Geo-Environmental

DESK STUDY REPORT

for the land at

MILL HILL HOUSE,

GUILDFORD ROAD,

RUDGWICK, HORSHAM,

WEST SUSSEX

RH12 3HZ

on behalf of

NIKKI WEST



Report:	**DESK STUDY REPORT**
Site:	**MILL HILL HOUSE, GUILDFORD ROAD, RUDGWICK, HORSHAM, WEST SUSSEX, RH12 3HZ**
Client:	**NIKKI WEST**
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1.0 INTRODUCTION

1.1 General

Geo-Environmental Services Limited (Geo-Environmental) was instructed by Nikki West (the Client) to undertake a Phase 1 desk study of the geotechnical and geo-environmental conditions relating to land at Mill Hill House, Guildford Road, Rudgwick, Horsham, RH12 3HZ hereafter referred to as 'the site'. The site location is shown on Figure 1.

1.2 Form of Development

It is understood that the proposals comprise the conversion of an existing barn into a residential property with associated infrastructure. At the time of writing, a proposed plan had not been provided.

1.3 Objectives

The works comprised a desk study of the geotechnical and geo-environmental factors relating to the site, including a review of available historical maps, a site walkover, and an examination of other readily available sources of geo-environmental information.

A Preliminary Risk Assessment (PRA) was undertaken as part of the desk study in accordance with Land Contamination Risk Management (LCRM). The objective of the risk assessment was to identify and evaluate plausible pollutant linkages in the context of the proposed development, adjacent land uses, the wider environment, planning requirements, potential liabilities under Part 2A of the Environmental Protection Act 1990, and risks to Controlled Waters under the Water Resources Act 1991.

1.4 Standards

Where practicable, the desk study was undertaken in accordance with the following documents and guidance:

- National Planning Policy Framework, August 2026;
- Land Contamination Risk Management (LCRM), Environment Agency, updated June 2026;
- Environment Agency Guidance on Requirements for Land Contamination Reports, Version 1 dated July 2005;
- BS10175:2026 - Investigation of Potentially Contaminated Sites - Code of Practice, BSI 2026;
- BS5930: 2015+A1:2020 - Code of Practice for Site Investigations, BSI 2020;
- EN ISO 14688 Geotechnical Investigation and Testing Part 1-2017 and Part 2-2017;
- NHBC Standards Chapter 4.1 Land Quality - Managing Ground Conditions;
- NHBC Standards Chapter 4.2 Building Near Trees;
- CIRIA C665 – Assessing risks posed by hazardous ground gases to buildings (2007);
- NHBC NF94 – Hazardous Ground Gas – an essential guide for housebuilders – April 2023;
- BS8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings;
- Department of Environment - Industry Profiles (1995 & 2026).

1.5 Conditions

The desk study data obtained for the site is assumed to have been factually correct and up to date at the time of acquisition. No liability is accepted for omissions or inaccuracies in the data obtained. It should also be noted that changes to the desk study data may occur after this report has been issued, and Geo-Environmental accepts no

liability where such changes subsequently affect the assessment presented herein.

The information collected from the desk study and site walkover has been used to provide an interpretation of the geotechnical and environmental conditions pertaining to the site. The recommendations and opinions expressed in this report are based on the data obtained. Geo-Environmental takes no responsibility for conditions that have either not been revealed in the available records or that occur between or under points of any physical investigation. Whilst every effort has been made to interpret the conditions, such information is only indicative, and liability cannot be accepted for its accuracy.

It must be noted that in particular the concentrations and levels of mobile liquid and gaseous materials are likely to vary with time. The results obtained may therefore only be representative of the conditions at the time of sampling. The absence of asbestos within soil samples analysed does not guarantee the absence of asbestos within buildings, within or bonded to concrete, as discrete burials, or within the soil mass elsewhere within a site. This report must not be taken as or assumed to imply any guarantee that a site is free of hazardous or potentially contaminative materials.

Assessment criteria or other parameters developed for the evaluation of contamination on this site are based on a number of assumptions regarding exposure and toxicology. Exposure to contaminants and levels of adverse effects may therefore vary. Whilst reasonable care and expertise have been employed in the development of such criteria, no liability is accepted in this respect. Other criteria or guidance on the development of assessment criteria may be published in the future and no liability is accepted in this respect.

Information contained in this report is intended for the use of the Client, and Geo-Environmental can take no responsibility for the use of this information by any party for uses other than that described in this report. Geo-Environmental makes no warranty or representation whatsoever expressed or implied with respect to the use of this information by any third party. Geo-Environmental does not indemnify the Client or any third parties against any dispute or claim arising from any finding or other result of this investigation report or any consequential losses.

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2.0 DESK STUDY

The findings of the Phase 1 desk study are presented in the following section. A copy of the site walkover survey record is included in Appendix A, and information obtained as part of the desk study is presented in Appendix B. Comments made in the following section regarding possible ground conditions on the site are based purely on the desk study and associated site walkover.

2.1 Site Description

The site comprises an approximately rectangular shaped parcel of land, centred at approximately NGR 508544, 132924, with the nearest postcode RH12 3HZ. The site is located immediately to the south of Guildford Road, Rudgwick and comprises approximately 1500 m^2 of land with a number of buildings arranged in a roughly square shape in the northeast corner of the block. The buildings included disused stables, 'The Granary' and a larger barn which abuts the road with a large wooden door opening onto a small loading area/driveway on the northern side. The site gently slopes southwards with approximately 1-2 metres relief from the road to the southern edge.

At the time of the 2026 site walkover, the site comprised lightly vegetated residential gardens with small to medium trees (yew, ivy, conifers and fruit trees) at the peripheries and a hedge along the southern boundary. Access was gained via wooden vehicular gate to the east of the barn which formed part of the northern fence line extending further east. It was noted that small to medium coniferous trees formed a hedge-like boundary inside the wooden fence.

There were limited overhead domestic power and telecommunications cables connecting to the barn and between the buildings on site. A number of stop cocks and drainage inspection covers were noted on the site.

The surrounds comprised a mixture of semi-rural to residential areas within the village of Rudgwick. Overall, the setting may be described as semi-rural, with associated infrastructure and local amenities including shops and schools. The River Arun and the river flood plain were noted to the south of the site.

A photographic record of the site walkover is in Appendix A.

2.2 Historical Data

Historical maps from 1876 were obtained as part of the desk study. A summary of the key features apparent on the map extracts, both on site and within the surrounding area, is presented in Table 2.1, centred on NGR 508544, 132924.

Date	On Site	Off Site
1876 (1:2,500 1:10,560)	The site comprised three agricultural buildings and part of a field associated with an adjacent residential property.	A small pond was noted to abut the western end of the western barn. A residential property was mapped c. 30m to the eastwhich was part of the same property as the site.. Bucks Green was mapped 250m to the west and comprised a Post Office, Smithy and Pub. Gaskins Farm was to the north of the site where the village Rudgwick currently is situated, and comprised of a seveRal buildings.

Date	On Site	Off Site
		Unnamed woodland was mapped 200-500m to the east, and the River Arun 250m to the south. The remaining area comprised a field network. Beyond 250m from the site was Wanford Mill (Corn) on the river Arun to the south and the railway line that serviced the Rudgwick Station to the north.
1895-1899 (1:10,560)	No significant change noted.	Old clay pits mapped 350m north of site adjacent to Rudgwick Station. The adjacent property was labelled Mill Hill House. Wanford Bridges mapped on the River Arun 350m southwest of the site.
1898 (1:2,500)	A small rectangular structure was mapped centrally.	No significant change noted.
1909-1914 (1:10,560)	The small rectangular structures were no longer mapped on site.	Sewage filter beds mapped along small River Arun tributary 370m northwest of the site. Clay pits north of the site were no longer mapped however, several tanks were mapped within the clay pits boundary. Residential properties mapped on the western end of Bucks Green. A miniature Rifle Range was mapped to the north of the railway line.
1912 (1:2,500)	An additional small rectangular structure was mapped within the northern portion of the site.	Mill Hill House boundary extended further south. Oakdene residence mapped 240m east of site off Guildford Road within a former area of woodland.
1913-1914 (1:10,560)	No significant change noted.	No significant change noted.
1920 (1:10,560)	Incomplete mapping. No significant change noted.	Incomplete mapping
1956 (1:10,560)	No significant change noted.	An elongated buildings mapped 180m north of the site (potential terraced housing). Penthorpe School mapped 250m northwest of the site.

Date	On Site	Off Site
		Additional buildings mapped at Bucks Green and Wanford Mill. Filter beds to the northwest were no longer mapped.
1974 (1:2,500)	No significant change noted.	An additional Building was added to the Green Lanes property, on the north side of Guildford Road.. Significant residential development was noted on the north side of Guildford Road where elongated buildings were recently mapped. Fairlee property and buildings defined 130m to the west. Gaskyns Lodge and Watt's Cottage developed 150m northwest of the site.
1979 (1:10,000)	No significant change noted.	Railway line and station were mapped as being dismantled. Playing fields mapped 300m northwest of the site. The former clay pits had been redeveloped with residential properties. The smithy to the west was no longer indicated.
1987 (1:2,500)	Incomplete mapping.	Incomplete mapping. Further residential development at Rudgwick, formerly Watt's Cottage.
1994 (1:2,500)	No significant change noted.	A garage was indicated c.225m west, roughly where the smithy had previously been indicated.
1995 (1:2,500)	Incomplete mapping.	Incomplete mapping. No significant change noted.
2001 (1:10,000)	No significant change noted.	No significant change noted.
2003 (1:1,250)	The site had five defined buildings across northern and central portions.	No significant change noted.
2010 (1:10,000)	No significant change noted.	No significant change noted.
2015 (1:10,000)	No significant change noted.	No significant change noted.
2025 (1:10,000)	No significant change noted.	The small pond immediately to the west of the barn no is longer mapped.

Table 2.1 Summary of Historical Map Extracts

Historical mapping dating from c. 1876 indicates that the site initially formed part of the semi-rural grounds associated with Mill Hill House, comprising predominantly open land with three buildings situated in the northwestern corner. The site layout remained largely unchanged throughout the available historical mapping with

the exception of two small unlabelled rectangular features mapped c.1898-1914 and finally five defined buildings c.2003.

The surrounding area was historically dominated by agricultural fields and sporadic residential dwellings, gradually transitioning towards a more developed semi-rural setting by c. 1995. Notable residential expansion occurred within the village of Rudgwick, to the north of the site and Guildford Road, from c. 1974 onwards. However, much of the land immediately south of Guildford Road remained in agricultural use throughout the mapped period. A pond was noted adjacent to the buildings (off-site) from the earliest mapping until present.

Notable historical land uses in the wider surrounding area included a post office and smithy at Bucks Green (c. 1876–1979) before forming a garage; sewage filter beds approximately 370 m northwest (c. 1914–1956); Wanford Mill approximately 300 m south (c. 1876–present); former clay pits approximately 350 m north (c. 1895–1914) and later developed with residential properties; and a railway approximately 400 m northeast of the site (c. 1876–1979).

2.3 Geology

With reference to British Geological Survey (BGS) mapping and the geological plans within the information pack, the site is the site is not mapped as being underlain by superficial deposits and is mapped directly over the Weald Clay Formation. Given the historical development of the site, though limited, it is considered likely that there may be areas of reworked, disturbed or Made Ground across areas of the site. Locally to the site Arun Terrace Deposits, 3 Member and Alluvium could be expected associated with the River Arun.

BS5930:2015+A1:2020 defines **Made Ground** as anthropogenic ground in which the material has been placed without engineering control and/or manufactured by man in some way, such as through crushing or washing, or arising from an industrial process. Great variations in material type, thickness and degree of compaction invariably occur and there can be deleterious or harmful matter, as well as potentially methanogenic organic material. In addition, it is not uncommon for asbestos to be present within Made Ground soils.

For further details on the distribution of geological units, reference should be made to Plate 1 – Superficial Deposits and Plate 2 – Bedrock Geology (1:10,000; 1:50,000).

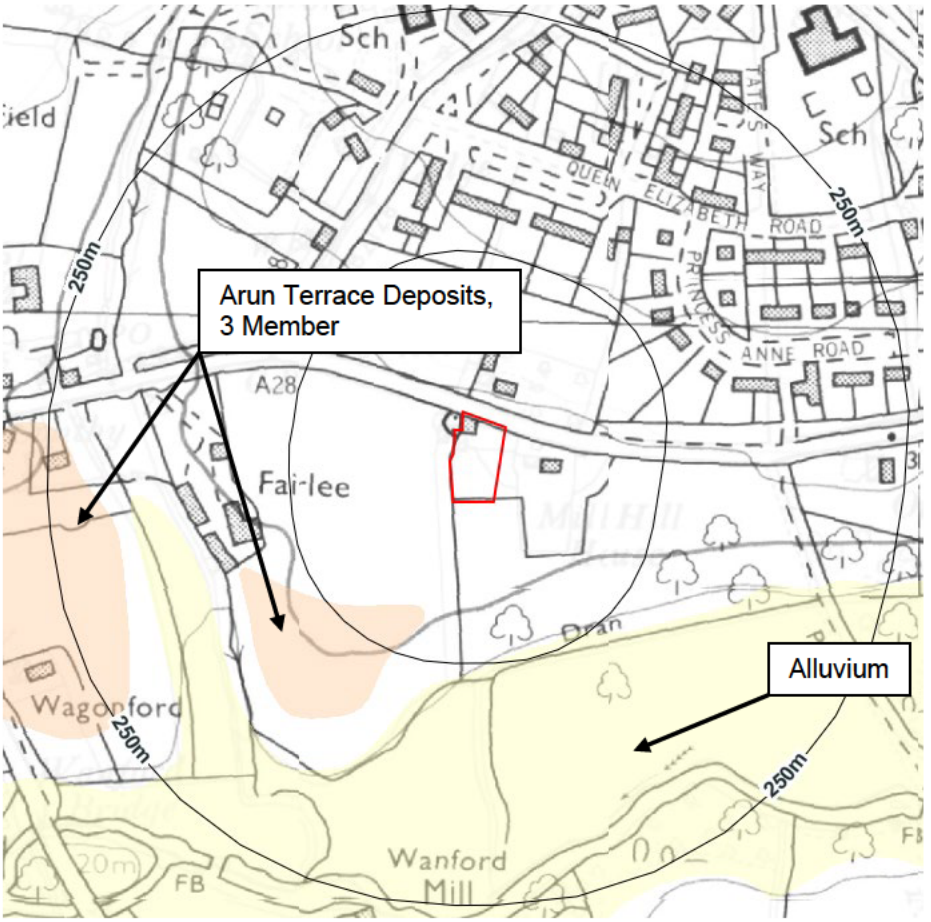


Plate 1 - Superficial Deposits (1:10,000 & 1:50,000)

The **Arun Terrace Deposits, 3 Member** comprise superficial fluvial deposits associated with former river terrace levels of the River Arun. They typically consist of variable proportions of sand and gravel, with occasional silt and clay horizons. The deposits were laid down during the Quaternary Period and may exhibit considerable lateral and vertical variation in composition and thickness.

Alluvium is the most recent river or estuarine deposit and generally comprises silty clays usually with an appreciable organic content. Lenses of sand and gravel are also commonly found, as are pockets of peat.

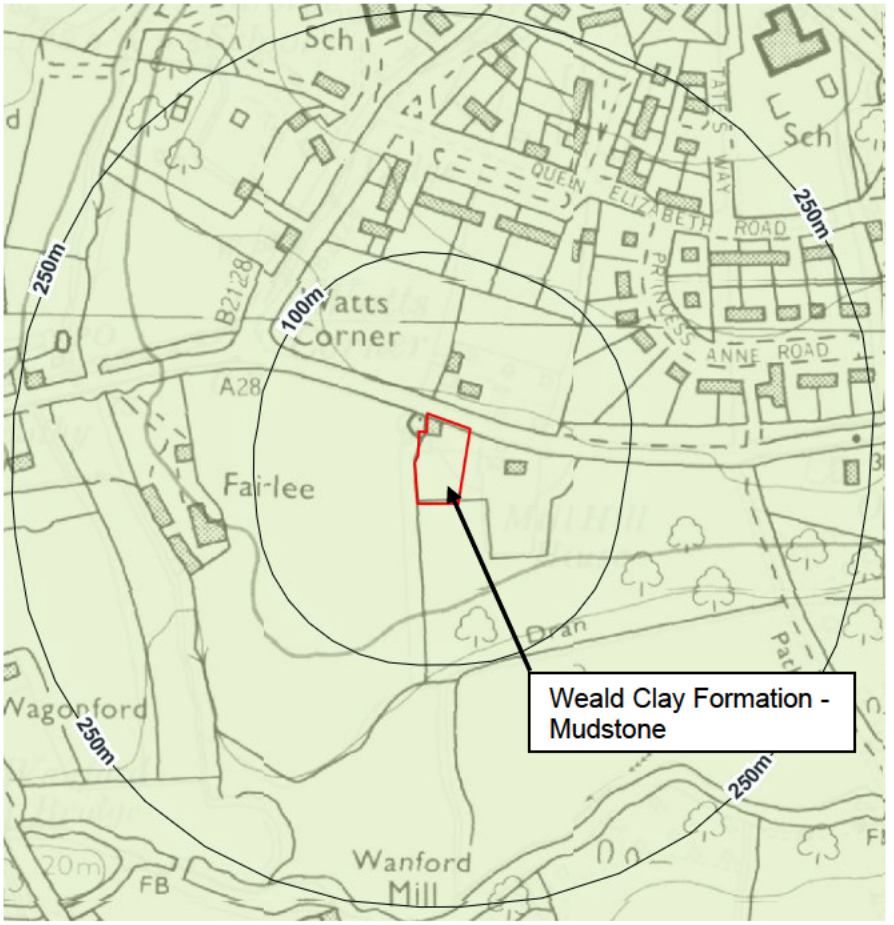


Plate 2 - Bedrock Geology (1:10,000 & 1:50,000)

The **Weald Clay** consists of shales and mudstones with occasional thin beds of siltstones, sandstone, shelly limestone and clay ironstone. When fresh, the beds are normally dark grey weathering to mottled yellow and brown near the surface or at outcrop. Bands of red clay occur within the bed, usually in association with the sandstone.

BGS Boreholes

A search was undertaken for BGS borehole records on or proximal to the site, however there were no recorded boreholes within 250 metres of the site and therefore not accuracy from historical boreholes beyond this distance can be assumed. Limited boreholes beyond the search area recorded blue grey clay typical of the Weald Clay Formation.

2.4 Hydrogeology

With reference to information provided in the Groundsure dataset, the superficial Arun Terrace Deposits and Alluvium proximal to the site the site are classified as Secondary A Aquifer. The Weald Clay Formation, which underlies the site and surrounding area is classified as an Unproductive Strata.

An Unproductive Stratum are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Secondary A Aquifers are defined as layers of rock or drift deposits that have a wide range of water permeability and storage. These are 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.

The site was not indicated to be located within any Source Protection Zones (SPZ). The site was not recorded within a WFD groundwater body.

No licensed groundwater abstractions or prosecutions relating to controlled waters were recorded within a 500m radius of the subject site.

The dataset identified three Pollution Incidents to ground/groundwater within 500m of the site, details of which are provided below in Table 2.2:

Distance (m) and Direction	Category (Air, Land, Water)	Pollution Type
225 - W	Category 4 (No Impact), 3 (Minor), 3 (Minor)	Oils and Fuel
280 - SW	Category 3 (Minor), 4 (No Impact), 3 (Minor)	Pollutant Not Identified
394 - N	Category 4 (No Impact), 4 (No Impact), 3 (Minor)	General Biodegradable Materials and Wastes

Table 2.2: Summary of Pollution Incidents within 500m

The Ambiental Risk Analytics data indicated that the site no recorded risk for groundwater flooding to occur across the site. The dataset identified that the site had a low groundwater vulnerability to the unproductive strata across the site.

The site was not identified to have a soluble rock risk.

2.5 Hydrology

With reference to the information from the Groundsure dataset, ten surface water features were identified within 250 m of the site as summarised in Table 2.3

Distance (m) and Direction	Type	Source
101 - S	Surface Water Feature	-
102-105 - S	Inland river not influenced by normal tidal action	On ground surface
143 - SE	Inland river not influenced by normal tidal action	On ground surface
148 - SW	Surface Water Feature	-
150 - W	Inland river not influenced by normal tidal action	On ground surface
192 – W	Surface Water Feature	-
212 – SE	Inland river not influenced by normal tidal action	On ground surface
223 – W	Inland river not influenced by normal tidal action	On ground surface
236 – E	Inland river not influenced by normal tidal action	-
249 - S	Inland river not influenced by normal tidal action	-

Table 2.3: Summary of Surface Water Features within 250m

The site was reported to be in a Water Framework Directive (WFD) surface water bodies with respect to the associated River Arun water body had a Moderate ecological rating in 2022; Groundsure records the overall rating as 'No longer applicable' and the chemical rating as 'Does not require assessment'. The site was shown to be within the WFD Surface water catchment for the River Arun.

The site was not at risk from river and coastal flooding or from surface water flooding.

No licensed surface water abstractions were recorded within a 500m radius of the subject site.

There were eleven licenced discharges to controlled waters within 500m radius of the site, as summarised in Table 2.4.

Distance (m) and Direction	Address	Receiving Water	Discharge Type	Issue Date
248 - NW	Residential Development, Residential Development, Orchard Hill, Church Street, Rudgwick, Horsham, West Sussex	Freshwater River	Miscellaneous Discharges - Surface Water	08/05/1979
254 - NW	Residential Development, Residential Development, Orchard Hill, Church Street, Rudgwick, Horsham, West Sussex	Freshwater River	Miscellaneous Discharges - Surface Water	08/05/1979
254 - NW	Rear Of Vine Cottage, Rear Of Vine Cottage, High Street, Rudgwick West Sussex	Freshwater River	Miscellaneous Discharges - Surface Water	15/05/1974
279 - NW	Residential Development, Residential Development, Orchard Hill, Church Street, Rudgwick, Horsham, West Sussex	Freshwater River	Miscellaneous Discharges - Surface Water	08/05/1979
302 - NW	Residential Development, Residential Development, Orchard Hill, Church Street, Rudgwick, Horsham, West Sussex	Freshwater River	Miscellaneous Discharges - Surface Water	08/05/1979
326 - SW	Wanford Cottage, Buck Green, Nr. Rudgwick	Freshwater River	Sewage Discharges - Final/Treated Effluent - Not Water Company	05/01/1983
342 - SW	Site Between Wanford House & Mill, Site Between Wanford House & Mil, Rudgwick	Into Land	Sewage Discharges - Final/Treated Effluent - Not Water Company	06/08/1968
344 - E	Development at Cape Copse, Development at Cape Copse, Rudgewick West Sussex	Freshwater River	Miscellaneous Discharges - Surface Water	20/10/1975
383 - N	Gaskyns Estate, Gaskyns Estate, Rudgwick West Sussex	Freshwater River	Miscellaneous Discharges - Surface Water	03/09/1965

410 - SW	Pipe Crossing At Wanford Bridge, Pipe Crossing At Wanford Bridge, Bucks Owen	Freshwater River	Unspecified	07/05/1969
490 - NE	Residential Development, Residential Development, Land Off Church Street, Rudgwick West Sussex	Freshwater River	Miscellaneous Discharges - Surface Water	08/11/1973

Table 2.4: Summary of Licenced Discharges To Controlled Waters within 500m

2.6 Radon

Based on data supplied by the British Geological Survey (BGS), the estimated probability of the property being below the Action Level for radon is <1%.

Therefore, no radon protection measures are required for new buildings or extensions on site.

2.7 Environmental Data

Searches of various environmental databases were undertaken as part of the desk study, including air pollution control sites, Part IIA contaminated land, Integrated Pollution Control (IPC) and Integrated Pollution Prevention and Control (IPPC) sites, registered radioactive substances, COMAH sites, explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS) sites, planning permissions for sites involving hazardous substances, fuel station registers, points of interest – commercial services, and points of interest – manufacturing and production.

The desk study identified four records of Historical Industrial Land Uses within 250m, as summarised in Table 2.5.

Distance (m) and Direction	Land Use	Dates Present
231 - W	Smithy	1876
239 - W	Smithy	1895
239 - W	Smithy	1914
243 - W	Smithy	1956

Table 2.5: Summary of Historical Industrial Land Uses within 250m

The desk study identified one recent industrial land use within 250m of the site, as summarised in Table 2.6 below.

Distance (m) and Direction	Address	Land Use	Activity	Category
244 - N	Victoria House, Church Street, Rudgwick, West Sussex, RH12 3HJ	Moto-ward	Vehicle Repair, Testing and Servicing	Repair and Servicing

Table 2.6 Recent Industrial Land Use within 250m

Three historical energy features were identified within 250m of the site boundary:

- 175m-177m NE – Electricity substation, 1974-1996, three entries.

One historical garage was recorded 271m west with a mapping date of 1974.

2.8 Soil Chemistry

Data obtained as part of the desk study provides details on the estimated soil chemistry of the natural soils in the vicinity of the site. The estimated soil quality for the site is presented in Table 2.7.

Contaminant	Estimated Concentration (mg/kg)	In Excess of SGV/GAC/C4SL*?
Arsenic	15 - 25	No
Cadmium	1.8	No
Chromium	60 - 90	No
Lead	100	No
Nickel	15 - 30	No

NOTE: *Comparative SSV/GAC/C4SL concentrations are for a residential with gardens end use
Table 2.7: Estimated Soil Concentrations on Site

The natural background concentrations were below respective published Suitable for Use Levels (S4UL), Generic Assessment Criteria (GAC) and Category 4 Screening Levels (C4SL) for the protection of human health under a residential land use, i.e., the proposed end use.

However, these values are not necessarily representative of the site's soil chemistry. Furthermore, some SSVs and GACs are dependent on pH and soil organic matter content. Therefore, concentrations of specific determinands and the utilised S4UL/GAC cannot be determined without site specific investigation and analysis.

2.9 Sensitive Land Uses

A search was made of environmentally sensitive areas, including areas of green belt, scenic or natural beauty, parks, reserves, nitrate zones, protected conservation and scientific areas.

There were no Countryside stewardship schemes, Habitat networks located within 500m of the site, however four Listed Buildings were located within 250m of site. The Listed buildings are summarised in Table 2.8 below. Further details of which are provided within Appendix B.

Distance (m) and Direction	Name	Listed Date
0 - On site	Barn To North West Of Mill Hill	28/11/1980
22 - N	Green Lanes	28/11/1980
30 - E	Mill Hill	28/11/1980
241 - W	Bucks Green Cottage	28/11/1980

Table 2.8: Listed Buildings within 250m of site

Additionally, eight Priority Habitat records were note within 250m of site and are summarised in Table 2.9.

Distance (m) and Direction	Main Habitat
97 - SE	Deciduous woodland
123 - NW	Deciduous woodland
128 - NW	Deciduous woodland
175 - E	Deciduous woodland
180 - E	No main habitat but additional habitats present
189 - E	Deciduous woodland
217 - SE	Deciduous woodland
237 - S	Deciduous woodland

Table 2.9: Priority Habitats within 250m of site

The site was recorded to be within one Nitrate Vulnerable Zone (NVZ). A summary is presented below:

- On site - River Arun (u/s Pallingham) NVZ -Type: Surface water – Status: Existing

The site was not designated to be within any Green Belt zones.

There were no Local Nature Reserves identified within 2km of the site.

There were four areas of designated ancient woodland recorded within 500m of the site. A summary is presented below in Table 2.10.

