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Phase I Desk Study

Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT

On behalf of Forays Homes Limited

Report Reference: GWPR5834/DS/February 2024			Status: Final
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EXECUTIVE SUMMARY	
PROPOSED DEVELOPMENT	At the time of reporting, February 2024, the proposed development was understood to comprise the erection of 8No. dwellings with associated parking, drainage, hard and soft landscaping. The proposed development plan can be seen within Figure 2.
GEOLOGY AND HYDROGEOLOGY	The north-eastern portion of the site was underlain by the River Terrace Deposits 2 (Adur) (Secondary A Aquifer) and the entire area of the site was underlain by bedrock deposits of the Weald Clay Formation (unproductive strata). No areas of Made Ground or Reworked Ground were noted within a 250m radius. The site did not fall within a Groundwater Source Protection Zone. Groundwater was anticipated to be encountered at depth below the Weald Clay Formation. Some amounts of groundwater however may be present at shallower depths within Made Ground, parts of the River Terrace Deposits 2 (Adur) or silty/sandy pockets of the Weald Clay Formation. It was considered that groundwater was flowing in a south-easterly direction toward the River Adur in line with local topography
POTENTIAL SOURCES OF CONTAMINATION	Full details can be seen in sections 6.3 and 6.4 of this report. On-site - The Desk study has revealed the following potential sources of contamination on-site: • Potential for Made Ground (associated with historical construction/demolition on-site) • A ~0.40m bund of demolition rubble/soil was noted along the south-eastern ends and north-eastern ends of the area of concrete hardstanding; • A covering of demolition rubble/soil had been spread over the areas of soft landscaping due to the undulating and uneven nature; • A mound of concrete close to the site entrance; • Former Tanks.
RECOMMENDATIONS / PHASE II OBJECTIVES	A site investigation was recommended across the entire area of the site. An Asbestos Management Strategy should be put in place so that any potentially asbestos containing materials are identified and removed from site in a suitable manner to prevent cross-contamination. Due to the potential presence of Made Ground, the risk of ground-gas was considered to be low and must be investigated further.

1. INTRODUCTION

1.1. General

Ground and Water Limited were instructed by Forays Homes Limited on the 26th January 2024 to conduct a Phase I Desk Study on the site at the Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT. The scope of the investigation was detailed within the fee proposal GW-2718Rev2, dated 26th January 2024.

1.2. Aims of the Investigation

This Phase 1 Desk Study was undertaken to advise the client on risk factors pertaining to the site with special reference to former and present day potential contaminative uses and their impact on sensitive receptors, these being human health, controlled waters, buildings, building materials and services.

This Phase I Desk Study comprises a Tier 1 Preliminary Risk Assessment, under Land Contamination Risk Management (LCRM), with the intention of discharging any relevant planning conditions.

1.3. Conditions and Limitations

This report has been prepared based on the terms, conditions and limitations outlined within Appendix A.

1.4. Technical Glossary

Generic technical terms and their description can be viewed within the glossary provided within Appendix B.

2. SITE SETTING

2.1. Site Location

The site comprised a ~5,100m^2 approximately rectangular-shaped plot of land, orientated in a north-east to south-west direction, along the south-eastern side of Sincox Lane. The site was located in a rural location approximately 3km south-west of the village of Shipley in West Sussex.

The national grid reference/Easting Northing for the centre of the site was approximately TQ 11965 20775. A site location plan is given within Figure 1.

2.2. Site Description

A Site Walkover was undertaken on the 12th February 2024. A description of the site, as noted during the Site Walkover, is tabulated below. Photographs can be seen in Appendix C.

Site Description Sheet	
Use of site	At the time of the Site Walkover, 12th February 2024, the site comprised an open area of land. The majority of the site comprised an area of concrete hardstanding with area of soft landscaping to the north-east and south-west.
Site topography	The site was generally level; the areas of soft landscaping were noted to be uneven and slightly undulating with flooded areas. The site sloped down slightly to the south-west in the south-western portion. A ~0.40m bund of demolition rubble/soil was noted along the south-eastern ends and north-eastern ends of the area of concrete hardstanding. A drain was noted flowing along the south-western edge to the area of hardstanding in a south-easterly direction.
Area topography	The area in which the site was located was generally flat and level.
Structures on-site	None
Structures off-site	Residential and farm buildings to the west and south-west on the western side of Sincox Lane.
Use of surrounding ground	Residential and farm buildings to the west and south-west; open farmland on the remaining three sides.
Boundary features	North-western Boundary: Hedgerow and trees. South-eastern Boundary: An open boundary to fields beyond. South-western Boundary: A 0.50m high wire fence. North-eastern Boundary: A 0.50m high wire fence.
Site covering	The majority of the site comprised an area of concrete hardstanding with area of soft landscaping to the north-east and south-west. It appeared that a covering of demolition rubble/soil had been spread over the areas of soft landscaping due to the undulating and uneven nature. A ~0.40m bund of demolition rubble/soil was noted along the south-eastern ends and north-eastern ends of the area of concrete hardstanding.
Contamination sources on-site	The following potential on-site sources of contamination were noted: • A ~0.40m bund of demolition rubble/soil was noted along the south-eastern ends and north-eastern ends of the area of concrete hardstanding; • a covering of demolition rubble/soil had been spread over the areas of soft landscaping due to the undulating and uneven nature; • a mound of concrete close to the site entrance.
Contamination sources off-site	None noted.
Vegetation on-site	3 – 7m mature to semi-mature trees and hedgerow along the north-western boundary along Sincox Lane.
Vegetation off-site	Numerous trees and hedges along Silcox Lane and to the south-west and neighbouring field boundaries.

Services	Assumed redundant drainage covers were noted across the site. A wall with electricity switches and boxes that were assumed to be redundant but remained connected to overhead electricity power lines was noted in the north-west corner.

2.3. Proposed Development

At the time of reporting, February 2024, the proposed development was understood to comprise the erection of 8no. dwellings with associated parking, drainage, hard and soft landscaping. The proposed development plan can be seen within Figure 2.

