



**PRELIMINARY GROUND
CONTAMINATION RISK
ASSESSMENT REPORT**

**EASTLANDS LANE
COWFOLD
WEST SUSSEX**

PROJECT REFERENCE: P17536

REPORT REFERENCE: R17020

Report Beneficiary: Hunter Development Holdings Limited

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

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EXECUTIVE SUMMARY

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

It is proposed to construct 9 no. dwellings across the site with associated new access road, parking provisions, garages and private soft landscaped gardens. A stretch of existing woodland is planned to remain as a communal area in the west of the site.

The site currently comprises two fields to the east and west of Eastlands Lane. The eastern field is currently used for grazing horses with a shed in the south-eastern corner; the field in the west of the site comprises open grassland with woodland along the western boundary.

The site has remained as agricultural fields throughout the time of all available OS Mapping. Eastlands Lane, that runs between the two fields, was first noted in 1956; prior to this time both plots were mapped within the same field.

Reference to geological datasets indicates that the site is expected to be underlain by the Horsham Stone Member (part of the Weald Clay Formation).

The Horsham Stone Member is classed as a Secondary A Aquifer.

The site does not lie within a SPZ.

The preliminary contamination risk assessment did not identify any significant potential pollutant linkages with regard to either proposed end users of the site or controlled waters.

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1. INTRODUCTION

It is proposed to construct 9no. dwellings across two plots of land at Eastlands Lane, Cowfold. The dwellings will comprise a mix of bungalows, chalet bungalows and two-storey dwellings with associated garages, parking provisions and areas of private soft landscaped gardens. A stretch of existing woodland is planned to remain as a communal area in the west of the site. A copy of the proposed development layout is presented in Appendix A.

Ashdown Site Investigation Ltd was requested to undertake a preliminary ground contamination risk assessment to provide advice to assist with a future planning application.

The scope of the works covered by this report, and the terms and conditions under which they were undertaken, were set out within the offer letter Q15680, dated 8th September 2025. The instruction to proceed was received from ECE Planning on behalf of the client, Hunter Development Holdings Limited.

The specific objectives of the works were to:

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

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

2. SITE CONTEXT

2.1 Walkover Survey

The site is located at Eastlands Lane, Cowfold, West Sussex, and is centred on the approximate Ordnance Survey national grid reference 521792, 122281. A site location plan is presented as Figure 1.

The site comprises two plots of land to the east and west of Eastlands Lane. The eastern plot comprises a broadly rectangular shaped field, currently used for horse grazing. A small empty open sided shed is present in the south-eastern corner of the field consisting of a timber frame and metal cladding. Remnants of a historical concrete drain/trough are noted along the southern extent of the field. The western plot of land comprises the northern extent of an open field with a woodland, Eastlands Wood, present to the immediate west. Eastlands Lane runs between the two plots of land to a series of dwellings, off site to the north.



2.2 Geological Data Review

2.2.1 Expected Geology and Aquifer Designation

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

Table 1. Expected Strata and Aquifer Designation

Type	Stratum	Aquifer Designation
Bedrock	Horsham Stone Member (part of the Weald Clay Formation)	Secondary A Aquifer

The Weald Clay Formation forms part of the Wealden Group. The formation is of Hauterivian to Barremian age (126.3 to 133.9 million years old; Early Cretaceous). The Weald Clay Formation comprises dark grey thinly-bedded mudstones (shales) and mudstones with subordinate siltstones, fine to medium grained sandstones, including calcareous sandstone (including the Horsham Stone Member), shelly limestones (the so called "Paludina Limestones") and clay ironstones. The formation is recorded by the BGS to range in thickness up to 460m.

The Horsham Stone Member, which forms a unit within the Weald Clay Formation, comprises sandstone, that is calcareous, generally fine-grained, micaceous, locally well laminated, and pale grey to greenish/olive grey. The member contains clayey partings and lignite fragments as well as rootlet traces.

The Horsham Stone Member is shown to underlie the immediate surrounding area, with the Weald Clay Formation deposits present further afield.

2.2.2 Natural Ground Subsidence

Table 2. Natural Ground Subsidence from Groundsure Data

Section	Groundsure Hazard Rating	
	Horsham Stone Member	Weald Clay Formation
Soil Volume Change Potential (Shrink-Swell)	Negligible	Low
Running Sands	Negligible	Negligible
Compressible Deposits	Negligible	Negligible
Collapseable Deposits	Very Low	Very Low
Landslides	Very Low	Very Low
Ground Dissolution of Soluble Rocks	Negligible	Negligible

2.2.3 Ground Cavities and Sinkholes

Table 3. Ground Cavities and Sinkholes from Groundsure Data

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

2.2.4 Mining and Ground Workings

Table 4. Mining and Ground Workings from Groundsure Data

Section	Groundsure Comment
BritPits	No BritPits are identified within 500m of the site.
Surface Ground Workings	A pond is shown to the immediate south-east of the site; further ponds are shown 153m to the south. Other features include a sewage farm between 142m and 229m to the south & south-west of the site.
Underground Workings	No underground workings are identified within 1km of the site.
Underground Mining Extents	No records are identified within 500m of the site.
Historical Mineral Planning Areas	No records are identified within 500m of the site.
Non-Coal Mining	The site is identified to be in an area where underground mine workings for iron ore are uncommon.
JPB Mining Areas	No records are identified on the site.
The Coal Authority – Non-Coal Mining	No records are identified within 500m of the site.
Researched Mining	No records are identified within 500m of the site.
Mining Record Office Plans	No records are identified within 500m of the site.
BGS Mine Plans	No records are identified within 500m of the site.
Coal Mining	No records are identified on the site.
Brine Areas	No records are identified on the site.
Gypsum Areas	No records are identified on the site.
Tin Mining	No records are identified on the site.
Clay Mining	No records are identified on the site.

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

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

The British Geological Survey GeoIndex Onshore viewer records the presence of a series of five features, aligned west to east, to the north of Cowfold, some that measure between 1km to 550m away from the site. These features follow an outcrop of the Horsham Stone Member, that extends further to the west and east with additional features present beyond 1km. In addition to this, Cowfold Brick Works is shown some 850m to the west of the site. A search of the Wealden Iron Research Group database revealed no records of iron workings within 1km of the site. The risk posed to the development is considered to be negligible to very low.

2.2.5 Radon

Table 5. Radon

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

2.2.6 Soil Chemistry

Table 6. BGS Estimated Background Soil Chemistry

Contaminant	Estimated Value (mg/kg)
Arsenic	15 – 25
Bioaccessible Arsenic	No data
Lead	100 – 200
Bioaccessible Lead	60 – 120
Cadmium	1.8
Chromium	60 – 90
Nickel	15 – 30

2.3 Hydrogeological and Hydrological Data

2.3.1 Groundwater Abstractions

The nearest groundwater abstraction is located 1939m to the south-west of the site.

2.3.2 Surface Water Abstractions

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

2.3.3 Potable Abstractions

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

2.3.4 Groundwater Vulnerability

The level of groundwater vulnerability, as reported within the Groundsure data, is High for the Horsham Stone Member, but shown as an Unproductive Stratum for the Weald Clay Formation.

2.3.5 Groundwater Source Protection Zones (SPZ)

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

The site does not lie within a SPZ.

2.3.6 Surface Water Features

The nearest recorded significant surface water feature is shown adjacent to the west of the site. This feature flows off site to the south and appeared to represent a stream during the walkover.

2.3.7 Flood Risk

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

Table 7. Flood Risk

Section	On Site	Within 50m of the Site
Risk of Flooding from Rivers and Seas (RoFRaS)	None Identified	None Identified
Historical Flood Events	None Identified	None Identified
Flood Defences	None Identified	None Identified
Areas Benefitting from Flood Defences	None Identified	None Identified
Flood Storage Areas	None Identified	None Identified
Environment Agency Flood Zone 2	None Identified	None Identified
Environment Agency Flood Zone 3	None Identified	None Identified
Surface Water Flooding	Highest Risk: Negligible	Highest Risk: 1 in 100 years, 0.3-1.0m
Groundwater Flooding	Highest Risk: Negligible	Highest Risk: Negligible

3. GEO-ENVIRONMENTAL DATA

3.1 Historical Industrial Sites

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

Table 8. *Historical Industrial Sites*

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

3.2 Landfill and Other Waste Sites

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

Table 9. *Landfill and Other Waste Sites*

Section	Groundsure Comments
Active or Recent Landfills	No active or recent landfills are identified within 250m of the site.
Historical Landfill (BGS Records/LA/Mapping Records EA Records)	A record is shown 51m to the south-east named as Cowfold Eastlands Farm.
Historical Waste Sites	No historical waste sites are identified within 250m of the site.
Licensed Waste Sites	No licensed waste sites are identified within 250m of the site.
Waste Exemptions	Several waste exemptions are shown for Eastlands Farm House and Eastlands Farm between 10m and 91m to the south and south-east of the site. The full list of exemptions can be found in Appendix D.

3.3 Current Industrial Land Use

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

Table 10. *Current Industrial Land Uses*

Section	Groundsure Comments
Recent Industrial Land Use	No recent industrial land uses are identified within 100m of the site.
Current or Recent Petrol stations	No current or recent petrol stations are identified within 100m of the site.

Section	Groundsure Comments
Electricity Cables / Gas Pipelines	No underground high voltage cables or high-pressure pipes are identified within 100m of the site.
Sites determined as Contaminated Land	No sites determined as contaminated land are identified within 100m of the site.
Control of Major Accident Hazards (COMAH) Sites	No COMAH sites are identified within 100m of the site.
Regulated Explosive Sites	No regulated explosive sites are identified within 100m of the site.
Hazardous Substance Storage/Usage	No consents have been granted for hazardous substance storage/usage within 100m of the site.
Historical Licensed Industrial Activities (IPC)	No records are identified within 100m of the site.
Licensed Industrial Activities (Part A(1))	No records are identified within 100m of the site.
Licensed Pollutant Release (Part A(2)/B)	No records are identified within 100m of the site.
Radioactive Substance Authorisations	No records are identified within 100m of the site.
Licensed Discharges to Controlled Waters	No records are identified within 100m of the site.
Pollutant Release to Surface Water / Public Sewer	No records are identified within 100m of the site.
List 1 / List 2 Dangerous Substances	No records are identified within 100m of the site.
Pollution Incidents (EA/NRW)	No pollution incidents are identified within 100m of the site.
Pollution Inventory Substances / Waste Transfers / Radioactive Waste	No records are identified within 100m of the site.

3.4 Sensitive Land Use

No sensitive land uses at risk from contamination are identified within 1km of the site.

3.5 Railway Infrastructure and Projects

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

4. HISTORICAL MAP AND IMAGERY REVIEW

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

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

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

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

Map/Image Details	On-Site	In the Vicinity of the Site
1875 1:2,500	The site is shown as part of an open field.	A pond is shown to the immediate east of the site and Eastlands Wood to the west. Eastlands Farm is located approximately 90m to the south of the site.
1897 1:2,500		A <i>Sewage Farm (Horsham R.D.C)</i> is shown some 150m to the south-west of the site with a <i>Tank</i> and two <i>Sluice</i> features.
1956 1:2,500	A road runs north-south through the site, dividing the site into two plots. The outline of a small structure is shown in the south-east of the site.	Dwellings are shown to the north-east of the site. The pond to the east has reduced in size. Dwelling and/or an extension to Eastlands Farm is shown to the south-east of the site.
1972 1:2,500		Further dwellings are shown to the north of the site, including <i>Eastlands House</i> some 100m to the north-east of the site. A rectangular shaped building has been constructed on the far side of a track to the immediate south-east of the site. The Sewage Farm has been altered with a series of tanks and a filter bed present.
2003 1:1,250		The rectangular building to the south-east of the site is no longer present.
2005 Aerial Photograph		Several buildings associated with Eastlands Farm appear to have been demolished or converted to create a series of dwellings.
2020 Google Earth Pro		A circular surface feature is shown within a field some 70m to the south-east of the site.

