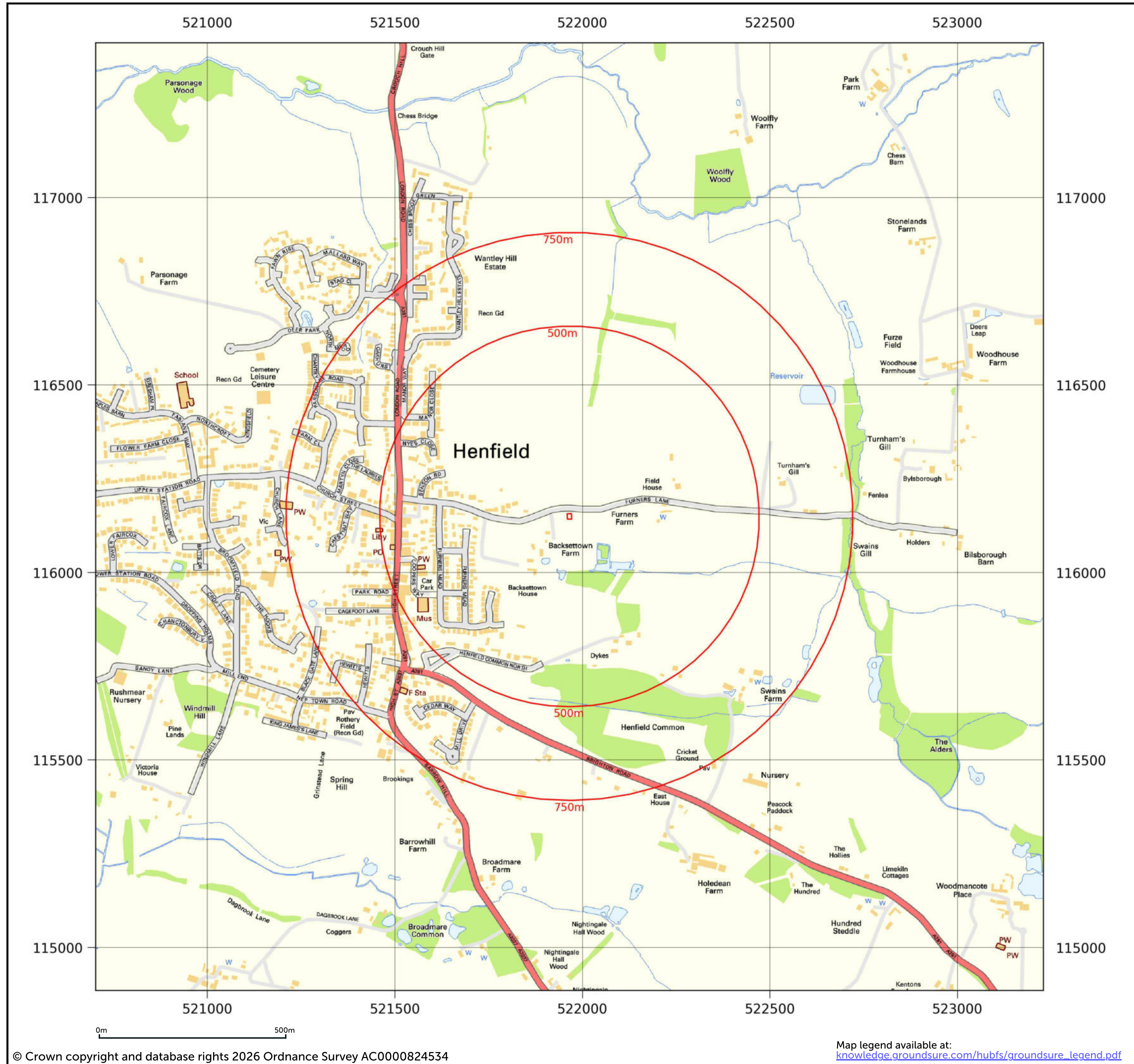
Map date: 2015

Scale: 1:10,000

Printed at: 1:10,000



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Site details:

BACKSETTOWN BARN,
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WEST SUSSEX, BN5 9HS

Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

National Grid

Map date:

2025

Scale:

1:10,000

Printed at:

1:10,000

W

N

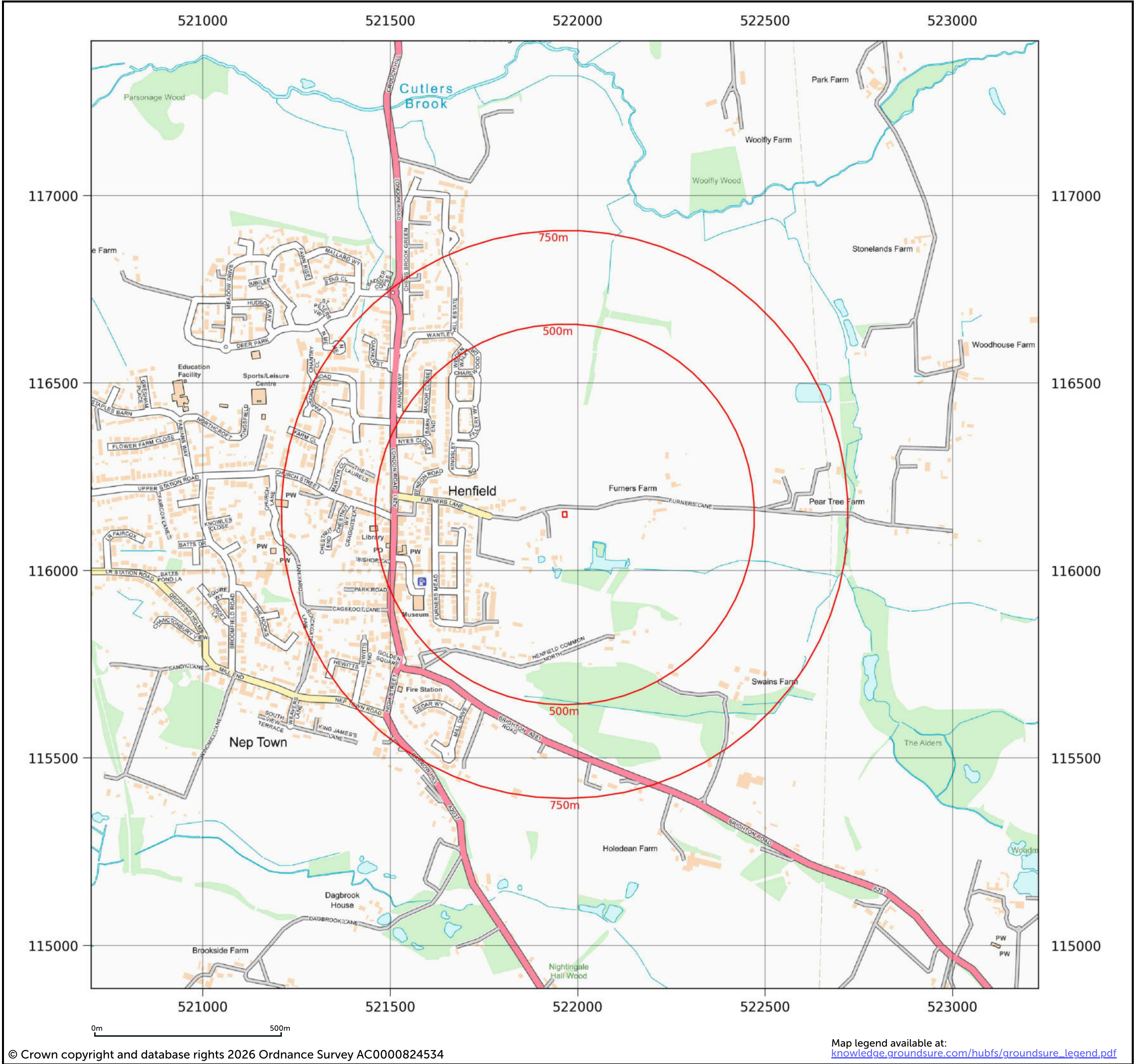
E

S

Date: 2025

Date: 2025

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Site details:

BACKSETTOWN BARN,
FURNERS LANE, HENFIELD,
WEST SUSSEX, BN5 9HS

Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

County Series

Map date:

1874

Scale:

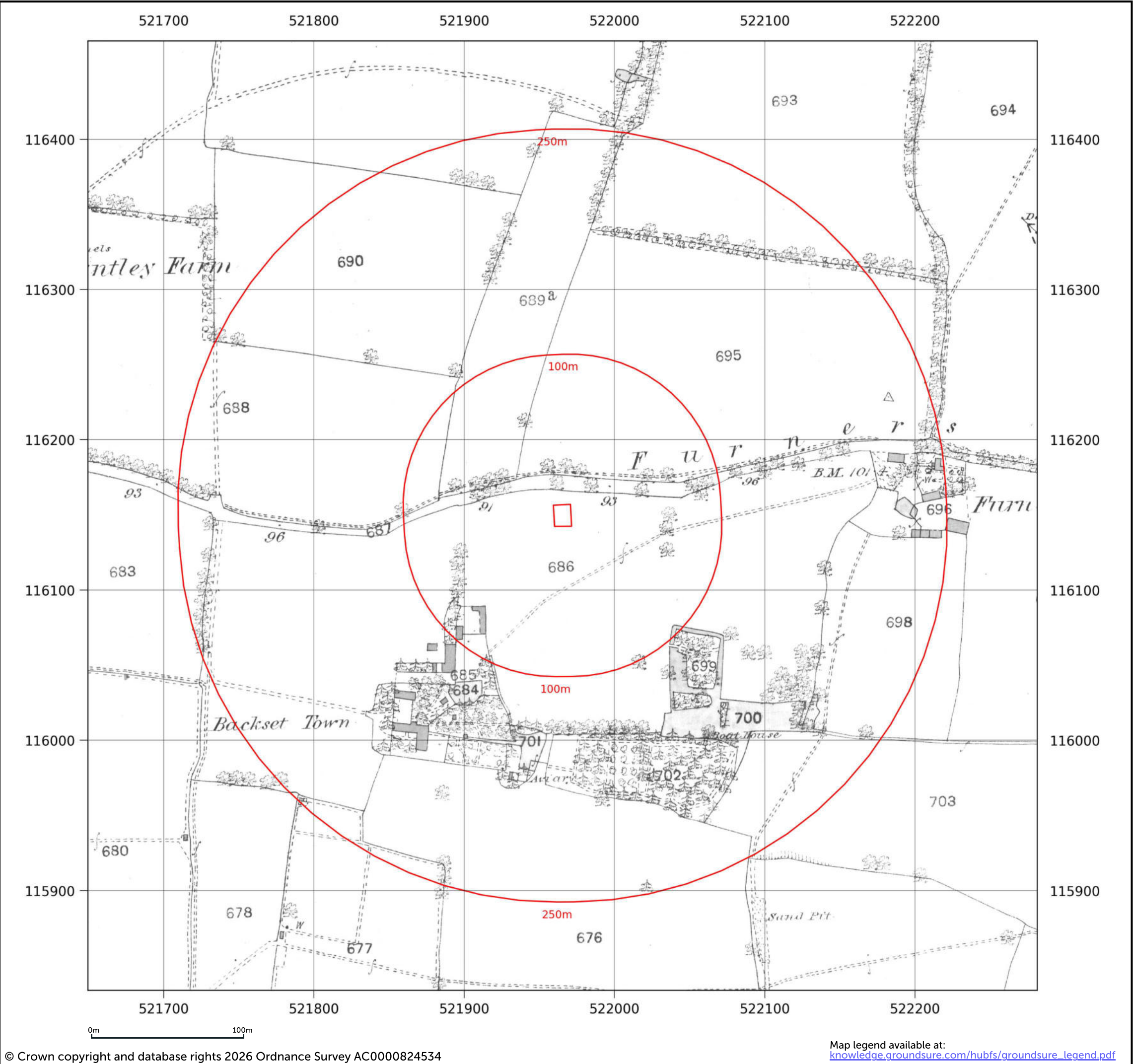
1:2,500

Printed at:

1:2,500

Date: 1874
Surveyed: 1874
Revised: 1874

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Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

County Series

Map date:

1897

Scale:

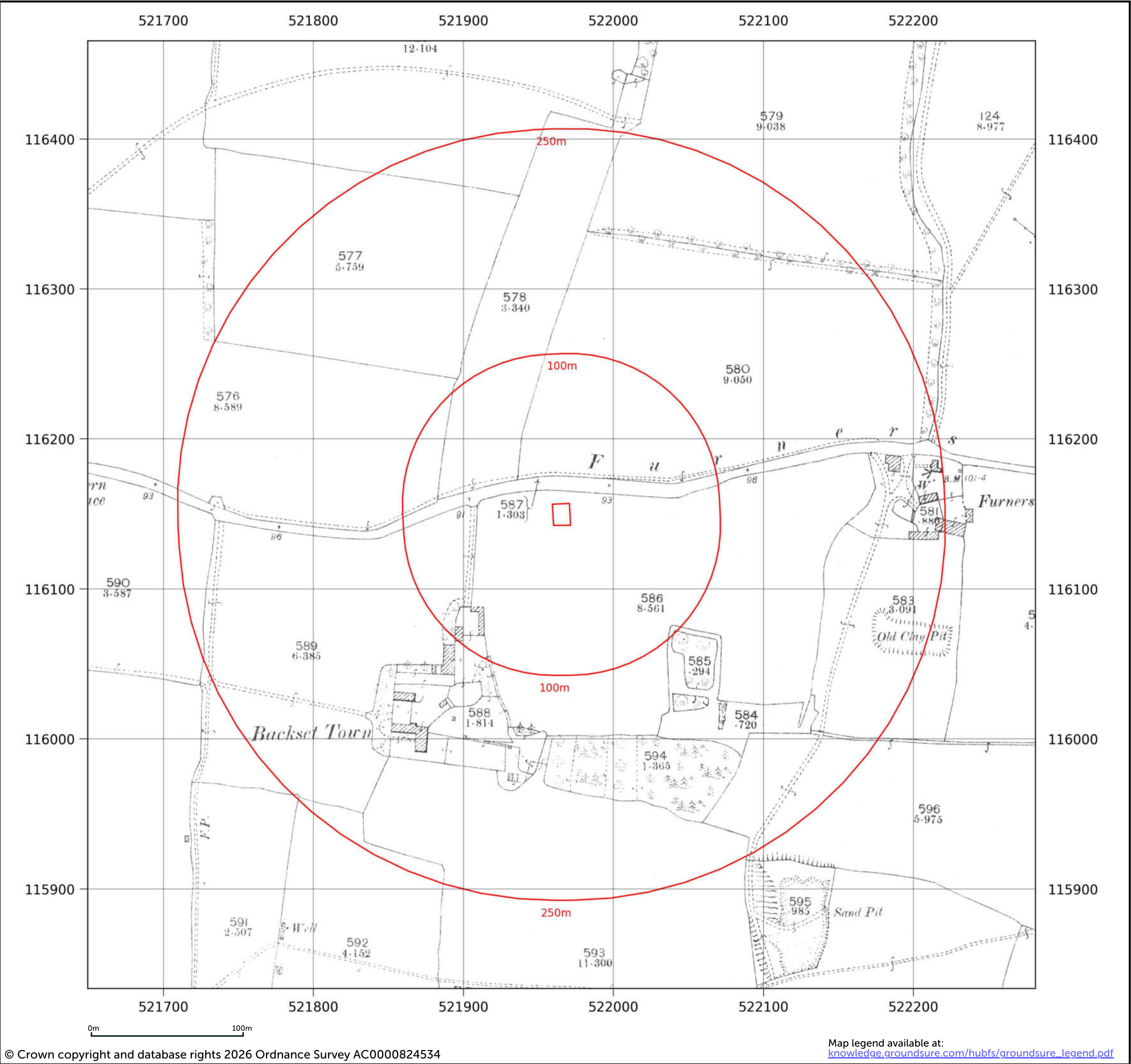
1:2,500

Printed at:

1:2,500

Date: 1897
Surveyed: 1897
Revised: 1897

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Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

County Series

Map date:

1910

Scale:

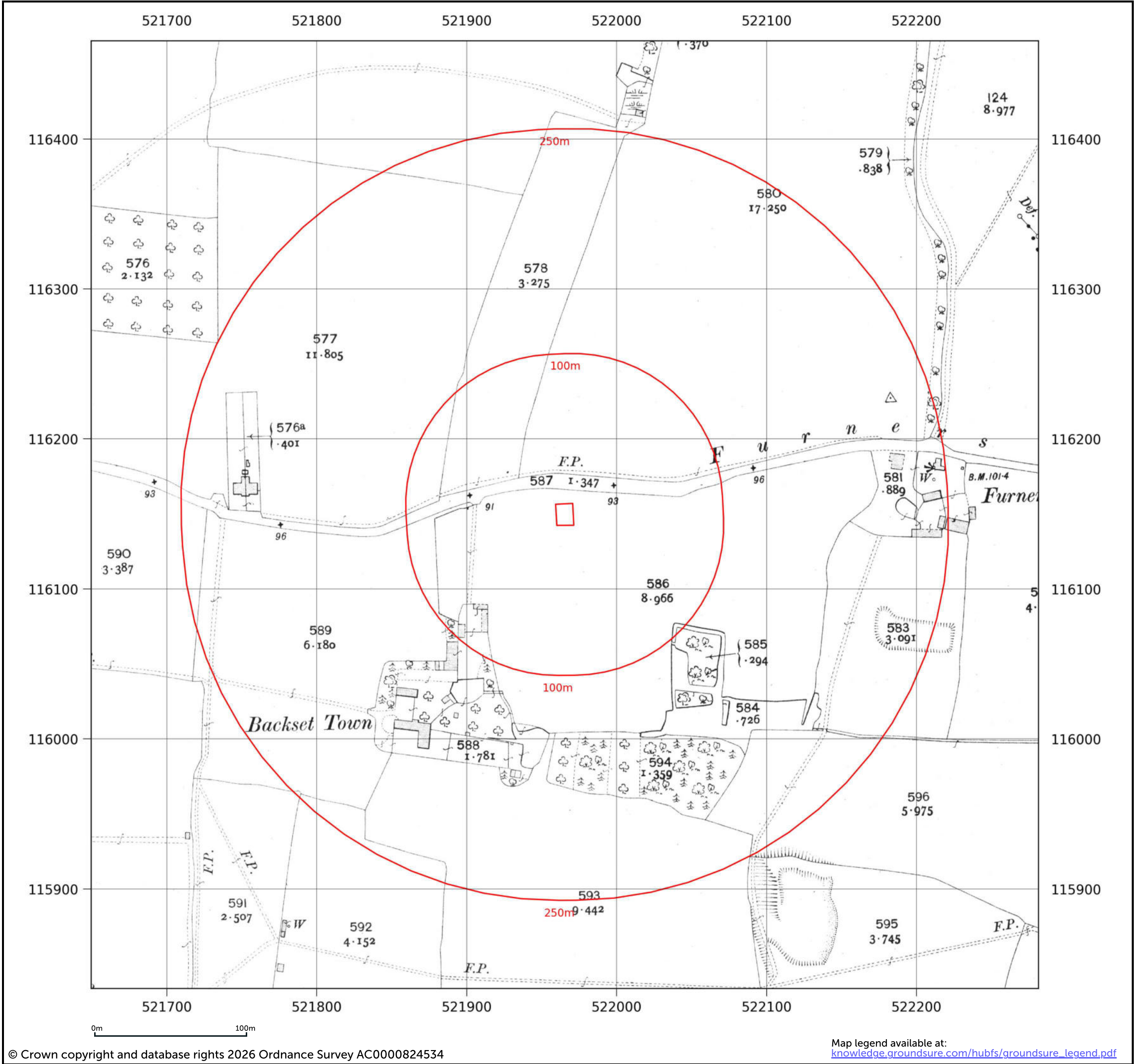
1:2,500

Printed at:

1:2,500

Date: 1910
Surveyed: 1910
Revised: 1910

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Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

National Grid

Map date:

1955-1956

Scale:

1:2,500

Printed at:

1:2,500

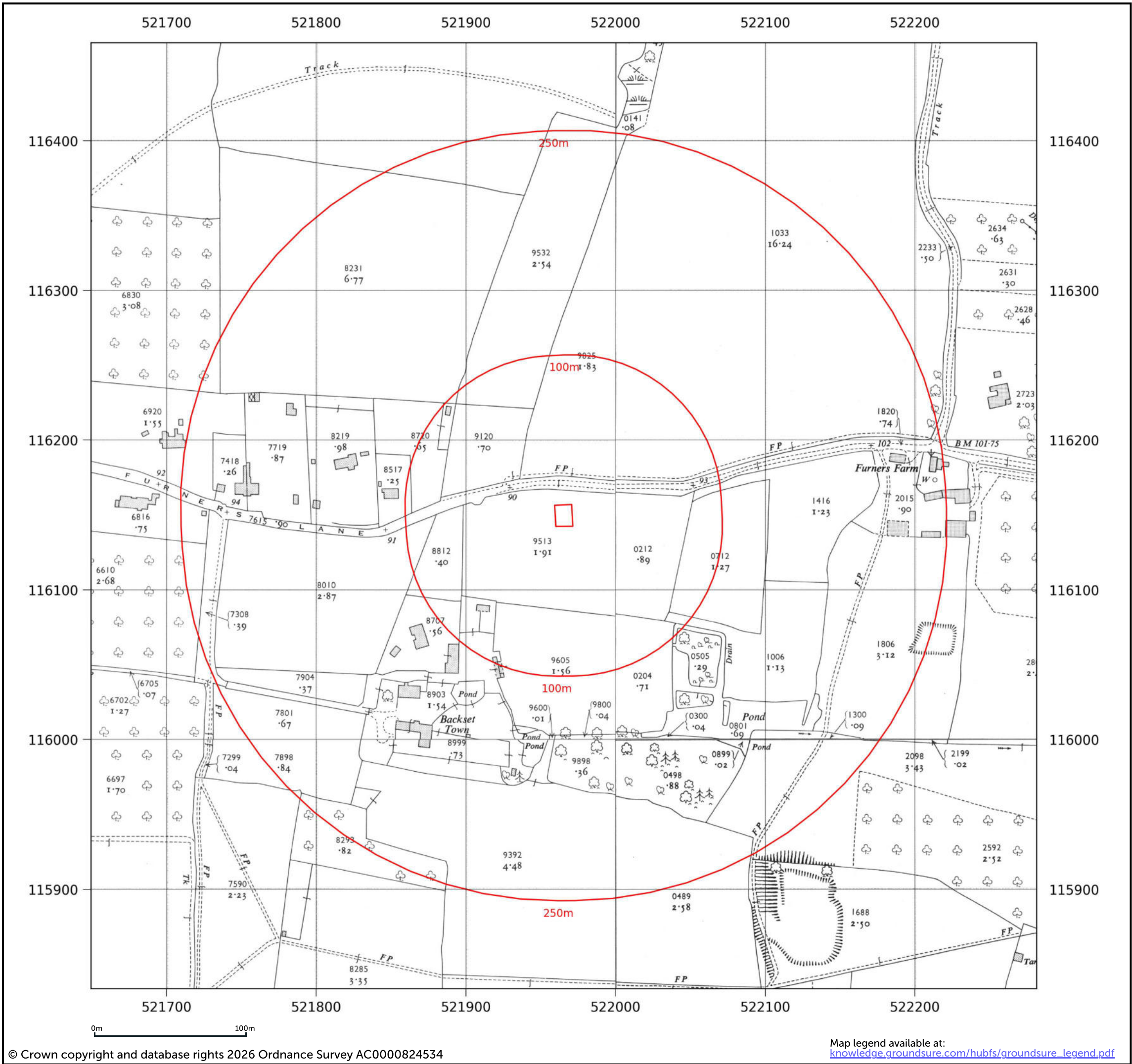
Date: 1956
Surveyed: 1956
Revised: 1956
Levelled: 1952