2.4. Geology

The British Geological Survey Solid and Drift Geology Map for the Shipley area (Brighton Sheet No. 318) revealed that the site was underlain by the bedrock deposits of the Weald Clay Formation. Superficial Second River Terrace Deposits associated with the River Adur were noted just encroaching into the north-east corner and to the immediate north-east of the site. No areas of Made Ground, Reworked Ground were noted within a 250m radius.

Superficial deposits (Drift) are the youngest geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock (Solid), which are the main mass forming the Earth. Bedrock is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Second River Terrace Deposits

The rivers of the south-east of England, including the River Adur and its tributaries, have been subject to at least three changes of level since Pleistocene times. One result has been the formation of a complex series of River Terrace Gravels. These terraces represent ancient floodplain deposits that became isolated as the river cut downwards to lower levels. The Lower River Terraces are numbered one to four, the lowest and most recent being number one. The composition of the River Terrace Gravel varies greatly, depending on the source material available in the river's catchment. Deposits generally consist of sand and gravel of roughly bedded flint or chert commonly in a matrix of silt and clay.

Weald Clay Formation

The Weald Clay Formation consists of shale and mudstone with occasional thin beds of siltstone, 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.

There were no records of BGS boreholes in a close proximity of the site.

2.5. Hydrogeology and Hydrology

A study of the aquifer maps on the DEFRA website revealed the site was underlain by **Unproductive Strata** comprising bedrock deposits of the Weald Clay Formation. A **Secondary A Aquifer** comprising the superficial Second River Terrace Deposits was noted just encroaching into the north-east corner and to the immediate north-east of the site.

Examination of the Environment Agency records showed that the site **did not** fall within a Groundwater Source Protection Zone (SPZ) as classified in the Policy and Practice for the Protection of Groundwater.

A drain was noted flowing along the south-western edge to the area of hardstanding in a south-easterly direction. A pond was located ~250m south-east of the site.

From analysis of hydrogeological and topographical maps the actual groundwater table was anticipated to be encountered at depth below the Weald Clay Formation. Some amounts of groundwater however may be present at shallower depths within Made Ground, parts of the River Terrace Deposits 2 (Adur) or within any silty/sandy pockets of the Weald Clay Formation. It was considered that groundwater was flowing in a south-easterly direction toward the River Adur in line with local topography.

Examination of the Environment Agency records showed that the site was located within a Flood Zone 1, i.e. an area with a very low probability of flooding.

The Groundsure Datasheets revealed the site was at a negligible risk of flooding from rivers and the sea. The datasheets also revealed the extreme north-east corner of the site was at risk of a low risk of groundwater flooding, while the majority of the site had a negligible low risk. The whole of the site had a negligible risk of surface water flooding.

2.6. Radon

A review of the freely available UK Health Security Agency radon database, UK Radon, indicated that the site was located within a 1km grid square, where the maximum radon potential of <1% was recorded for above ground structures. Basic radon protection measures are required in areas where more than 3% of houses are at or above the Action Level.

The site was in an area where a risk assessment and remedial measures were not required.

2.7. Internet Search (Site Setting)

2.7.1. Available Unexploded Ordnance (UXO) Map Review

A review of the data available on www.zeticauxo.com/ revealed the site was located within a low-risk area associated with unexploded ordnance (UXO), as indicated by having <15 bombs dropped per 1000 acres. No known Luftwaffe Bombing Target sites were located in a close proximity of the site.

2.7.2. Historical Landfill Tool Review

A review of the data available on www.groundsure.io/ revealed that no areas of Historical Landfilling were located in a close proximity of the site.

3. HISTORICAL REVIEW

3.1. Historical Map Review

The object of this search was to report on the history of the site and its environs from available County Series and Ordnance Survey Maps dating from the mid to late 19th Century to the present day and downloaded from Groundsure. In the following sections dealing with individual maps, only features considered to have a potential contaminative impact on the site and usually within a notional 250 metre radius of the site boundaries are discussed. Any distances quoted for features remote from the site have been scaled from the maps and are only approximate. The north point and approximate extent of the site are indicated on each figure. The historical maps referred to are given within Appendix D. The implications of the map search are discussed later within this report.

Environmental Significance of Data from Historical Maps		
Maps Dated Between	**Site**	**Environs**
1875 – 1911	The site comprised a part of an undeveloped open plot of land, likely to be agricultural land/fields with a drain passing through the western portion in a north-west to south-east direction.	The site environs generally comprised undeveloped agricultural land/fields. 2No. ponds were noted ~180m west.
1911 – 1946	No significant change recorded.	No significant change recorded.
1956 – 1957	The site had been developed with a large rectangular structure close to the centre and the north-western boundary. The drain crossing the site appeared to have been put in an open culvert.	No significant change recorded.
1975 – 1993	The structure on the site is labelled as an animal feed store. Remainder as previous map.	Nightingale Farm and Cottage was shown ~100 – 150m west of the site. A slurry pit was shown ~180m to the west replacing the two ponds on the previous map. Remainder as previous map.
1994 – 2010	No significant change recorded.	The slurry pit was no longer shown ~180m to the west. Remainder as previous map.
2024	The buildings on site had been removed and the site was shown as open but still with the drain crossing the site.	No significant change recorded.

3.2. Historical Aerial Photography Review

The object of this search was to report on the history of the site and its immediate environs from available Aerial Photography dating from the late-20th Century to the present day and downloaded from Google Earth and Groundsure. Any distances quoted for features remote from the site have been scaled from the photography and are only approximate.

At the time of the earliest aerial photography, 1999, a number of rectangular shaped buildings and concrete hardstanding occupied the majority of the site. The north-eastern and south-western portions were soft landscaped. Residential and farm buildings were noted to the west of the site with open fields on the remaining sides. By 2005, all of the structures on-site had been demolished and the

majority of the site comprised an area of concrete hardstanding. No significant changes were noted on the subsequent 2012, 2008 and 2021 aerial photographs.