5. PRELIMINARY CONTAMINATION RISK ASSESSMENT

5.1 Introduction

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

Where a complete pollutant linkage is deemed to be present, an assessment of the level of risk associated with the pollutant linkage has been carried out in line with current guidance¹.

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

Table 12. Risk Assessment Matrix

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

5.2 Contaminant Pathways Identified

The development is to comprise new residential buildings together with areas of private garden.

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

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

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

5.3 Potential Contamination Sources Identified

No significant sources of contamination either on or off site have been identified as posing a risk to end users.

The record of the historical landfill identified some 51m to the south-east does not contain any details of the types of waste received or the dates during which the site was filled. In addition, no details were identified on the historical maps which indicate the outline of the feature. Given the circular surface

¹ Contaminated Land Risk Assessment: A guide to good practice, CIRIA C552, 2001.

features identified within more recent aerial photography (circa 2020), the outline of the historical landfill broadly corresponds to that of the recent feature, as shown in the table below.

Table 13. Location of Historical Landfill



Whilst not conclusive, it is most probable that the landfill record relates to the circular feature. No other feature is shown in this area on historical maps or images that could relate to the record of the landfill. Given the limited size of the feature and its age, and the nature of the underlying geology, it is unlikely that any significant concentrations of ground gases would be generated.

5.4 Preliminary Conceptual Model

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

5.5 Discovery Strategy

Although no complete pollutant linkages are considered to be present relating to end users of the development or controlled waters beneath the site, if, during the course of the site clearance and development works, any materials that are suspected of being 'contaminants' are encountered, then the following procedure should apply:

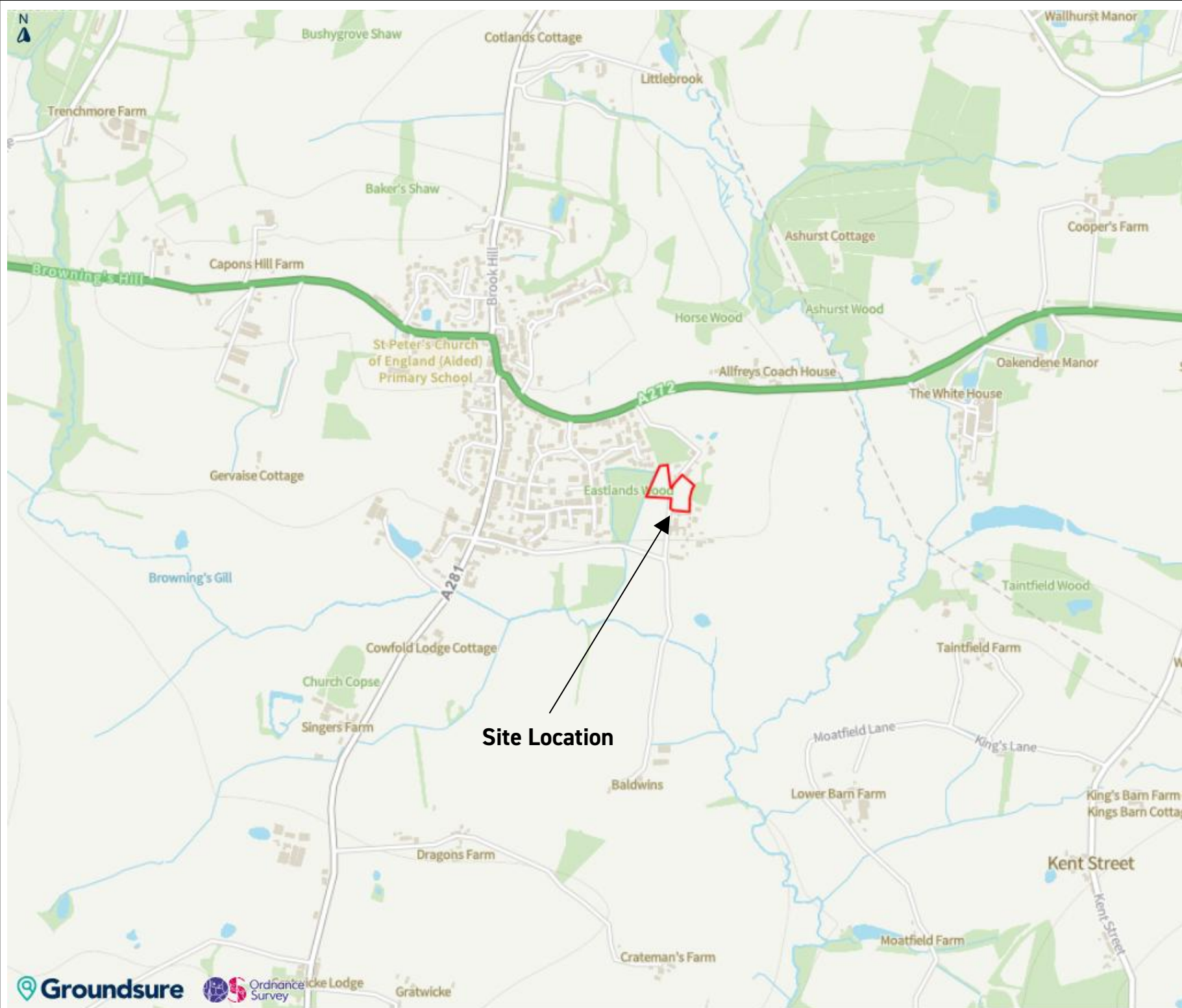
- All works in that area are to cease and the site manager informed.
- Advice sought from suitably qualified and experienced personnel as to whether any further site inspection, sampling, testing and/or assessment is deemed necessary.
- If required, the conclusions of any assessment and any proposed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

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

- Soil or water looks oily and/or has an oily odour.
- Soil or water has a solvent type of odour.
- Significant quantities of man-made materials within fill such as paint cans, car parts, glass fragments.
- Suspected asbestos containing materials (insulating boards, cement, loose fibres etc.).
- Significant volumes of clinker like or ashy material.
- Sand bags, and/or subsurface concrete structures.
- Animal carcasses or evidence of animal burial pits.

FIGURES

Figure 1 Site Location Plan



Head Office

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

Site

Eastlands Lane
Cowfold
West Sussex

Project Ref

P17536

Figure No

1

Drawing Title

Site Location Plan

Scale

Not To Scale

APPENDIX A

Proposed Development Layout



Proposed Site Plan
Scale 1:500



**LLOYD
HARDEN**

Design • Planning • Architecture

MATERIALS

- 1.2m high estate rail fence
- 1.8m high timber panel fence
- Driveway & Parking areas to be Gravel Resin
- Terraced areas to gardens - to be 900x900 slabs
- Area of land given to No. 1 Eastfields Lane
- New planting - species to be confirmed by Landscape Designer
- Proposed shed/bike store

HOUSE TYPES

- House Type 1 - 3 Bed Bungalow (1797sqft)
- House Type 2 - 4 Bed 2 Storey (1786sqft)
- House Type 3 - 3 Bed 2 Storey Semi (1216sqft)
- House Type 4 - 4 Bed 2 Storey (1786sqft)
- House Type 5 - 4 Bed 1 1/2 Storey (1700sqft)
- House Type 6 - 4 Bed 2 Storey (1800sqft)

REV BY DATE DETAILS

SCALE @ A2

0 5m 10m 15m 20m 25m 1:500

CLIENT

Lee Goosens
Eastlands Lane, Cowfold, West Sussex, RH13 8AY

PROJECT

9 No - 3 & 4 Bed Homes

DRAWN BY

SJB

CHECKED BY

LKH

CONCEPTUAL DRAFT

DRAWING TITLE

Proposed Site Plan

DATE

21.11.25

DRAWING NUMBER

2562-03

REVISION

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APPENDIX B

Classification of Probability, Consequence and Risk

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

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

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

APPENDIX C

Preliminary Conceptual Model

Site: Eastlands Lane, Cowfold, West Sussex

Project Ref: P17536

Potential Source	Potential Receptor	Potential Contaminants	Potential Pathway	Complete Linkage Present?	Probability	Consequence	Risk
No significant source of contamination identified	End Users		Dermal contact with soil and dust (indoor & outdoor)	No potential contaminants identified			N/A
			Ingestion of soil and indoor dust	No potential contaminants identified			N/A
			Consumption of home-grown produce and attached soil	No potential contaminants identified			N/A
			Inhalation of soil dust (indoor and outdoor)	No potential contaminants identified			N/A
			Inhalation of soil vapours	No potential contaminants identified			N/A
			Inhalation of soil gases/ Risk of explosion	No potential gas source identified			N/A
	End Users (via Water Supply Pipework)		Contamination of incoming services	No potential contaminants identified			N/A
	Groundwater		Migration to groundwater	No contaminants likely to impact groundwater identified			N/A

APPENDIX D

Groundsure Enviro+Geo Insight Report
Historical Maps

EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8RR

Order Details

Date: 04/12/2025
Your ref: P17536
Our Ref: GS-IA3-XFH-R9U-IMO

Site Details

Location: 521792 122281
Area: 0.79 ha
Authority: [Horsham District Council](#) ↗

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

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	5	-
16 >	1.2 >	Historical tanks >	0	0	4	4	-
17 >	1.3 >	Historical energy features >	0	0	3	6	-
17 >	1.4 >	Historical petrol stations >	0	0	0	1	-
18 >	1.5 >	Historical garages >	0	0	0	6	-
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	6	-
20 >	2.2 >	Historical tanks >	0	0	10	10	-
21 >	2.3 >	Historical energy features >	0	0	6	14	-
22 >	2.4 >	Historical petrol stations >	0	0	0	1	-
22 >	2.5 >	Historical garages >	0	0	0	15	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	0	-
25	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	0	0	0	-
26 >	3.7 >	Waste exemptions >	0	84	32	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
37 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
38 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	2	-	-
38 >	4.3 >	Current or recent petrol stations >	0	0	0	1	-
38	4.4	Electricity cables	0	0	0	0	-
38	4.5	Gas pipelines	0	0	0	0	-



39	4.6	Sites determined as Contaminated Land	0	0	0	0	-
39	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
39	4.8	Regulated explosive sites	0	0	0	0	-
39	4.9	Hazardous substance storage/usage	0	0	0	0	-
39	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
40	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
40	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
40	4.13	Radioactive Substance Authorisations	0	0	0	0	-
40 >	4.14 >	Licensed Discharges to controlled waters >	0	0	0	26	-
45	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
45	4.16	Pollutant release to public sewer	0	0	0	0	-
45	4.17	List 1 Dangerous Substances	0	0	0	0	-
45	4.18	List 2 Dangerous Substances	0	0	0	0	-
46 >	4.19 >	Pollution Incidents (EA/NRW) >	0	0	0	2	-
46	4.20	Pollution inventory substances	0	0	0	0	-
46	4.21	Pollution inventory waste transfers	0	0	0	0	-
47	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
48 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
50 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
52 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
53	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
53	5.5	Groundwater vulnerability- local information	None (within 0m)				
54 >	5.6 >	Groundwater abstractions >	0	0	0	0	1
55	5.7	Surface water abstractions	0	0	0	0	0
55	5.8	Potable abstractions	0	0	0	0	0
55	5.9	Source Protection Zones	0	0	0	0	-
56	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m

57 >	6.1 >	Water Network (OS MasterMap) >	0	2	4	-	-
58 >	6.2 >	Surface water features >	0	2	4	-	-
58 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
59 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
59	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
60	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
60	7.2	Historical Flood Events	0	0	0	-	-
60	7.3	Flood Defences	0	0	0	-	-
61	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
61	7.5	Flood Storage Areas	0	0	0	-	-
62	7.6	Flood Zone 2	None (within 50m)				
62	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
63 >	8.1 >	Surface water flooding >	1 in 100 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
65 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
66	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
67	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
67	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
67	10.4	Special Protection Areas (SPA)	0	0	0	0	0
67	10.5	National Nature Reserves (NNR)	0	0	0	0	0
68	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
68 >	10.7 >	Designated Ancient Woodland >	0	0	0	1	18
69	10.8	Biosphere Reserves	0	0	0	0	0
69	10.9	Forest Parks	0	0	0	0	0
69	10.10	Marine Conservation Zones	0	0	0	0	0
69	10.11	Green Belt	0	0	0	0	0