Distance (m) and Direction	Name	Type
189 - E	Unknown	Ancient & Semi-Natural Woodland
275 - NE	Unknown	Ancient & Semi-Natural Woodland
346 - N	Unknown	Ancient & Semi-Natural Woodland
352 - NE	Gravatts Hanger	Ancient & Semi-Natural Woodland

Table 2.10: Summary of Ancient Woodland within 500m

The site was identified as being located within one SSSI Impact Risk Zone where assessment of risk to the SSSI would be required in relation to specific types of development. Types of development requiring consultation that may be relevant to the proposed redevelopment, subject to the final design of the site include:

- **Infrastructure**: Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network). Any transport proposal including new or extended footways, cycleways, roads/car parks, railways and waterways (excluding routine maintenance). Airports, helipads and other aviation proposals.
- **Wind and Solar**: Solar schemes with a footprint > 0.5ha, all wind turbines.
- **Rural Residential**: Any residential development of 10 or more units outside of existing settlements/urban areas.
- **Compost**: Any composting proposal. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management.

The site was within a nitrate vulnerable zone for the River Arun.

The agricultural land classification for the site was Grade 4.

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.

2.10 Geotechnical Data

According to the Coal Authority, the site is not located within an area affected by coal mining activities.

The BGS has compiled national datasets for a range of geological hazards. A summary of the hazard data relevant to the site is presented in Table 2.11. It should be noted that the 'worst-case' designation within 50m of the site boundary has been reported.

Hazard	Designation
Collapsible ground	Very Low
Compressible ground	Negligible
Ground dissolution	Negligible
Landslide	Very Low
Running sand	Negligible
Shrink-Swell clay	Low

Table 2.11: Summary of BGS Geological Hazards

No natural cavities or mining cavities were recorded within 500m of the site.

The site was recorded within a non-coal mining area (Iron Ore) where, *'Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.'*

2.11 Landfill and Ground workings

A search of BGS-recorded landfill sites, IPC-registered waste sites, licensed waste management facilities, local authority recorded landfill sites, other registered landfill sites, waste transfer stations, and other waste treatment or disposal sites was undertaken as part of the desk study. Such sites may represent a source of ground gases, such as carbon dioxide and methane, where waste has been buried or deposited to landfill.

There was one Historical Landfill (EA/NRW records) recorded site within a 500 m radius. A summary of the Landfill site within 500m of the site is presented below within Table 2.12.

Distance (m) and Direction	Site Name	Type	Licence Issue
443 - W	Bucks Green	Inert, Commercial, Household	01/01/1976

Table 2.12: Summary of Landfill Sites within 250m

There were no waste management facilities recorded within a 500m radius of the site.

The dataset identified 10No. waste exemptions recorded within 500m of the site. A summary of waste exemptions within 500m of the site is presented below within Table 2.13.

Distance (m) and Direction	Site	Category	Sub-Category	Description
235 - E	Riverside Farm, Guildford Road, Rudgwick, Horsham, RH12 3HZ	Treating waste exemption	On a farm	Screening and blending of waste.
235 - E	Riverside Farm, Guildford Road, Rudgwick, Horsham, RH12 3HZ	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
235 - E	Riverside Farm, Guildford Road, Rudgwick, Horsham, RH12 3HZ	Disposing of waste exemption	On a farm	Burning waste in the open air
235 - E	Riverside Farm, Guildford Road, Rudgwick, Horsham, RH12 3HZ	Using waste exemption	On a farm	Use of waste in construction
412 - SW	Anchorage Farm, Haven Road, Rudgwick, Horsham, RH12 3JG	Using waste exemption	On a farm	Use of waste in construction
420 - NE	6, Bridge Road, Rudgwick, Horsham, RH12 3HD	Using waste exemption	Not on a farm	Use of waste in construction
464 - N	Station Road, Rudgwick, Horsham, RH12 3HB	Treating waste exemption	Not on a farm	Sorting and denaturing of controlled drugs for disposal
464 - N	Station Road, Rudgwick, Horsham, RH12 3HB	Treating waste exemption	Not on a farm	Sorting and denaturing of controlled drugs for disposal
464 - N	Station Road, Rudgwick, Horsham, RH12 3HB	Treating waste exemption	Not on a farm	Sorting and denaturing of controlled drugs for disposal
478 - N	22 Martlet Court Church Street Horsham West Sussex RH12 3GF	Treating waste exemption	Non-agricultural waste only	Sorting and denaturing of controlled drugs for disposal

Table 2.13: Summary of Historical Landfill Records within 500m

The dataset identified two BritPits recorded within 500m of the site, details of which are provided below in Table 2.14:

Distance (m) and Direction	Pit Name	Commodity	Status
349 - N	Gaskyns Clay Pits	Clay & Shale	Ceased
385 - N	Gaskyns Clay Pits	Clay & Shale	Ceased

Table 2.14: BritPits recorded within 500m

The dataset did not identify additional areas of surface ground workings.

2.12 Unexploded Ordnance (UXO)

Initial screening using Zetica's online search tool indicated that the site is located within an area assessed as having a low UXO risk rating. A plan of the search can be found in Appendix C.

2.13 Asbestos

Potential asbestos containing materials (ACMs) were not identified on the site during the site walkover. However, the buildings may be of an age when asbestos-containing materials were commonly used, and stored materials were reportedly present around the buildings.

Consideration should be given for the potential for asbestos to be present within the Made Ground, shallow soils and any stockpiles, bunds etc. on the site should be given when designing any site investigations, therefore asbestos identification should be included within the suite of testing of contaminants on site. The absence of asbestos identified as part of the site walkover is not a guarantee of the absence of asbestos elsewhere on a site.

2.14 Previous Ground Investigations

At the time of writing, Geo-Environmental was not aware of any previous ground investigations on the site.

2.15 Climate Change

Climate change is a factor for consideration under LCRM. Current climate projections indicate an increase in extreme weather patterns, including extended periods of warm, dry weather and more intense wet weather and flooding events.

The potential effects of prolonged dry weather, intense rainfall and flooding should therefore be considered as part of the proposed development. In particular, where contamination is identified, consideration should be given to the potential for mobilisation during flooding, overland flow and periods of elevated groundwater. The effects of drought and desiccation should also be considered where relevant to the contamination and geotechnical assessment. These matters would require further evaluation during subsequent stages of investigation and assessment.

2.16 Potential Contamination Summary

Historical mapping indicates that the site comprised predominantly open semi-rural residential land, with three buildings continuously occupying the northwest corner from c. 1876, identified as stables and a barn. Two additional rectangular structures were temporarily mapped between c. 1898 and 1914, but otherwise the site remained largely unchanged. The historical semi-rural and possible agricultural uses are considered unlikely to represent significant sources of contamination.

A pond was mapped immediately west of the barn from c. 1876–2015 and may have subsequently been infilled, as it was not observed during the site walkover. Historical commercial and potentially contaminative land uses in the surrounding area included a smithy at Bucks Green (c. 1876–1956); sewage filter beds approximately 370 m northwest (c. 1914–1956); Wanford Mill approximately 300 m south (c. 1876–present); former clay pits approximately 350 m north (c. 1895–1914); a railway approximately 400 m northeast (c. 1876–1979); and Bucks Green historical landfill approximately 443 m west (c. 1960–1962).

Potential contaminants associated with these historical activities and any on-site Made Ground or infilled materials include metals and metalloids from ash and demolition waste; PAHs from combustion residues and railway activities; TPHs from fuels and oils; asbestos from demolition materials; pesticides and herbicides from agricultural activities; and ammoniacal nitrogen, nitrates and phosphates from sewage-related activities or organic infill. Sulphate and pH testing is relevant to assessing aggressive ground conditions within the Weald Clay Formation, whilst biodegradable infill may generate methane and carbon dioxide.

Based on local topography, the site lies adjacent to Guildford Road, with ground levels generally rising to the north. Given the distance and age of the identified off-site sources, together with the inferred topographic gradient, the likelihood of significant contaminant migration onto the site is considered low, although groundwater flow directions have not been confirmed.

Near-surface soils may have been affected by historical agricultural activities, including pesticide application, although no evidence of pesticide storage, mixing or disposal has been identified. Airborne deposition, localised spills or leakages associated with surrounding land uses may also have affected shallow soils.

Whilst gross contamination is considered unlikely, the presence of potentially infilled ground and any Made Ground warrants consideration of metals, metalloids, PAHs, TPHs, asbestos and, where justified, pesticides and herbicides within the preliminary analytical suite. Sulphate and pH testing should also be undertaken to assess aggressive ground conditions, with ground gas monitoring considered where potentially putrescible infill is identified. Overall, the principal potential sources of contamination and ground hazards are associated with on-site Made Ground, the potentially infilled pond and naturally occurring aggressive ground conditions.

2.17 Potential Ground Gas Summary

Made Ground may be present in areas of previous development; however, the historical development is not considered significant and extensive distributions of Made Ground are not anticipated. Nevertheless, localised Made Ground or near-surface soils containing organic matter, contaminated materials or putrescible waste may be present. Where such materials contain significant quantities of degradable organic matter or other volatile contaminants, they may represent a potential source of ground gases and/or vapours.

The former clay pit approximately 350 m north of the site is considered unlikely to represent a significant source of ground gas. Whilst it is unclear whether the pit has been wholly or partially infilled, or whether any infill contains putrescible materials capable of generating ground gas, the distance from the site and subsequent development over the former pit suggest a low potential for significant ground gas migration to affect the site.

3.0 CONCEPTUAL SITE MODEL & PRELIMINARY RISK ASSESSMENT

A combined Preliminary Risk Assessment (PRA) and tabulated Conceptual Site Model (CSM) has been prepared in accordance with Land Contamination Risk Management (LCRM) based on information obtained as part of the desk study. Possible risks associated with potential sources of contamination and sensitive receptors identified have been assessed following a source-pathway-receptor (SPR) approach in accordance with current UK protocols.

A risk may only exist where a plausible SPR linkage is present, and where the quantity or concentration of a contaminant is sufficient so as to pose harm. Under the statutory definition, "Contamination" may only strictly exist where contaminants pose a risk of harm to a receptor. Risk may be defined as a function of the likelihood and severity of any adverse effects arising from contamination. The risk classification has been assessed in accordance with CIRIA C552 (Rudland et al., 2001). A summary of how the risks are derived, and their definitions are presented in Tables 3.1 and 3.2.

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

Table 3.1 Risk Ratings Matrix

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

Table 3.2 Risk Ratings Definition

3.1 Preliminary Geotechnical Risk Assessment

The site is anticipated to be underlain by bedrock of the Weald Clay Formation - Mudstone.

The following factors that might impact the geotechnical condition of the site were identified as part of the desk study:

- The presence of laterally and vertically variable strata and the impact these could have on further construction.
- The suitability of shallow soils as a bearing stratum for conventional foundations.
- Consideration of the volume change potential of any cohesive soils and the effect this could have on foundations.
- The possible presence of aggressive ground conditions (sulphates) which may affect the foundation design and construction.
- The possible presence of perched and shallow groundwater beneath the site and implications for excavation stability and constructability of foundations and other in-ground elements.
- The presence of any trees or hedgerows on the site, which may have a significant impact on foundation design and construction if/where shrinkable soils are present.
- The potential for discharge of storm water to the ground and suitability of shallow soils.
- Suitability of site won soils for re-use as earthworks fill, subject to a requirement for such, and potential for requiring treatment to render them suitable (meeting acceptability criteria).

Climate change has the potential to cause changes in the groundwater regime beneath the site in the short, medium and long term and this could adversely influence geotechnical factors such as drainage performance and serviceability of foundations and roads.

3.2 Potential Sources of Contamination and Ground Hazards

Possible sources of contamination and ground hazards identified or discounted as part of the desk study are summarised in Table 3.3.

Source	Description	Comments
On-site Made Ground (if present), and shallow soils	The general chemical quality of Made Ground and shallow soils, which may have been affected by current and historical on-site and off-site land uses.	Possible elevated concentrations of metals, metalloids, TPH and PAH compounds, pesticides, and asbestos.
Naturally occurring aggressive ground conditions	Naturally occurring compounds in the ground which could damage buried concrete.	Possible elevated sulphate concentrations.
Infilled Ground	Areas of historically infilled ground potentially containing natural soils, Made Ground, demolition waste and/or putrescible materials of unknown origin and composition.	Possible elevated concentrations of metals, metalloids, TPH and PAH compounds, asbestos and ground gases (methane and carbon dioxide) arising from the degradation of organic materials.
Naturally Occurring Radon	Naturally occurring radioactive gas generated by radioactive decay within underlying geological deposits, which may migrate through the ground and accumulate within buildings.	Potential for elevated radon concentrations within buildings, dependent on the underlying geology and local radon potential.

Table 3.3 Possible Sources of Contamination and Ground Hazards

3.3 Summary of Plausible Pathways

The plausible pathways are summarised below in Table 3.4.

Pathway	Description
Direct Contact	Ingestion of soil particles, and soil derived dust (including tracked back dust), dermal contact. Bioaccumulation in home grown produce.
Inhalation	Inhalation of soil dust both inside and outside of buildings.
	Inhalation of ground gas/vapours within buildings.
Vertical & Lateral Migration	Contaminant movement both vertically through leaching/gravity and horizontally along preferential pathways, e.g. services trenches, or with groundwater.
Root Uptake	Uptake of soil and waterborne contaminants by plants.
Chemical Attack	Attack of buried plastics and concrete by aggressive ground conditions.
Flooding	The site was not in an area of at risk of surface water flooding. The site was identified to have a low groundwater flooding risk.

Table 3.4 Possible Contamination Pathways

3.4 Summary of Plausible Receptors

Potential receptors associated with the site and its development, identified or otherwise discounted, are summarised on Table 3.5.

Receptor	Description	Comments
End Users	Residents/occupants of the proposed development.	The proposed development is understood to comprise a residential conversion of an existing barn, with soft landscaping.
Soft Landscaping	Possible areas of planting including lawns, shrubs, trees, etc.	Planting is anticipated in garden areas.
Built Environment	Buried concrete for foundations and plastics for potable water supply pipes may be laid in contact with contaminated soils.	Aggressive ground conditions and limited Made Ground may be present beneath the site.
Adjacent Land Users	Sensitive land uses identified within the immediate vicinity.	Adjacent land use is predominantly residential and minor agricultural.
Groundwater	Controlled waters contained within the aquifer(s) beneath the site.	The site is not directly underlain by a designated aquifer.
Surface Water	Controlled Waters within lakes, rivers, and ponds, etc., or coastal waters.	The site is within the catchment of controlled waters (River Arun).
Ecological Receptors	Sensitive areas of ecological significance.	The site was situated within 1No. Nitrate vulnerable zone and 1No. SSSI Impact Risk Zone

Table 3.5 Possible Receptors of Contamination

Site workers involved in the preparation and construction of the development have not been considered in this assessment as the principal contractor is duty bound under the current CDM Regulations to undertake their own risk assessments with respect to their employees.

3.5 Preliminary Risk Assessment & Conceptual Site Model

Whilst the above sources and receptors have been identified, Table 3.6 summarises the identified plausible pollution linkages and a qualitative assessment of the risks based on the desk study research. A schematic Conceptual Site Model is presented as Figure 2.

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
Onsite - Contaminants of Concern within Made Ground (if present) and shallow soils	End Users	Direct contact	Low Likelihood	Mild	**Low** Future occupiers have a low likelihood of coming into direct contact with soils where soft landscaping is present. Sampling and testing and assessment are required.
	Adjacent Land Users	Direct contact	Unlikely	Mild	**Very Low** Adjacent site users are unlikely to come into contact with the soils at the site. Mitigation would be required to control/prevent fugitive dust emissions from the site during construction works.
	Water Supply Pipes	Direct contact/Chemical Attack	Low Likelihood	Mild	**Low** Water supply pipes have a low likelihood of coming into contact with impacted soils depending upon depth of installation and extent of any soil impact. Sampling and testing and assessment are required.
	Buildings and Infrastructure	Direct contact/Chemical Attack	Low Likelihood	Minor	**Very Low** Foundations and utilities will be placed within potentially impacted soils. Sampling is required to assess the risk.
	Soft Landscaping	Root Uptake	Low Likelihood	Mild	**Low** Soft landscaping is proposed on the site and thus, root uptake is possible. Testing is required to confirm the chemical compositions of the shallow soils.
	Groundwater	Vertical and Lateral migration	Unlikely	Mild	**Very Low** The site overlies unproductive strata (bedrock). The site is not located within Source Protection Zones. Significant potentially mobile contamination is not anticipated to have migrated on site from offsite sources.
	Controlled Waters	Vertical and Lateral migration	Low Likelihood	Mild	**Low** The site is within the catchment for controlled surface waters (River Arun). There is a low likelihood of significant

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
					potentially mobile contamination which may migrate to controlled waters.
Ground Gases and Vapours from any organic rich Infilled Ground (onsite if present)	End Users	Inhalation	Low Likelihood	Minor	**Low** Future occupiers have a low likelihood of inhaling potential ground gases produced by this source.. Made Ground on site, sufficient for significant ground gas generation is unlikely to be present.
	Adjacent Land Users	Inhalation	Low Likelihood	Minor	**Low** Adjacent land users are considered to have a low likelihood of exposure to ground gases and vapours generated on-site or off-site beyond their current exposure from possible sources off-site.
	Buildings and Infrastructure	Gas accumulation and potential explosion of flammable gases	Low Likelihood	Minor	**Low** Extensive putrescible material sufficient for significant methane production is not anticipated at the site.
Naturally occurring aggressive ground conditions.	End users	Direct contact and inhalation / ingestion of soil derived dust	Unlikely	Minor	**Very Low** No naturally occurring potential sources which could harm human health have been identified.
	Soft Landscaping	Root Uptake	Unlikely	Minor	**Very Low** If gardens and amenity soft landscaping are proposed they are unlikely to be affected by naturally occurring aggressive ground conditions.
	Adjacent land users	Direct contact	Unlikely	Minor	**Very Low** No potential sources which could harm human health have been identified.
	Water supply pipes	Direct contact	Likely	Mild	**Moderate to Low** Services will be placed within soils which are likely to be an

Potential Source/Media	Potential Receptors	Possible Pathways	Probability	Consequence	Risk & Justification
					aggressive environment which may require specific pipework.
	Buildings and Infrastructure	Direct contact	Likely	Mild	**Moderate to Low** Foundations will be placed within soils which are likely to be an aggressive environment for concrete.
Radon	End users	Inhalation	Unlikely	Mild	**Very Low** The Groundsure report states that the site lies in an area where less than <1% of homes are estimated to be at or above the Action Level as defined by Public Health England. Therefore, no radon protection measures would be required in buildings constructed at the site.

Table 3.6 Plausible Pollution Linkages

3.6 Preliminary Environmental Assessment Summary

The Preliminary Risk Assessment (PRA) and Conceptual Site Model (CSM), developed from the information obtained as part of the desk study, have identified plausible pollutant linkages in relation to the proposed development of the site.

The pollutant linkages identified within this desk study are not considered to preclude redevelopment of the site, but they are likely to require further investigation and assessment to support refinement of the CSM and, where necessary, the development of an appropriate remedial strategy to reduce, remove or otherwise manage risks to identified receptors.

The identified pollutant linkages have been assigned very low to moderate-low risk ratings, and further assessment may be required to satisfy planning requirements and to refine the risk assessment.

In order to progress this assessment in line with LCRM and the National Planning Policy Framework, to provide further characterisation of the site and refinement of the PRA and CSM, it is recommended that intrusive investigation and associated testing is undertaken to confirm the findings of the desk study report and to provide a robust risk assessment for the site and proposed redevelopment. As such, it is recommended that geochemical and geotechnical investigation be carried out on the site to include analysis of soil and groundwater (if encountered) samples for the range of potential contaminants identified within the Desk Study and to provide geotechnical information to support geotechnical works on site.

3.7 Preliminary Geotechnical Assessment Summary

The site is anticipated to be underlain by bedrock comprised of Weald Clay Formation - Mudstone across the site. The site has remained mostly unchanged since c.1876 and there is a very low likelihood of significant made ground across the site associated with the existing buildings.

Groundwater is considered unlikely to be encountered across the site, although perched groundwater may be present within weathered or fissured horizons of the underlying Weald Clay Formation, which may affect excavation stability and foundation design. Dewatering of excavations may be required.

Groundsure classifies the mapped shrink-swell hazard as Low and describes the underlying soils as predominantly of medium plasticity. However, the clayey soils of the Weald Clay Formation may exhibit variable Volume Change Potential due to variations in clay composition. Site-specific index testing should therefore be undertaken to determine the modified plasticity index and Volume Change Potential for foundation design, particularly where trees or hedgerows may influence the founding soils.

Subject to geotechnical investigation, testing and assessment, it is anticipated that the naturally occurring soils of the Weald Clay Formation could potentially be used as earthworks fill materials.

If groundwater is present, it may affect the construction of foundations and drainage systems and a period of groundwater monitoring, including the winter months may be required.

Soakaways are unlikely to be effective within the Weald Clay Formation subject to soakage testing.

4.0 CONCLUSIONS & RECOMMENDATIONS

4.1 Conclusions

The desk study indicates that the site has remained mostly unchanged, since mapping began c.1876 with a number of rectangular buildings confirmed by the site contemporary photographs. The surrounding land was historically lightly developed, with more substantial residential growth occurring to the north c.1974.

It was understood that development proposals were for the residential conversion of a Barn that is known to be a listed building.

Groundsure records identify several potentially contaminative off-site land uses within 250 m of the site, including a former smithy, vehicle repair and servicing activities, waste exemptions and a historical pollution incident. However, given the nature of these activities, their distance from the site and the absence of evidence indicating contaminant migration towards the site, they are considered unlikely to represent a significant contamination risk to the proposed development.

Made Ground may be present, although, based on the information reviewed to date, it is expected to be minor. Although the available historical mapping provides limited evidence of potentially contaminative activities (agricultural uses), their occurrence cannot be entirely ruled out, particularly where activities may have taken place between mapping dates.

The overall risk of harm to identified receptors ranges from very low to moderate-low (as defined in Section 3). Nevertheless, further assessment may be required to inform progression of the site through the design, planning and construction phases, and would be expected to include intrusive investigation, laboratory testing and monitoring to refine the preliminary assessment. In addition, an appropriate watching brief or discovery strategy should be implemented during construction works.

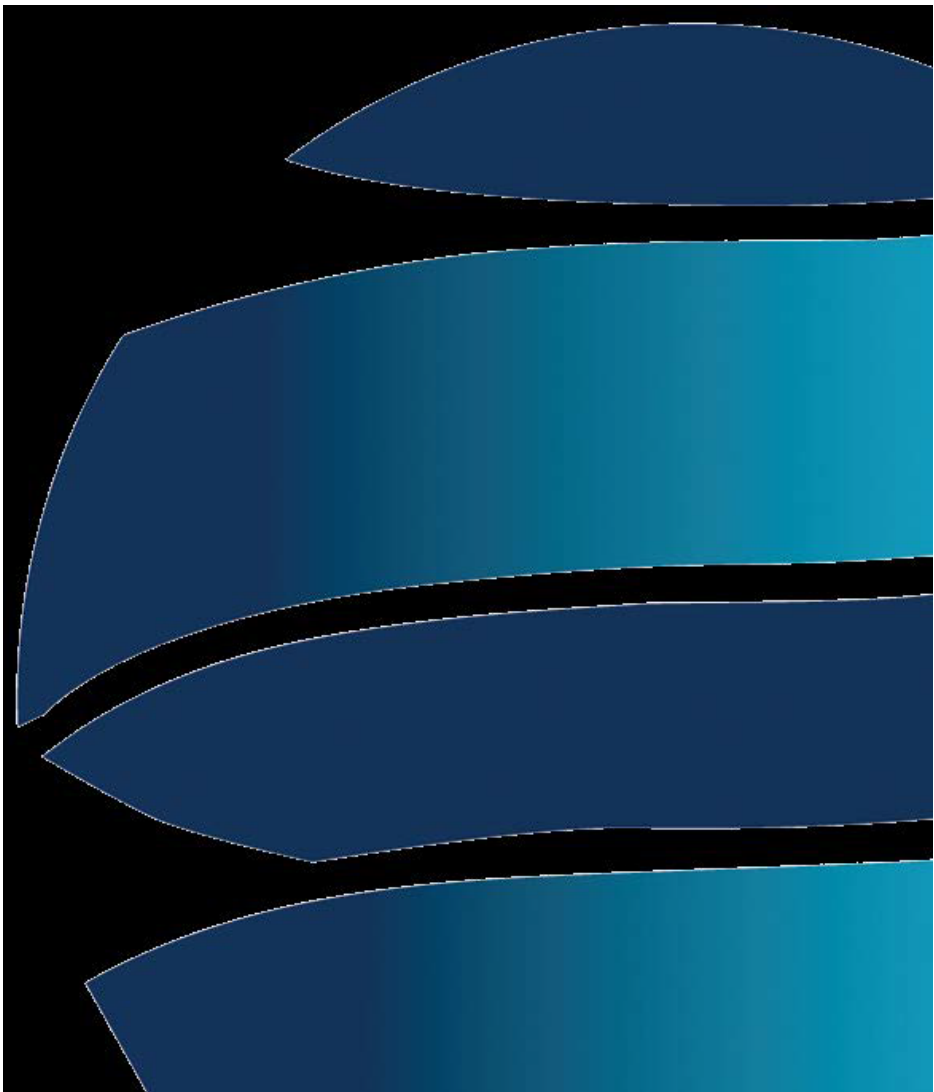
4.2 Recommendations

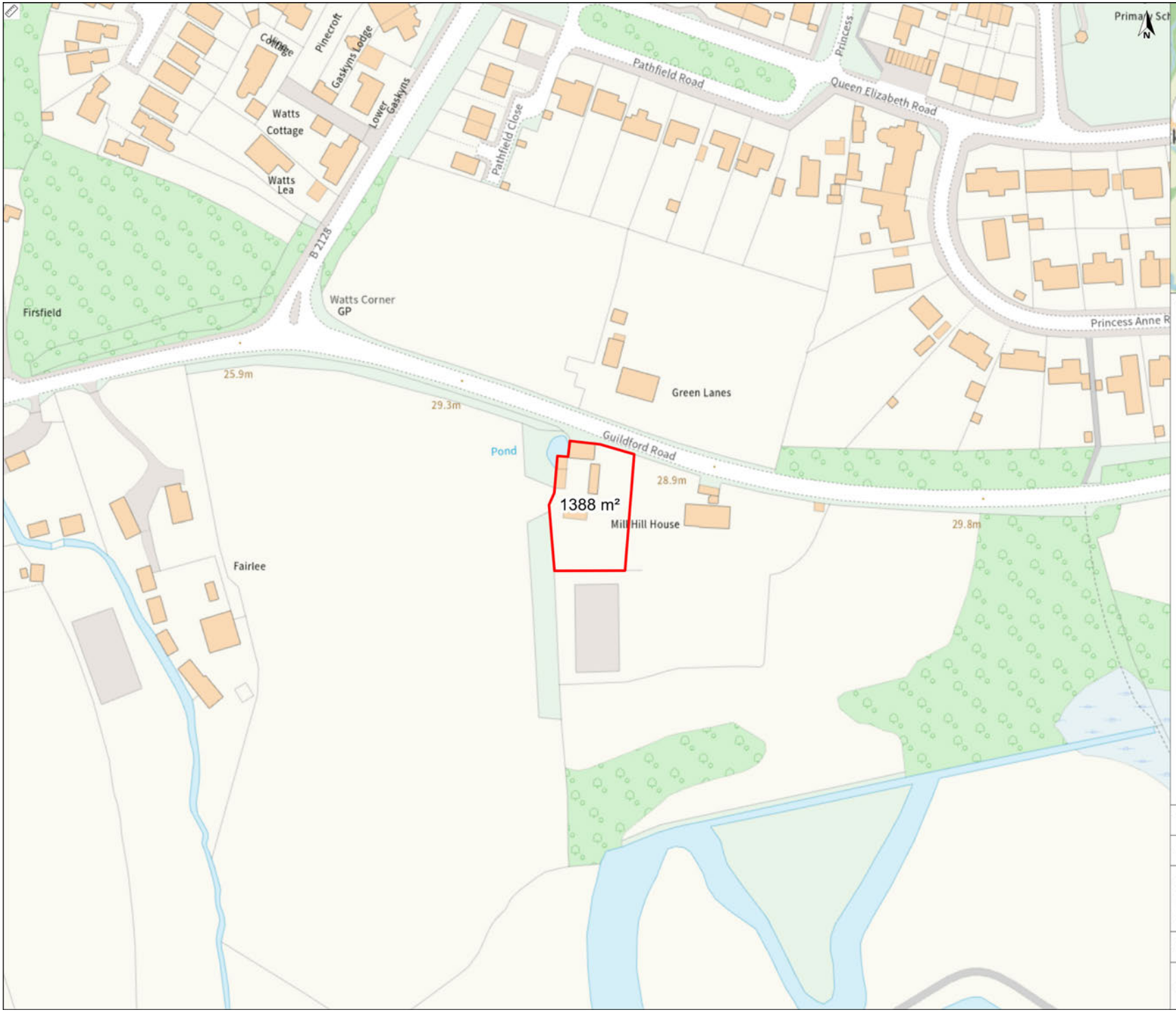
At this stage and based on the findings of the desk study and preliminary risk assessment, the following scope of works is recommended for the site.