4. ENVIRONMENTAL AND GEOLOGICAL INSIGHT

4.1. Groundsure Datasheets

Groundsure Environmental and Geological Datasheets were obtained for the site. Unless the data indicates a significant risk, only information within a 250m buffer zone has been included. The GroundSure Datasheets are also presented in Appendix E and a summary is given below and overleaf(s).

Environmental Insight	
Source	**Nearest Distance from Site/Dated/Type**
Past Land Use	
Historical industrial land uses	1x on-site and 1 off-site record within a 250m radius: 1x on-site record of an unspecified store (1981), 1x off-site record of a slurry pit 173m west (1981).
Historical Tank Database	2x on-site records: 2x on-site records of tanks/unspecified (1976).
Waste and Landfill	
Waste exemptions	3x off-site records within a 250m radius: 2x off-site records for Nightingales Farm, Sincox Lane 143m west. The records are for using both agricultural and non-agricultural waste in construction and for a specified purpose. 1x off-site record for Barnfield Stables, Sincox Lane 226m north-east. The record is for using waste in construction not on a farm.
Hydrogeology	
Superficial Aquifer	1 record on-site: 1x Secondary A Aquifer on-site.
Bedrock Aquifer	1x on-site record and 2x off-site records within a 250m radius: 1x on-site record for Unproductive Strata. 2x off-site records for Secondary A Aquifer 118m north-west and 216m south-west.
Groundwater Vulnerability	4x on-site records: 2x Secondary superficial aquifer – medium vulnerability, leaching class: low. 1x Unproductive aquifer – no vulnerability, leaching class: low.
Hydrology	
Water Network (OS MAsterMap)	1x on-site record and 14x off-site records within a 250m radius. 1x on-site record for an inland river not affected by normal tidal action; 13x off-site records for an inland river not affected by normal tidal action; 17m, 21m, 75m, 166m south-east; 181m, 191m, 193m, 195m, 196m, 221m, 229m, 231m north-west; 249m north-east. 1x off-site record of a lake, loch or reservoir 198m north-west.
Surface Water Features	13x records within a 250m radius. No details given.
WFD Surface Water Body Catchments	1x on-site record: 1x River (Adur (Hammer Pond)) on-site.
WFD Surface Water Bodies	None within a 250m radius.
WFD Groundwater Bodies	None within a 250m radius.
Agricultural Designations	
Agricultural Land Classification	1x on-site and 1x off-site record within a 250m radius: 1x Grade 3 agricultural land on-site, 1x Grade 4 agricultural land 159m north-west.

Geological Insight	
Source	**Nearest Distance from Site/ Type**
Superficial Geology (1:10,000 Scale)	1x on-site record: 1x record on-site – River Terrace Deposits, 2 (Adur) (Sand and Gravel).
Landslip (1:10,000 Scale)	None within a 250m radius.
Bedrock Geology (1:10,000 Scale)	1x on-site and 3x off-site records within a 250m radius: 1x Weald Cay Formation (mudstone) on-site; 1x Weald Cay Formation (mudstone) 100m west; 1x Weald Cay Formation (limestone) 116m north-west; 1x Weald Cay Formation (sandstone) 222m south-west.
Bedrock Faults and Other Linear Features (1:10,000 Scale)	1x off-site record within a 250m radius: 1x normal fault, inferred 100m west.
Superficial Geology and Permeability (1:50,000 scale)	1x record on-site: 1x River Terrace Deposits, 2 (Adur). Flow Type: intergranular; Maximum Permeability: Very High, Minimum Permeability: High.
Landslip Permeability (1:50,000 scale)	None within a 250m radius.
Bedrock Geology and Permeability (1:50,000 scale)	1x on-site and 2x off-site records within a 250m radius: 1x Weald Cay Formation (mudstone) on-site; Flow Type: fracture; Maximum Permeability: Low, Minimum Permeability: Very Low. 1x Weald Cay Formation (limestone) 118m north-west; 1x Weald Cay Formation (sandstone) 216m south-west.
Bedrock faults and other linear features (60k)	1x off-site record within a 250m radius: 1x normal fault, inferred 98m west.
Natural Hazard Findings	
Shrink-Swell Clay	Low hazard on-site.
Running Sands	Negligible to Very Low hazard on-site.
Compressible Deposits	Negligible hazard on-site.
Collapsible Deposits	Very Low hazard on-site.
Landslides	Very Low hazard on-site.
Ground Dissolution of Soluble Rocks	Negligible hazard on-site.
Mining, Ground Working and Natural Cavities	
Records of Surface Ground Workings	6x off-site records within a 250m radius: 1x slurry pit 173m west (1981); 5x ponds 174 – 180m west (1875 – 1956).
Records of Non-coal Mining	1x on-site record: 1x Iron ore; Grade B. Underground 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 ar at a level where they need not be considered.
Radon	
Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.
Estimated Background Soil Chemistry	
Records of BGS estimated background soil chemistry	4x on-site records: Arsenic: 15 - 25mg/kg Lead 100mg/kg (60mg/kg bioaccessible) Cadmium: 1.8mg/kg Chromium: 60 – 90mg/kg Nickel: 15 – 30mg/kg

5. ONLINE REVIEW AND HISTORICAL INVESTIGATIONS

5.1. Online Council Planning Database

A review of the Horsham District Council Planning Database revealed that five planning applications had been filed for the Former Arun Feedmills. Those pertinent to the site development area are tabulated below.

Planning Applications for the site		
Application No./Date	**Proposed**	Decision
DC/23/2278 13/12/2023	Erection of 8No dwellings with associated parking, drainage, hard and soft landscaping	Unknown
DC/18/1412 04/07/2018	Erection of 4No detached dwellings with associated garaging, hardstanding and landscaping.	Application Refused
SP/48/98 01/10/1998	Redevelopment by erection of two storey b1 units Site: Arun Feeds (Southern) Ltd Sincox Lane Shipley	Application Permitted
SP/22/96 08/05/1996	Erection of 4No. dwellings Site: Arun Feeds Sincox Lane Shipley	Application Refused
SP/15/90 15/05/1990	Redevelopment of feed mill into 6 small industrial units (b1 use) and alterations to existing accesses, Site: Arun Feeds Sincox Lane Shipley	Application Permitted

5.2. Internet Search

An internet search did not identify any other information pertinent to this report.