70	10.12	Proposed Ramsar sites	0	0	0	0	0
70	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
70	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
70	10.15	Nitrate Sensitive Areas	0	0	0	0	0
71 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	0
72	10.17	SSSI Impact Risk Zones	0	-	-	-	-
72	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
73	11.1	World Heritage Sites	0	0	0	-	-
74	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
74	11.3	National Parks	0	0	0	-	-
74 >	11.4 >	Listed Buildings >	0	0	1	-	-
75	11.5	Conservation Areas	0	0	0	-	-
75	11.6	Scheduled Ancient Monuments	0	0	0	-	-
75	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
77	12.2	Open Access Land	0	0	0	-	-
77	12.3	Tree Felling Licences	0	0	0	-	-
77	12.4	Environmental Stewardship Schemes	0	0	0	-	-
78 >	12.5 >	Countryside Stewardship Schemes >	0	0	1	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	13.1 >	Priority Habitat Inventory >	1	1	1	-	-
80	13.2	Habitat Networks	0	0	0	-	-
80	13.3	Open Mosaic Habitat	0	0	0	-	-
80	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
81 >	14.1 >	10k Availability >	Identified (within 500m)				
82	14.2	Artificial and made ground (10k)	0	0	0	0	-



83 >	14.3 >	Superficial geology (10k) >	0	0	0	3	-
84	14.4	Landslip (10k)	0	0	0	0	-
85 >	14.5 >	Bedrock geology (10k) >	1	0	4	4	-
86 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	2	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	15.1 >	50k Availability >	Identified (within 500m)				
88	15.2	Artificial and made ground (50k)	0	0	0	0	-
88	15.3	Artificial ground permeability (50k)	0	0	-	-	-
89 >	15.4 >	Superficial geology (50k) >	0	0	0	5	-
90	15.5	Superficial permeability (50k)	None (within 50m)				
90	15.6	Landslip (50k)	0	0	0	0	-
90	15.7	Landslip permeability (50k)	None (within 50m)				
91 >	15.8 >	Bedrock geology (50k) >	1	1	5	6	-
92 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
92 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	3	4	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	16.1 >	BGS Boreholes >	0	1	6	-	-
Page	Section	Natural ground subsidence >					
96 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
97 >	17.2 >	Running sands >	Negligible (within 50m)				
98 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
99 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
100 >	17.5 >	Landslides >	Very low (within 50m)				
101 >	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
103	18.1	BritPits	0	0	0	0	-
104 >	18.2 >	Surface ground workings >	0	1	5	-	-
104	18.3	Underground workings	0	0	0	0	0
104	18.4	Underground mining extents	0	0	0	0	-



105	18.5	Historical Mineral Planning Areas	0	0	0	0	-
105 >	18.6 >	Non-coal mining >	0	0	1	0	0
105	18.7	JPB mining areas	None (within 0m)				
105	18.8	The Coal Authority non-coal mining	0	0	0	0	-
106	18.9	Researched mining	0	0	0	0	-
106	18.10	Mining record office plans	0	0	0	0	-
106	18.11	BGS mine plans	0	0	0	0	-
106	18.12	Coal mining	None (within 0m)				
107	18.13	Brine areas	None (within 0m)				
107	18.14	Gypsum areas	None (within 0m)				
107	18.15	Tin mining	None (within 0m)				
107	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
108	19.1	Natural cavities	0	0	0	0	-
108	19.2	Mining cavities	0	0	0	0	0
108	19.3	Reported recent incidents	0	0	0	0	-
108	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
110 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
112	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
112	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
113	22.1	Underground railways (London)	0	0	0	-	-
113	22.2	Underground railways (Non-London)	0	0	0	-	-
113	22.3	Railway tunnels	0	0	0	-	-
113	22.4	Historical railway and tunnel features	0	0	0	-	-
113	22.5	Royal Mail tunnels	0	0	0	-	-



114	22.6	Historical railways	0	0	0	-	-
114	22.7	Railways	0	0	0	-	-
114	22.8	Crossrail 2	0	0	0	0	-
114	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 24/04/2021

Site Area: 0.79ha



Recent site history - 2018 aerial photograph



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Capture Date: 14/05/2018

Site Area: 0.79ha



Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.79ha



Recent site history - 2005 aerial photograph



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Capture Date: 17/04/2005

Site Area: 0.79ha



Recent site history - 1999 aerial photograph

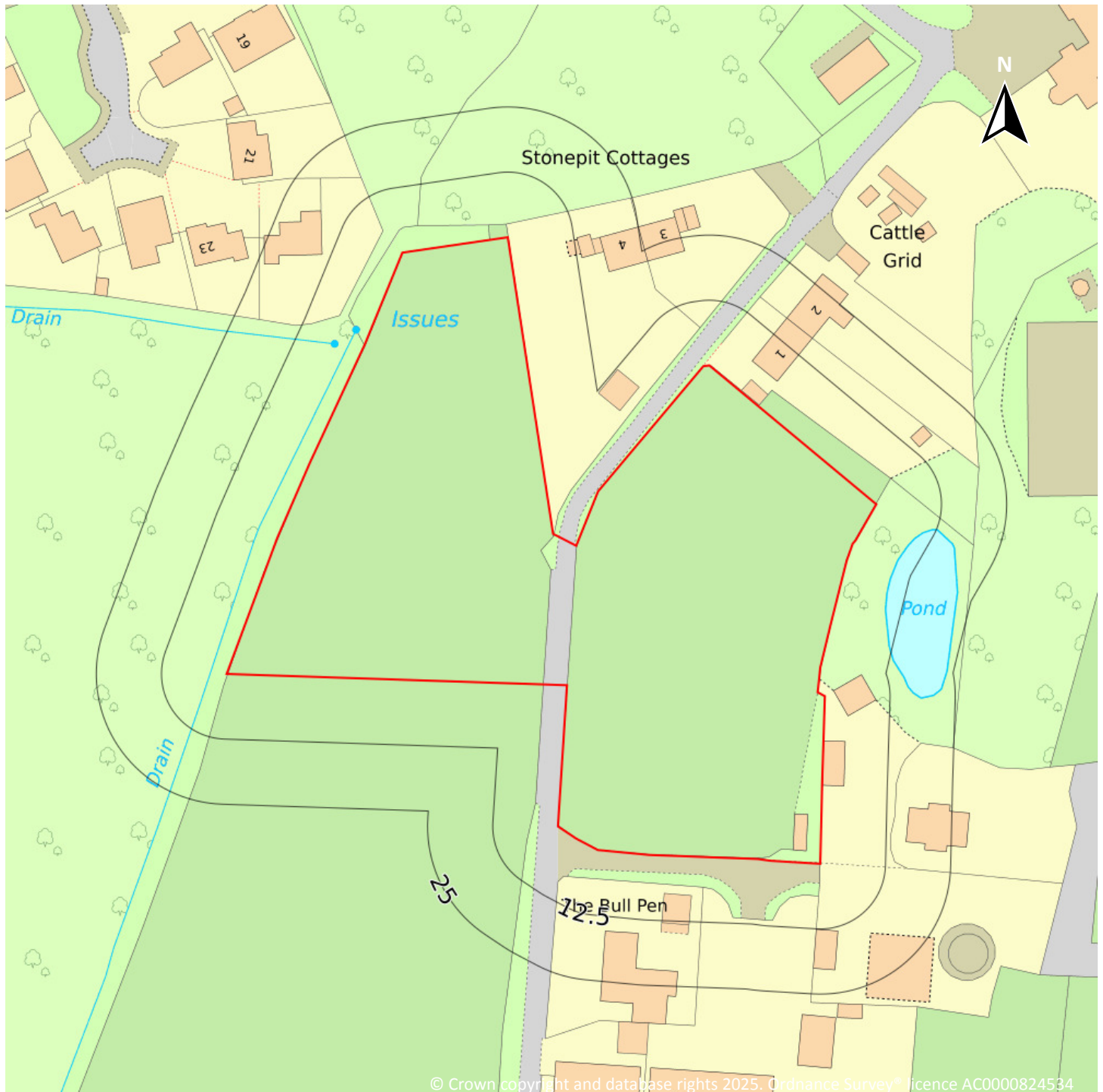


Capture Date: 04/09/1999

Site Area: 0.79ha



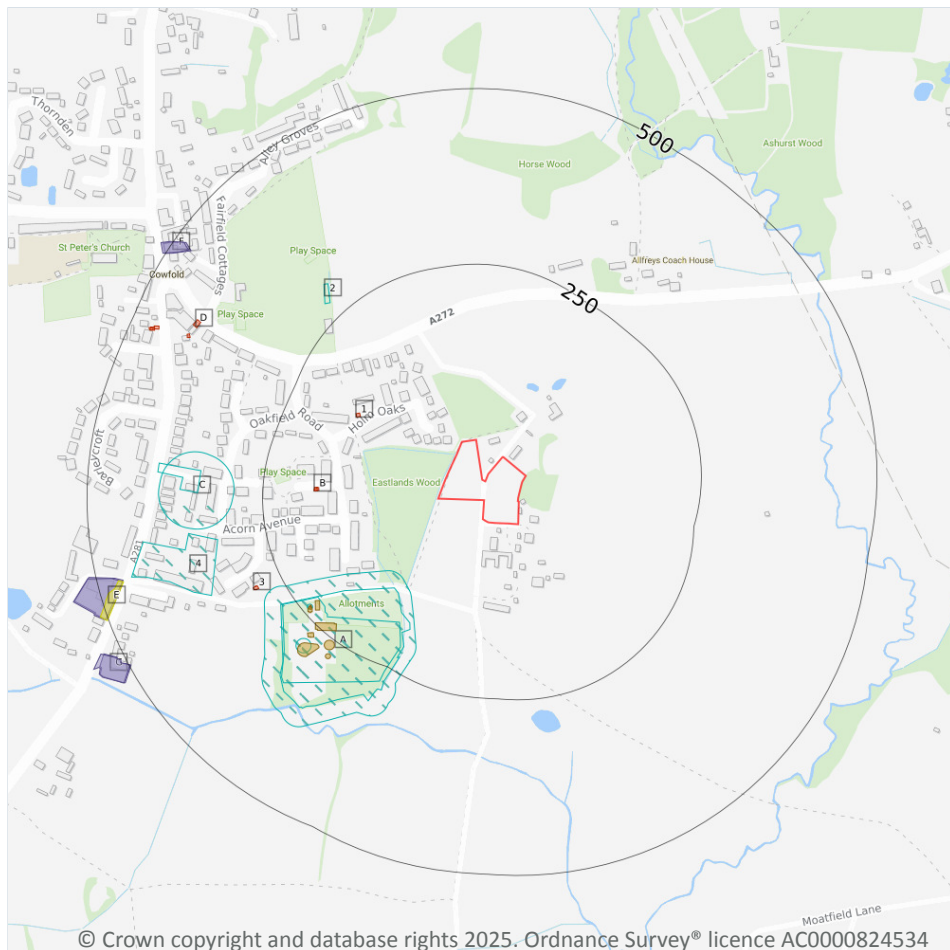
OS MasterMap site plan



Site Area: 0.79ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

9

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

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

ID	Location	Land use	Dates present	Group ID
A	121m SW	Unspecified Works	1962	2182862



ID	Location	Land use	Dates present	Group ID
A	142m SW	Sewage Farm	1896 - 1912	2202838
A	184m S	Sewage Farm	1978	2222347
A	235m SW	Unspecified Tank	1912	2191602
2	273m NW	Rifle Range	1912	2169538
A	273m SW	Unspecified Tank	1978	2191601
C	291m W	Smithy	1912	2253993
4	319m W	Unspecified Depot	1962	2170140
C	340m W	Smithy	1962 - 1978	2279575

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

8

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
A	223m SW	Tanks	1956	379531
A	230m SW	Tanks	1972 - 1993	411934
A	236m SW	Unspecified Tank	1972	402017
A	238m SW	Unspecified Tank	1897 - 1911	429991
A	253m SW	Unspecified Tank	1997	392843
A	261m SW	Tanks	1956 - 1993	415334
A	270m SW	Tanks	1997	379530
A	270m SW	Unspecified Tank	1997	392844

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m

9

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
1	147m NW	Electricity Substation	1997	267249
B	170m W	Electricity Substation	1987 - 1997	306121
B	173m W	Electricity Substation	1985	291169
3	286m SW	Electricity Substation	1987 - 1997	315928
D	409m NW	Electricity Substation	1997	267248
D	414m W	Electricity Substation	1993	272946
D	460m NW	Electricity Substation	1997	280922
D	465m NW	Electricity Substation	1956 - 1972	303955
D	467m NW	Electricity Substation	1983 - 1993	320773

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

1

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'.