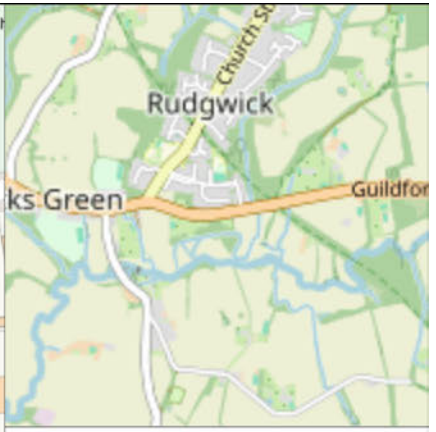
- Intrusive investigation works should be carried out to generally refine the geological and geo-environmental models for the site.
- If infiltration drainage was proposed, soakage testing to determine the infiltration rates of representative strata.
- Install groundwater monitoring points if water is encountered during investigation or where groundwater levels are material to the proposed foundation, (October to April period) to inform drainage and foundation strategies.
- Should evidence of contamination be identified during the investigation, soil and groundwater (if encountered) sampling and analysis should be undertaken, as appropriate, to inform the subsequent geo-environmental risk assessment.
- Laboratory geotechnical analysis to clarify volume potential change of cohesive soils, bearing capacity of soils, inform earthworks suitability/classification and soils aggressiveness to concrete foundations.
- Laboratory analysis, on shallow soil samples recovered from the exploratory holes, for an analytical suite to include the potential contaminants identified within the desk study and encountered during any intrusive investigation. The suite should include commonly occurring metals, non-metals, TPH, and PAH, pesticides and asbestos.

It may be possible to consider a phased approach to intrusive investigations, monitoring and further assessments.

FIGURES







Legend

Shape Group - 1

0 25 m 50 m

Ordnance Survey

Geo-Environmental

Produced by **Datanest.earth**

Title: Site Location Plan		
Client: Nikki West		Size: A4
Project: Mill Hill House, Rudgwick	Drawn:	Figure No.: 1
Date: 08-10-2026	Checked:	
Proj No: GE24204	Scale: 1:2000	Version: draft

Potential pollutant sources (current and historical)

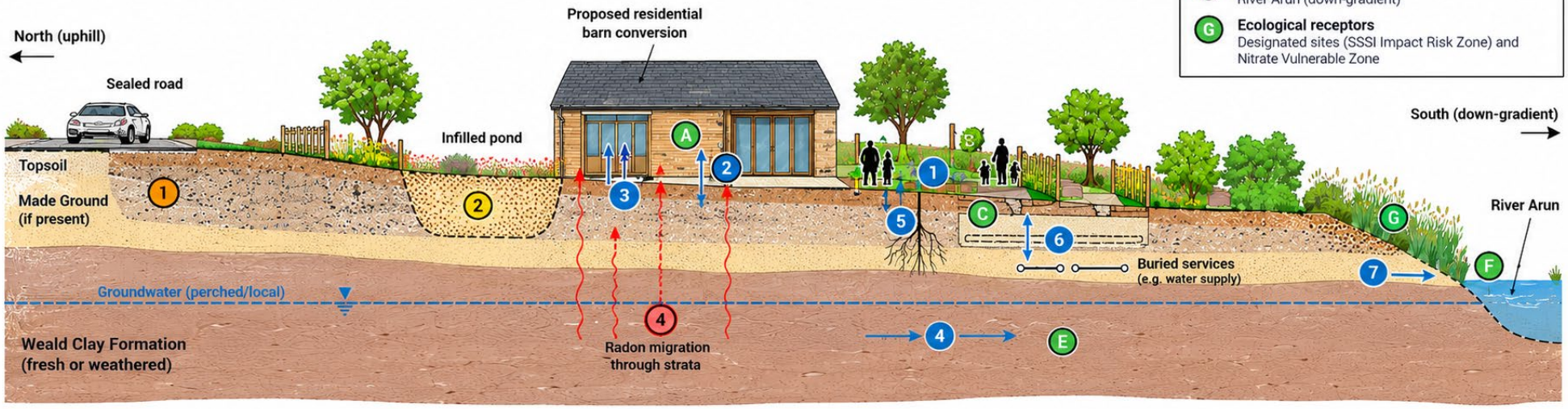
1. **On-site Made Ground and shallow soils**
   Metals, metalloids, TPH, PAH, pesticides, asbestos
2. **Infilled ground (former pond)**
   Metals, metalloids, TPH, PAH, asbestos and ground gases (methane and carbon dioxide) from decomposition of organic materials
3. **Naturally occurring aggressive ground conditions**
   Elevated sulphate concentrations
4. **Naturally occurring radon**
   Radon gas from underlying geology

Potential pollutant linkages (pathways)

1. **Direct contact**
   Ingestion of soil, dermal contact, tracked back dust, bioaccumulation in home grown produce
2. **Inhalation (dust)**
   Inhalation of soil dust (indoor and outdoor)
3. **Inhalation (ground gas/vapours)**
   Migration of ground gas/vapours into buildings
4. **Vertical and lateral migration**
   Leaching and groundwater migration, preferential pathways (e.g. services trenches)
5. **Root uptake**
   Uptake of soil and waterborne contaminants by plants
6. **Chemical attack**
   Attack on buried concrete and plastics by aggressive ground conditions
7. **Flooding**
   Mobilisation of contaminants during flood events (low risk at site)

Sensitive receptors

- A **End users**
  Residents/occupants of the proposed residential conversion
- B **Soft landscaping**
  Lawns, shrubs, trees, home grown produce
- C **Built environment**
  Foundations, buried concrete and plastic pipes (e.g. potable water supply)
- D **Adjacent land users**
  Nearby residential and agricultural land uses
- E **Groundwater**
  Underlying controlled waters (not proximal to aquifers)
- F **Surface water**
  River Arun (down-gradient)
- G **Ecological receptors**
  Designated sites (SSSI Impact Risk Zone) and Nitrate Vulnerable Zone



Project:	Mill Hill House			**Title**	Conceptual Site Model (Proposed Site Use)
Client:	Nikki West			**Geo-Environmental Services Ltd** **Unit 7 Danworth Farm, Cuckfield Road** **Hurstpierpoint, West Sussex BN6 9GL** **+44(0)1273 832972 www.gesl.net**	Geo-Environmental
Ref No:	GE24204	**Revision:**	1		
Drawn:	JC	**Date:**	21/10/2026		
Figure:	2	**Scale:**	Not To Scale		

Geo-Environmental

APPENDIX A

Site Walkover Report



Geo-Environmental

Project No.	GE24204
Name	Mill Mill House, Rudgwick
Client	Nikki West
Location	Rudgwick
Engineer	
Jude Burch	
Date	21/10/2026, 11:58
Coordinates of Site	51° 5' 7.463" N 0° 27' 5.501" W
Version	1
Project Manager	
Jim Cameron	
Features Noted	[ ] Signs of Landslide [ ] Signs of Subsidence [ ] ASTs [ ] USTs [ ] Retaining walls [X] Trees [ ] Hard/soft landscaping [ ] Hard Landscaping [X] Soft Landscaping [ ] Evidence of Surface Staining [X] Evidence of Buried Services [X] Overhead Services [ ] Evidence of Filled Ground [ ] Stockpiles [ ] Evidence of Fly Tipping [ ] Evidence of ACMs [ ] Evidence of Vegetation Die Back [ ] Evidence of High Water Table [ ] Evidence of Dissolution Features [ ] Drums/Barrels [ ] Roof Materials [X] Other
Current Site Use	Residential Garden
Approximate Site Area	1.3ha
Shape of Site	Square
Topography	to the south
Description of Topography	
Was Internal Inspection Possible	Yes
Site Overview Photographs	1 record
	View from North facing South



View from East facing West



View from South facing North



View from West facing East



Descriptions of any Buildings

4 records

Building Photograph	1
Description of Building	Building 1 - Stables southern most building
Location	51° 5' 6.971" N 0° 27' 5.651" W

2 records

Photograph



Photograph

(s)	Photograph



Building Photograph	2
Description of Building	Building 2 - eastern most building - “The Granary”
Location	51° 5' 7.125" N 0° 27' 6.052" W

2 records

Photograph

	
	Photograph
Photograph (s)	



Building Photograph	3
Description of Building	Building 3 - Barn at northern most post of site
Location	51° 5' 7.296" N 0° 27' 5.225" W

4 records

Photograph



Photograph

Photograph (s)	 Photograph



Photograph



Building Photograph	4
Description of Building	Building 4 - Stables on western most part of site
Location	51° 5' 7.221" N 0° 27' 6.11" W

1 record

Photograph

Photograph (s)	

Trees

2 records

Trees	1
Description	Coniferous on northern border - Common Yew.
Photo	
Trees	2
Description	Smaller deciduous trees around garden and the site - Hornbeam?

Photo



Soft Landscaping

1 record

Soft Landscaping	1
Description	Hedgerow along southern boundary - mainly ivy.

Photo(s)



Buried Services

4 records

Buried Services	1
Description	Cover with black ribbed plastic ducting inside.

Photo(s)



Buried Services	2
Description	Manhole cover.
Photo(s)	



Buried Services	3
Description	Cables on building 1.
Photo(s)	



Buried Services	4
Description	Western edge of the granary.

Photo(s)



Overhead Services

2 records

OverheadServices	1
Description	Cable from building to building.

Photo(s)



OverheadServices	2
Description	Overhead from off site in north tending towards site.

Photo(s)

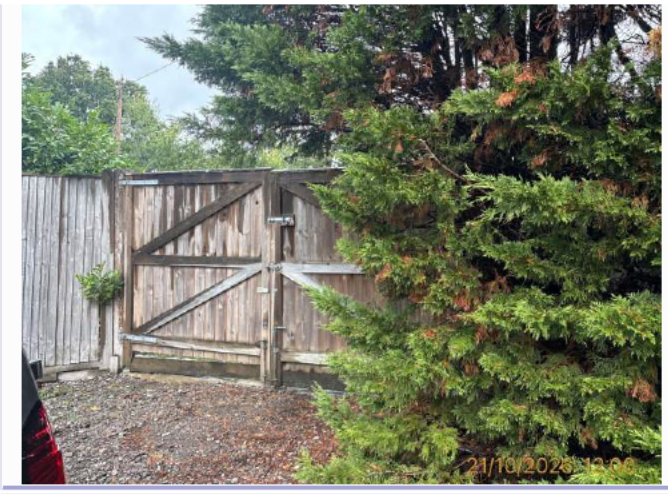


Other

8 records

Other	1
Description	Site entrance on north side.

Photo(s)



Other	2
Description	Garden area to the east of site entrance.
Photo(s)	



Other	3
Description	Drainage construction work. In between all buildings.
Photo(s)	



Other	4
Description	Drainage construction work. In between all buildings
Photo(s)	



Other	5
Description	Small ditch down eastern side of site.
Photo(s)	



Other	6
Description	Tennis court south of site and wider area.
Photo(s)	



Other	7
Description	Drain fed trough southwest corner of barn.
Photo(s)	



Other	8
Description	Area where pond is mapped.

Photo(s)

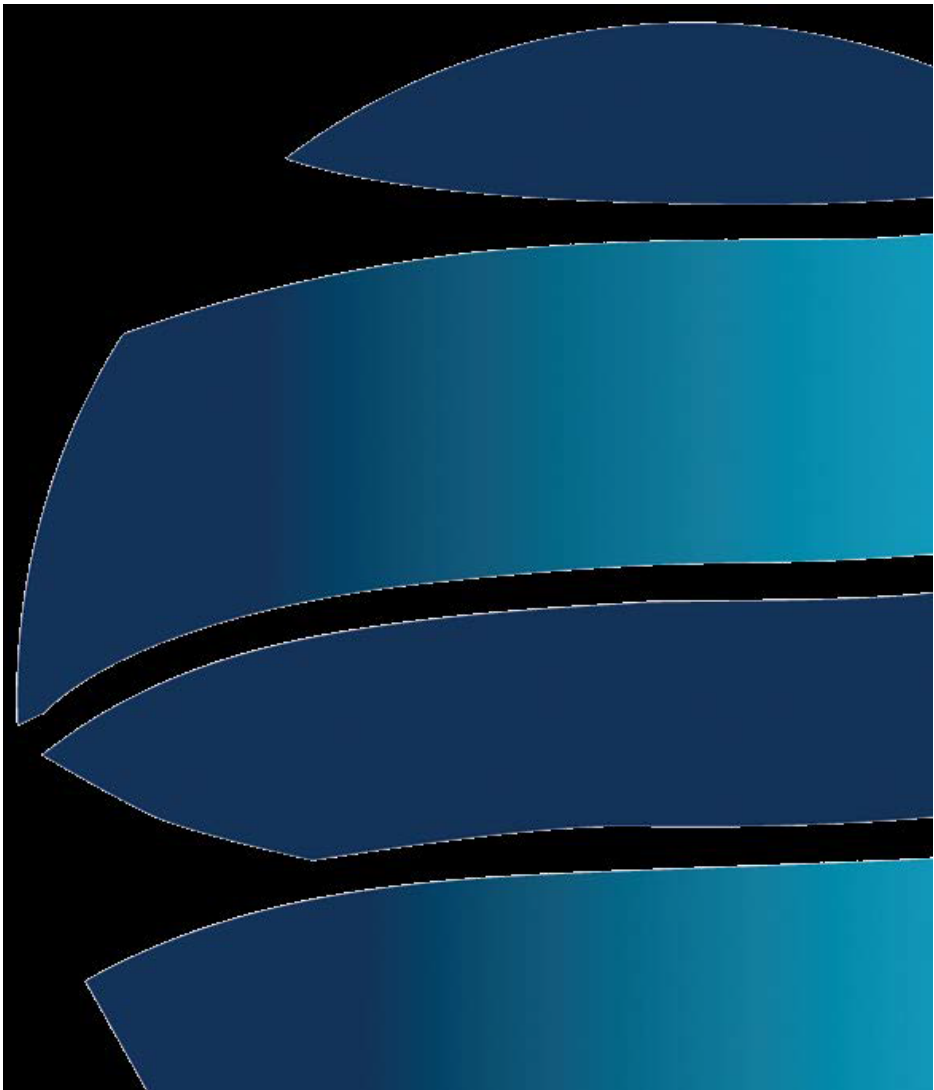


Approved By

No users

APPENDIX B

Desk Study Information



Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

MILL HILL HOUSE, RUDGWICK, WEST SUSSEX, RH12 3HZ

Order Details

Date: 12/10/2026

Your ref: PO-10331

Our Ref: GS-HYE-SUC-8ZA-1R7

Site Details

Location: 508545 132912

Area: 0.15 ha

Authority: Horsham District Council ↗

Site plan



Quick Links

Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

Insight User Guide ↗

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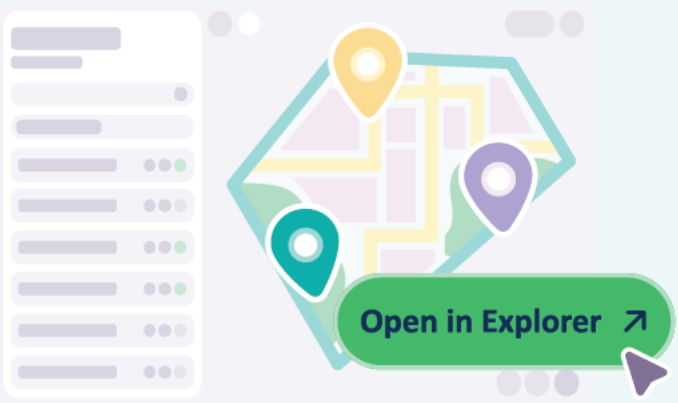


Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

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	3	42	-
17 >	1.2 >	Historical tanks >	0	0	0	3	-
18 >	1.3 >	Historical energy features >	0	0	3	6	-
18	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	0	4	-
19	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**
20 >	2.1 >	Historical industrial land uses >	0	0	4	48	-
22 >	2.2 >	Historical tanks >	0	0	0	3	-
23 >	2.3 >	Historical energy features >	0	0	4	11	-
24	2.4	Historical petrol stations	0	0	0	0	-
24 >	2.5 >	Historical garages >	0	0	0	5	-
Page	**Section**	**Waste and landfill >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
27 >	3.7 >	Waste exemptions >	0	0	4	6	-
Page	**Section**	**Current industrial land use >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
28 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
29	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
29	4.3	Current or recent petrol stations	0	0	0	0	-
29	4.4	Sites determined as Contaminated Land	0	0	0	0	-
29	4.5	Control of Major Accident Hazards (COMAH)	0	0	0	0	-

29	4.6	Regulated explosive sites	0	0	0	0	-
30	4.7	Hazardous substance storage/usage	0	0	0	0	-
30	4.8	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.9	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.10	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.11	Radioactive Substance Authorisations	0	0	0	0	-
31 >	4.12 >	Licensed Discharges to controlled waters >	0	0	1	10	-
32	4.13	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.14	Pollutant release to public sewer	0	0	0	0	-
33	4.15	List 1 Dangerous Substances	0	0	0	0	-
33	4.16	List 2 Dangerous Substances	0	0	0	0	-
33 >	4.17 >	Pollution Incidents (EA/NRW) >	0	0	1	2	-
34	4.18	Pollution inventory substances	0	0	0	0	-
34	4.19	Pollution inventory waste transfers	0	0	0	0	-
34	4.20	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
35 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
37 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
38 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	5.6 >	Groundwater abstractions >	0	0	0	0	1
41 >	5.7 >	Surface water abstractions >	0	0	0	0	1
41	5.8	Potable abstractions	0	0	0	0	0
42	5.9	Source Protection Zones	0	0	0	0	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
43 >	6.1 >	Water Network (OS NGD) >	0	0	10	-	-
44 >	6.2 >	Surface water features >	0	0	4	-	-

45 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
45 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
45	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Flood Storage Areas	0	0	0	-	-
48	7.5	Flood Zone 2	None (within 50m)				
48	7.6	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
49	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
50 >	9.1 >	Groundwater flooding >	Negligible (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
51	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
52	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
52	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
52	10.4	Special Protection Areas (SPA)	0	0	0	0	0
52	10.5	National Nature Reserves (NNR)	0	0	0	0	0
53	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
53 >	10.7 >	Designated Ancient Woodland >	0	0	1	3	33
54	10.8	Biosphere Reserves	0	0	0	0	0
55	10.9	Forest Parks	0	0	0	0	0
55	10.10	Marine Conservation Zones	0	0	0	0	0
55	10.11	Green Belt	0	0	0	0	0
55	10.12	Proposed Ramsar sites	0	0	0	0	0
55	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
56	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0

56	10.15	Nitrate Sensitive Areas	0	0	0	0	0
56 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
57 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
58	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
59	11.1	World Heritage Sites	0	0	0	-	-
60	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
60	11.3	National Parks	0	0	0	-	-
60 >	11.4 >	Listed Buildings >	1	2	1	-	-
61	11.5	Conservation Areas	0	0	0	-	-
61	11.6	Scheduled Ancient Monuments	0	0	0	-	-
61	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
63	12.2	Open Access Land	0	0	0	-	-
63	12.3	Tree Felling Licences	0	0	0	-	-
63	12.4	Environmental Stewardship Schemes	0	0	0	-	-
63	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	13.1 >	Priority Habitat Inventory >	0	0	8	-	-
65	13.2	Habitat Networks	0	0	0	-	-
65	13.3	Open Mosaic Habitat	0	0	0	-	-
65	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
66 >	14.1 >	10k Availability >	Identified (within 500m)				
67	14.2	Artificial and made ground (10k)	0	0	0	0	-
68 >	14.3 >	Superficial geology (10k) >	0	0	3	3	-
69	14.4	Landslip (10k)	0	0	0	0	-
70 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-

71	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	**Geology 1:50,000 scale** >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	15.1 >	**50k Availability** >	Identified (within 500m)				
73	15.2	Artificial and made ground (50k)	0	0	0	0	-
73	15.3	Artificial ground permeability (50k)	0	0	-	-	-
74 >	15.4 >	**Superficial geology (50k)** >	0	0	3	3	-
75	15.5	Superficial permeability (50k)	None (within 50m)				
75	15.6	Landslip (50k)	0	0	0	0	-
75	15.7	Landslip permeability (50k)	None (within 50m)				
76 >	15.8 >	**Bedrock geology (50k)** >	1	0	0	0	-
77 >	15.9 >	**Bedrock permeability (50k)** >	Identified (within 50m)				
77	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
78	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	**Natural ground subsidence** >					
79 >	17.1 >	**Shrink swell clays** >	Low (within 50m)				
80 >	17.2 >	**Running sands** >	Negligible (within 50m)				
81 >	17.3 >	**Compressible deposits** >	Negligible (within 50m)				
82 >	17.4 >	**Collapsible deposits** >	Very low (within 50m)				
83 >	17.5 >	**Landslides** >	Very low (within 50m)				
84 >	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
86 >	18.1 >	**BritPits** >	0	0	0	2	-
87	18.2	Surface ground workings	0	0	0	-	-
87	18.3	Underground workings	0	0	0	0	0
88	18.4	Underground mining extents	0	0	0	0	-
88	18.5	Historical Mineral Planning Areas	0	0	0	0	-
88 >	18.6 >	**Non-coal mining** >	1	0	0	0	0
88	18.7	JPB mining areas	None (within 0m)				

89	18.8	The Coal Authority non-coal mining	0	0	0	0	-
89	18.9	Researched mining	0	0	0	0	-
89	18.10	Mining record office plans	0	0	0	0	-
89	18.11	BGS mine plans	0	0	0	0	-
90	18.12	Coal mining	None (within 0m)				
90	18.13	Brine areas	None (within 0m)				
90	18.14	Gypsum areas	None (within 0m)				
90	18.15	Tin mining	None (within 0m)				
90	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
91	19.1	Natural cavities	0	0	0	0	-
91	19.2	Mining cavities	0	0	0	0	0
91	19.3	Reported recent incidents	0	0	0	0	-
91	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
93 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
95 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
95	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
95	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
96	22.1	Underground railways (London)	0	0	0	-	-
96	22.2	Underground railways (Non-London)	0	0	0	-	-
96	22.3	Railway tunnels	0	0	0	-	-
96	22.4	Historical railway and tunnel features	0	0	0	-	-
96	22.5	Royal Mail tunnels	0	0	0	-	-
97	22.6	Historical railways	0	0	0	-	-
97	22.7	Railways	0	0	0	-	-
97	22.8	Crossrail 2	0	0	0	0	-

97	22.9	HS2		0	0	0	0	-

Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 0.15ha

Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 0.15ha

Recent site history - 2013 aerial photograph



Capture Date: 03/05/2013

Site Area: 0.15ha

Recent site history - 2005 aerial photograph



Capture Date: 17/07/2005

Site Area: 0.15ha

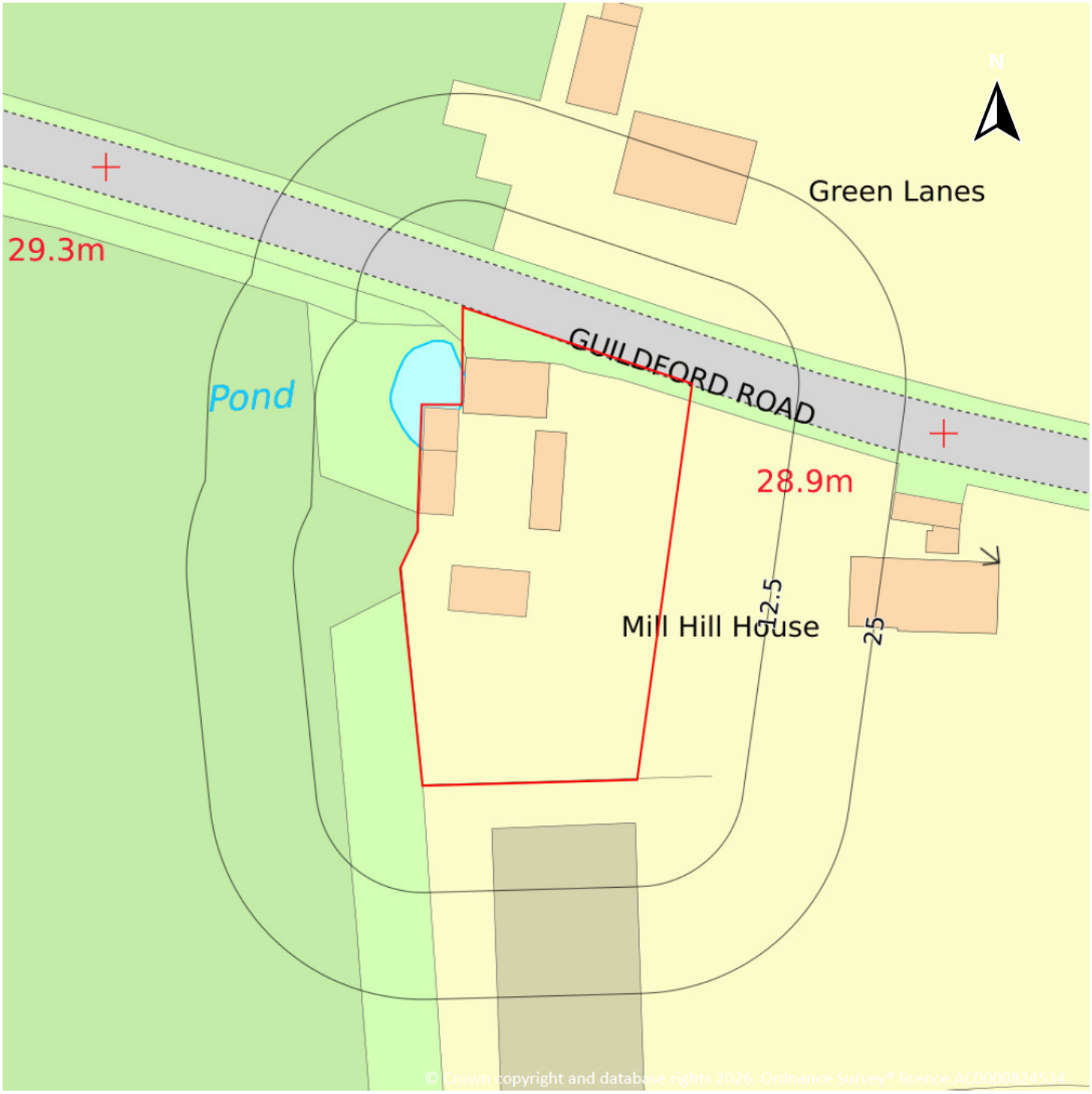
Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