6. PRELIMINARY RISK ASSESSMENT

6.1. Contaminant Source-Pathway-Receptor Model

In the UK, the assessment of risk from contamination follows the source-pathway-receptor (SPR) approach. For a risk to be present there must be a source of contamination, a receptor or receptors, and a pathway for contaminants to migrate or be absorbed. If one of these three elements are absent, it is considered that there is no risk of harm. If, however, there is a linkage between any given source and any given receptor, then a risk-based approach is used to assess the significance or impact of the pollutant linkage.

This Phase 1 Desk Study has been used to identify potential on-site and off-site sources of contamination, which are summarised in this section of the report. Additional potential sources of contamination identified within the Desk Study have been discounted based on the absence of a realistic SPR linkage (i.e. the distance from the site or the nature or age of any potential contamination sources).

In line with the requirements of BS 21365:2020, *Soil Quality – Conceptual site models for potentially contaminated sites*, the Conceptual Site Model (CSM) can be described in text, tabulated or presented as a figure. A tabulated CSM is provided in Section 6.6 of this report, where each component is discussed in the following sections. A diagrammatic CSM is provided within Figure 3.

6.2. Potential On-site Sources of Contaminants

This Desk Study revealed that at the time of the earliest historical mapping (1875) the site comprised a part of an undeveloped open plot of land, likely to be agricultural land/fields with a drain passing through the western portion in a north-west to south-east direction. There was no change until sometime between 1946 and 1956 when the site had been developed with a large rectangular structure close to the centre and the north-western boundary. The drain crossing the site appeared to have been put in an open culvert. By 1975, the site had been labelled as an animal feed store. The aerial photography from 2005 revealed that all of the structures on-site had been demolished and the majority of the site comprised an area of concrete hardstanding. The site has remained unchanged to present day.

The Phase 1 Desk Study revealed the following on-site sources of contamination:

- The site has undergone various phases of construction/demolition and as a result various thicknesses of Made Ground resulting from these activities are likely to be encountered.

  During the Site Walkover, it appeared that a covering of demolition rubble/soil had been spread over the areas of soft landscaping due to the undulating and uneven nature. A ~0.40m bund of demolition rubble/soil was noted along the south-eastern ends and north-eastern ends of the area of concrete hardstanding.

  Contaminants of concern associated with Made Ground deposits include; metals, Petroleum Hydrocarbons (TPHs), Polycyclic aromatic hydrocarbons (PAHs), asbestos, sulphates, volatile organic compounds (VOCs) and ground gases.

- The Groundsure datasheets identified two on-site records for unspecified tanks/tanks in 1976.

There was no obvious evidence for their previous locations on the historical maps or during the Site Walkover. The site was labelled as an animal feed store from 1975 and it was possible that there were either heating oil tanks or grain silos or similar. Given the potential small size of the tanks, any spills or leaks would be localised around the tanks only and the risk would be considered to be low.

6.3. Potential Off-site Sources of Contaminants

The Phase 1 Desk Study revealed the following potential off-site sources of contamination:

- Two ponds were shown ~180m west of the site between 1875 and 1956 when they were replaced with a slurry pit.

  These may have been backfilled with putrescible fill, which in turn could be generating harmful ground-gases, such as methane and carbon dioxide. However, given the age at which they were backfilled (~40 years ago) and their small size and likely shallow depth, the risk of any significant quantities of potential ground-gases affecting the site was considered to be negligible given the impermeable underlying soils and that the primary pathway for ground-gas to migrate will therefore be to surface. These potential sources of ground-gas were dismissed.

- A slurry pit was shown ~180m to the west of the site between 1975 – 1994 at Nightingale Farm.

  Slurry and manure can be a source of pathogens, faecal coliforms, faecal streptococci, ammonia and heavy metals. Furthermore, biodegradable material in manure can and does provide a source for methane and carbon dioxide. However, given the distance from the site, the underlying impermeable soils of the Weald Clay Formation and the 30 years since it was backfilled it was considered to pose a negligible risk to the site and has been dismissed.

6.4. Potential Receptors

At the time of reporting, February 2024, the proposed development was understood to comprise the erection of 8no. dwellings with associated parking, drainage, hard and soft landscaping. The proposed development plan can be seen within Figure 2.

Based on the proposed development, the potential receptors are presented below and comprise:

Human Health

- End users of the site (Residents/Future site visitors);
- Construction workers during redevelopment;
- Site operatives during maintenance works; and
- Neighbours and members of the public.

Flora and Fauna

- Vegetation within soft landscaped areas.

Building Materials and Services

- Buildings;

- Buried concrete;
- Confined spaces; and
- Underground services (Water Pipes).

Controlled Waters

- Secondary A Aquifer in extreme north-east corner (River Terrace Deposits 2 (Adur); and
- Drain crossing the site.

6.5. Contaminant Absorption Pathways

The potential pathways for contaminant absorption between the identified sources and the identified receptors are as follows:

Human Health:

- Direct ingestion of soil and soil derived dust;
- Dermal contact of soil and soil derived dust;
- Inhalation of dust (indoors and outdoors) with elevated concentration of determinands;
- Ingestion of home-grown produce, and soil attached;
- Direct ingestion of groundwater;
- Inhalation of volatile vapour (indoors and outdoors);
- Inhalation of ground gases.; and
- Explosion.

Flora and Fauna

- Direct uptake of groundwater; and
- Direct uptake of contaminants in the soil.

Building Materials and Services

- Direct contact;
- Explosion.

Controlled Waters

- Vertical and lateral migration in permeable strata horizons;
- Via anthropogenic pathways (infilled ground and service runs);
- Surface water Runoff.