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

ID	Location	Land use	Dates present	Group ID
E	463m W	Filling Station	1972	4395

This data is sourced from Ordnance Survey® / Groundsure.



1.5 Historical garages

Records within 500m

6

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

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

ID	Location	Land use	Dates present	Group ID
E	463m W	Garage	1997	87811
E	465m W	Garage	1983 - 1993	87353
F	472m NW	Garage	1972	83653
F	475m NW	Garage	1992 - 1993	95033
G	497m SW	Garage	1997	84673
G	499m SW	Garage	1983 - 1993	94702

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

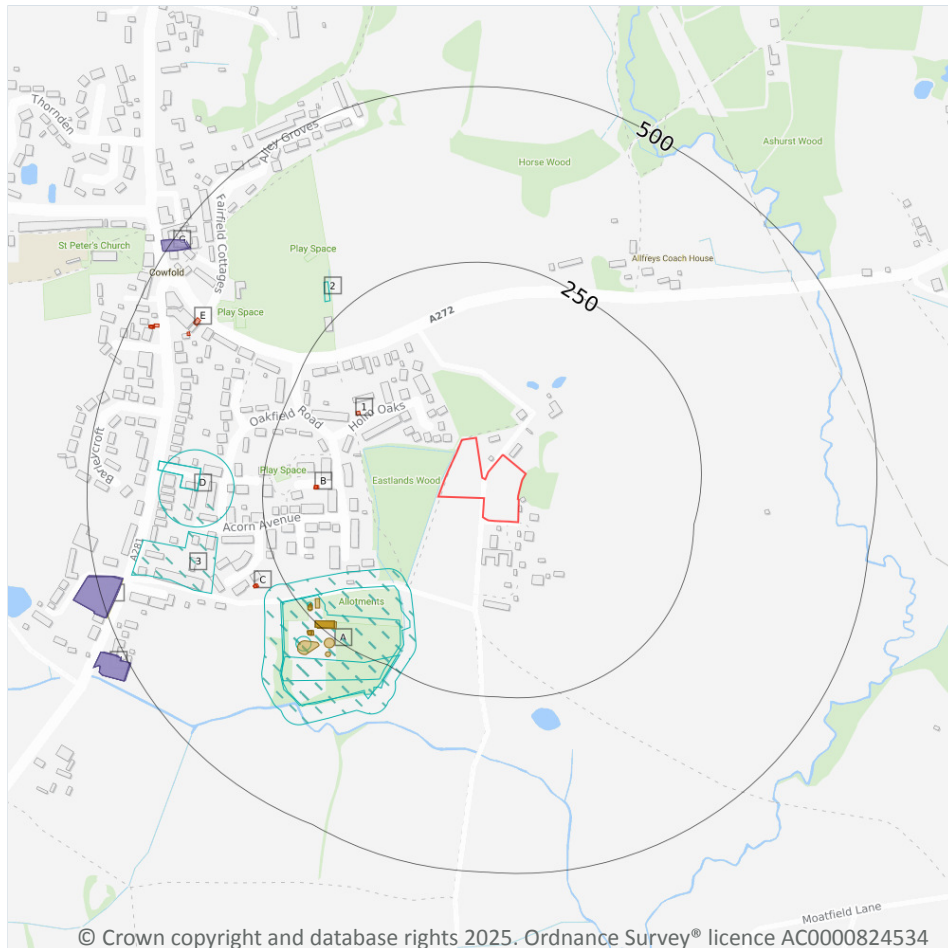
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

11

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
A	121m SW	Unspecified Works	1962	2182862
A	142m SW	Sewage Farm	1912	2202838
A	184m S	Sewage Farm	1978	2222347



ID	Location	Land Use	Date	Group ID
A	229m SW	Sewage Farm	1896	2202838
A	235m SW	Unspecified Tank	1912	2191602
2	273m NW	Rifle Range	1912	2169538
A	273m SW	Unspecified Tank	1978	2191601
D	291m W	Smithy	1912	2253993
3	319m W	Unspecified Depot	1962	2170140
D	340m W	Smithy	1978	2279575
D	340m W	Smithy	1962	2279575

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

20

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
A	223m SW	Tanks	1956	379531
A	230m SW	Tanks	1972	411934
A	231m SW	Tanks	1985	411934
A	231m SW	Tanks	1983	411934
A	231m SW	Tanks	1987	411934
A	231m SW	Tanks	1992	411934
A	231m SW	Tanks	1993	411934
A	236m SW	Unspecified Tank	1972	402017
A	238m SW	Unspecified Tank	1897	429991
A	238m SW	Unspecified Tank	1911	429991
A	253m SW	Unspecified Tank	1997	392843
A	261m SW	Tanks	1956	415334



ID	Location	Land Use	Date	Group ID
A	261m SW	Tanks	1972	415334
A	263m SW	Tanks	1985	415334
A	263m SW	Tanks	1983	415334
A	263m SW	Tanks	1987	415334
A	263m SW	Tanks	1992	415334
A	263m SW	Tanks	1993	415334
A	270m SW	Tanks	1997	379530
A	270m SW	Unspecified Tank	1997	392844

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

20

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
1	147m NW	Electricity Substation	1997	267249
B	170m W	Electricity Substation	1997	306121
B	173m W	Electricity Substation	1985	291169
B	173m W	Electricity Substation	1987	306121
B	173m W	Electricity Substation	1992	306121
B	173m W	Electricity Substation	1993	306121
C	286m SW	Electricity Substation	1997	315928
C	288m SW	Electricity Substation	1987	315928
C	288m SW	Electricity Substation	1992	315928
C	288m SW	Electricity Substation	1993	315928
E	409m NW	Electricity Substation	1997	267248
E	414m W	Electricity Substation	1993	272946



ID	Location	Land Use	Date	Group ID
E	460m NW	Electricity Substation	1997	280922
E	465m NW	Electricity Substation	1956	303955
E	465m NW	Electricity Substation	1972	303955
E	467m NW	Electricity Substation	1985	320773
E	467m NW	Electricity Substation	1983	320773
E	467m NW	Electricity Substation	1987	320773
E	467m NW	Electricity Substation	1992	320773
E	467m NW	Electricity Substation	1993	320773

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

1

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'.

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

ID	Location	Land Use	Date	Group ID
F	463m W	Filling Station	1972	4395

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m

15

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

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

ID	Location	Land Use	Date	Group ID
F	463m W	Garage	1997	87811
F	465m W	Garage	1985	87353

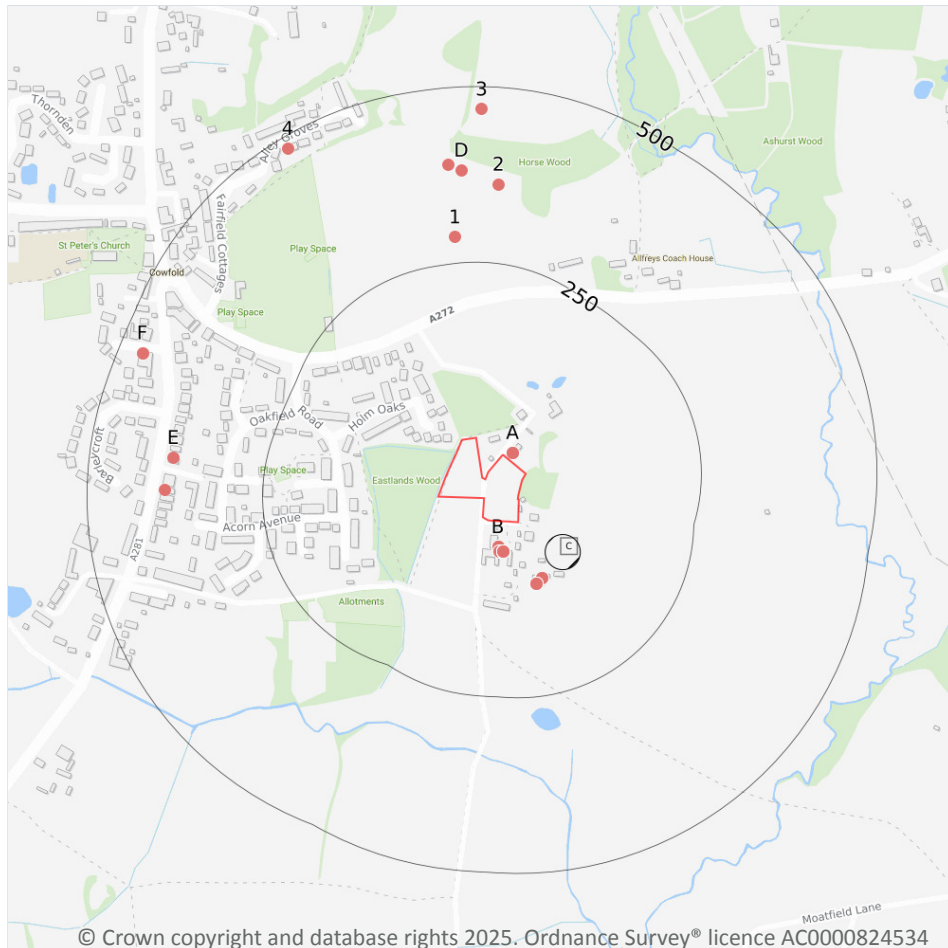


ID	Location	Land Use	Date	Group ID
F	465m W	Garage	1983	87353
F	465m W	Garage	1987	87353
F	465m W	Garage	1992	87353
F	465m W	Garage	1993	87353
G	472m NW	Garage	1972	83653
G	475m NW	Garage	1992	95033
G	475m NW	Garage	1993	95033
H	497m SW	Garage	1997	84673
H	499m SW	Garage	1985	94702
H	499m SW	Garage	1983	94702
H	499m SW	Garage	1987	94702
H	499m SW	Garage	1992	94702
H	499m SW	Garage	1993	94702

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- 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

1

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.