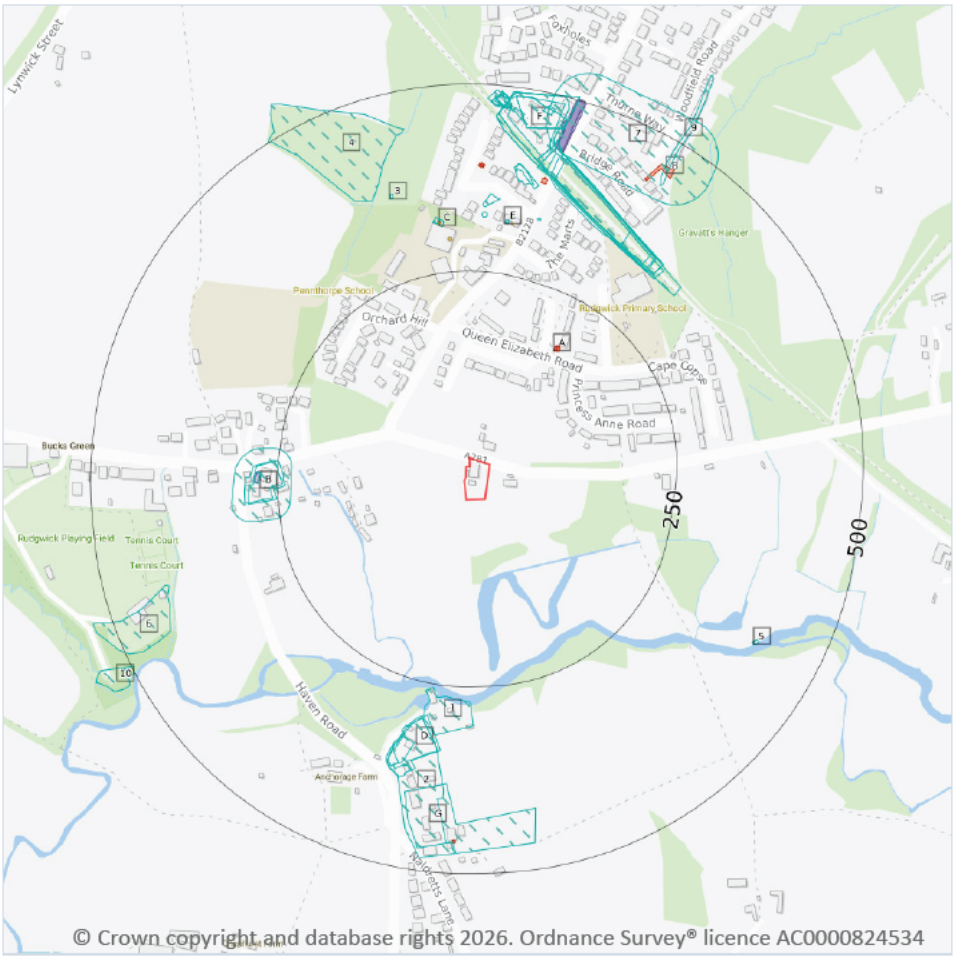
Site Area: 0.15ha

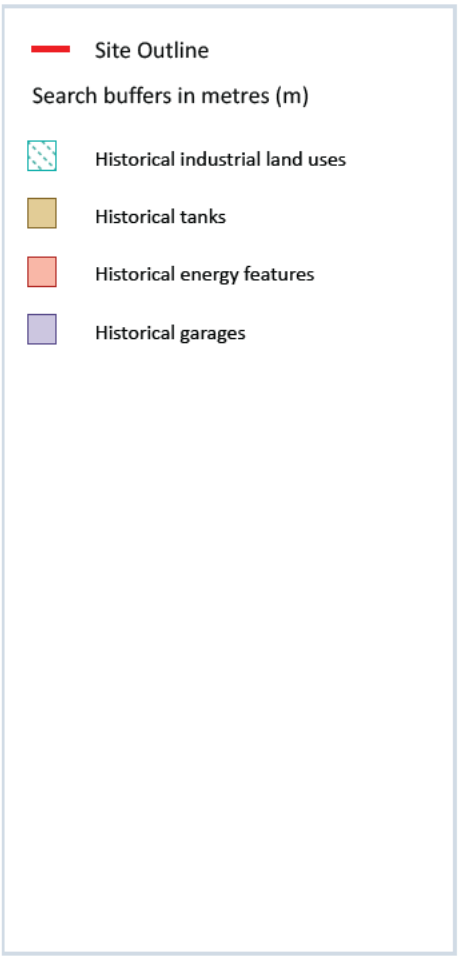
OS MasterMap site plan



Site Area: 0.15ha

1 Past land use





1.1 Historical industrial land uses

Records within 500m	45

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
B	231m W	Smithy	1876	2268483

ID	Location	Land use	Dates present	Group ID
B	239m W	Smithy	1895 - 1914	2299679
B	243m W	Smithy	1956	2232684
1	255m S	Unspecified Mill	1979	2173561
B	272m W	Smithy	1914	2300315
D	292m S	Corn Mill	1876	2161246
D	295m S	Unspecified Mill	1895	2222179
2	298m S	Unspecified Mill	1914	2230612
C	312m N	Unspecified Tank	1914	2222235
C	316m N	Unspecified Tank	1956	2192771
E	317m N	Unspecified Tank	1956	2192772
E	323m N	Unspecified Tank	1956	2192773
D	327m S	Unspecified Mill	1914	2316964
E	331m N	Unspecified Tank	1914	2192776
F	331m NE	Railway Sidings	1956	2215388
F	333m NE	Cuttings	1914	2301618
F	333m NE	Cuttings	1956	2245842
F	333m NE	Cuttings	1876	2212469
F	334m NE	Cuttings	1914	2286906
E	337m N	Old Clay Pits	1895	2172420
F	337m NE	Railway Sidings	1895	2291390
F	337m NE	Railway Sidings	1914	2331559
F	342m NE	Cuttings	1895	2258442
3	361m N	Sewage Filter	1914	2329647
4	368m N	Sewage Filter	1914	2158359
F	371m N	Old Clay Pits	1895	2172421
F	372m N	Unspecified Pit	1914	2178393
G	381m S	Electricity Substation	1979	2198388
F	396m N	Cuttings	1956	2261449

ID	Location	Land use	Dates present	Group ID
5	405m SE	Boat House	1914	2311098
F	411m N	Railway Sidings	1914	2293764
6	413m W	Refuse Heap	1979	2159924
7	416m NE	Miniature Rifle Range	1914	2207207
9	437m NE	Miniature Rifle Range	1956	2270159
F	448m N	Railway Sidings	1895	2212355
F	448m N	Railway Sidings	1920	2306110
F	459m N	Railway Building	1914 - 1920	2258266
F	468m N	Railway Station	1914	2304461
F	470m N	Railway Station	1876	2315822
F	471m N	Railway Station	1920	2251664
F	471m N	Railway Station	1895	2304716
F	471m N	Railway Station	1956	2211395
F	471m N	Railway Station	1914	2251477
F	471m N	Railway Building	1895	2328826
10	497m SW	Pumping Station	1979	2201296

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	3

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

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

ID	Location	Land use	Dates present	Group ID
C	292m N	Unspecified Tank	1898	393988
C	314m N	Unspecified Tank	1912	393989

ID	Location	Land use	Dates present	Group ID
E	317m N	Unspecified Tank	1912	393990

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 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	175m NE	Electricity Substation	1987	316185
A	176m NE	Electricity Substation	1995 - 1996	302659
A	177m NE	Electricity Substation	1974	320763
F	380m N	Electricity Substation	1974 - 1996	289051
E	388m N	Electricity Substation	1995 - 1996	293249
E	389m N	Electricity Substation	1987	302252
E	390m N	Electricity Substation	1974	320144
8	434m NE	Electricity Substation	1974	270774
G	455m S	Electricity Substation	1974 - 1996	319645

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	4

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

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

ID	Location	Land use	Dates present	Group ID
B	271m W	Garage	1974	81574
F	426m N	Garage	1987	84715
F	427m N	Garage	1995 - 1996	88330
F	428m N	Garage	1974	85195

This data is sourced from Ordnance Survey® / Groundsure.

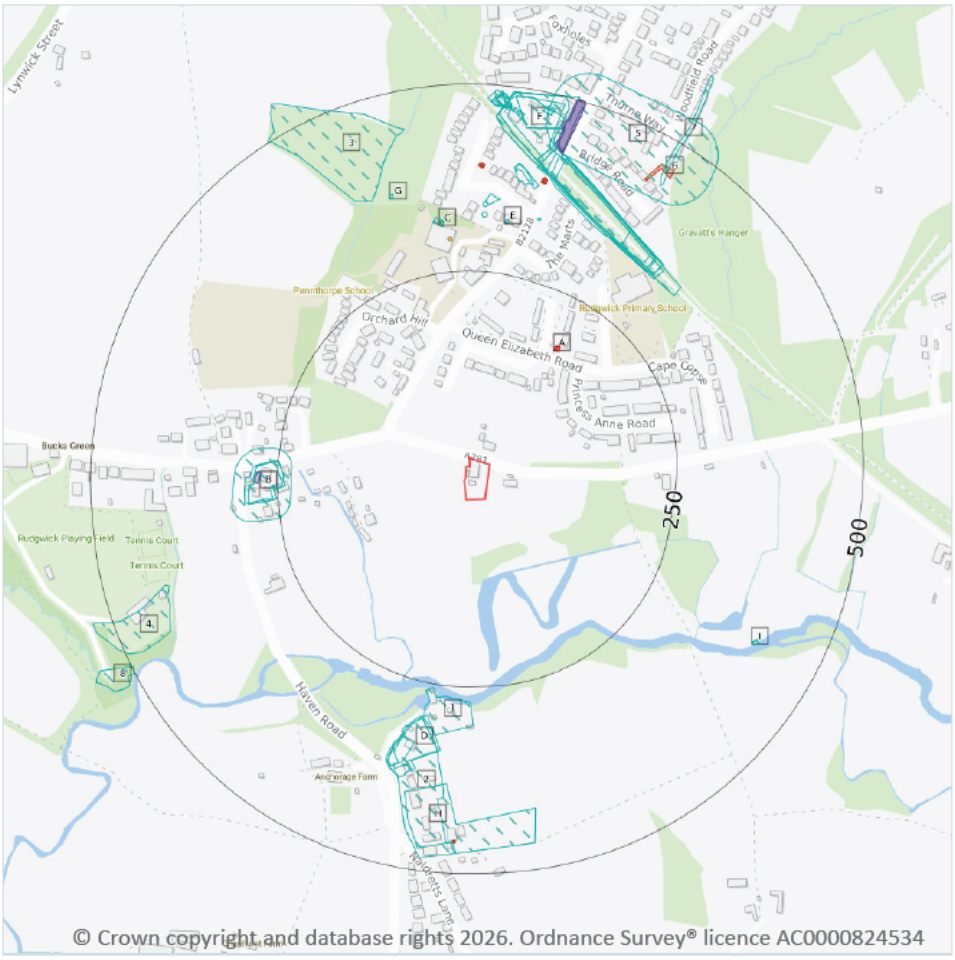
1.6 Historical military land

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 garages

2.1 Historical industrial land uses

Records within 500m	52

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 20 >

ID	Location	Land Use	Date	Group ID
B	231m W	Smithy	1876	2268483
B	239m W	Smithy	1895	2299679
B	239m W	Smithy	1914	2299679

ID	Location	Land Use	Date	Group ID
B	243m W	Smithy	1956	2232684
1	255m S	Unspecified Mill	1979	2173561
B	272m W	Smithy	1914	2300315
D	292m S	Corn Mill	1876	2161246
D	295m S	Unspecified Mill	1895	2222179
2	298m S	Unspecified Mill	1914	2230612
C	312m N	Unspecified Tank	1914	2222235
C	314m N	Unspecified Tank	1914	2222235
C	316m N	Unspecified Tank	1956	2192771
E	317m N	Unspecified Tank	1956	2192772
E	323m N	Unspecified Tank	1956	2192773
D	327m S	Unspecified Mill	1914	2316964
E	331m N	Unspecified Tank	1914	2192776
F	331m NE	Railway Sidings	1956	2215388
F	333m NE	Cuttings	1914	2301618
F	333m NE	Cuttings	1956	2245842
F	333m NE	Cuttings	1876	2212469
F	334m NE	Cuttings	1914	2286906
E	337m N	Old Clay Pits	1895	2172420
F	337m NE	Railway Sidings	1895	2291390
F	337m NE	Railway Sidings	1914	2331559
F	342m NE	Cuttings	1895	2258442
G	361m N	Sewage Filter	1914	2329647
G	361m N	Sewage Filter	1914	2329647
3	368m N	Sewage Filter	1914	2158359
F	371m N	Old Clay Pits	1895	2172421
F	372m N	Unspecified Pit	1914	2178393
H	381m S	Electricity Substation	1979	2198388

ID	Location	Land Use	Date	Group ID
F	396m N	Cuttings	1956	2261449
I	405m SE	Boat House	1914	2311098
I	406m SE	Boat House	1914	2311098
F	411m N	Railway Sidings	1914	2293764
4	413m W	Refuse Heap	1979	2159924
5	416m NE	Miniature Rifle Range	1914	2207207
7	437m NE	Miniature Rifle Range	1956	2270159
F	448m N	Railway Sidings	1920	2306110
F	448m N	Railway Sidings	1895	2212355
F	459m N	Railway Building	1914	2258266
F	463m N	Railway Building	1920	2258266
F	468m N	Railway Station	1914	2304461
F	470m N	Railway Station	1876	2315822
F	471m N	Railway Station	1920	2251664
F	471m N	Railway Station	1895	2304716
F	471m N	Railway Station	1956	2211395
F	471m N	Railway Station	1895	2304716
F	471m N	Railway Station	1914	2251477
F	471m N	Railway Building	1895	2328826
F	476m N	Railway Building	1895	2328826
8	497m SW	Pumping Station	1979	2201296

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	3

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. 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 20 >

ID	Location	Land Use	Date	Group ID
C	292m N	Unspecified Tank	1898	393988
C	314m N	Unspecified Tank	1912	393989
E	317m N	Unspecified Tank	1912	393990

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	15

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 20 >

ID	Location	Land Use	Date	Group ID
A	175m NE	Electricity Substation	1987	316185
A	176m NE	Electricity Substation	1995	302659
A	176m NE	Electricity Substation	1996	302659
A	177m NE	Electricity Substation	1974	320763
F	380m N	Electricity Substation	1995	289051
F	380m N	Electricity Substation	1996	289051
F	380m N	Electricity Substation	1987	289051
F	382m N	Electricity Substation	1974	289051
E	388m N	Electricity Substation	1995	293249
E	388m N	Electricity Substation	1996	293249
E	389m N	Electricity Substation	1987	302252
E	390m N	Electricity Substation	1974	320144
6	434m NE	Electricity Substation	1974	270774
H	455m S	Electricity Substation	1974	319645
H	457m S	Electricity Substation	1996	319645

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m	5

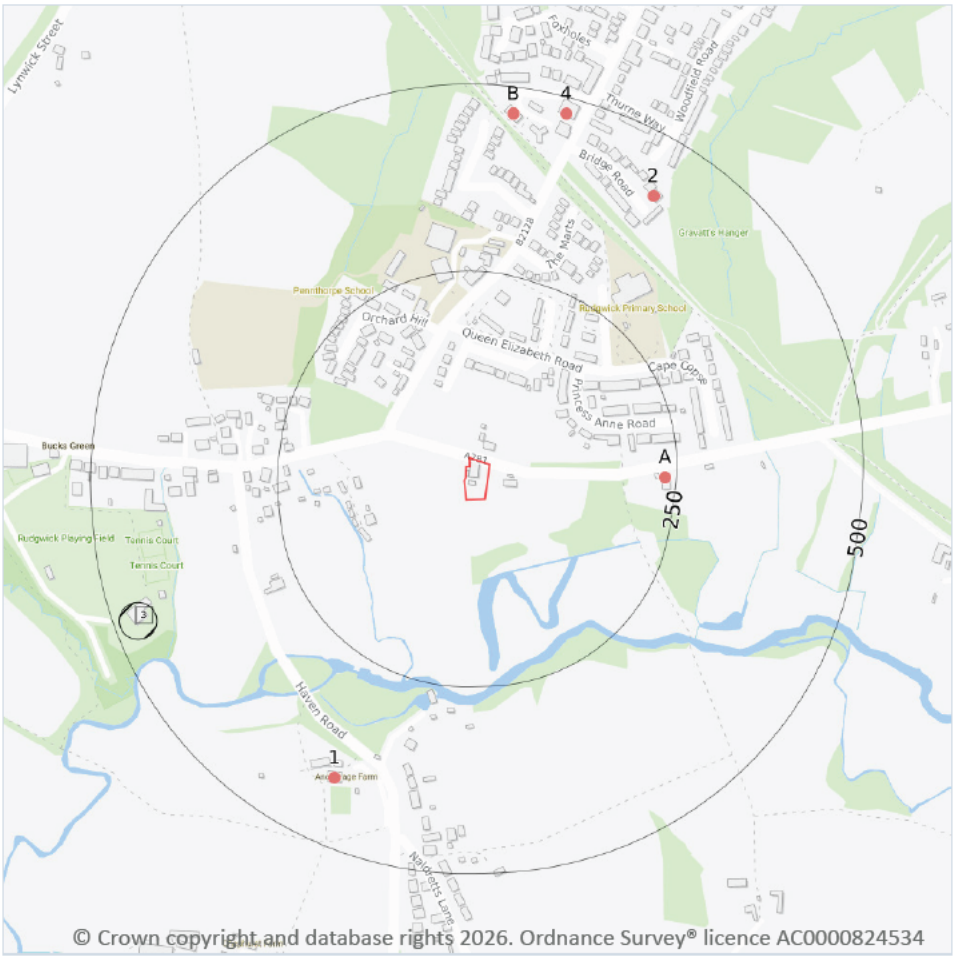
Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on page 20 >

ID	Location	Land Use	Date	Group ID
B	271m W	Garage	1974	81574
F	426m N	Garage	1987	84715
F	427m N	Garage	1995	88330
F	427m N	Garage	1996	88330
F	428m N	Garage	1974	85195

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 25 >**

ID	Location	Details		
3	443m W	Site Address: Bucks Green, Guildford Road, Bucks Green, Sussex Licence Holder Address: -	Waste Licence: Yes Site Reference: WD27/035 Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01/01/1976 Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1960 Last Recorded: 31/12/1962

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	10

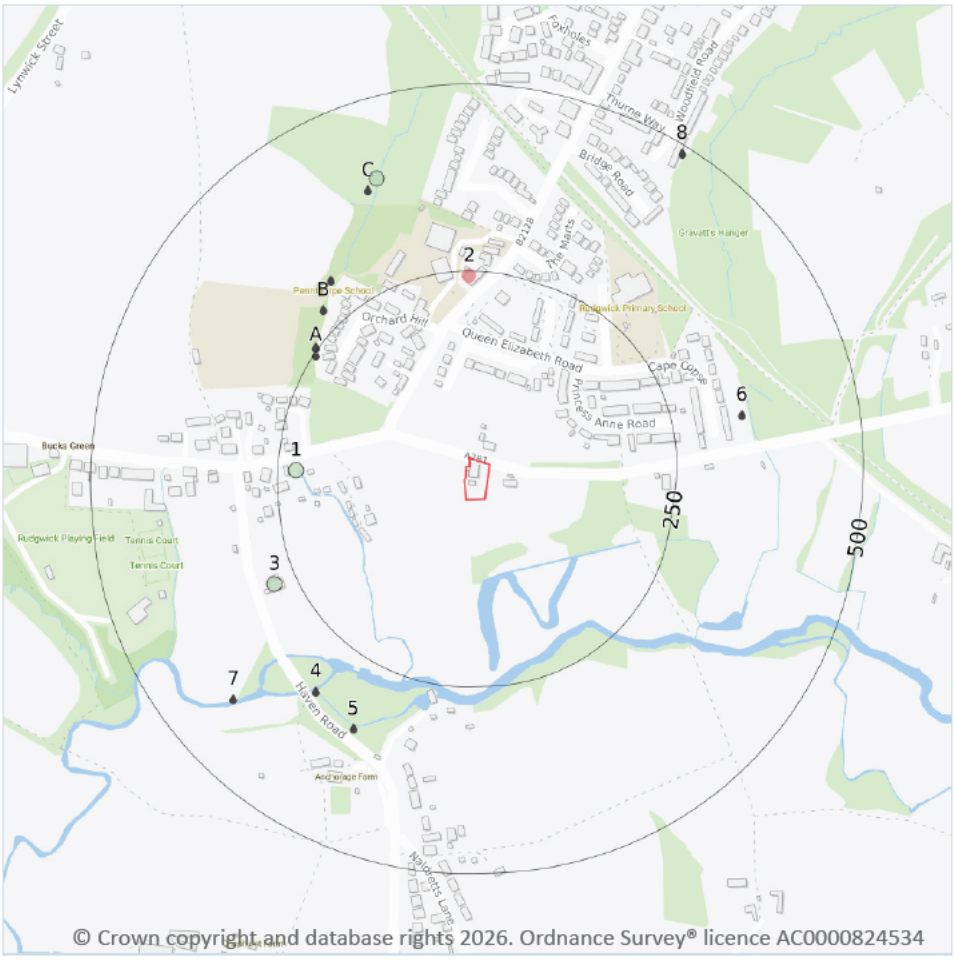
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on page 25 >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	235m E	Riverside Farm, Guildford Road, Rudgwick, Horsham, Rh12 3hz	WEX423214	Treating waste exemption	On a farm	Screening and blending of waste
A	235m E	Riverside Farm, Guildford Road, Rudgwick, Horsham, Rh12 3hz	WEX423214	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	235m E	Riverside Farm, Guildford Road, Rudgwick, Horsham, Rh12 3hz	WEX423213	Disposing of waste exemption	On a farm	Burning waste in the open
A	235m E	Riverside Farm, Guildford Road, Rudgwick, Horsham, Rh12 3hz	WEX423213	Using waste exemption	On a farm	Use of waste in construction
1	412m SW	Anchorage Farm, Haven Road, Rudgwick, Horsham, Rh12 3jg	WEX030784	Using waste exemption	On a farm	Use of waste in construction
2	420m NE	6, Bridge Road, Rudgwick, Horsham, Rh12 3hd	WEX404782	Using waste exemption	Not on a farm	Use of waste in construction
B	464m N	Station Road, Rudgwick, Horsham, Rh12 3hb	WEX091453	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	464m N	Station Road, Rudgwick, Horsham, Rh12 3hb	WEX234781	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	464m N	Station Road, Rudgwick, Horsham, Rh12 3hb	WEX360499	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
4	478m N	22 Martlet Court Church Street Horsham West Sussex Rh12 3gf	EPR/WF0601VE/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on page 28 >

ID	Location	Company	Address	Activity	Category
2	244m N	Moto-ward	Victoria House, Church Street, Rudgwick, West Sussex, RH12 3HJ	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey®.

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

Records within 250m	0

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

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 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.

4.5 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.

4.6 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.

4.7 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.

4.8 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.

4.9 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	0

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

This data is sourced from Local Authority records.

4.11 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.12 Licensed Discharges to controlled waters

Records within 500m	11

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

Features are displayed on the Current industrial land use map on page 28 >

ID	Location	Address	Details	
A	248m NW	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, ORCHARD HILL, CHURCH STREET, RUDGWICK, HORSHAM, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01565 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 08/05/1979 Effective Date: 08/05/1979 Revocation Date: 31/03/1997
A	254m NW	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, ORCHARD HILL, CHURCH STREET, RUDGWICK, HORSHAM, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01565 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 08/05/1979 Effective Date: 08/05/1979 Revocation Date: 31/03/1997
A	254m NW	REAR OF VINE COTTAGE, REAR OF VINE COTTAGE, HIGH STREET, RUDGEWICK WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N02126 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 15/05/1974 Effective Date: 15/05/1974 Revocation Date: 01/07/1991
B	279m NW	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, ORCHARD HILL, CHURCH STREET, RUDGWICK, HORSHAM, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01565 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 08/05/1979 Effective Date: 08/05/1979 Revocation Date: 31/03/1997
B	302m NW	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, ORCHARD HILL, CHURCH STREET, RUDGWICK, HORSHAM, WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N01565 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 08/05/1979 Effective Date: 08/05/1979 Revocation Date: 31/03/1997
4	326m SW	WANFORD COTTAGE, WANFORD COTTAGE, BUCK GREEN, NR. RUDGWICK	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: S02630 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 05/01/1983 Effective Date: 05/01/1983 Revocation Date: 31/03/1997

ID	Location	Address	Details	
5	342m SW	SITE BETWEEN WANFORD HOUSE & MILL, SITE BETWEEN WANFORD HOUSE & MIL, RUDGWICK	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: S02613 Permit Version: 1 Receiving Water: INTO LAND	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 06/08/1968 Effective Date: 06/08/1968 Revocation Date: 31/03/1997
6	344m E	DEVELOPMENT AT CAPE COPSE, DEVELOPMENT AT CAPE COPSE, RUDGEWICK WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: N02091 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 20/10/1975 Effective Date: 20/10/1975 Revocation Date: 01/07/1991
C	383m N	GASKYNS ESTATE, GASKYNS ESTATE, RUDGWICK WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S01398 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 03/09/1965 Effective Date: 03/09/1965 Revocation Date: 01/07/1991
7	410m SW	PIPE CROSSING AT WANFORD BRIDGE, PIPE CROSSING AT WANFORD BRIDGE, BUCKS OWEN	Effluent Type: UNSPECIFIED Permit Number: S02632 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 07/05/1969 Effective Date: 07/05/1969 Revocation Date: 27/07/2000
8	490m NE	RESIDENTIAL DEVELOPMENT, RESIDENTIAL DEVELOPMENT, LAND OFF CHURCH STREET, RUDGWICK WEST SUSSEX	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: S02222 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 08/11/1973 Effective Date: 08/11/1973 Revocation Date: 01/07/1991

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

4.13 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.14 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.15 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.16 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.17 Pollution Incidents (EA/NRW)

Records within 500m	3

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 28 >**

ID	Location	Details	
1	225m W	Incident Date: 15/02/2002 Incident Identification: 58578 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3	280m SW	Incident Date: 27/03/2002 Incident Identification: 67003 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)

ID	Location	Details	
C	394m N	Incident Date: 19/11/2001 Incident Identification: 43613 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.18 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.

4.19 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.

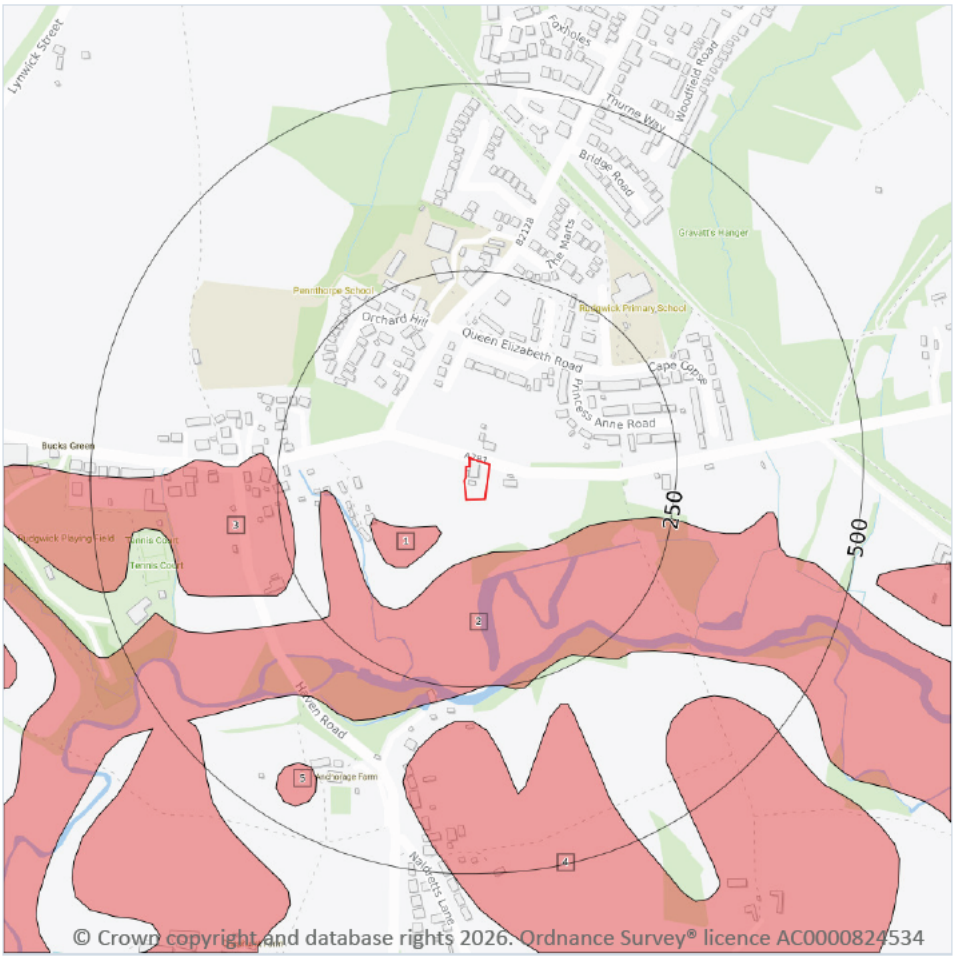
4.20 Pollution inventory radioactive waste

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	5

Aquifer status of groundwater held within superficial geology.