Date: 1955
Surveyed: 1955
Revised: 1955
Levelled: 1952

Date: 1955
Surveyed: 1955
Revised: 1955
Levelled: 1952

Date: 1955
Surveyed: 1955
Revised: 1955
Levelled: 1952

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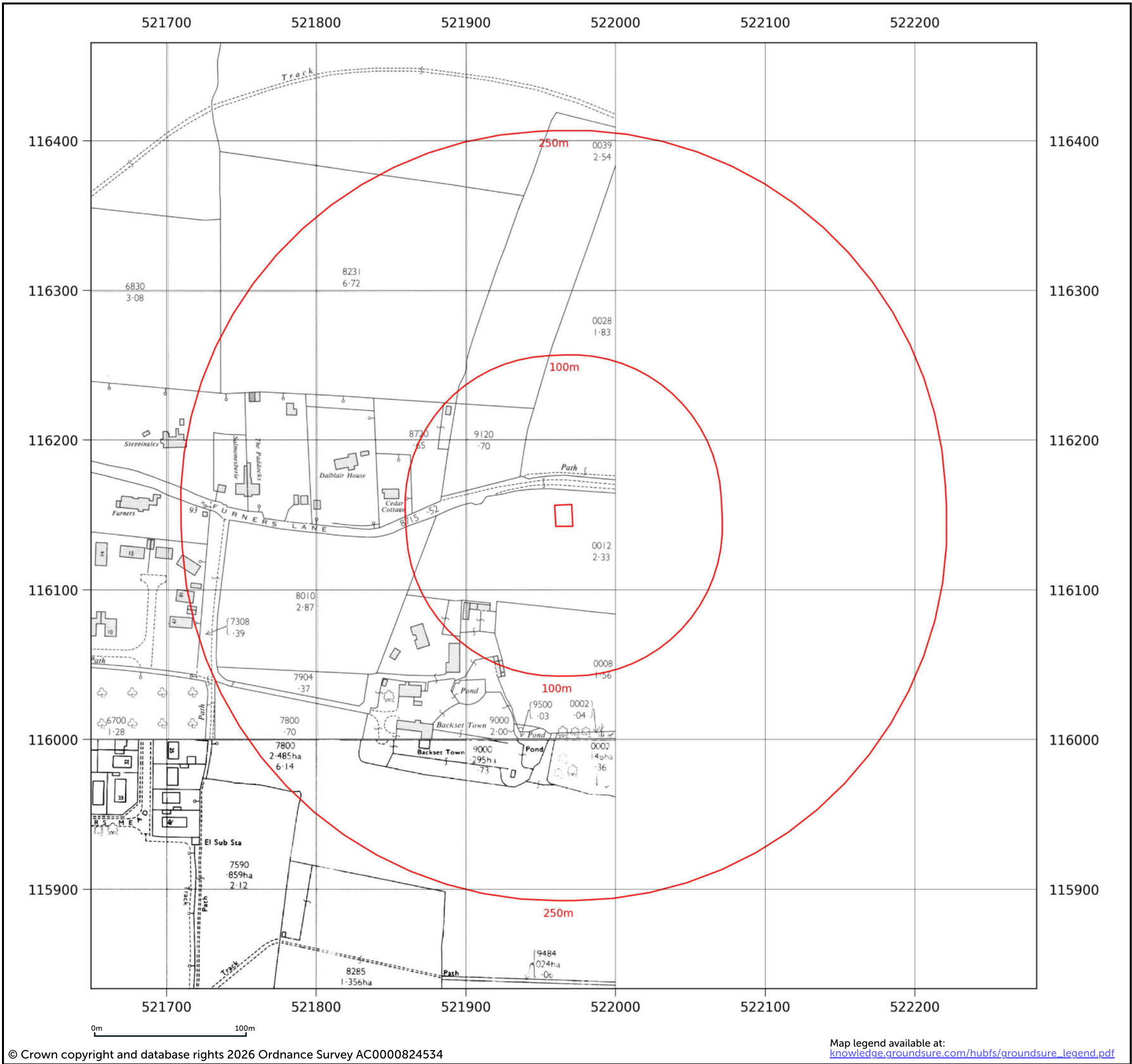
Site details:	BACKSETTOWN BARN, FURNERS LANE, HENFIELD, WEST SUSSEX, BN5 9HS
Client ref:	PO-137
Report ref:	GS-ZVY-B1N-6RZ-BRR
Grid ref:	521965.4, 116149.57
Production date:	27 March 2026

Map name:	National Grid
Map date:	1965-1970
Scale:	1:2,500
Printed at:	1:2,500



Date: 1965 Surveyed: 1964 Revised: 1964 Copyright: 1965 Levelled: 1959	
Date: 1970	

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Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

National Grid

Map date:

1966-1970

Scale:

1:2,500

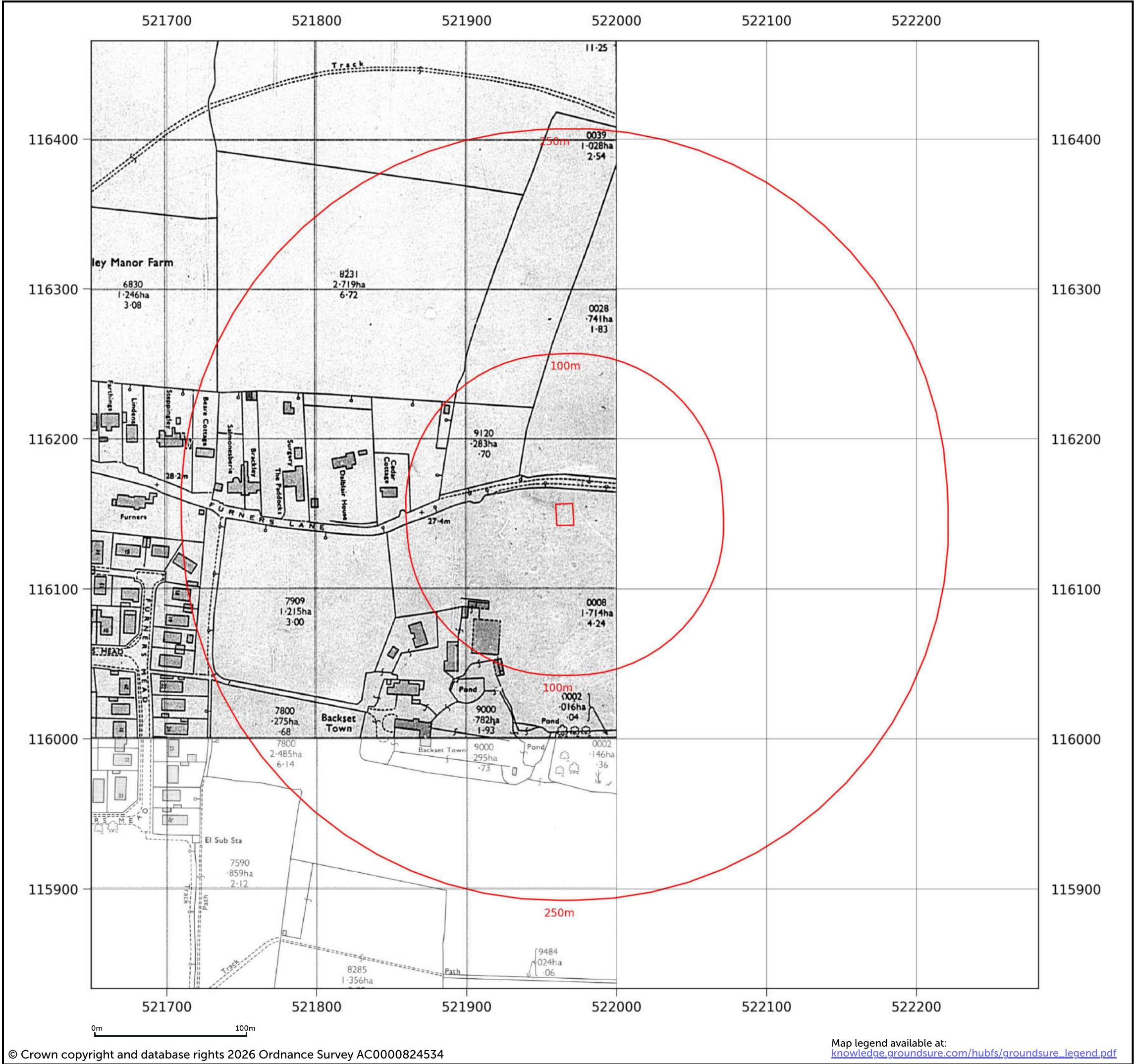
Printed at:

1:2,500

Date: 1966
Levelled: 1966

Date: 1970
Surveyed: 1969
Revised: 1969
Copyright: 1970
Levelled: 1966

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Site details:

BACKSETTOWN BARN,
FURNERS LANE, HENFIELD,
WEST SUSSEX, BN5 9HS

Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

National Grid

Map date:

1974

Scale:

1:2,500

Printed at:

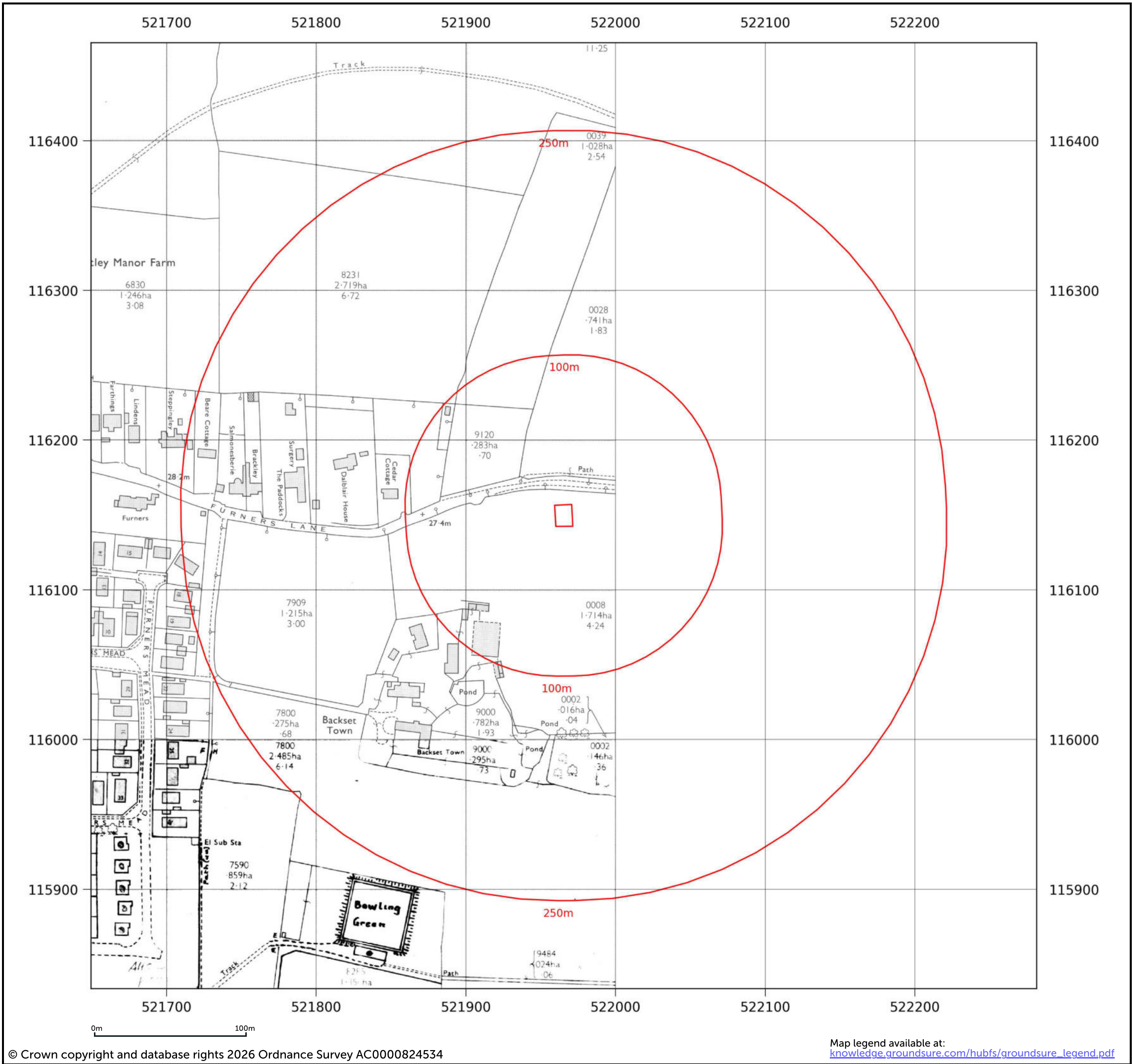
1:2,500



Date: 1974
Surveyed: 1973
Revised: 1973
Copyright: 1974
Levelled: 1966

Date: 1974

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Map name:	National Grid
Map date:	1974-1977
Scale:	1:2,500
Printed at:	1:2,500

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FURNERS LANE, HENFIELD,
WEST SUSSEX, BN5 9HS

Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

National Grid

Map date:

1984-1987

Scale:

1:2,500

Printed at:

1:2,500

Date: 1984
Surveyed: 1981
Revised: 1981
Copyright: 1984
Levelled: 1966

Date: 1987
Copyright: 1987
Levelled: 1966

Date: 1985
Copyright: 1985
Levelled: 1966

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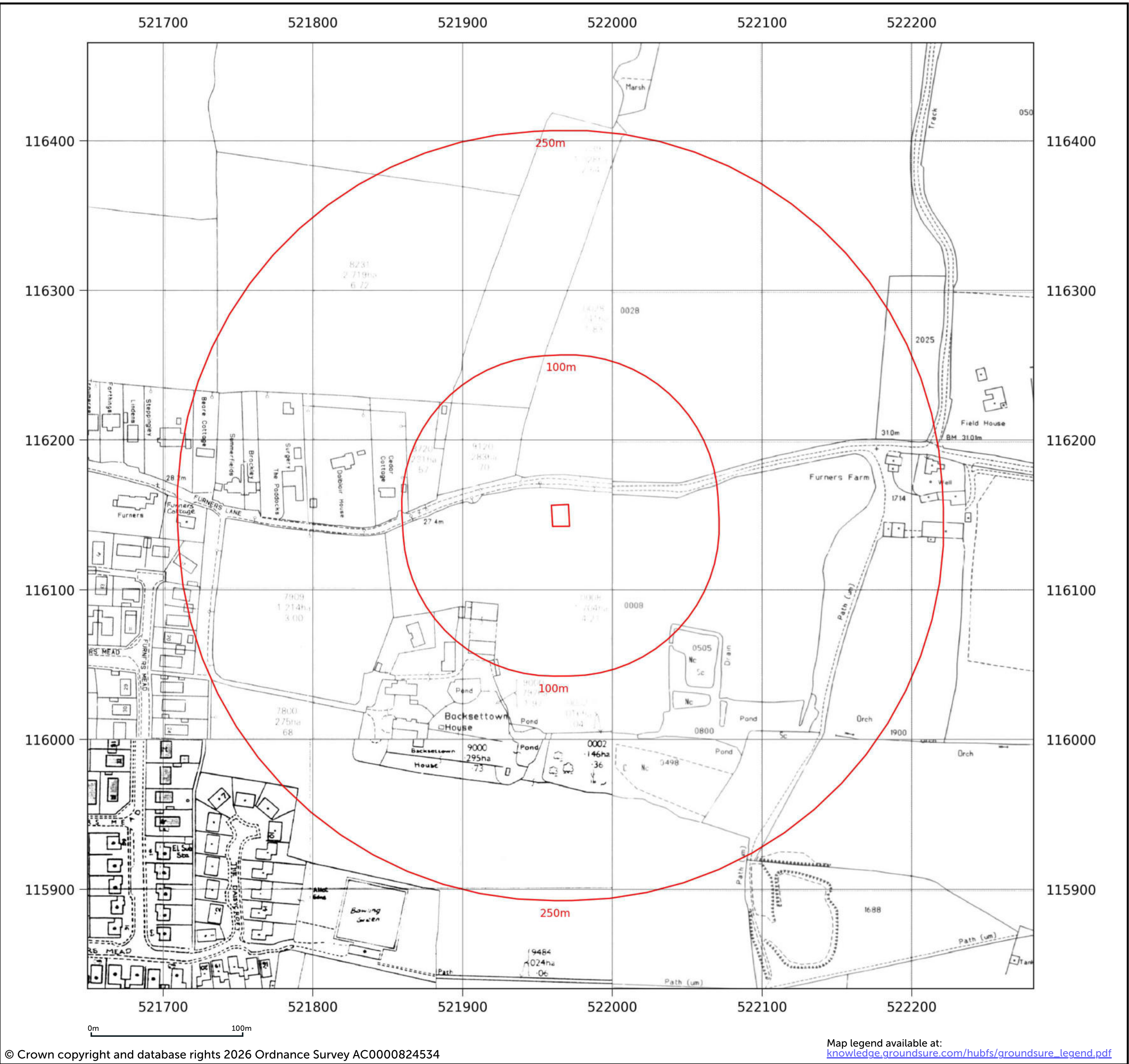
Site details:	BACKSETTOWN BARN, FURNERS LANE, HENFIELD, WEST SUSSEX, BN5 9HS
Client ref:	PO-137
Report ref:	GS-ZVY-B1N-6RZ-BRR
Grid ref:	521965.4, 116149.57
Production date:	27 March 2026