Features are displayed on the Waste and landfill map on [page 24 >](#)

ID	Location	Details		
C	51m SE	Site Address: Cowfold Eastlands Farm, Dragons Lane, Cowfold, Sussex Licence Holder Address: -	Waste Licence: - Site Reference: WD27/314, WD27/299 Waste Type: Waste Unknown Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -

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

126

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 24 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	10m NE	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX298976	Storing waste exemption	On a farm	Storage of waste in a secure place
A	10m NE	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX298976	Storing waste exemption	On a farm	Storage of waste in secure containers
A	10m NE	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX298976	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
A	10m NE	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX298976	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
A	10m NE	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX298976	Using waste exemption	On a farm	Use of waste for a specified purpose
A	10m NE	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX298976	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
A	10m NE	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX298976	Using waste exemption	On a farm	Use of waste in construction
A	10m NE	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX298976	Treating waste exemption	On a farm	Recovery of scrap metal
A	10m NE	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX298976	Using waste exemption	On a farm	Use of mulch
A	10m NE	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX298976	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Storing waste exemption	On a farm	Storage of waste in a secure place



ID	Location	Site	Reference	Category	Sub-Category	Description
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Using waste exemption	On a farm	Use of waste in construction
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Using waste exemption	On a farm	Use of waste for a specified purpose
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Storing waste exemption	On a farm	Storage of waste in secure containers
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Disposing of waste exemption	On a farm	Disposal by incineration
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX193157	Disposing of waste exemption	On a farm	Burning waste in the open
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit



ID	Location	Site	Reference	Category	Sub-Category	Description
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Disposing of waste exemption	On a farm	Disposal by incineration
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Disposing of waste exemption	On a farm	Burning waste in the open
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Using waste exemption	On a farm	Use of waste in construction
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Using waste exemption	On a farm	Use of waste for a specified purpose
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Storing waste exemption	On a farm	Storage of waste in secure containers
B	37m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX322841	Storing waste exemption	On a farm	Storage of waste in a secure place
B	43m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX164147	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters



ID	Location	Site	Reference	Category	Sub-Category	Description
B	43m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX164147	Storing waste exemption	On a farm	Storage of waste in a secure place
B	43m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX164147	Storing waste exemption	On a farm	Storage of waste in secure containers
B	43m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX164147	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	43m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX164147	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
B	43m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX164147	Using waste exemption	On a farm	Use of waste for a specified purpose
B	43m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX164147	Using waste exemption	On a farm	Use of waste in construction
B	43m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX164147	Using waste exemption	On a farm	Use of mulch
B	43m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX164147	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	43m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX164147	Treating waste exemption	On a farm	Recovery of scrap metal
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Using waste exemption	On a farm	Use of waste in construction
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Using waste exemption	On a farm	Use of waste for a specified purpose



ID	Location	Site	Reference	Category	Sub-Category	Description
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Storing waste exemption	On a farm	Storage of waste in secure containers
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Storing waste exemption	On a farm	Storage of waste in a secure place
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Disposing of waste exemption	On a farm	Disposal by incineration
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Disposing of waste exemption	On a farm	Burning waste in the open
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Treating waste exemption	On a farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Treating waste exemption	On a farm	Treatment of waste in a biobed or biofilter
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX003925	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX431170	Storing waste exemption	On a farm	Storage of waste in a secure place
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX431170	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance



ID	Location	Site	Reference	Category	Sub-Category	Description
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX431170	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX431170	Storing waste exemption	On a farm	Storage of waste in secure containers
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX431170	Using waste exemption	On a farm	Use of waste in construction
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX431170	Treating waste exemption	On a farm	Recovery of scrap metal
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX431170	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX431170	Using waste exemption	On a farm	Use of waste for a specified purpose
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX431170	Using waste exemption	On a farm	Use of mulch
B	44m S	Eastlands Farm House, Eastlands Lane, Cowfold, Rh13 8ay	WEX431170	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Storing waste exemption	On a farm	Storage of waste in a secure place
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Storing waste exemption	On a farm	Storage of waste in secure containers
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Using waste exemption	On a farm	Use of waste in construction



ID	Location	Site	Reference	Category	Sub-Category	Description
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Disposing of waste exemption	On a farm	Burning waste in the open
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Disposing of waste exemption	On a farm	Disposal by incineration
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Using waste exemption	On a farm	Use of waste for a specified purpose
B	44m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX453699	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/AE5552W S/A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Disposing of waste exemption	Agricultural waste only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Treating waste exemption	Agricultural waste only	Treatment of waste in a biobed or biofilter
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Disposal by incineration



ID	Location	Site	Reference	Category	Sub-Category	Description
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Disposing of waste exemption	Agricultural waste only	Burning waste in the open
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Treating waste exemption	Agricultural waste only	Aerobic composting and associated prior treatment
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Using waste exemption	Agricultural waste only	Use of waste in construction
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Using waste exemption	Agricultural waste only	Use of waste for a specified purpose
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Deposit of waste from dredging of inland waters
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in secure containers
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Cleaning, washing, spraying or coating relevant waste



ID	Location	Site	Reference	Category	Sub-Category	Description
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/GE5088M L/A001	Using waste exemption	Both agricultural and non-agricultural waste	Burning of waste as a fuel in a small appliance
C	88m SE	Eastlands Farm Eastlands Lane Horsham West Sussex Rh13 8ay	EPR/AE5552W S/A001	Using waste exemption	Both agricultural and non-agricultural waste	Spreading waste on agricultural land to confer benefit
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Storing waste exemption	On a farm	Storage of waste in secure containers
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Storing waste exemption	On a farm	Storage of waste in a secure place
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Using waste exemption	On a farm	Use of waste in construction
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Using waste exemption	On a farm	Burning of waste as a fuel in a small appliance



ID	Location	Site	Reference	Category	Sub-Category	Description
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Using waste exemption	On a farm	Use of waste for a specified purpose
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Disposing of waste exemption	On a farm	Disposal by incineration
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Disposing of waste exemption	On a farm	Burning waste in the open
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Treating waste exemption	On a farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Treating waste exemption	On a farm	Treatment of waste in a biobed or biofilter
C	91m S	Eastlands Farm, Eastlands Lane, Cowfold, Horsham, Rh13 8ay	WEX030943	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
1	287m N	Long House, Long House Lane, Cowfold, Horsham, Rh13 8ar	WEX109622	Storing waste exemption	On a farm	Storage of sludge
2	361m N	-	WEX438747	Storing waste exemption	On a farm	Storage of sludge
D	381m N	-	WEX438743	Storing waste exemption	On a farm	Storage of sludge
E	381m W	Ellerslie Henfield Road Horsham West Sussex Rh13 8dr	EPR/AE5751FF /A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
E	390m W	Cowfort Wtw, Eastlands Lane, Cowfold, Horsham, Rh13 8dr	WEX177682	Using waste exemption	Not on a farm	Use of waste in construction
D	390m N	-	WEX249133	Storing waste exemption	On a farm	Storage of sludge
F	466m W	-	WEX376408	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

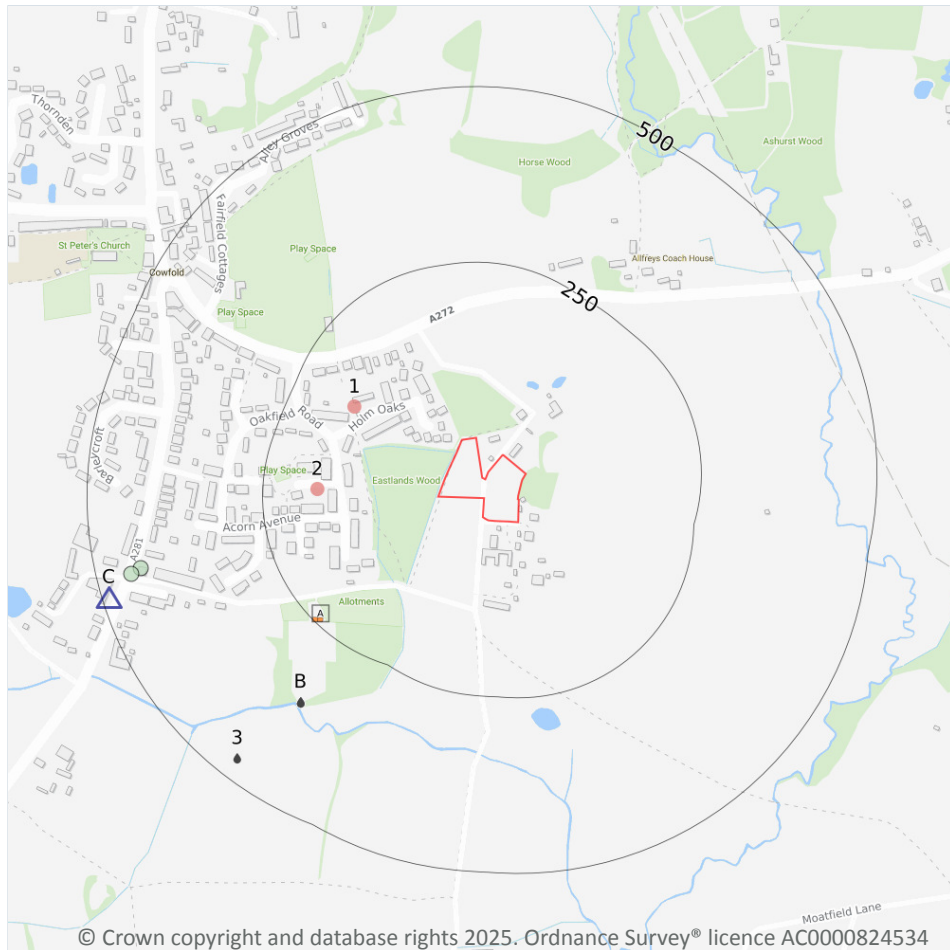


ID	Location	Site	Reference	Category	Sub-Category	Description
F	466m W	-	WEX249118	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
3	467m N	-	WEX403572	Storing waste exemption	On a farm	Storage of sludge
4	483m NW	Drew Smith, Land East Of Alley Groves, Horsham, Rh13 8bn	WEX106956	Using waste exemption	Not on a farm	Use of waste in construction

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
- NGD current or recent tanks
- △ Current or recent petrol stations
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 37](#) >

ID	Location	Company	Address	Activity	Category
1	160m W	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities
2	173m W	Electricity Sub Station	West Sussex, RH13	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.



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

Records within 250m**2**

Current or recent tanks identified from the Ordnance Survey® NGD.

Features are displayed on the Current industrial land use map on [page 37 >](#)

ID	Location	Tank description	Activity	Date first identified
A	238m SW	Open Storage Tank	Commercial Activity: Distribution Or Storage	23/10/2011
A	243m SW	Open Storage Tank	Commercial Activity: Distribution Or Storage	23/10/2011

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 37 >](#)

ID	Location	Company	Address	LPG	Status
C	491m W	PROTEUS	Henfield Road, Cowfold, Horsham, West Sussex, RH13 8DT	Not Applicable	Obsolete

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

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

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

Records within 500m	0
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Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0
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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	26
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Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 37 >](#)

ID	Location	Address	Details	
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 4 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 25/03/2003 Effective Date: 31/03/2003 Revocation Date: 31/03/2005

ID	Location	Address	Details	
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 2 Receiving Water: FRESHWATER STREAM OR RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 14/10/1991 Effective Date: 14/10/1991 Revocation Date: 19/11/2001
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 9 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 27/11/2018 Effective Date: 01/04/2019 Revocation Date: 30/03/2020
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 10 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 27/11/2018 Effective Date: 31/03/2020 Revocation Date: 12/09/2021
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 5 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 18/03/2005 Effective Date: 01/04/2005 Revocation Date: 18/03/2008
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 5 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 18/03/2005 Effective Date: 01/04/2005 Revocation Date: 18/03/2008
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 6 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 30/03/2010



ID	Location	Address	Details	
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 7 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 31/03/2010 Effective Date: 31/03/2010 Revocation Date: 31/03/2019
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 7 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 31/03/2010 Effective Date: 31/03/2010 Revocation Date: 31/03/2019
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 8 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 19/03/2008 Effective Date: 19/03/2008 Revocation Date: 31/03/2009
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 8 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 19/03/2008 Effective Date: 19/03/2008 Revocation Date: 31/03/2009
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 3 Receiving Water: FRESHWATER STREAM OR RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 19/11/2001 Effective Date: 19/11/2001 Revocation Date: 30/03/2003
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 6 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 14/10/2008 Effective Date: 01/04/2009 Revocation Date: 30/03/2010