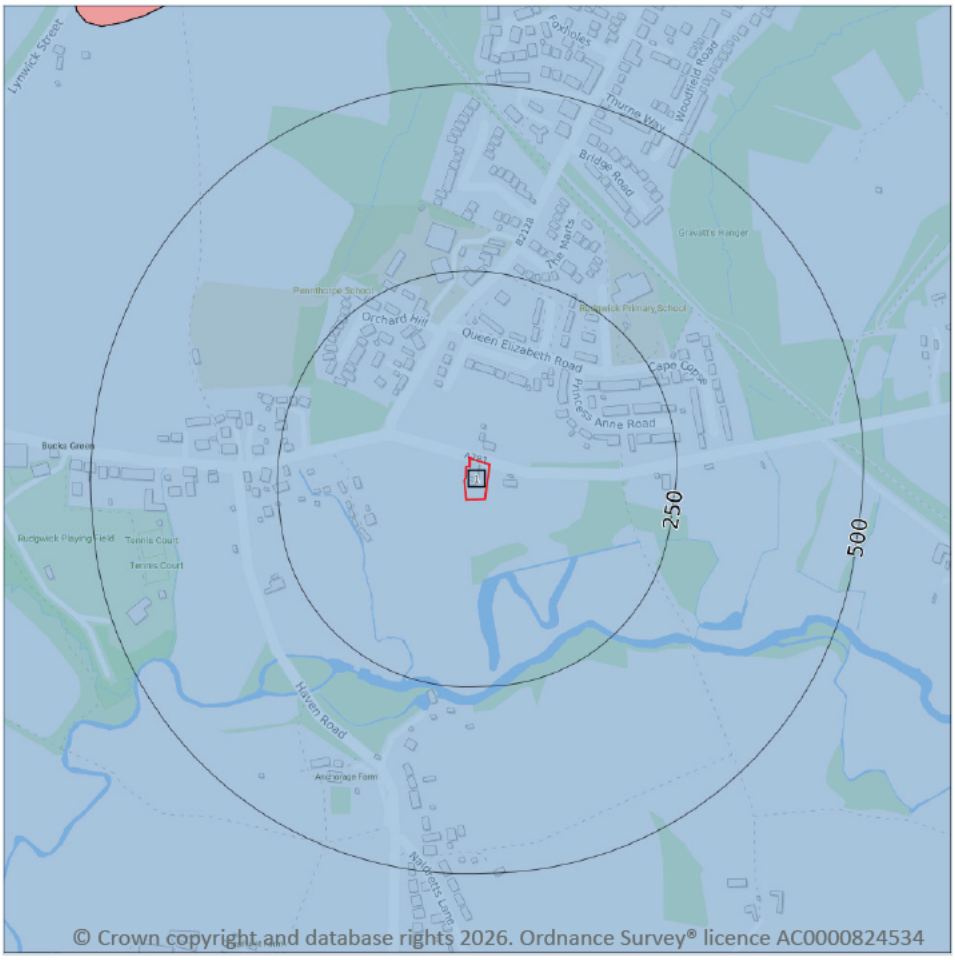
Features are displayed on the Hydrogeology map on page 35 >

ID	Location	Designation	Description
1	54m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	72m 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

ID	Location	Designation	Description
3	234m W	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	292m 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
5	413m SW	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	1

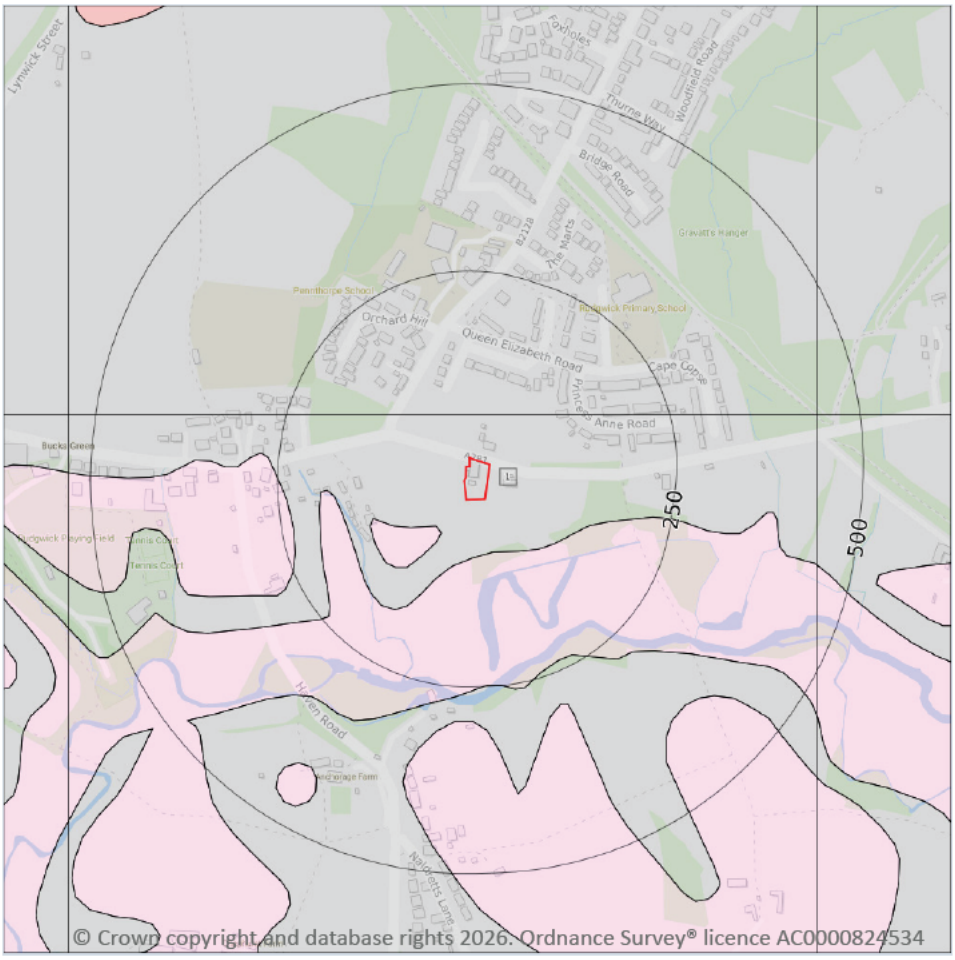
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on page 37 >

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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on page 38 >

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

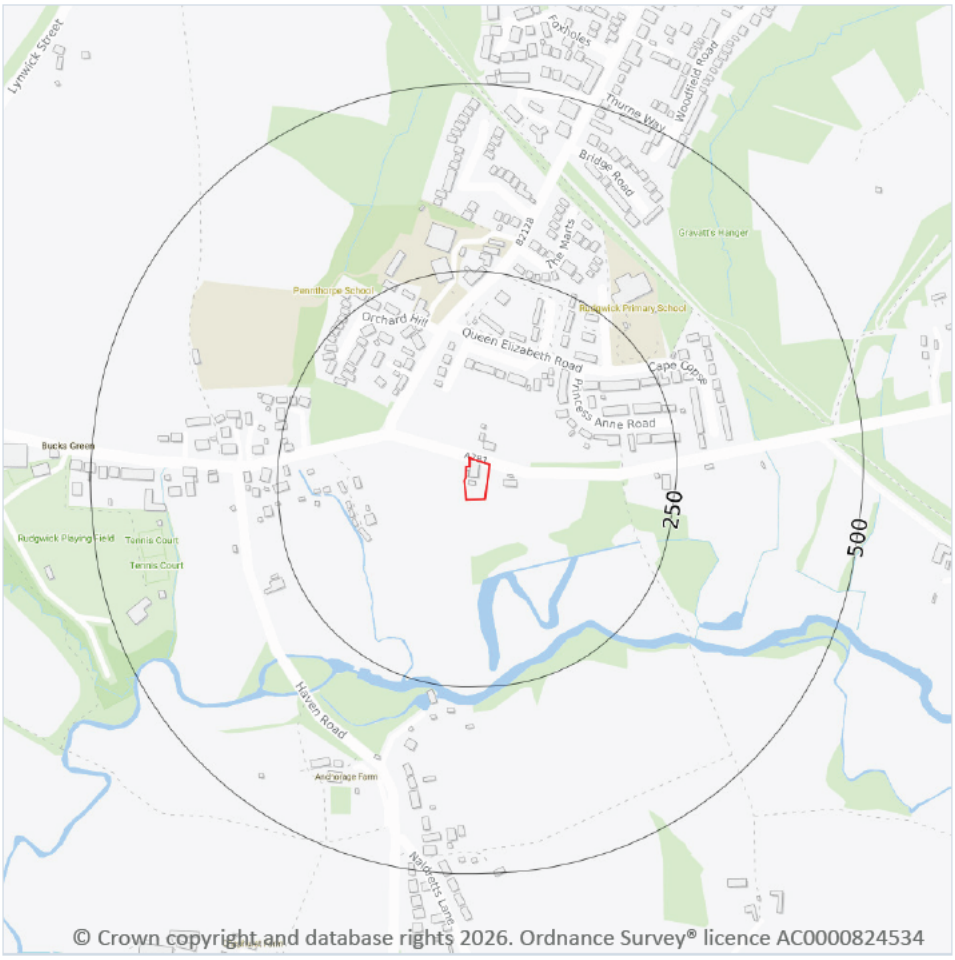
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on page 40 >

ID	Location	Details	
-	1211m N	Status: Historical Licence No: 10/41/425006 Details: General Farming & Domestic Direct Source: Southern Region Groundwater Point: WELL AT KINGS, RUDGEWICK Data Type: Point Name: Scotting Easting: 508980 Northing: 134070	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: - Expiry Date: - Issue No: 100 Version Start Date: 14/06/1976 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 40 >**

ID	Location	Details	
-	1785m SW	Status: Active Licence No: 10/41/425005 Details: Spray Irrigation - Direct Direct Source: Southern Region Surface Waters Point: GIBBONS MILL FARM, BILLINGSHURST Data Type: Line Name: Adorian Easting: 507370 Northing: 131530	Annual Volume (m^3): 18184 Max Daily Volume (m^3): 363.7 Original Application No: WR.0182 Original Start Date: 29/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2016 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

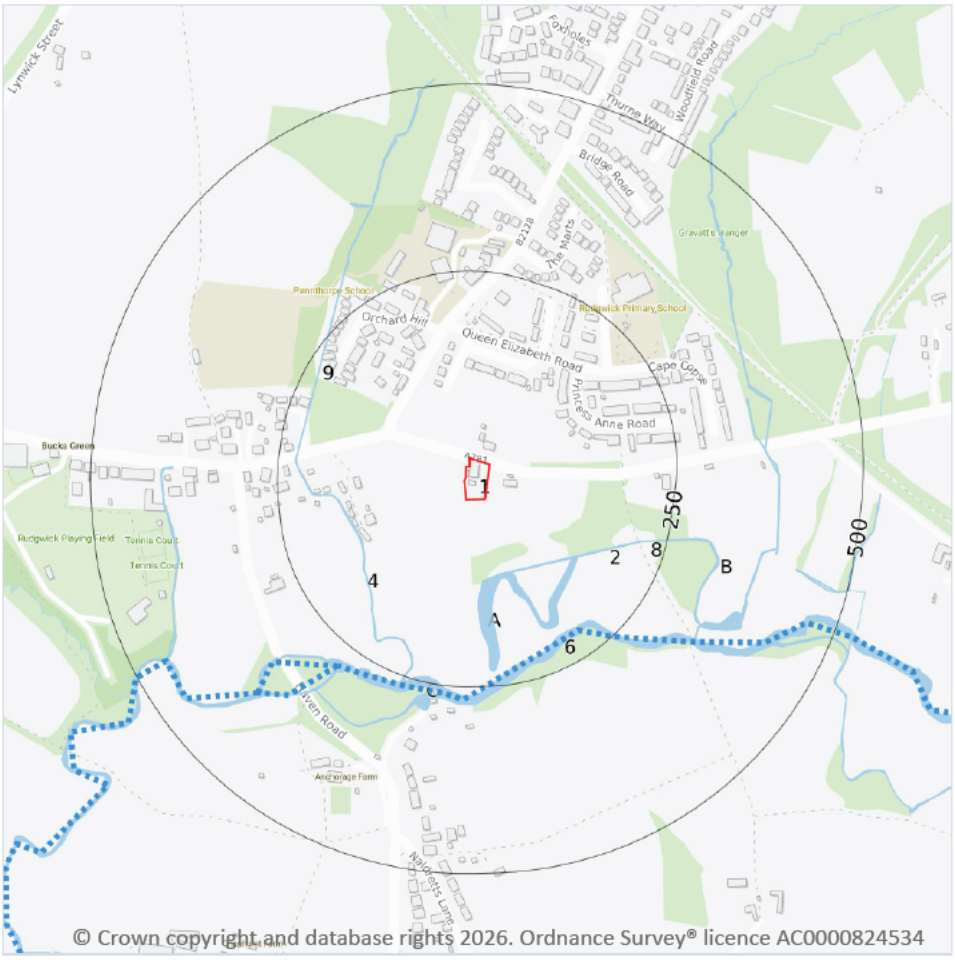
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



6.1 Water Network (OS NGD)

Records within 250m	10

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

Features are displayed on the Hydrology map on page 43 >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	102m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
A	104m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
A	105m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	143m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	150m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
6	212m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Arun
8	215m E	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
9	223m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	236m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	249m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Arun

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	4

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

Features are displayed on the Hydrology map on page 43 >

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on page 43 >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Arun (U/S Pallingham)**	**GB107041017950**	**Arun Upper**	**Arun and Western Streams**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on page 43 >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
7	214m SE	River	Arun (U/S Pallingham)	GB107041017950 ↗	No longer applicable	Does not require assessment	Moderate	2022

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 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

7.5 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.

7.6 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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

8 Surface water flooding

8.1 Surface water flooding

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

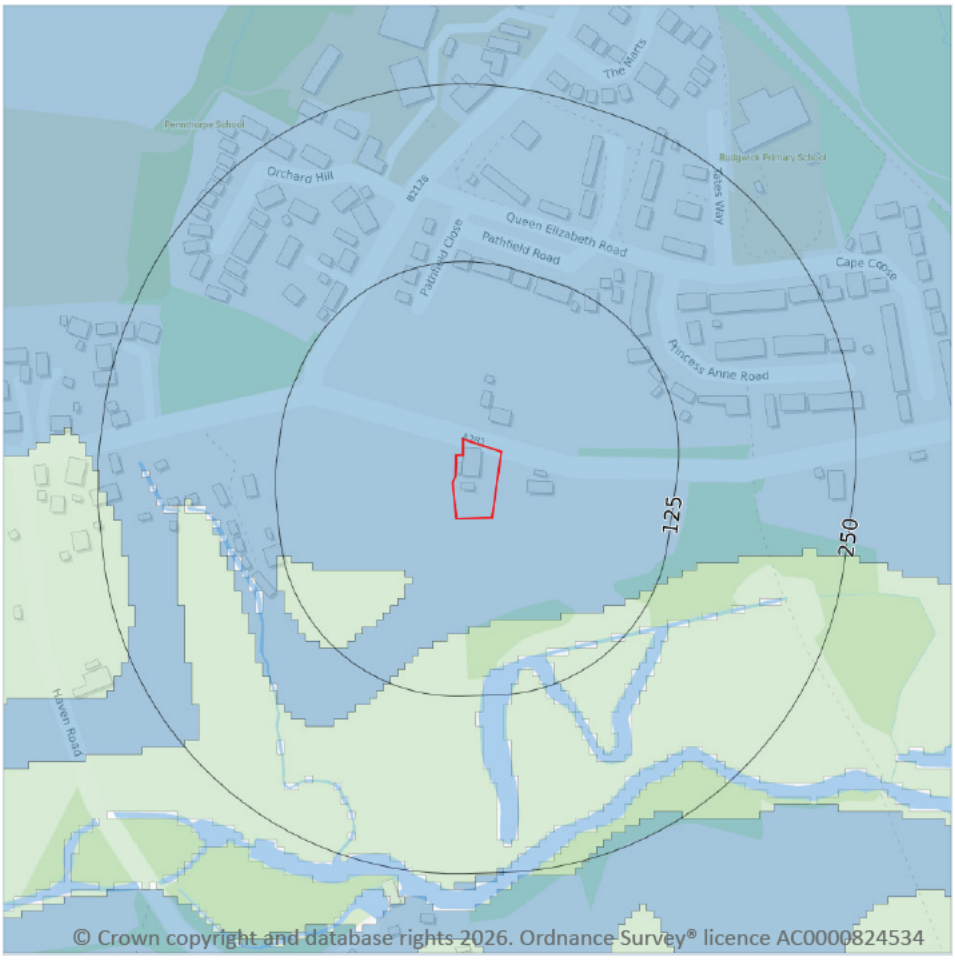
Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year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

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

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

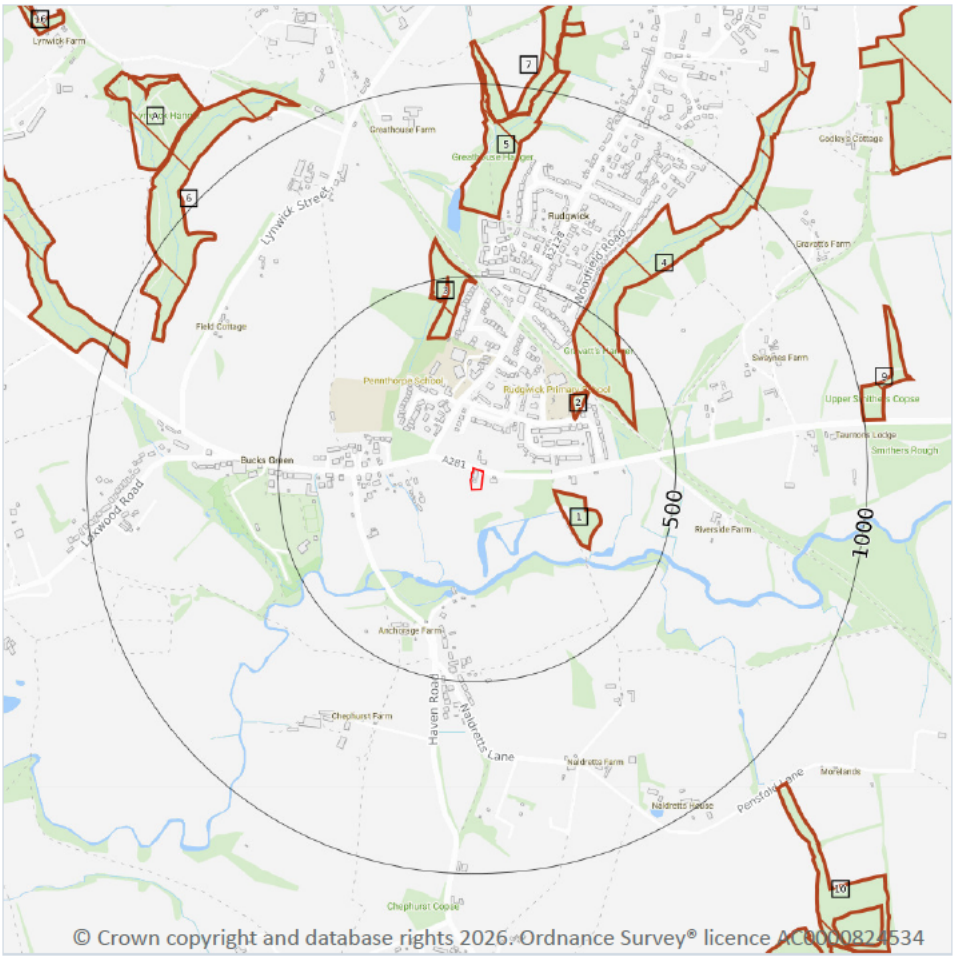
Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

Features are displayed on the Groundwater flooding map on **page 50 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Designated Ancient Woodland

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	37

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

Features are displayed on the Environmental designations map on **page 51 >**

ID	Location	Name	Woodland Type
1	189m E	Unknown	Ancient & Semi-Natural Woodland
2	275m NE	Unknown	Ancient & Semi-Natural Woodland
3	346m N	Unknown	Ancient & Semi-Natural Woodland
4	352m NE	Gravatts Hanger	Ancient & Semi-Natural Woodland
5	655m N	Unknown	Ancient & Semi-Natural Woodland
6	873m NW	Unknown	Ancient & Semi-Natural Woodland
7	904m N	Unknown	Ancient & Semi-Natural Woodland
8	942m W	Unknown	Ancient & Semi-Natural Woodland
9	999m E	Unknown	Ancient & Semi-Natural Woodland
10	1096m SE	Unknown	Ancient & Semi-Natural Woodland
A	1130m NW	Linnick Hanger	Ancient & Semi-Natural Woodland
A	1276m NW	Unknown	Ancient & Semi-Natural Woodland
11	1319m NE	Unknown	Ancient & Semi-Natural Woodland
-	1329m S	Barn Field	Ancient & Semi-Natural Woodland
13	1412m SE	Smithwood Copse	Ancient & Semi-Natural Woodland
-	1439m W	Unknown	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
15	1492m SE	Unknown	Ancient & Semi-Natural Woodland
16	1578m NW	Unknown	Ancient & Semi-Natural Woodland
-	1627m NW	Unknown	Ancient & Semi-Natural Woodland
-	1639m NW	Unknown	Ancient & Semi-Natural Woodland
-	1656m SW	Unknown	Ancient & Semi-Natural Woodland
-	1741m SE	Unknown	Ancient & Semi-Natural Woodland
-	1761m N	Unknown	Ancient & Semi-Natural Woodland
-	1875m E	Unknown	Ancient & Semi-Natural Woodland
-	1886m S	Unknown	Ancient & Semi-Natural Woodland
-	1887m E	Unknown	Ancient & Semi-Natural Woodland
-	1896m E	Little Church Field	Ancient & Semi-Natural Woodland
-	1899m S	Unknown	Ancient & Semi-Natural Woodland
-	1921m SE	Unknown	Ancient & Semi-Natural Woodland
-	1927m W	Unknown	Ancient Replanted Woodland
-	1929m SE	Farm Copse	Ancient & Semi-Natural Woodland
-	1933m SE	Unknown	Ancient & Semi-Natural Woodland
-	1952m NE	Unknown	Ancient Replanted Woodland
-	1971m NW	Unknown	Ancient & Semi-Natural Woodland
-	1984m NW	Unknown	Ancient & Semi-Natural Woodland
-	1986m W	Unknown	Ancient & Semi-Natural Woodland
-	1988m SE	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

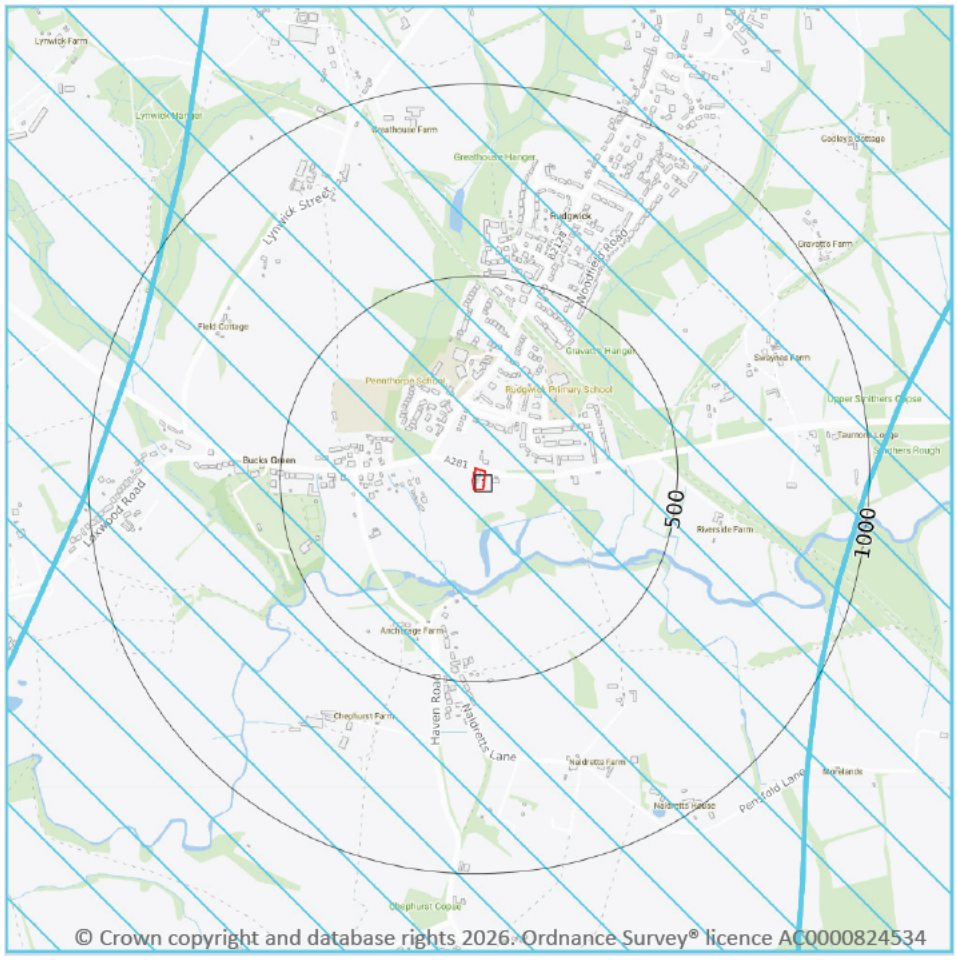
Records within 2000m	2

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

Location	Name	Type	NVZ ID	Status
On site	**River Arun (u/s Pallingham) NVZ**	**Surface Water**	**523**	**Existing**
1538m NE	Cranleigh Waters NVZ	Surface Water	453	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on page 57 >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000630050&notes=&location=508306,132623%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	4

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 59 >

ID	Location	Name	Grade	Reference Number	Listed date
1	**On site**	**Barn To North West Of Mill Hill**	**II**	**1285768**	**28/11/1980**
2	22m N	Green Lanes	II	1026988	28/11/1980
3	30m E	Mill Hill	II	1026994	28/11/1980
4	241m W	Bucks Green Cottage	II	1026989	28/11/1980

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

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

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

11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on page 62 >

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

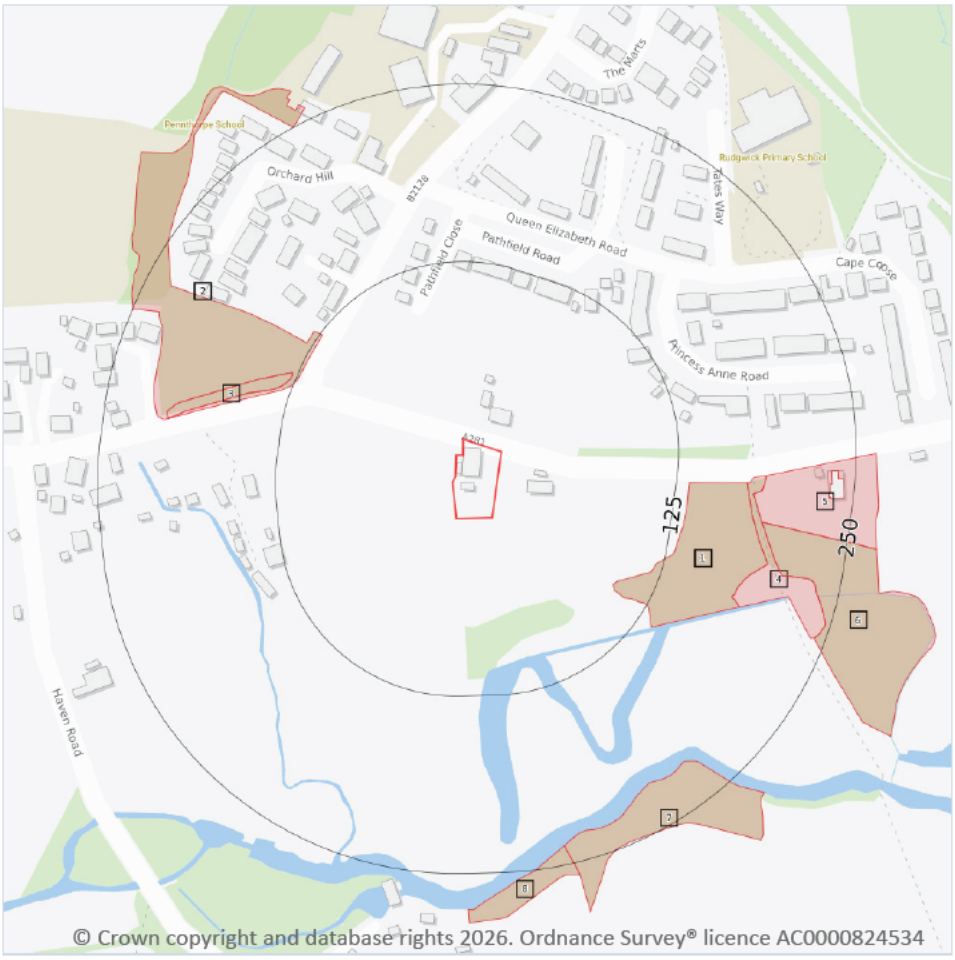
12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

Priority Habitat Inventory
Open Mosaic Habitat
Limestone Pavement Orders

Habitat Networks

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

13.1 Priority Habitat Inventory

Records within 250m	8

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

Features are displayed on the Habitat designations map on page 64 >

ID	Location	Main Habitat	Other habitats
1	97m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	123m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	128m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	175m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

ID	Location	Main Habitat	Other habitats
5	180m E	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
6	189m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	217m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	237m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on page 66 >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	TQ03SE

This data is sourced from the British Geological Survey.