Map name:	National Grid
Map date:	1991-1994
Scale:	1:2,500
Printed at:	1:2,500



Date: 1991 Copyright: 1991	Date: 1994 Surveyed: 1994 Copyright: 1994
Date: 1991 Surveyed: 1966 Revised: 1991 Copyright: 1991 Levelled: 1966	Date: 1994 Surveyed: 1994 Copyright: 1994

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Site details:

BACKSETTOWN BARN,
FURNERS LANE, HENFIELD,
WEST SUSSEX, BN5 9HS

Client ref:

PO-137

Report ref:

GS-ZVY-B1N-6RZ-BRR

Grid ref:

521965.4, 116149.57

Production date:

27 March 2026

Map name:

National Grid

Map date:

1991-1994

Scale:

1:2,500

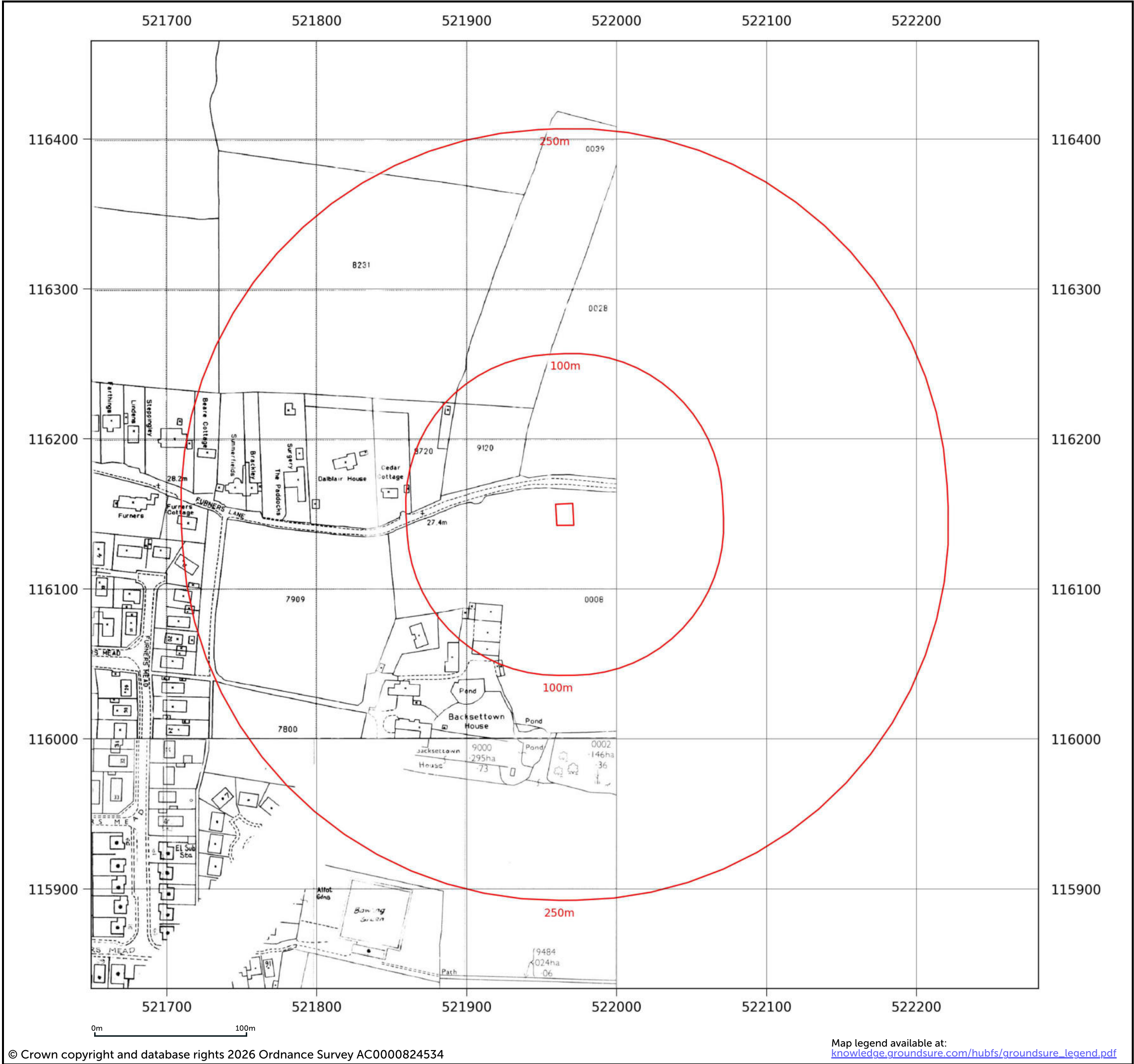
Printed at:

1:2,500

Date: 1994
Copyright: 1994

Date: 1991
Surveyed: 1965
Revised: 1991
Copyright: 1991
Levelled: 1965

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FURNERS LANE, HENFIELD,
WEST SUSSEX, BN5 9HS
Client ref: PO-137
Report ref: GS-ZVY-B1N-6RZ-BRR
Grid ref: 521965.4, 116149.57
Production date: 27 March 2026

Map name: LandLine
Map date: 2003
Scale: 1:1,250
Printed at: 1:1,250



Date: 2003

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