ID	Location	Address	Details	
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 9 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 27/11/2018 Effective Date: 01/04/2019 Revocation Date: 30/03/2020
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 1 Receiving Water: FRESHWATER STREAM OR RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 10/06/1980 Effective Date: 10/06/1980 Revocation Date: 13/10/1991
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 10 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 27/11/2018 Effective Date: 31/03/2020 Revocation Date: 12/09/2021
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 1 Receiving Water: FRESHWATER STREAM OR RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 10/06/1980 Effective Date: 10/06/1980 Revocation Date: 13/10/1991
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 4 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 25/03/2003 Effective Date: 31/03/2003 Revocation Date: 31/03/2005
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 2 Receiving Water: FRESHWATER STREAM OR RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 14/10/1991 Effective Date: 14/10/1991 Revocation Date: 19/11/2001



ID	Location	Address	Details	
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 3 Receiving Water: FRESHWATER STREAM OR RIVER	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: 19/11/2001 Effective Date: 19/11/2001 Revocation Date: 30/03/2003
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 9 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 27/11/2018 Effective Date: 01/04/2019 Revocation Date: 30/03/2020
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 10 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 27/11/2018 Effective Date: 31/03/2020 Revocation Date: 12/09/2021
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 11 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 13/09/2021 Effective Date: 13/09/2021 Revocation Date: -
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: W00356 Permit Version: 11 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 13/09/2021 Effective Date: 13/09/2021 Revocation Date: -
B	352m SW	COWFOLD WWTW, EASTLANDS LANE, COWFOLD, WEST SUSSEX, RH13 8GZ	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: W00356 Permit Version: 11 Receiving Water: COWFOLD STREAM TRIB RIVER ADUR	Status: VARIED UNDER EPR 2010 Issue date: 13/09/2021 Effective Date: 13/09/2021 Revocation Date: -



ID	Location	Address	Details	
3	470m SW	5 HOUSES, 5 HOUSES, HENFIELD-BEEDING ROAD, COWFOLD, HORSHAM, WEST SUSSEX, RH13	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01013 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 15/03/1965 Effective Date: 15/03/1965 Revocation Date: 03/03/1994

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

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

4.16 Pollutant release to public sewer

Records within 500m	0
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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
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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
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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

2

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 37](#) >

ID	Location	Details	
C	436m W	Incident Date: 14/11/2002 Incident Identification: 120819 Pollutant: Sewage Materials Pollutant Description: Storm Sewage	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	450m W	Incident Date: 18/03/2002 Incident Identification: 64925 Pollutant: Sewage Materials Pollutant Description: Storm Sewage	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) 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

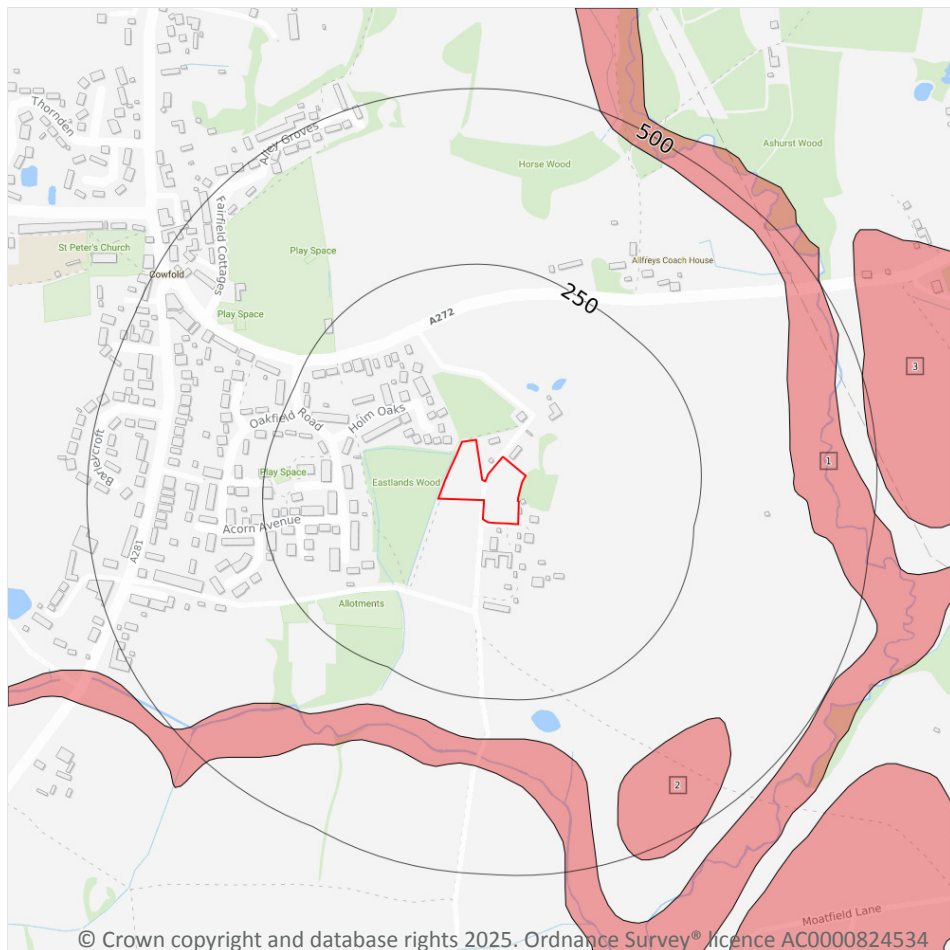
0

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 48 >](#)

ID	Location	Designation	Description
1	295m S	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	374m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

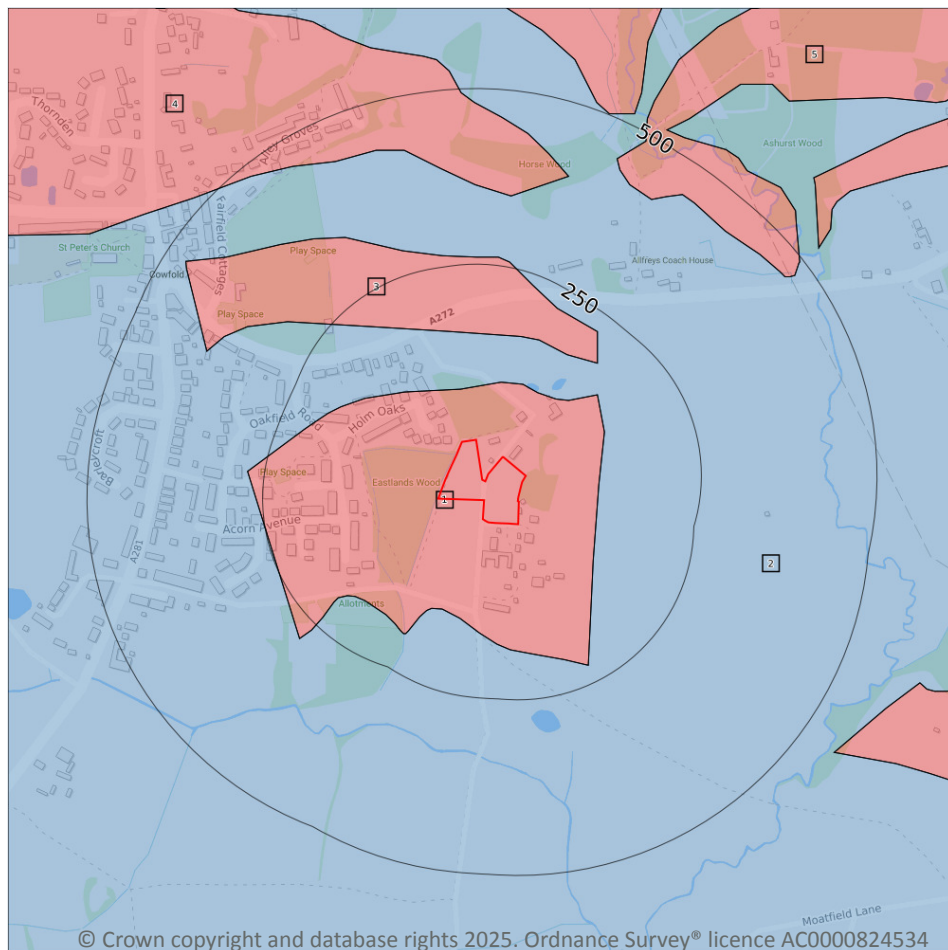


ID	Location	Designation	Description
3	491m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



- Site Outline**
- Search buffers in metres (m)**
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

5

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 50](#) >

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	75m N	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow

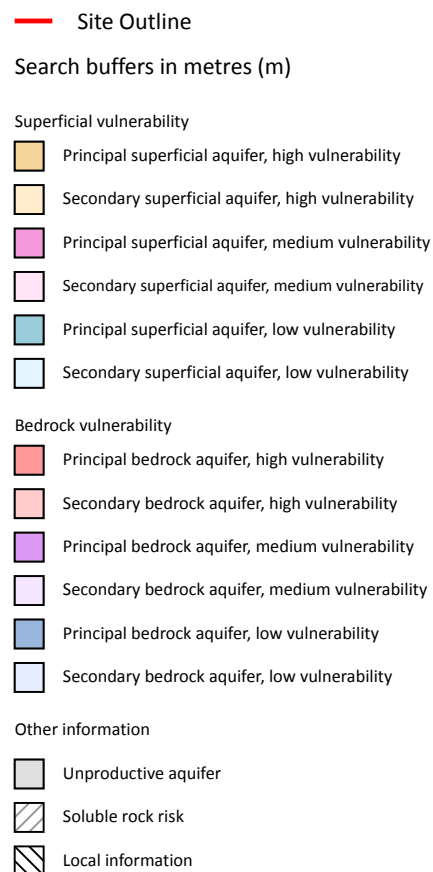
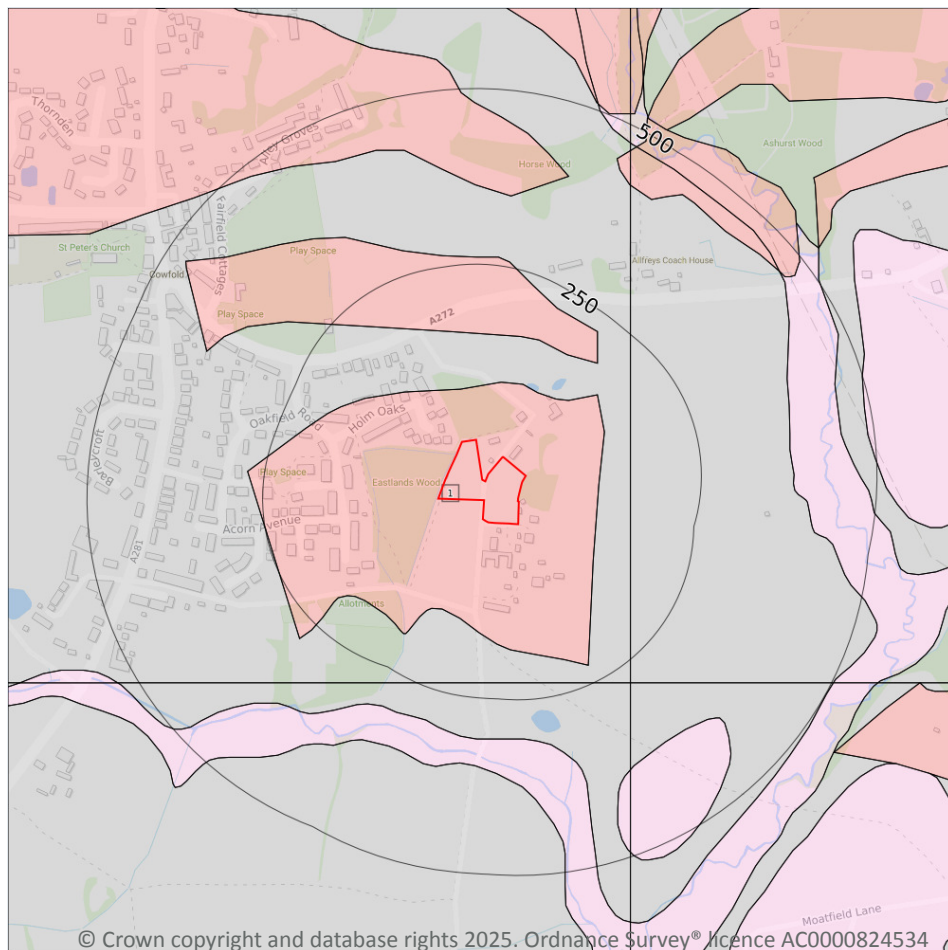