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

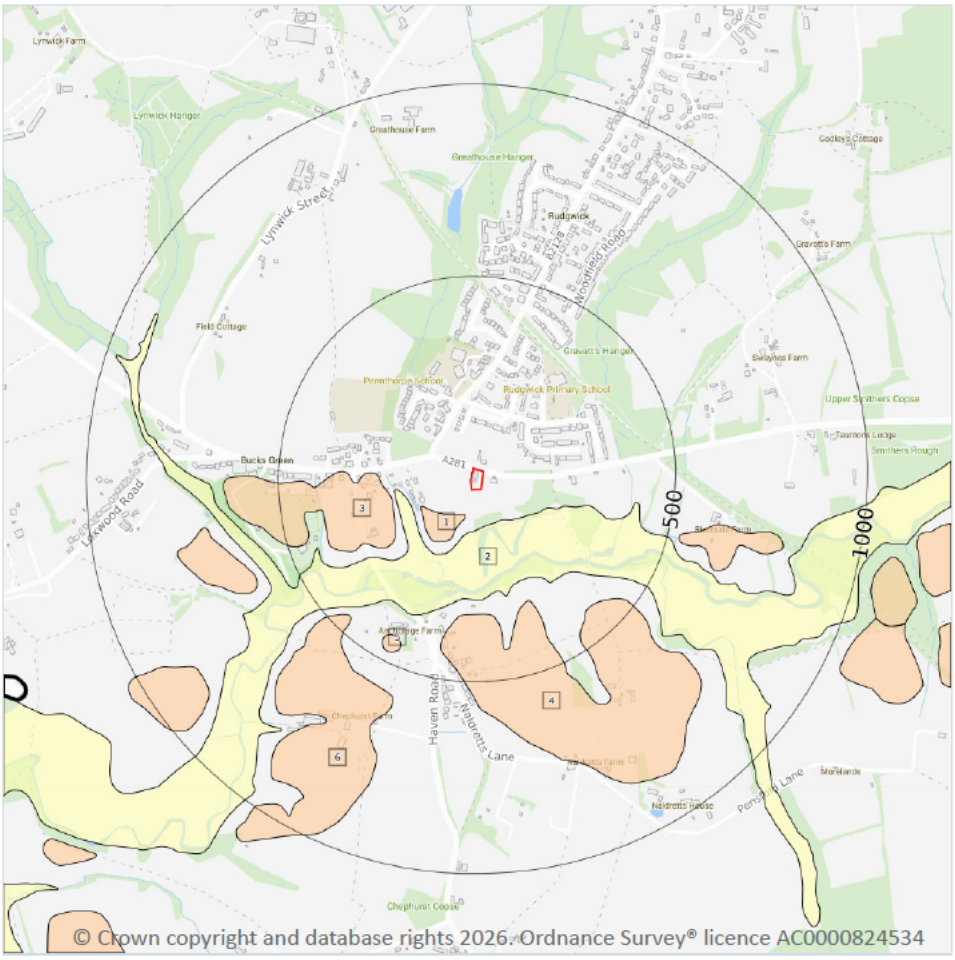
14.2 Artificial and made ground (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	6

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on page 68 >

ID	Location	LEX Code	Description	Rock description
1	68m S	AR3-XSV	Arun Terrace Deposits, 3 Member-Sand And Gravel	Sand and gravel
2	93m S	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
3	208m W	AR3-XSV	Arun Terrace Deposits, 3 Member-Sand And Gravel	Sand and gravel

ID	Location	LEX Code	Description	Rock description
4	315m SE	AR3T4-XSV	Arun River Terrace Deposits, 3 Member And Arun River Terrace Deposits, 4 Member, Undifferentiated-Sand And Gravel	Sand and gravel
5	429m SW	AR4-XSV	Arun Terrace Deposits, 4 Member-Sand And Gravel	Sand and gravel
6	457m SW	AR3-XSV	Arun Terrace Deposits, 3 Member-Sand And Gravel	Sand and gravel

This data is sourced from the British Geological Survey.

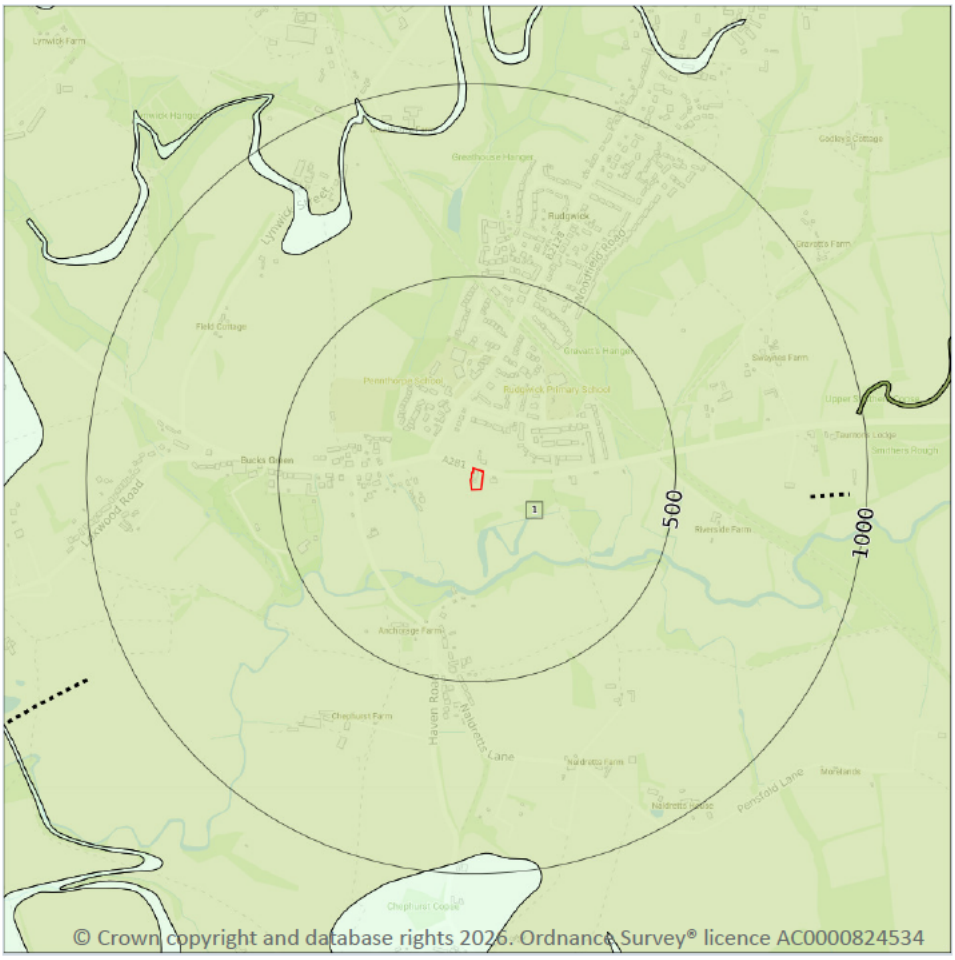
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on page 70 >

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian

This data is sourced from the British Geological Survey.

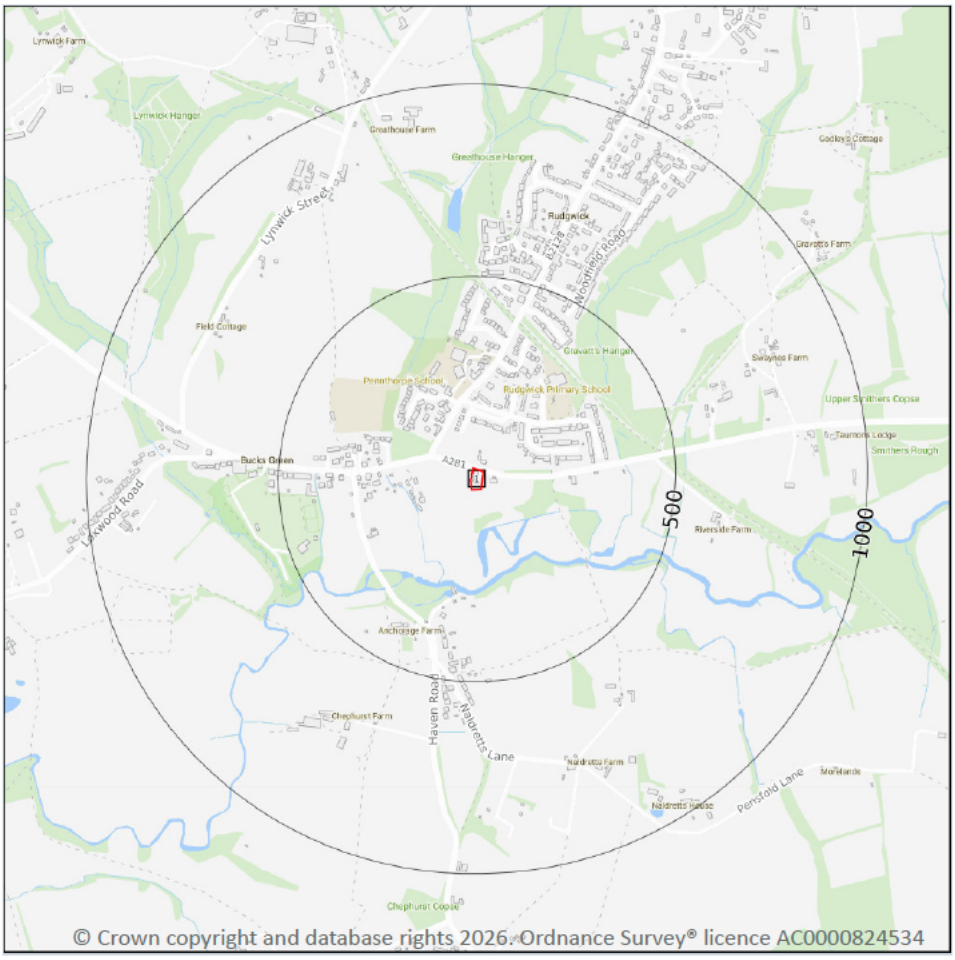
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on page 72 >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW301_haslemere_v4

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

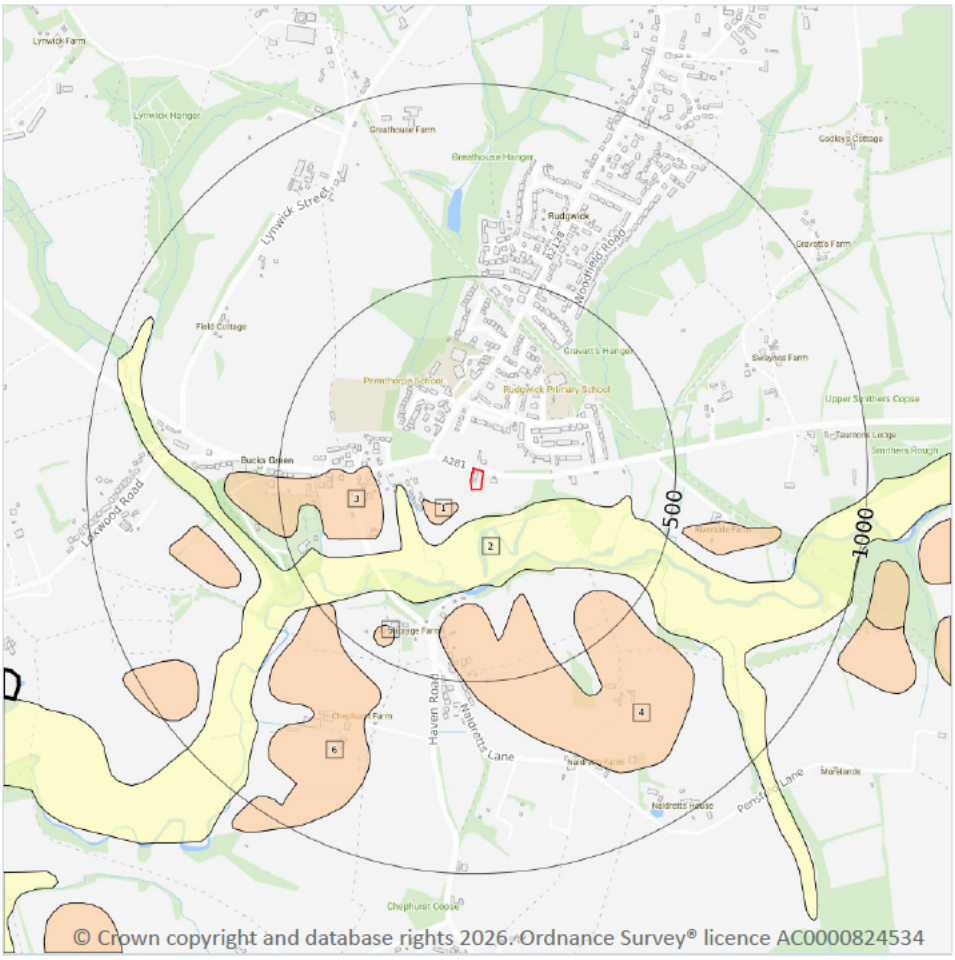
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	6

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on page 74 >

ID	Location	LEX Code	Description	Rock description
1	54m SW	AR3-XSV	Arun Terrace Deposits, 3 Member	Sand and gravel
2	72m S	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel
3	234m W	AR3-XSV	Arun Terrace Deposits, 3 Member	Sand and gravel

ID	Location	LEX Code	Description	Rock description
4	292m S	AR3T4-XSV	Arun River Terrace Deposits, 3 Member and Arun River Terrace Deposits, 4 Member, Undifferentiated	Sand and gravel
5	413m SW	AR4-XSV	Arun Terrace Deposits, 4 Member	Sand and gravel
6	472m SW	AR3-XSV	Arun Terrace Deposits, 3 Member	Sand and gravel

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

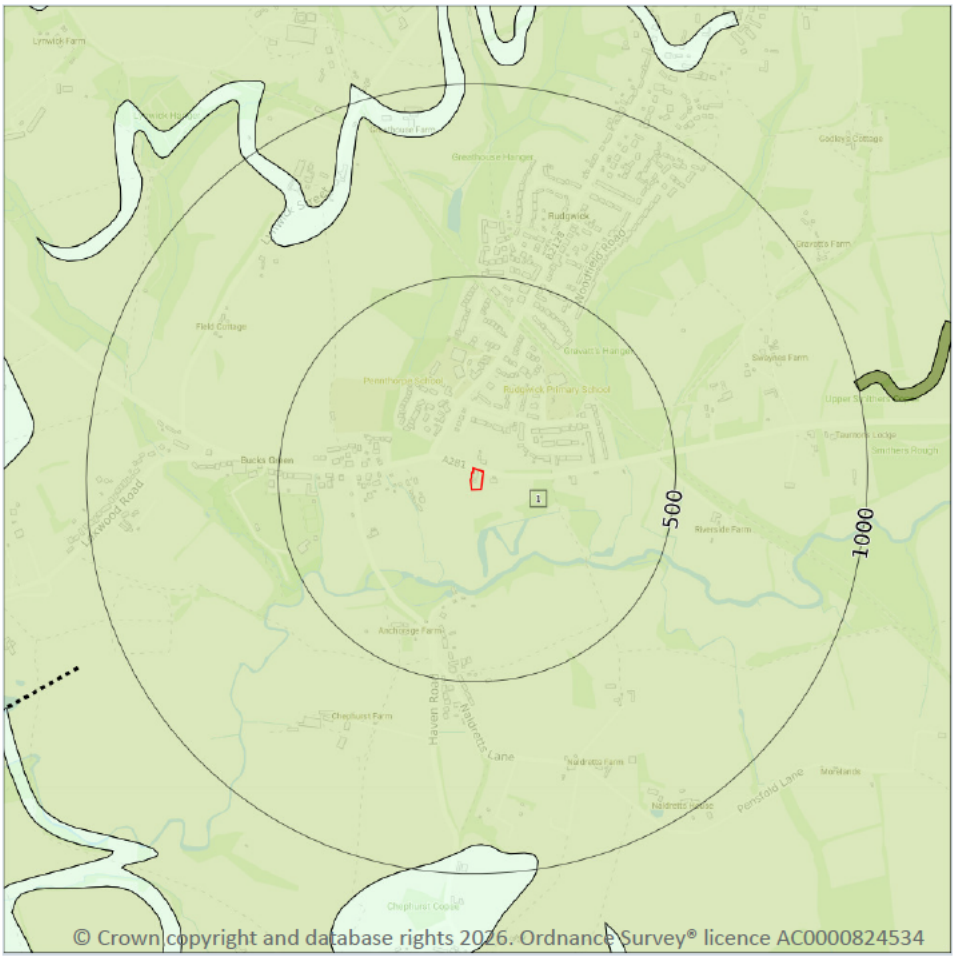
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on page 76 >

ID	Location	LEX Code	Description	Rock age
1	On site	WC-MDST	Weald Clay Formation-Mudstone	Hauterivian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

16 Boreholes

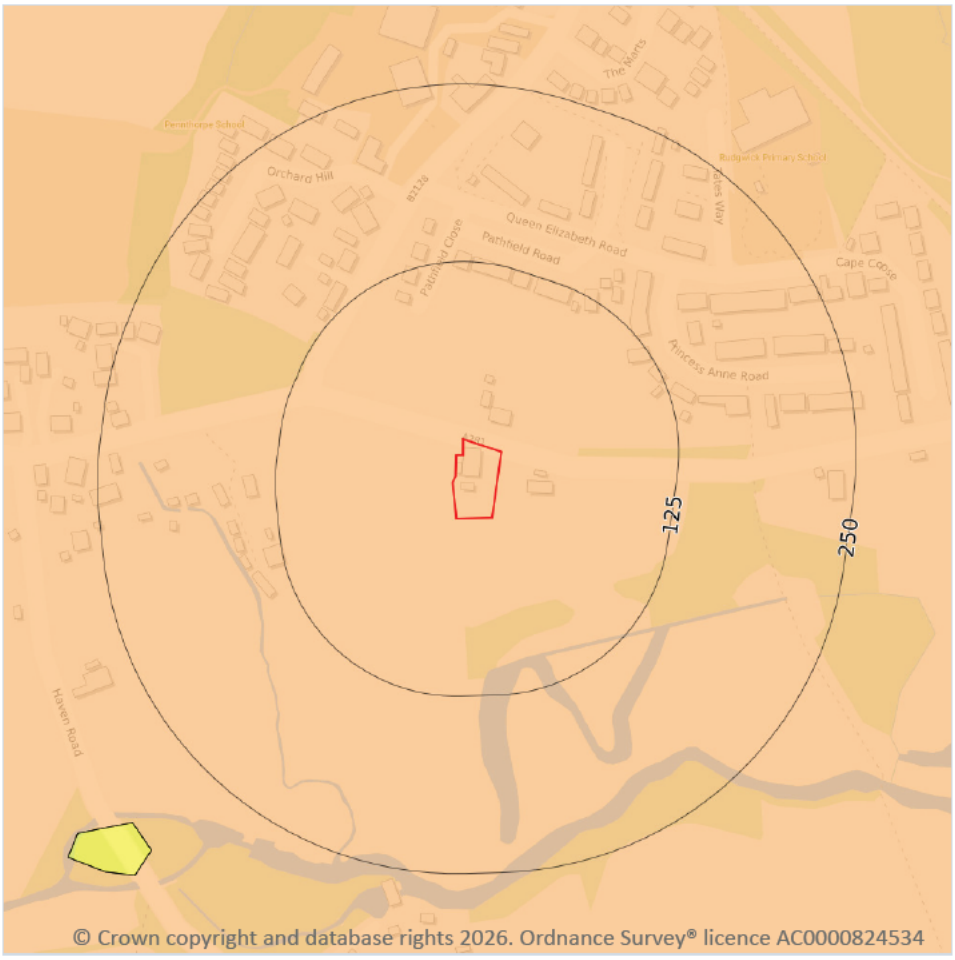
16.1 BGS Boreholes

Records within 250m	**0**

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on page 79 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m	1

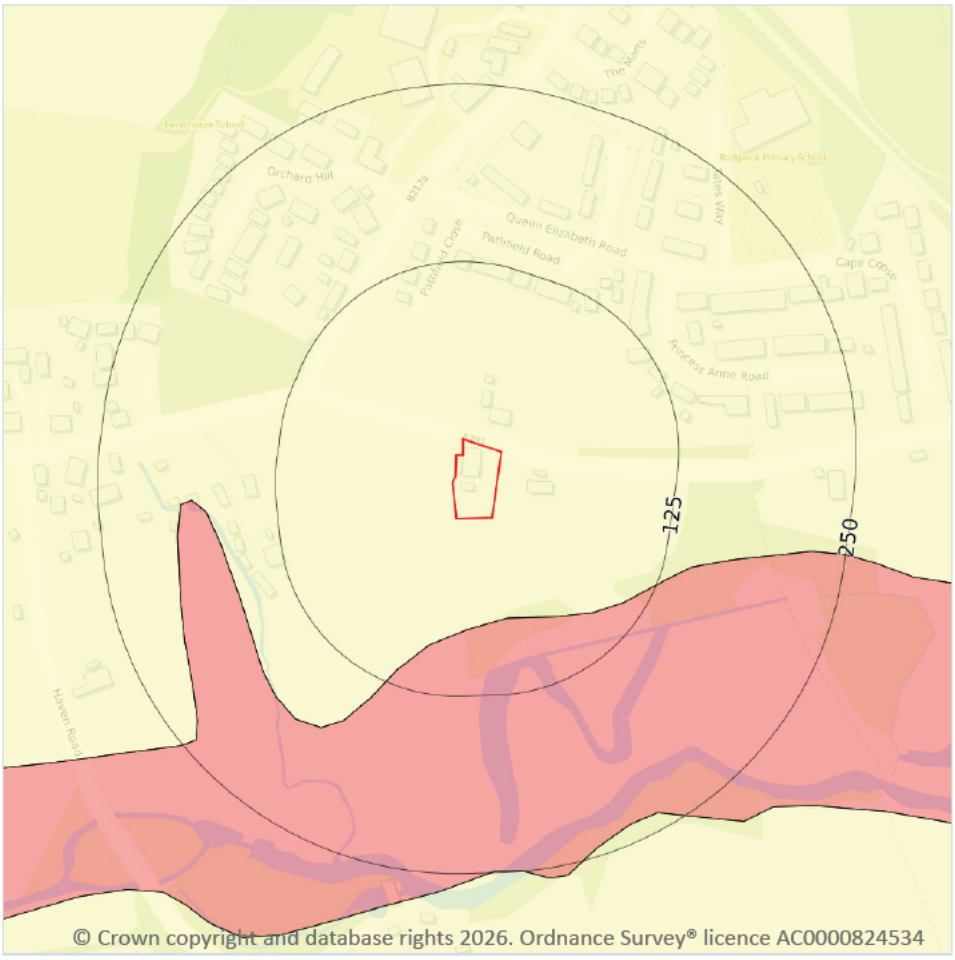
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on page 80 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

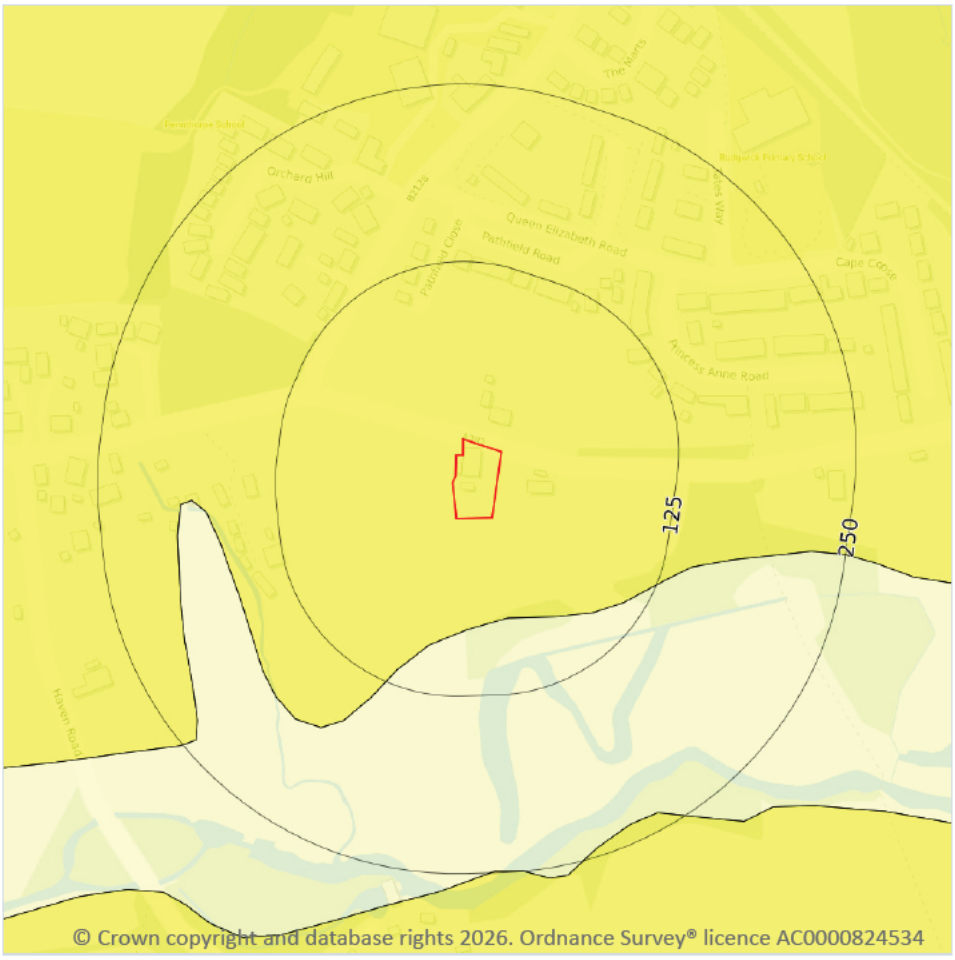
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on page 81 >