6.6. Tabulated Conceptual Site Model

The tabulated Conceptual Site Model developed as part of this Desk Study is outlined overleaf. For ease of reference and understanding, the risks have been classified within this risk assessment against four possible levels / categories, summarised in the table below.

Risk Categories used in the Tabulated CSM	
Negligible	Regarding this potential SPR linkage, the site is considered suitable for the proposed end-use and there is no plausible risk. Therefore, there is no need to further assess this potential source of contamination.
Low Risk	Regarding this potential SPR linkage, the site is considered suitable for the proposed end-use and there is not considered to be an unacceptable risk to receptors. However, it is considered that further investigation to confirm this is recommended.
Moderate Risk	Regarding this potential SPR linkage, the site may not be suitable for the proposed end-use in its current condition and there may be an unacceptable risk to receptors. Further investigation is required to confirm this.
High Risk	Regarding this potential SPR linkage, the site is probably or certainly not suitable for proposed end-use and there is likely to be an unacceptable risk to receptors. Contaminants probably or certainly present and urgent action required in the short term.

Tabulated Conceptual Site Model – Pollutant Linkage Summary (On-Site Sources)			
Potential Sources	Potential Absorption Pathways	Potential Receptors	Risk Classification
Made Ground from construction/ demolition activities, Made Ground bunds and potential capping of Made Ground in soft landscaped areas: • Asbestos, • PAHs, • TPHs, • VOCs, • Sulphates, and • Metals.	• Direct ingestion of soil and soil derived dust • Dermal contact of soil and soil derived dust • Inhalation of dust (indoors and outdoors) with elevated concentration of determinands • Ingestion of home-grown produce, and soils attached • Direct ingestion of groundwater • Inhalation of volatile vapour (indoors and outdoors)	**Human Health** • End Users (Site workers/Future site visitors) • Construction workers during development • Site operatives during maintenance works • Neighbours and public	**Moderate**
	• Direct uptake of groundwater • Direct uptake of determinands in the soil	**Flora and Fauna** • Vegetation within soft landscaped areas	**Moderate**
	• Anthropogenic (man-made) pathways • Vertical and lateral migration in permeable strata • Surface water runoff	**Controlled Waters** • Secondary A Aquifer (River Terrace Deposits, 2 (Adur) • Drain crossing the site	**Low**
Leaks and spillages from former tanks on-site: • PAHs, • TPHs, • VOCs,	• Direct ingestion of soil and soil derived dust • Dermal contact of soil and soil derived dust • Inhalation of dust (indoors and outdoors) with elevated concentration of determinands • Ingestion of home-grown produce, and soils attached • Direct ingestion of groundwater • Inhalation of volatile vapour (indoors and outdoors)	**Human Health** • End Users (Site workers/Future site visitors) • Construction workers during development • Site operatives during maintenance works Neighbours and public	**Low**
	• Direct uptake of groundwater • Direct uptake of determinands in the soil	**Flora and Fauna** Vegetation within soft landscaped areas	**Low**
	• Anthropogenic (man-made) pathways • Vertical and lateral migration in permeable strata • Surface water runoff	**Controlled Waters** • Secondary A Aquifer (River Terrace Deposits, 2 (Adur) • Drain crossing the site	**Low**
Aggressive ground conditions with Made Ground and natural ground, including groundwater: • Sulphates, • PAH/TPH.	• Direct contact with aggressive ground conditions	**Building Materials and Services** • Buried Concrete • Underground services (water pipes)	**Moderate**
Ground gases generated by Made Ground: • Methane,	• Migration through anthropogenic & natural pathways • Inhalation of Asphyxiating gases • Explosion (methane only)	**Human Health** • End Users (Residents/Future site visitors) • Construction workers during development (especially in confined spaces)	**Low**

• Carbon Dioxide, • Hydrogen Sulphide, and • Carbon Monoxide.		• Site operatives during maintenance works in confined spaces • Neighbours and public	
	• Migration through anthropogenic & natural pathways • Explosion (methane only)	**Building Materials and Services** • Buildings • Confined spaces • Underground services	**Low**

7. RECOMMENDATIONS AND PHASE II OBJECTIVES

This section of the report will present recommendations for the further investigation of each plausible pollutant linkage identified by the Conceptual Site Model.

It is recommended that an intrusive ground investigation is undertaken at the site to evaluate the risk that contaminants of concern within the soils and groundwater may affect end-users. This should determine the underlying ground and groundwater conditions and include an assessment of the level of contamination to enable the quantification of the ground-related risks associated with the proposed redevelopment.

Consideration should be given to the testing of soil samples recovered from exploratory holes for chemical laboratory testing. The testing should be for a broad range of contaminants in accordance with DEFRA / CLEA methodologies and include the contaminants of concern identified within the Conceptual Site Model.

7.1. Soils

It is possible that asbestos and asbestos containing materials will be incorporated within any Made Ground. An asbestos management strategy should be implemented to ensure that any asbestos uncovered during the investigation does not pose a risk to members of the public that use the site.

On the basis of the Phase 1 Site Assessment the following contaminants of concern have been identified and should be included in the chemical analysis suite for the ground investigation:

- Asbestos.
- Semi-metals and heavy metals;
- Poly-cyclic aromatic hydrocarbons (PAHs);
- Speciated TPH including full aliphatic/aromatic split;
- Volatile/semi-volatile organic compounds – BTEX Used as marker compounds;
- Sulphates; and
- Cyanide.

The list above does not imply that these determinands are present on-site or that they are likely to cause contamination issues at the site. The ground investigation will be used to prove the presence or absence of these contaminants. The sampling and testing strategy must be in line with current standards. Given the site has undergone various phases of building and demolition, random sampling should be adopted across the site Targeted sampling of proposed soft landscaped areas may be deemed appropriate. Results should be assessed against suitable assessment criteria to be protective of human health as well as vegetation.

Sub-surface concrete may be damaged due to being in contact with aggressive ground conditions. Sampling should be undertaken where the proposed foundations will be in contact with Made Ground and/or natural ground and tested for aggressive ground conditions (sulphates/pH). Classification should then be undertaken of the ground conditions in accordance with Building Research Establishment Special Digest 1, 2005, ‘Concrete in Aggressive Ground’.