ID	Location	Designation	Description
3	151m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	351m N	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	423m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 52 >](#)



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, No Superficial Aquifer	Leaching class: 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: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

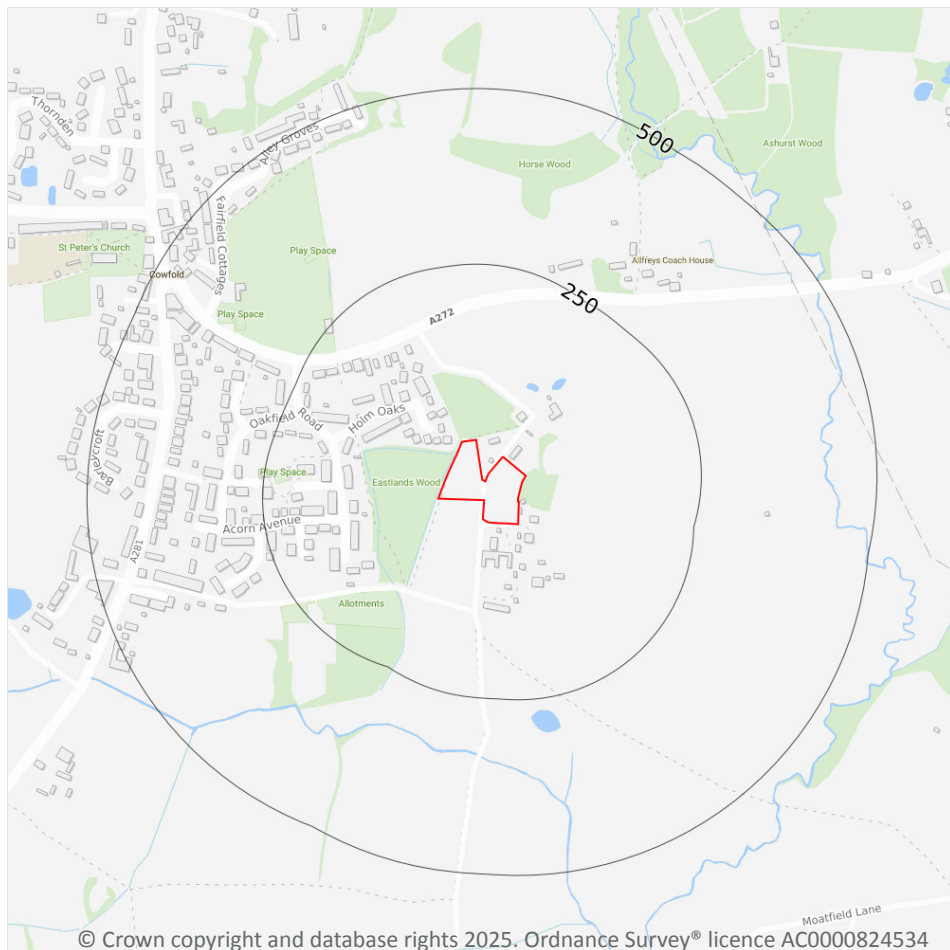
0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

1

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 54 >](#)



ID	Location	Details	
-	1939m SW	Status: Historical Licence No: 10/41/322103 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Southern Region Groundwater Point: ST HUGH'S CHARTERHOUSE WELL NO 3 Data Type: Point Name: The Procurator Easting: 520680 Northing: 120630	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 29/03/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.8 Potable abstractions

Records within 2000m	0
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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
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Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

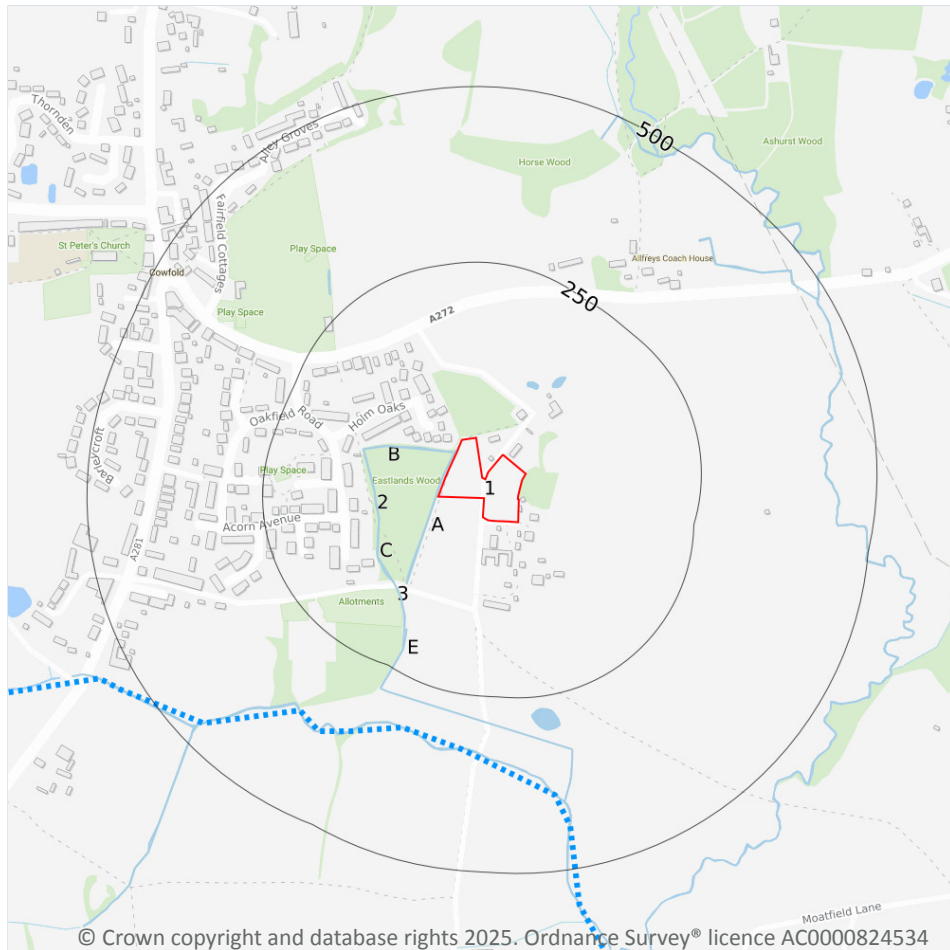
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

6

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 57 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	3m W	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
B	5m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	89m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	90m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
3	138m SW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	142m SW	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	6
----------------------------	----------

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 57 >](#)

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 57 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Cowfold Stream	GB107041012260	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 57 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
7	319m S	River	Cowfold Stream	GB107041012260 ↗	Poor	Fail	Poor	2019

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

6.5 WFD Groundwater bodies

Records on site

0

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and 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

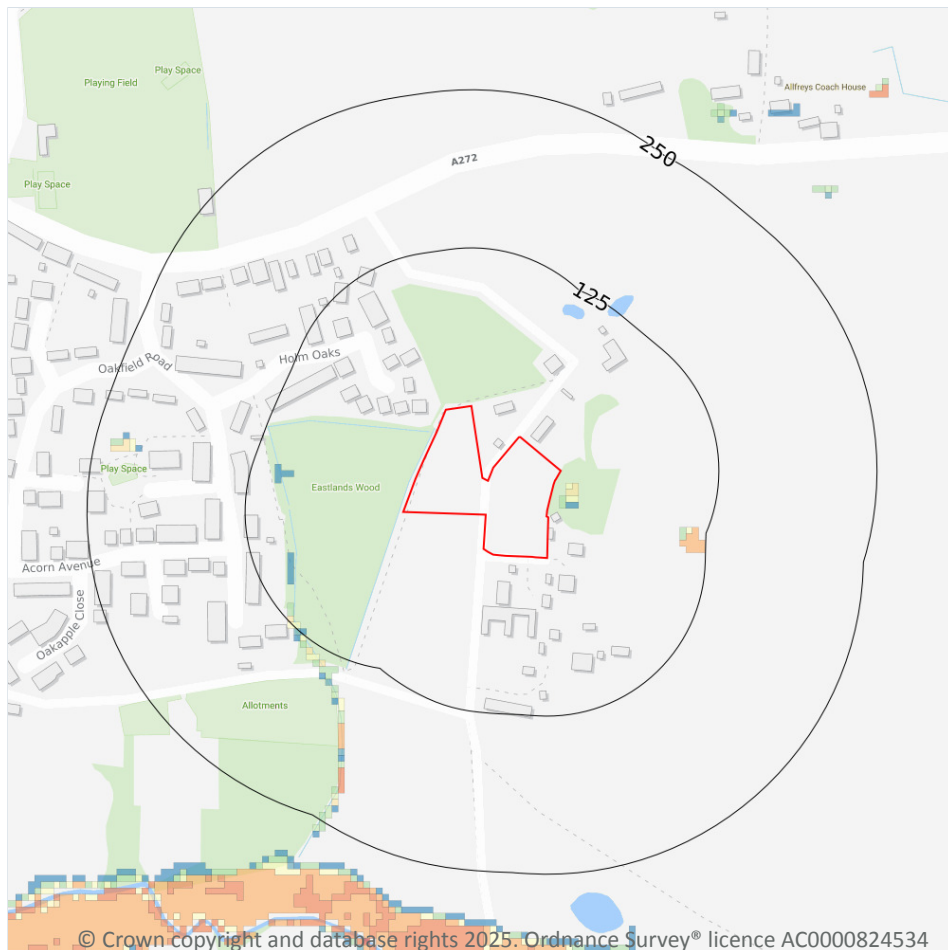
0

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



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 100 year, 0.3m - 1.0m

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 63](#) >

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.

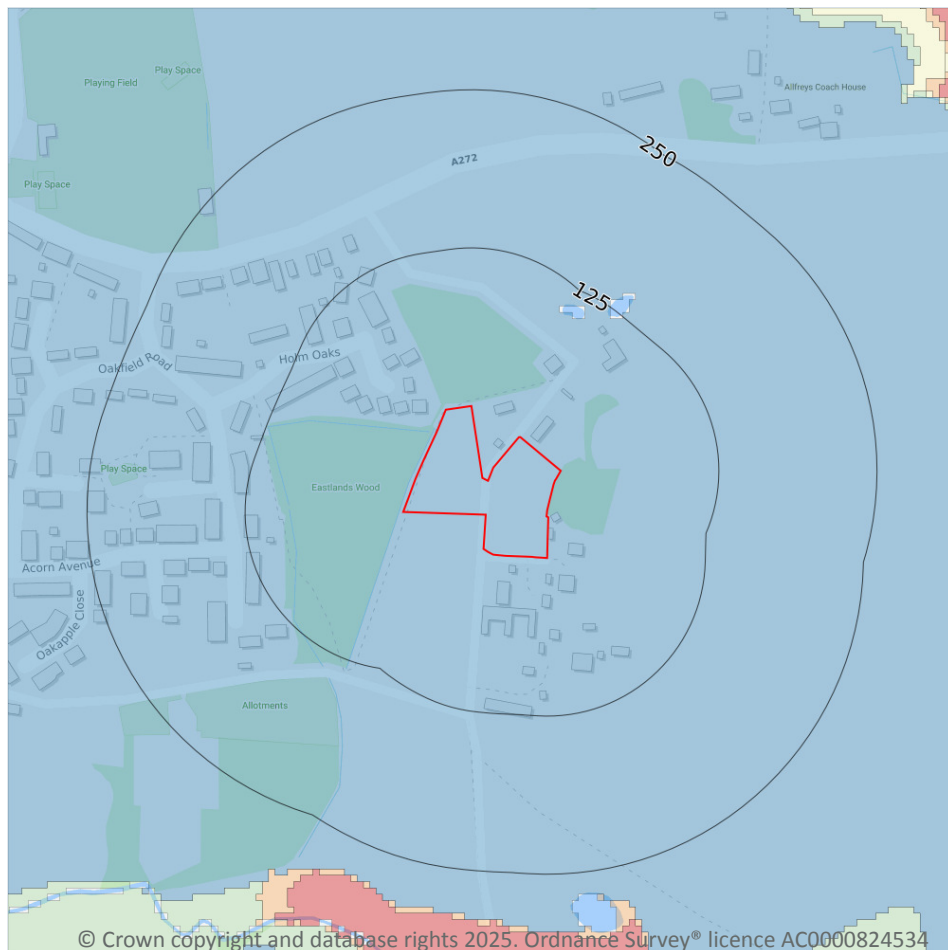
The table below shows the maximum flood depths for a range of return periods for the site.