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

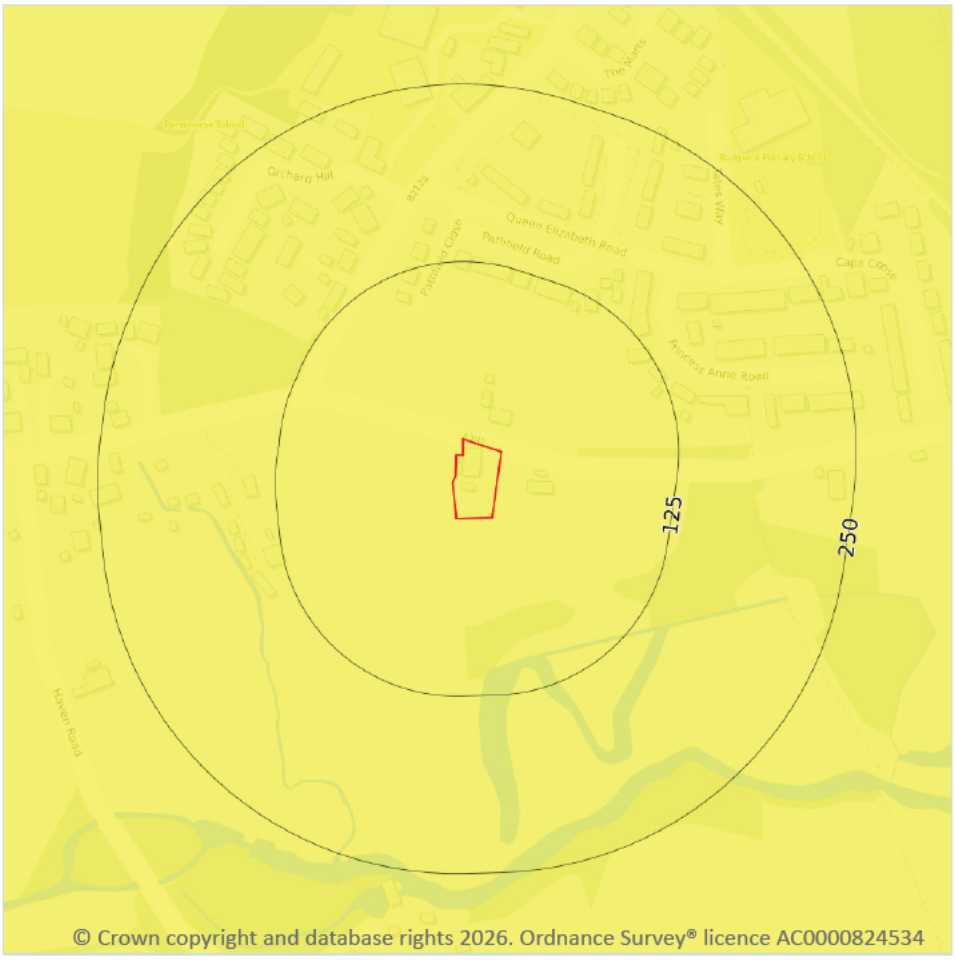
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on page 82 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

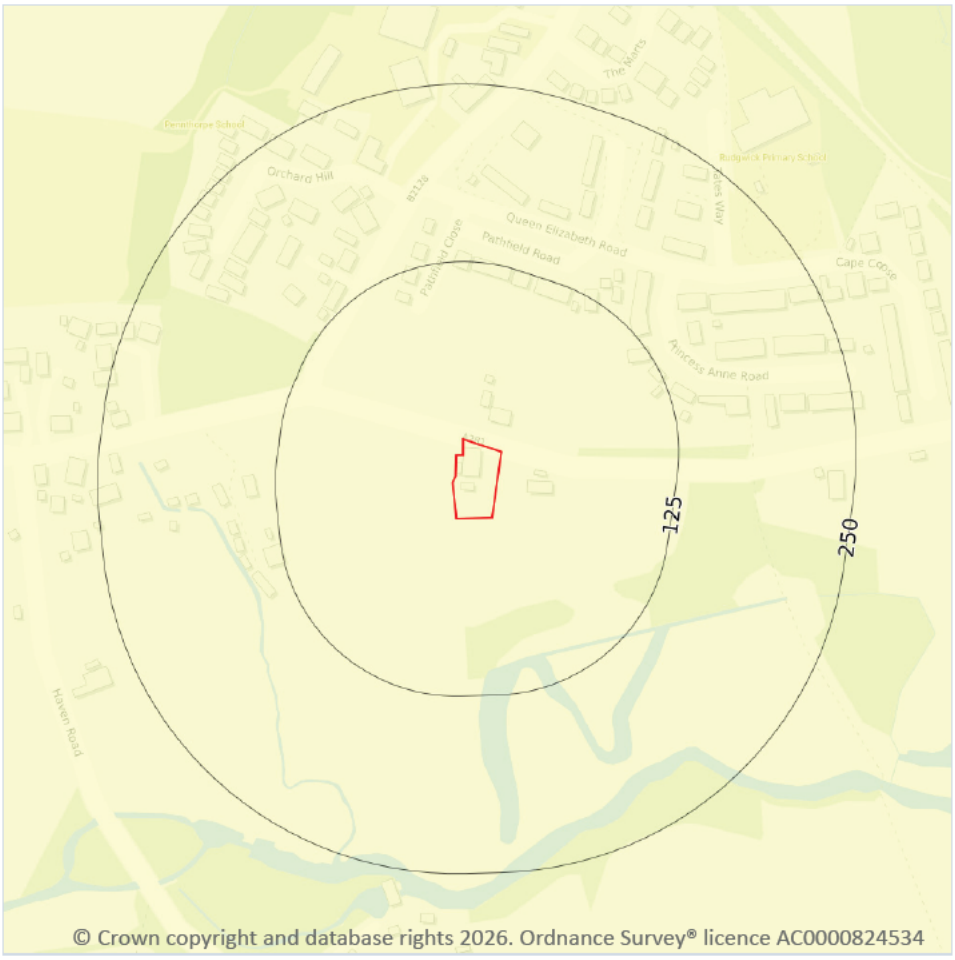
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on page 83 >

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

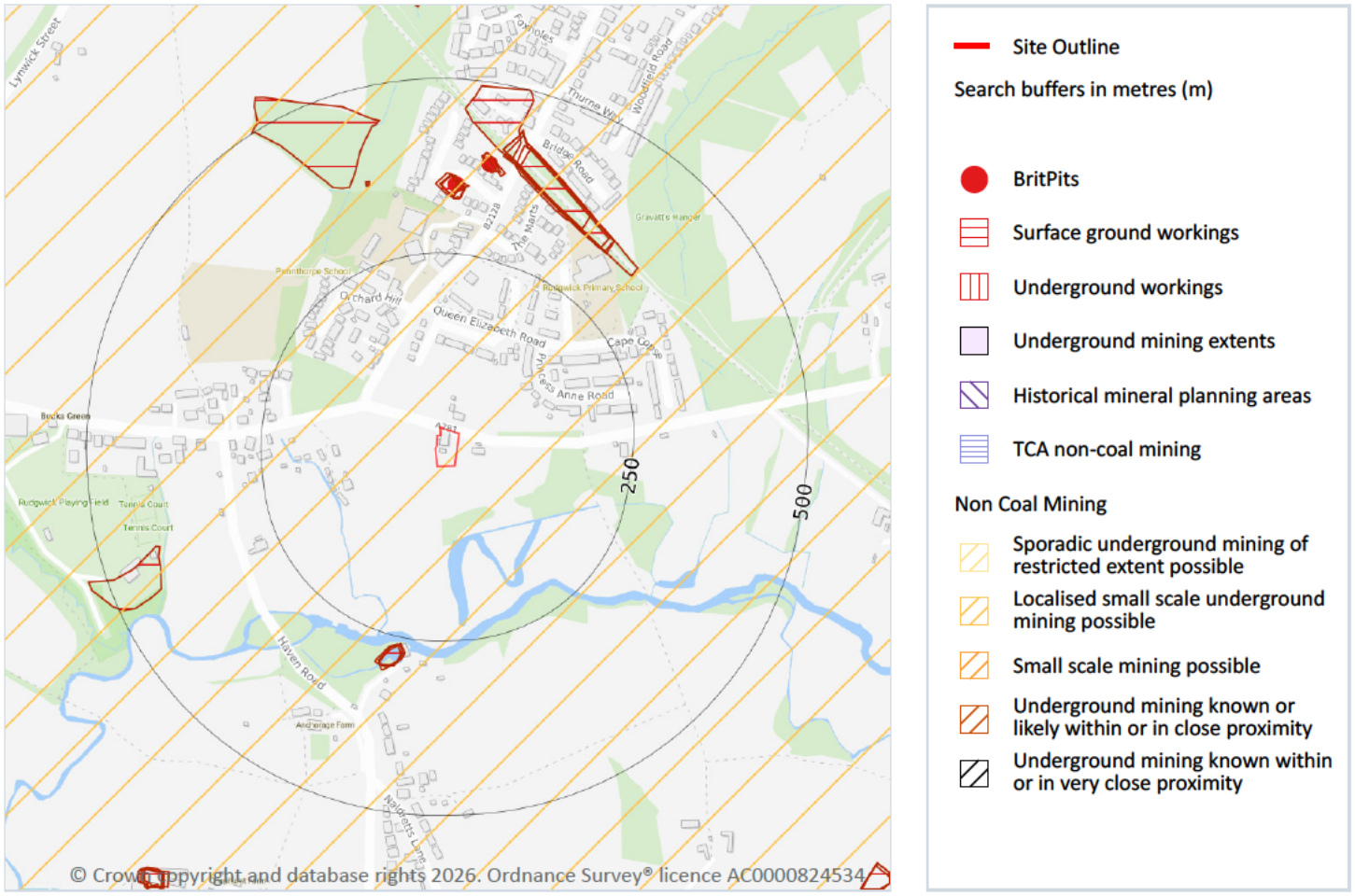
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on page 84 >

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



18.1 BritPits

Records within 500m	2

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

Features are displayed on the Mining and ground workings map on page 86 >

ID	Location	Details	Description
B	349m N	Name: Gaskyns Clay Pits Address: Rudgwick, BILLINGSHURST, Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.
E	385m N	Name: Gaskyns Clay Pits Address: Rudgwick, BILLINGSHURST, Sussex Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	0

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

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

18.3 Underground workings

Records within 1000m	0

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

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

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	1

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

Features are displayed on the Mining and ground workings map on page 86 >

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

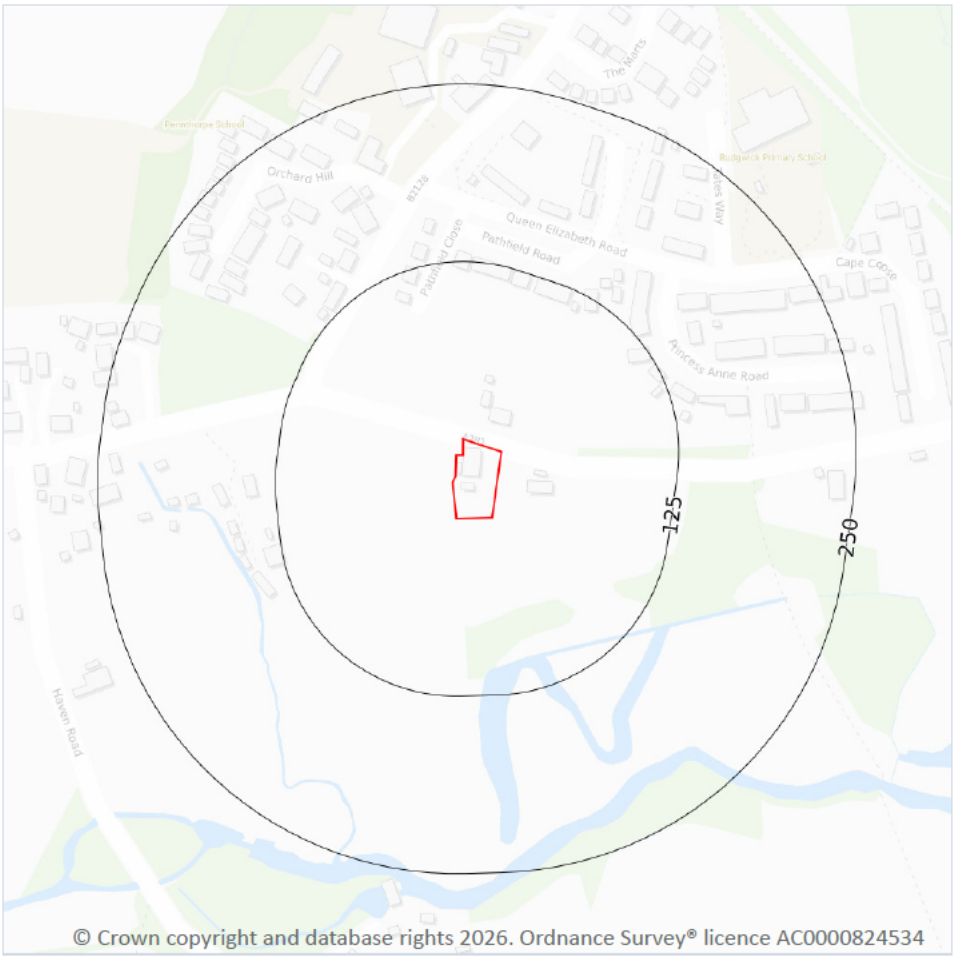
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on page 93 >

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

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

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

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London. Please note that the Crossrail 2 project has been temporarily suspended. It is possible funding will be received in the future, but there is no guarantee of this.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.

Map Insight

Site details:	MILL HILL HOUSE, RUDGWICK, WEST SUSSEX, RH12 3HZ
Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	County Series
Map date:	1876
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Printed at:	1:10,560

N
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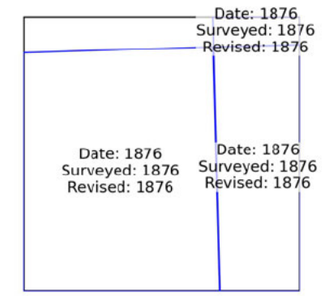

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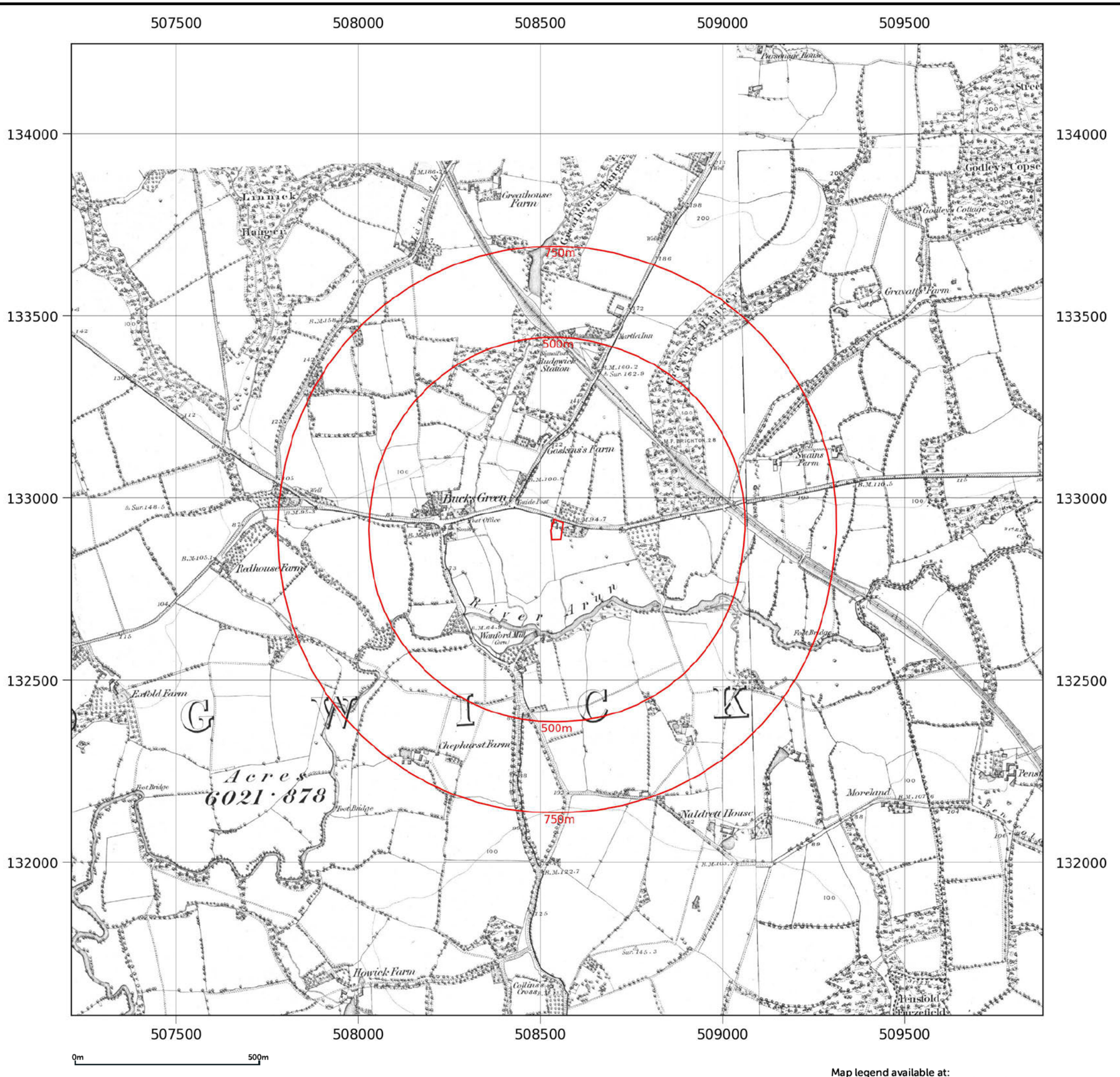

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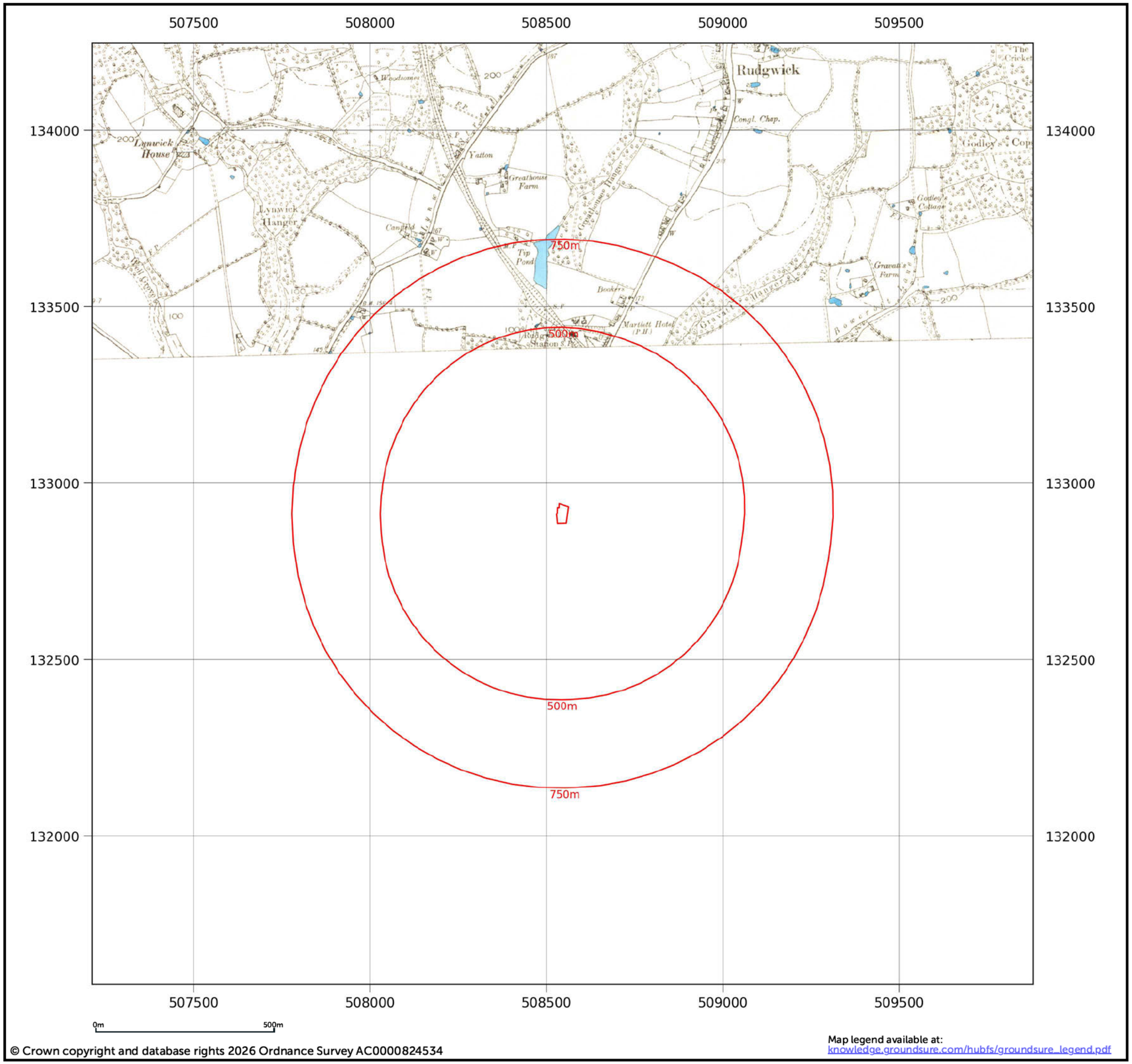

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Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
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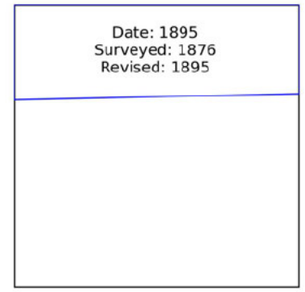

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Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	County Series
Map date:	1895
Scale:	1:10,560
Printed at:	1:10,560

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507500 508000 508500 509000 509500

134000 133500 133000 132500 132000

Rudgwick
Lynwick House
Lynwick Hanger
Woodcomes
Yatton
Greathouse Farm
Greathouse Hanger
Congl. Chap.
Godley's Cop
Godley's Cottage
Gravatt's Farm
Bookers
Martlett Hotel (P.H.)
Rudgwick Station
Tvp Pond
Canfield
Well Grove
Hanger
Bower
750m
500m

0m 500m

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Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

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Printed at:	1:10,560

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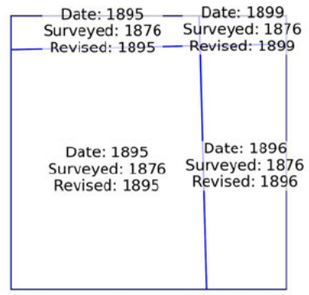

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Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

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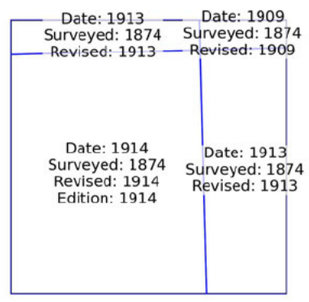

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Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	County Series
Map date:	1913-1914
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1913
Surveyed: 1874
Revised: 1913
Edition: 1913

Date: 1914
Surveyed: 1874
Revised: 1914

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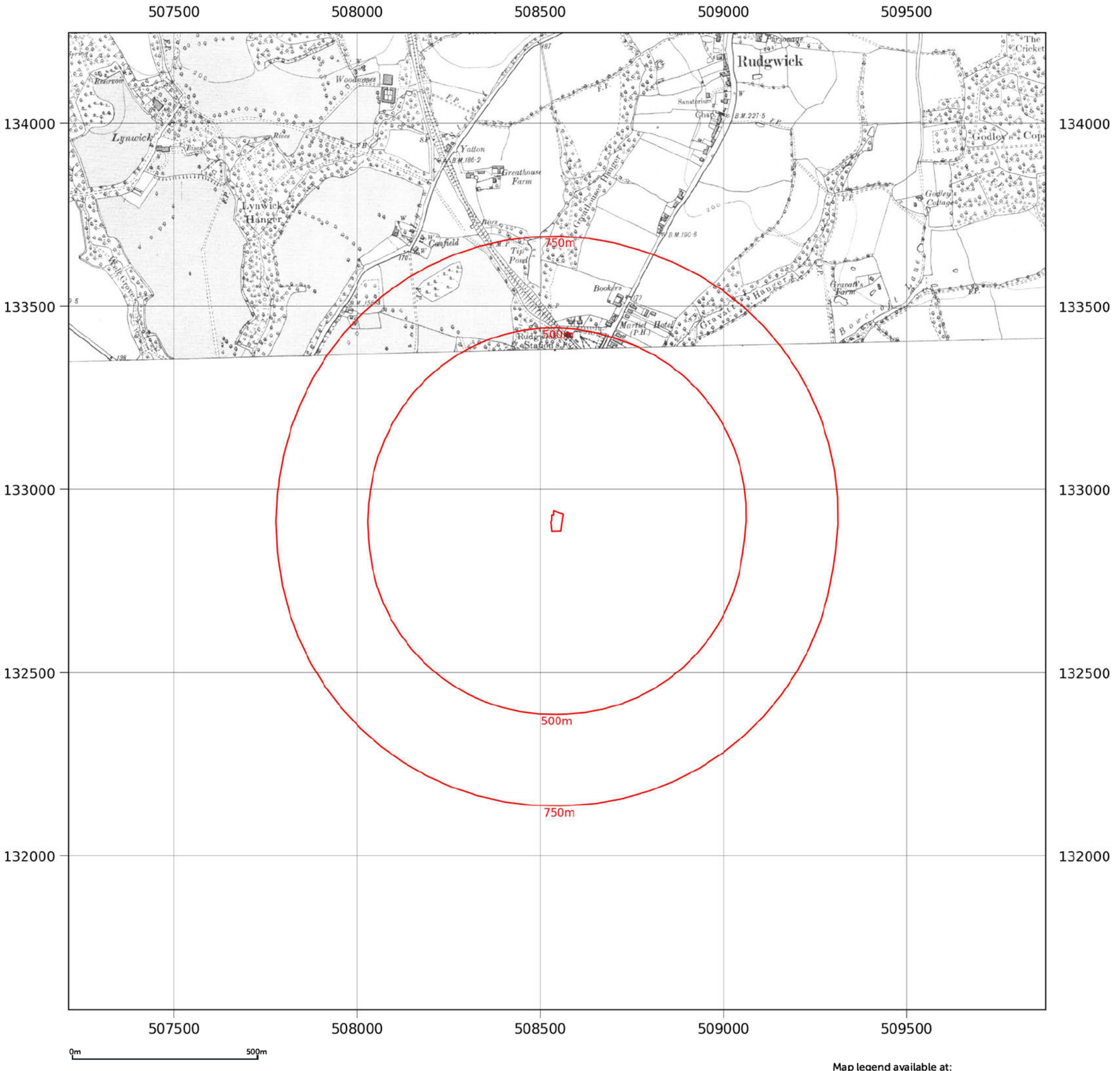