7.2. Services

The CSM has identified a low risk for aggressive ground conditions that may affect water supply pipes as part of the development. Consideration should be given to the targeted sampling (0.75 – 1.50m bfgl) and scheduling for contaminants of concern: TPH, Naphthalene, Phenols, BTEX, VOCs and SVOCs.

7.3. Groundwater

If analytical results show elevated concentrations of contaminants of concern in the soil samples then there might be a requirement to assess the potential risks of leachability of contaminants migrating into the Secondary A Aquifer groundwater underlying the north-east corner of the site. This might mean leachate testing on soils samples is required or groundwater sampling and testing.

7.3.1. Ground-gas & Vapours

The CSM has identified a low risk from ground gases at the site as a result of Made Ground on-site. Analysis of soil samples should include Total Organic Carbon (TOC) testing in order to enable a pragmatic ground gas risk assessment to be undertaken at the site. This approach will only quantify the risk associated with on-site sources.

7.4. Geotechnical Review

7.4.1. General

The BGS have identified the following natural hazards on-site and within a 50m buffer.

Natural Hazards	
Shrink-Swell Clay	Low hazard on-site.
Running Sands	Negligible to Very Low hazard on-site.
Compressible Deposits	Negligible hazard on-site.
Collapsible Deposits	Very Low hazard on-site.
Landslides	Very Low hazard on-site.
Ground Dissolution of Soluble Rocks	Negligible hazard on-site.

No pits/quarrying or mining features were identified on-site.

When designing foundations, the potential presence of aggressive ground conditions should be taken into consideration. Further investigation may be required in accordance with the guidance established in BRE Special Digest 1 (SD1) (2005) 'Concrete in aggressive ground'. The BGS do not record any details regarding the potential for aggressive ground conditions within shallow units identified at the site.

It is recommended that as part of the site-specific ground investigation on-site, geotechnical testing is undertaken to determine the underlying ground conditions and to evaluate any geotechnical related risks associated with the proposed redevelopment of the site.

The Groundsure datasheets have indicated that the superficial River Terrace Deposits are likely to have a high to very high permeability. However, these may only be encountered in the extreme north-east corner of the site. The majority of the site is underlain by soils of the Weald Clay Formation that have low to very permeability and may not be suitable for surface water disposal.

FIGURES

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APPROXIMATE SITE BOUNDARY

NOTE: NOT TO SCALE

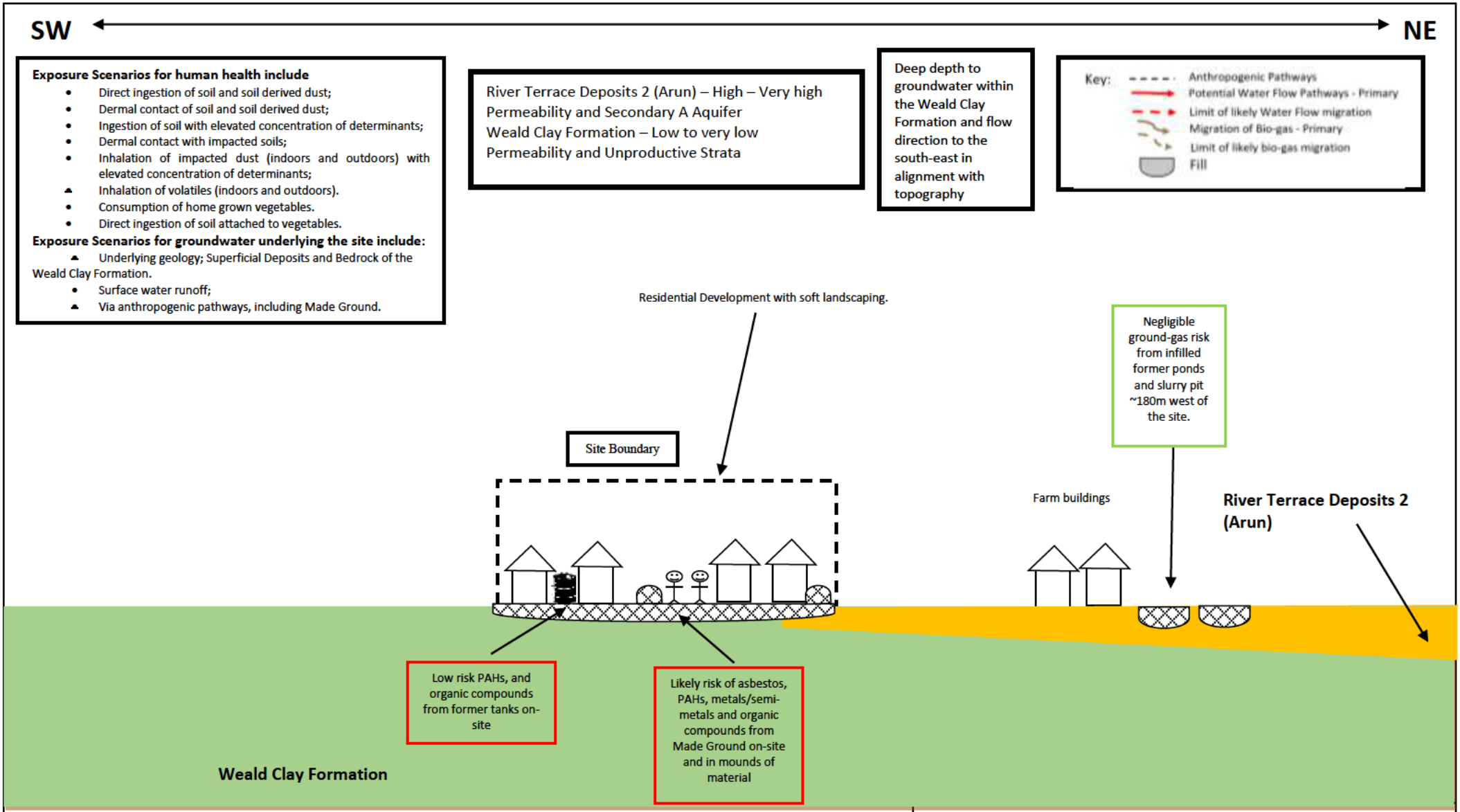
Project: Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT		**Figure 1**
Client: Forays Homes Limited	**Date:** February 2024	
Site Location Plan	**Ref:** GWPR5834	