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



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Negligible

Highest risk within 50m

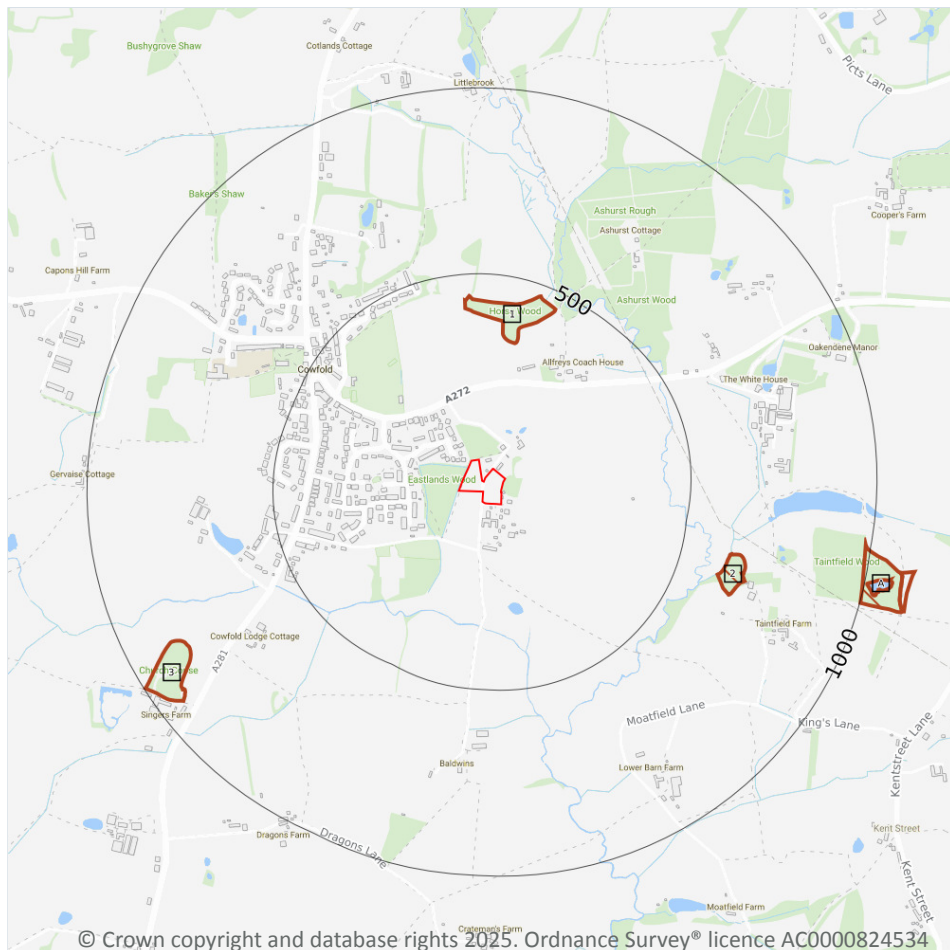
Negligible

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

Features are displayed on the Groundwater flooding map on [page 65](#) >

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

19

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 66 >](#)

ID	Location	Name	Woodland Type
1	328m N	Unknown	Ancient & Semi-Natural Woodland
2	612m E	Unknown	Ancient & Semi-Natural Woodland
3	838m SW	Unknown	Ancient & Semi-Natural Woodland
A	986m E	Unknown	Ancient & Semi-Natural Woodland
A	1090m E	Unknown	Ancient & Semi-Natural Woodland
-	1464m W	Unknown	Ancient & Semi-Natural Woodland
-	1604m N	Unknown	Ancient & Semi-Natural Woodland
-	1687m E	Upper Barn Shaw	Ancient & Semi-Natural Woodland
-	1699m N	Unknown	Ancient & Semi-Natural Woodland
-	1739m N	Unknown	Ancient & Semi-Natural Woodland
-	1782m NW	Unknown	Ancient & Semi-Natural Woodland
-	1858m NW	Unknown	Ancient Replanted Woodland
-	1875m NW	Unknown	Ancient Replanted Woodland
-	1894m N	Unknown	Ancient Replanted Woodland
-	1902m NW	Unknown	Ancient & Semi-Natural Woodland
-	1967m NE	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
-	1977m N	Unknown	Ancient & Semi-Natural Woodland
-	1990m N	Unknown	Ancient & Semi-Natural Woodland
-	1993m NE	Unknown	Ancient Replanted Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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



10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m**1**

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	Adur East (Sakeham) NVZ	Surface Water	522	Existing

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



SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site

0

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.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

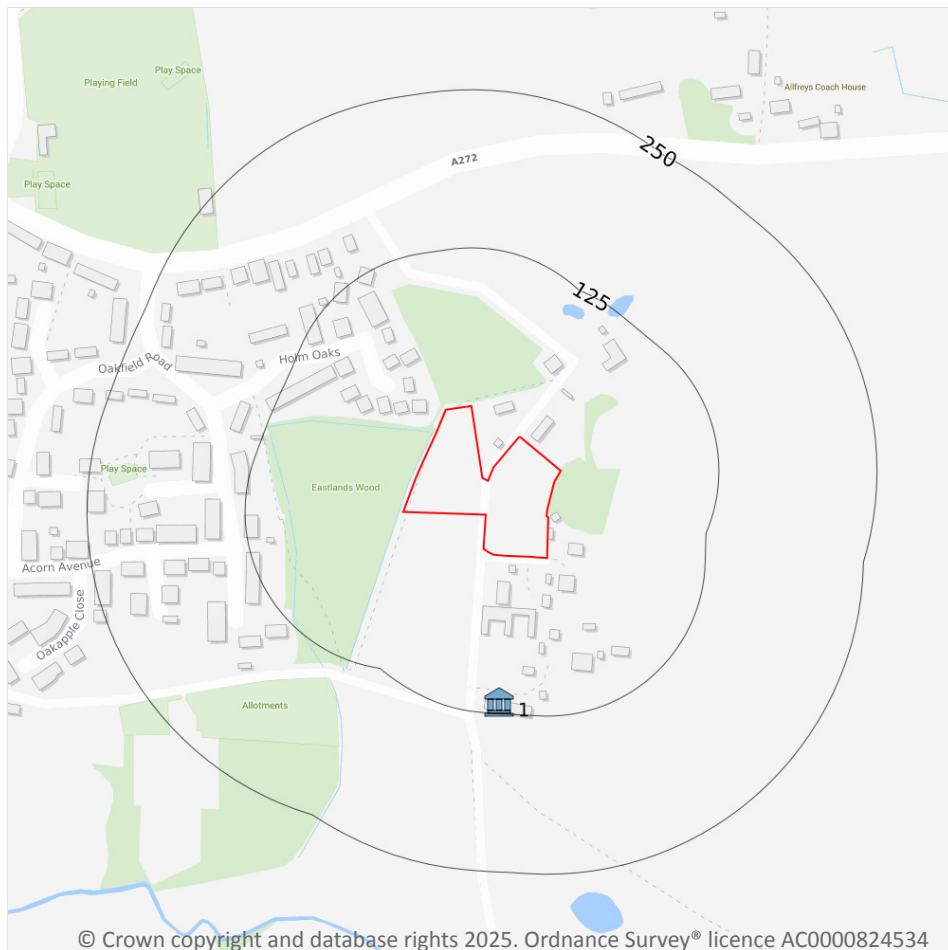
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation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

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 73 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
1	116m S	Eastlands Farm	II	1381153	31/07/2000

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

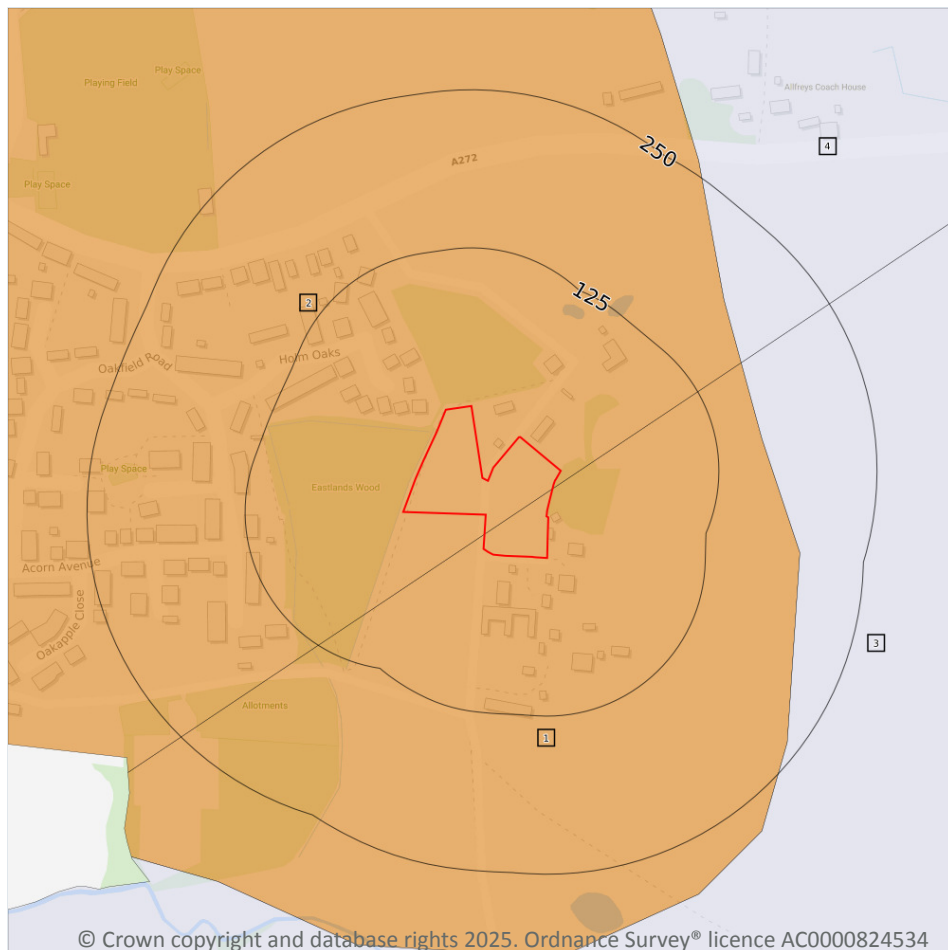
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Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, 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

4

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 76 >](#)

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



ID	Location	Classification	Description
2	On site	Grade 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.
3	160m E	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.
4	166m NE	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.

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

1

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

Location	Reference	Scheme	Start Date	End Date
177m NW	1265176	Countryside Stewardship (Middle Tier)	01/01/2022	31/12/2026

This data is sourced from Natural England.