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Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	County Series
Map date:	1920
Scale:	1:10,560
Printed at:	1:10,560

N
W E
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Date: 1920
Surveyed: 1870
Revised: 1920

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Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026
Map name:	Provisional
Map date:	1956
Scale:	1:10,560
Printed at:	1:10,560

Date: 1956
Surveyed: 1956
Revised: 1956

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Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	National Grid
Map date:	1979
Scale:	1:10,000
Printed at:	1:10,000

N
W E
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Date: 1979
Surveyed: 1973
Revised: 1979

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507500 508000 508500 509000 509500

134000 133500 133000 132500 132000

750m
500m
300m
750m

Rudgwick
RUDGWICK CP
Bucks Green
Guildford Road
Brick Works
Woodsomes Farm
Four Winds
Greathouse Farm
Greathouse Hanger
Canfields Farm
Tip Pond
Hatches
Old Cottage
Field Cottage
Playing Field
Watts Corner
Fairlee
Wagonford
Wanford Bridges
Wanford Mill
Roundabout Cottages
Chephurst Farm
Upper Barn
Naldretts Farm
Naldretts Lane
Warhams
Haven Road
Pensfold Lane
Morelands
Exfold Farm
River Arun
Sewage Works
Chephurst Copse
Hurstlands
Swaynes Farm
Upper Smithers Copse
Smithers Rough
Godley's Cottage
Gravatt's Farm
Gravatt's Hanger
Smallholding
Bowcroft Lane
Path
Woodfalls
Lynwick Hanger
Lynwick Street
Tennis Court
Sch
PH
Pol Ho
Chap
El Sub Sta
Pgg Sta
Track
Drain
Path
FB

0m 500m

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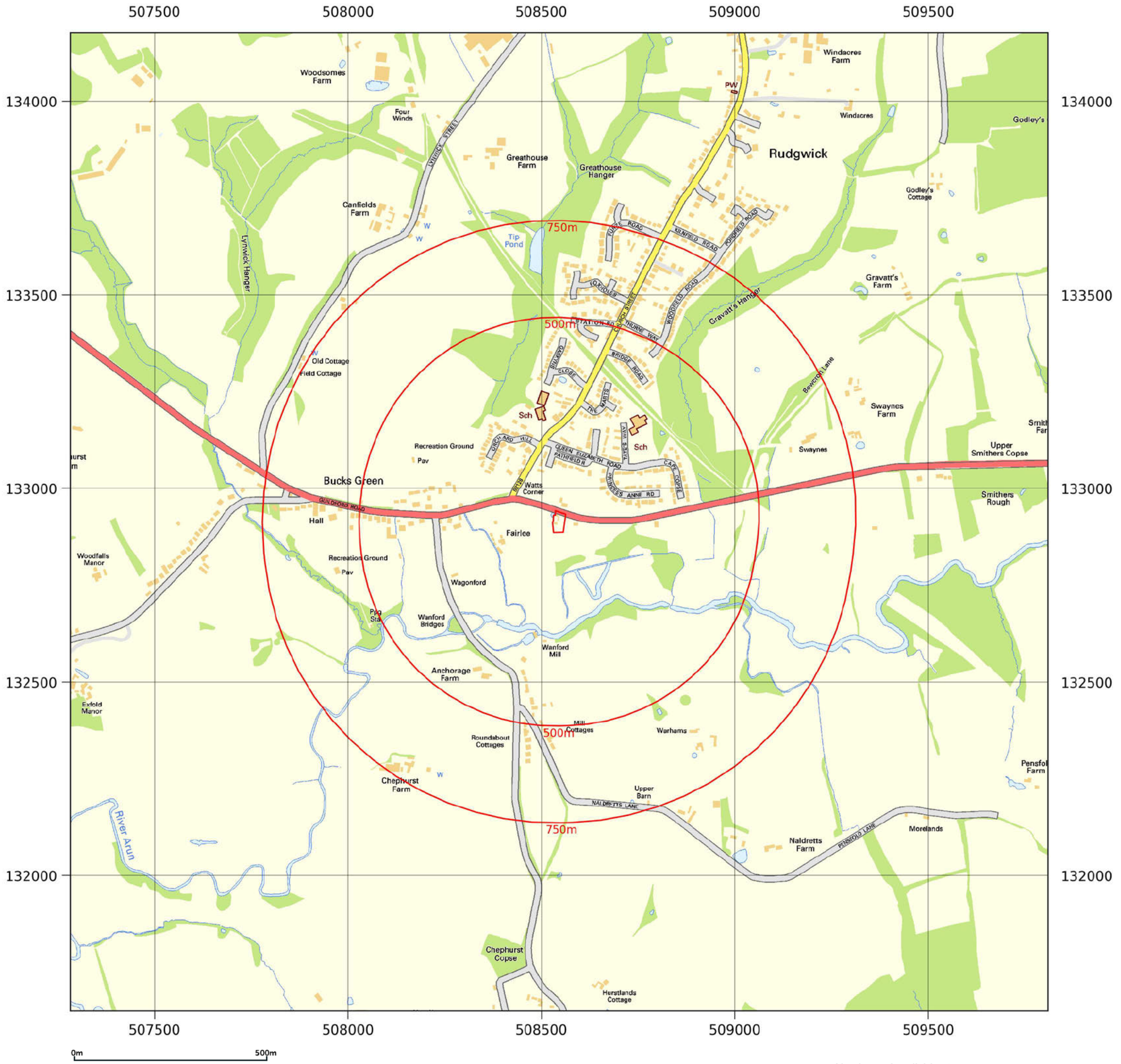

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Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026
Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 2001

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Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

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

N W E S

Date: 2010

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Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2015

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Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2025

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507500 508000 508500 509000 509500

134000 133500 133000 132500 132000

750m
500m
500m
750m

Rudgwick
Bucks Green
Greathouse Farm
Greathouse Hanger
Lynwick Farm
Lynwick Hanger
Field Cottage
Weyhurst Farm
Godley's Cottage
Godley's Copse
Gravatt's Farm
Gravatt's Hanger
Swaynes Farm
Upper Smithers Copse
Tauntons Lodge
Lower Smithers Copse
Smithers Rough
Riverside Farm
Anchorage Farm
Chephurst Farm
Naldretts Farm
Morelands
Chephurst Copse
Howick Farm
Arun
Education Facility
Education Facility
PO
PW
A281
GUILDFORD ROAD
LOXWOOD ROAD
LYNWICK STREET
HAVEN ROAD
CHURCH STREET
WOODFIELD ROAD
KILNFIELD ROAD
FARNHURST BRAKES
STATION ROAD
CHURCH STREET
BRIDGE ROAD
THE MEADS
QUEEN ELIZABETH ROAD
CAPE COPSE
PRINCESS ANNE ROAD
PATHFIELD ROAD
PATHFIELD CL
ORCHARD HILL
GASKYNS CL
THE RIDGE
WINDACRES FARM LANE
BARLEY MS
DAIRY CL
JUBILEE ROAD
KINGS ROAD
FONNOLES
CHURNE WAY
TATES WAY
BOWCROFT LANE
MALDRETTS LANE
RENGOLD LANE

0m 500m

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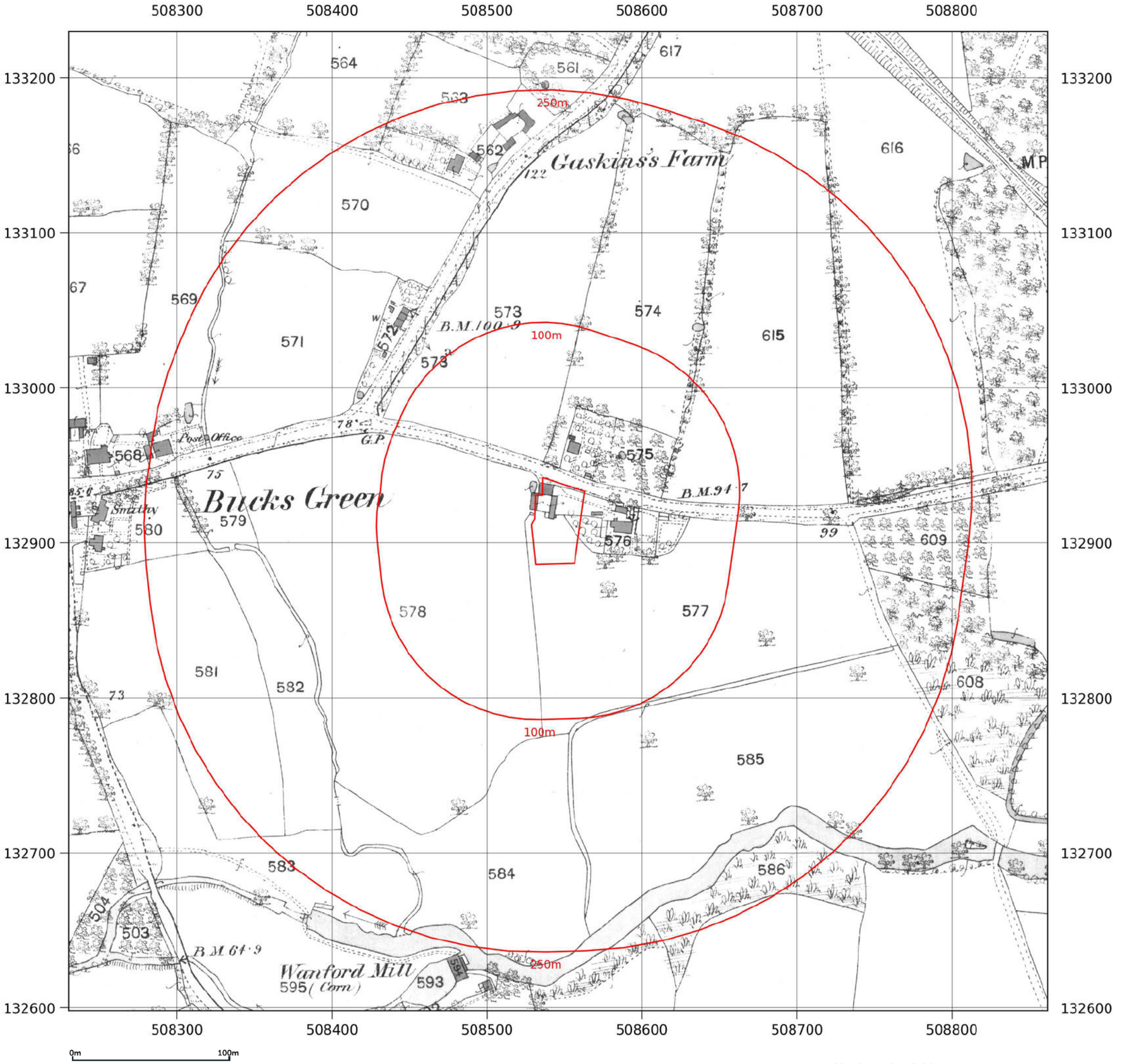

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Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

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

N
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Date: 1876
Surveyed: 1876
Revised: 1876

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Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	County Series
Map date:	1898
Scale:	1:2,500
Printed at:	1:2,500

N
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S

Date: 1898
Surveyed: 1898
Revised: 1898

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Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	County Series
Map date:	1912
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1912
Surveyed: 1912
Revised: 1912

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Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

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

N
W E
S

Date: 1974
Surveyed: 1973
Revised: 1973
Copyright: 1974
Levelled: 1972

Date: 1974
Surveyed: 1973
Revised: 1973
Copyright: 1974
Levelled: 1971

Contact us with any questions at:
info@groundsure.com
01273 257 755

Map legend available at:
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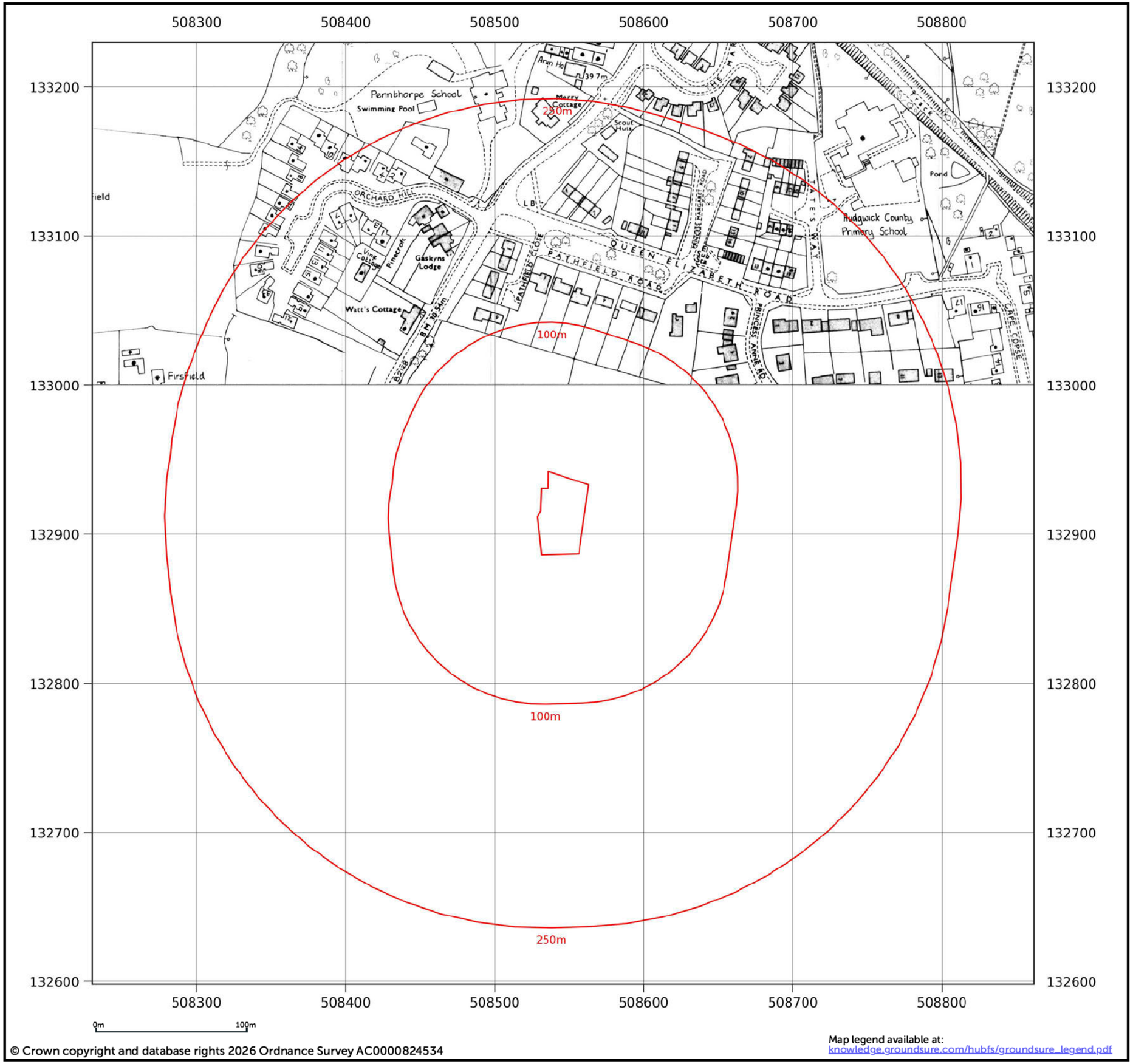

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Map legend available at:
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Map Insight

Site details:	MILL HILL HOUSE, RUDGWICK, WEST SUSSEX, RH12 3HZ
Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	National Grid
Map date:	1987
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1987
Surveyed: 1977
Revised: 1987
Copyright: 1987
Levelled: 1977

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LOCATION INTELLIGENCE

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Map Insight

Site details:	MILL HILL HOUSE, RUDGWICK, WEST SUSSEX, RH12 3HZ
Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

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

N W E S

Date: 1994
Copyright: 1994

Date: 1994
Copyright: 1994

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Map legend available at:
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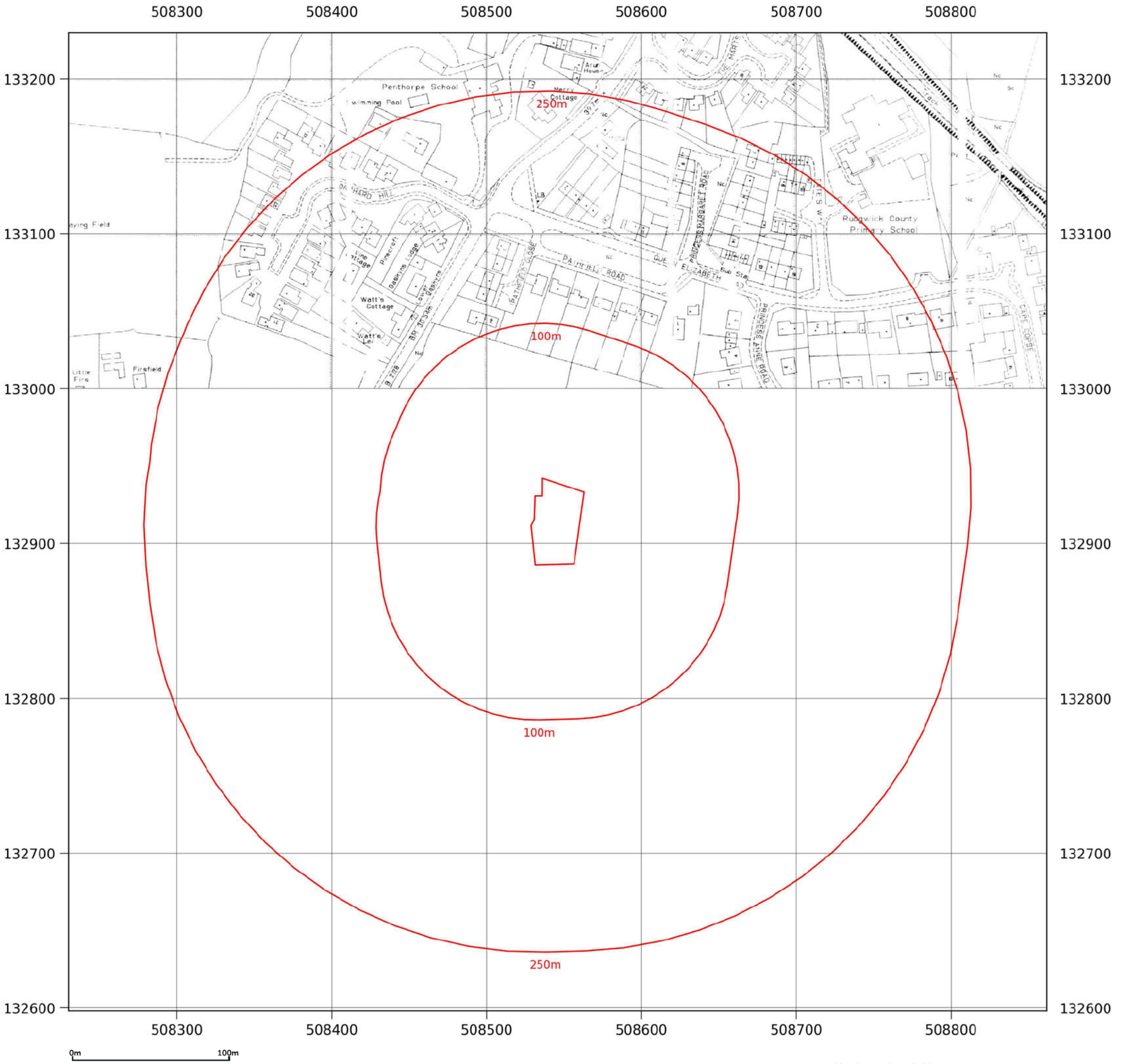

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	MILL HILL HOUSE, RUDGWICK, WEST SUSSEX, RH12 3HZ
Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	National Grid
Map date:	1995
Scale:	1:2,500
Printed at:	1:2,500

N
W E
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Date: 1995
Copyright: 1995

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Map legend available at:
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Map Insight

Site details:	MILL HILL HOUSE, RUDGWICK, WEST SUSSEX, RH12 3HZ
Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

Map name:	National Grid
Map date:	1995
Scale:	1:2,500
Printed at:	1:2,500

N
W E
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Date: 1995
Revised: 1990
Copyright: 1995

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Map Insight

Site details:	MILL HILL HOUSE, RUDGWICK, WEST SUSSEX, RH12 3HZ
Client ref:	PO-10331
Report ref:	GS-GQT-1BI-CZW-T2X
Grid ref:	508545.1, 132912.48
Production date:	12 October 2026

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

N
W E
S

Date: 2003

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01273 257 755

508400 508500 508600 508700

133000 132900 132800

Watts Cottage
Watts Lea
Lower Chantry
RUDGWICK CP
100m
GP
25.9m
29.3m
Green Lanes
Pond
28.9m
Mill Hill House
BM 28.67m
29.8m
Fairlee
5680
Drain
100m

0m 50m

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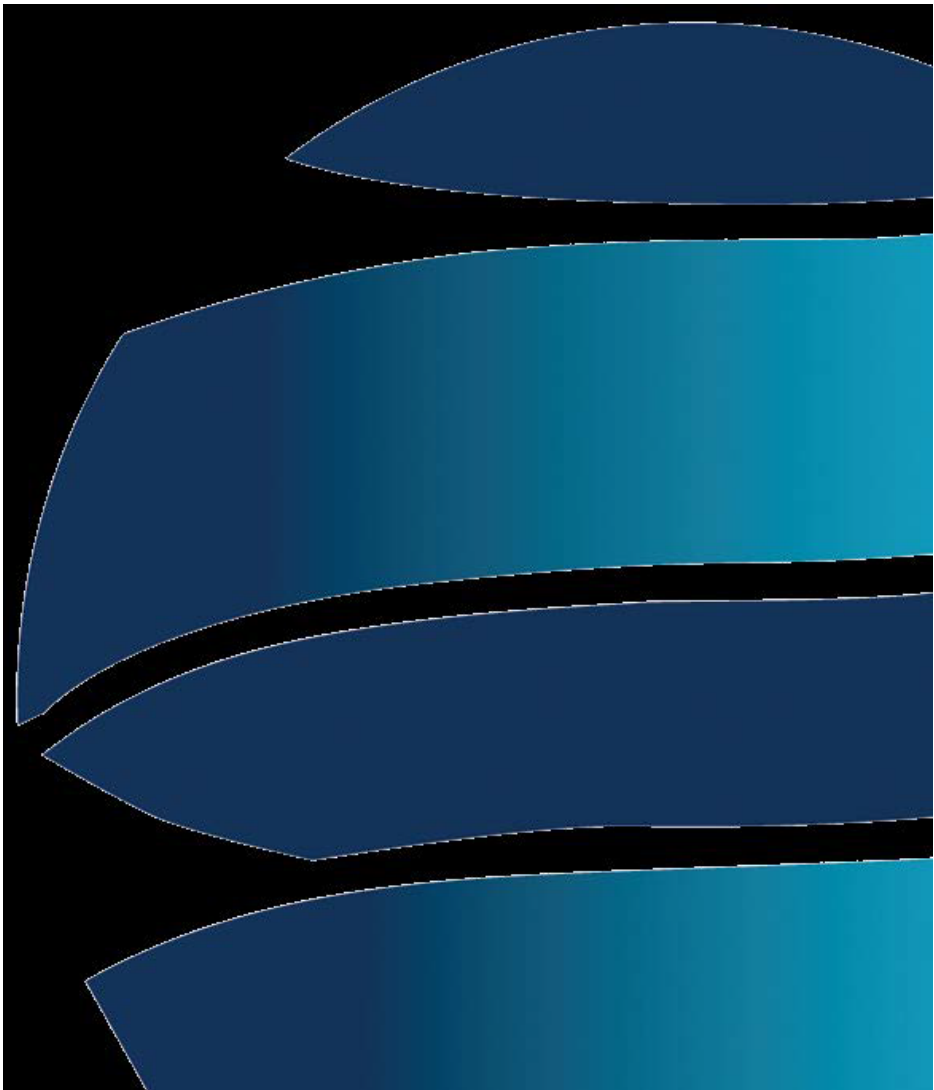
APPENDIX C

UXO Risk Map

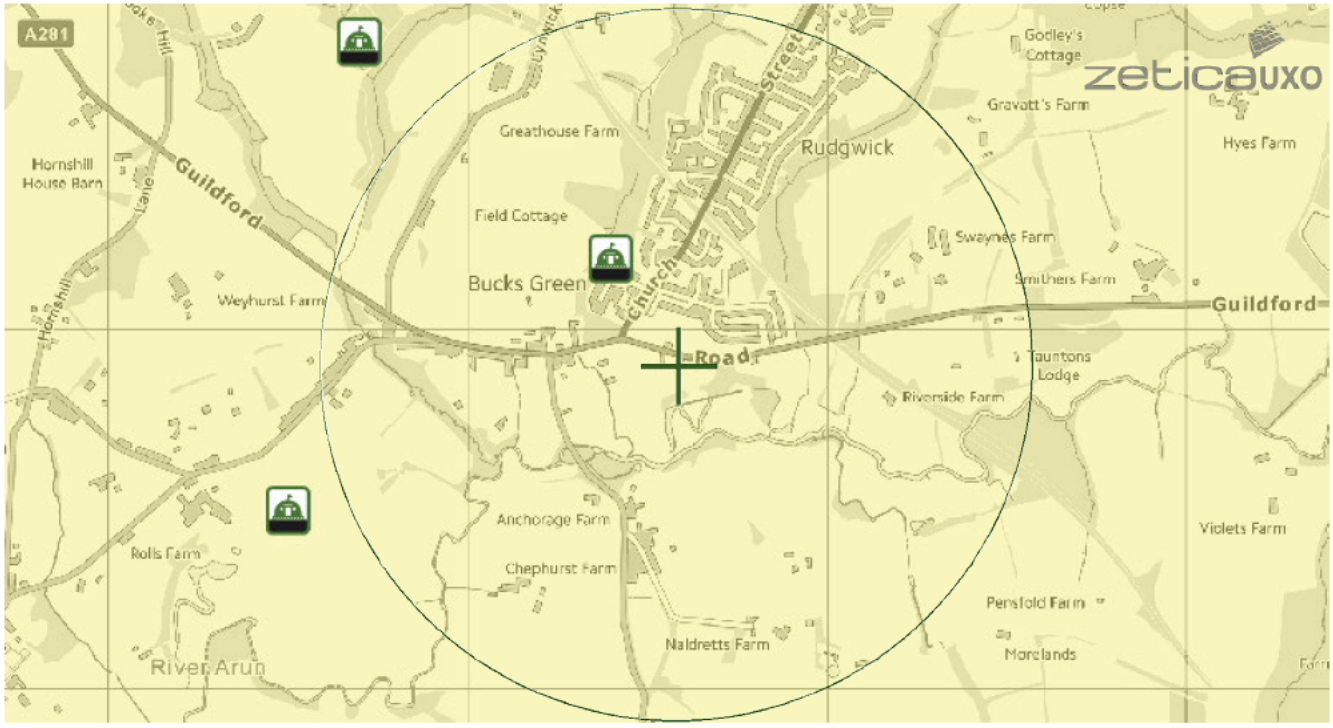


UNEXPLODED BOMB RISK MAP

zeticaUXO

SITE LOCATION

Map Centre: 508554,132908



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**

Transport | **Docks** | **Luftwaffe targets**

Utilities | **Bombing decoy** | **Airfields**

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

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

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

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

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