APPROXIMATE SITE BOUNDARY

NOTE: NOT TO SCALE

Project: Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT		**Figure 2**
Client: Forays Homes Limited	**Date:** February 2024	
Proposed Development Plan	**Ref:** GWPR5834	



Project: Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT	**Figure 3**
Client: Forays Homes Limited	**Date:** February 2024
Diagrammatic Conceptual Site Model	**Ref:** GWPR5834

APPENDIX A: Conditions and Limitations

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The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The report has been prepared on the basis of information, data and materials which were available at the time of writing. Accordingly, any conclusions, opinions or judgements made in the report should not be regarded as definitive or relied upon to the exclusion of other information, opinions and judgements.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief; as such these do not necessarily address all aspects of ground behaviour at the site. No liability is accepted for any reliance placed on it by others unless specifically agreed in writing.

Any decisions made by you, or by any organisation, agency or person who has read, received or been provided with information contained in the report ("you" or "the Recipient") are decisions of the Recipient and we will not make, or be deemed to make, any decisions on behalf of any Recipient. We will not be liable for the consequences of any such decisions.

Current regulations and good practice were used in the preparation of this report. An appropriately qualified person must review the recommendations given in this report at the time of preparation of the scheme design to ensure that any recommendations given remain valid in light of changes in regulation and practice, or additional information obtained regarding the site.

Any Recipient must take into account any other factors apart from the Report of which they and their experts and advisers are or should be aware. The information, data, conclusions, opinions and judgements set out in the report may relate to certain contexts and may not be suitable in other contexts. It is your responsibility to ensure that you do not use the information we provide in the wrong context.

This report is based on readily available geological records, the recorded physical investigation, the strata observed in the works, together with the results of completed site and laboratory tests. Whilst skill and care has been taken to interpret these conditions likely between or below investigation points, the possibility of other characteristics not revealed cannot be discounted, for which no liability can be accepted. The impact of our assessment on other aspects of the development required evaluation by other involved parties.

The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous in ground activities. The ground

conditions have been sampled or monitored in recorded locations and tests for some of the more common chemicals generally expected. Other concentrations of types of chemicals may exist.

The conclusions and recommendations relate to the Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sampler borehole implies the specific technique used to produce a trial hole.

The depth to roots and/or of desiccation may vary from that found during the investigation. The client is responsible for establishing the depth to roots and/or of desiccation on a plot-by-plot basis prior to the construction of foundations. Where trees are mentioned in the text this means existing trees, recently removed trees (approximately 15 years to full recovery on cohesive soils) and those planned as part of the site landscaping.

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Only our client may rely on this report and should this report or any information contained in it be provided to any third party we accept no responsibility to the third party for the contents of this report save to the extent expressly outlined by us in writing in a reliance letter addressed from us to the third party.

Recipients are not permitted to publish this report outside of their organisation without our express written consent.

APPENDIX B: Technical Glossary

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TECHNICAL GLOSSARY

The list of possible definitions within the report may be seen below. Please note that some definitions may not be relevant to this report.

HYDROGEOLOGY:

A **Principal Aquifer** is a layer of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

Secondary aquifers include a wide range of drift deposits with an equally wide range of water permeability and storage capacities.

Secondary (A) Aquifers consist of deposits with 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.

Secondary (B) Aquifers consist of deposits with predominantly lower permeability layers with may stoke and yield limited amounts of groundwater due to localised features such as fissures, think permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

Secondary Aquifers (Undifferentiated) are assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both a minor aquifer and non-aquifer in different locations due to the variable characteristics of the rock type.

Unproductive Strata are rock layers with low permeability that have negligible significance for water supply or river base flow. These were formerly classified as non-aquifers.

FLOOD ZONES:

Environment Agency Flood Zone 2, defined as; land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.

Environment Agency Flood Zone 3 shows the extent of a river flood with a 1 in 100 (1%0 or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year.

Environment Agency Flood Zone 3 area that benefits from flood defences, defined as; land and property in this flood zone would have a high probability of flooding without the local flood defences. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% chance of happening each year.

GROUNDWATER SOURCE PROTECTION ZONES (SPZS):

Inner zone (SPZ1): This zone is 50 day travel time of pollutant to source with a 50 metres default minimum radius.

Outer zone (SPZ2): This zone is 400 day travel time of pollutant to source. This has a 250 or 500 metres minimum radius around the source depending on the amount of water taken.

Total catchment (SPZ3): This is the area around a supply source within which all the groundwater ends up at the abstraction point. This is the point from where the water is taken. This could extend some distance from the source point.

Zone of special interest (SPZ4): This zone is where local conditions require additional protection.

IN-SITU STRENGTH GEOTECHNICAL TESTING:

Windowless Sample and/or Cable Percussion and/or Rotary Boreholes provide samples of the ground for assessment but they do not give any engineering data. The standard penetration test (SPT) is an in-situ dynamic penetration test designed to provide information on the geotechnical engineering properties of soil. The test uses a thick-walled sample tube, with an outside diameter of 50mm and an inside diameter of 35mm, and a length of around 650mm. This is driven into the ground at the bottom of a borehole by blows from a slide hammer with a weight of 63.5kg falling through a distance of 760mm. The sample tube is driven 150mm into the ground and then the number of blows needed for the tube to penetrate each 75mm up to a depth of 450mm is recorded. The sum of the number of blows is termed the "standard penetration resistance" or the "N-value".

Dynamic Probing involves the driving of a metal cone into the ground via a series of steel rods. These rods are driven from the surface by a hammer system that lifts and drops a 63.5kg (SHDP) hammer onto the top of the rods through a set height, thus ensuring a consistent energy input. The number of hammer blows that are required to drive the cone down by each 100mm increment are recorded. These blow counts then provide a comparative assessment from which correlations have been published, based on dynamic energy, which permits engineering parameters to be generated. (The Dynamic Probe 'Super Heavy' (SHDP) Tests were conducted in accordance with BS 1377; 1990; Part 9, Clause 3.2).

APPENDIX C: Site Photographs

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Photograph 1: View of the site entrance off Silcox Lane looking north



Photograph 2: View looking north-east along the north-western southern boundary of the site.



Project: Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT		**Plate 1:**
Client: Forays Homes Limited	**Date:** February 2024	
Appendix C: Site Photographs	**Ref:** GWPR5834	

Photograph 3: View looking south-westalong the north-western southern boundary of the site.



Photograph 4: View looking north-west across the site from close to the south-east boundary.



Project: Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT		**Plate 2:**
Client: Forays Homes Limited	**Date:** February 2024	
Appendix C: Site Photographs	**Ref:** GWPR5834	

Photograph 5: View looking north along the bund of material at the edge of the concrete hardstanding



Photograph 6: View looking south-east across the south-east portion of the site.



Project: Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT		**Plate 3:**
Client: Forays Homes Limited	**Date:** February 2024	
Appendix C: Site Photographs	**Ref:** GWPR5834	

Photograph 7: View of the former electricity switchboard.



Photograph 8: View looking of the bund of material on north-east edge of the concrete hardstanding.



Project: Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT		**Plate 4:**
Client: Forays Homes Limited	**Date:** February 2024	
Appendix C: Site Photographs	**Ref:** GWPR5834	

Photograph 9: View of mound of concrete near the site entrance.



Photograph 10: View looking south across the eastern portion of the site



Project: Former Arun Feedmills Sincox Lane Shipley West Sussex RH13 8PT		**Plate 5:**
Client: Forays Homes Limited	**Date:** February 2024	
Appendix C: Site Photographs	**Ref:** GWPR5834	

APPENDIX D:
Historical Maps

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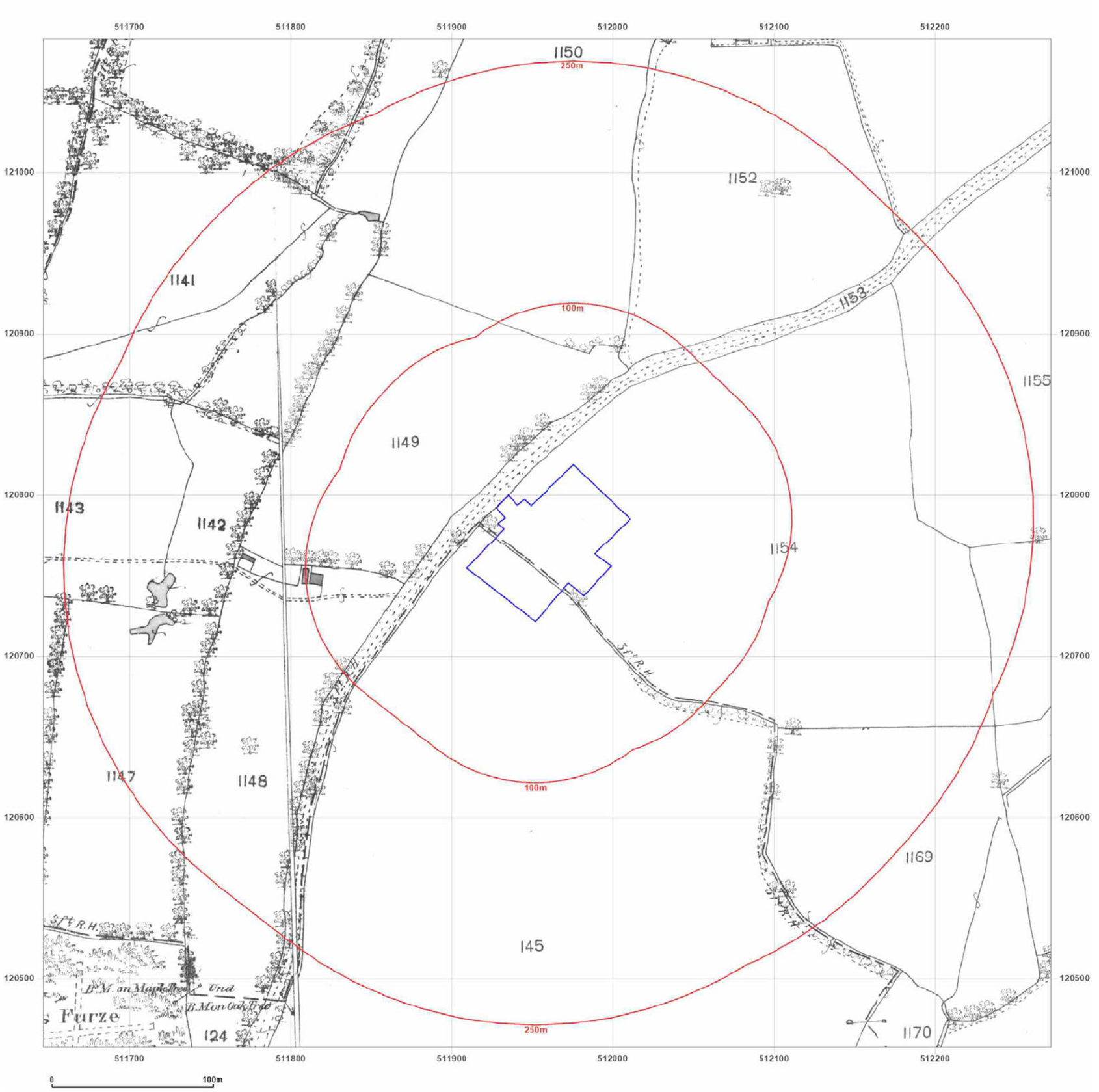

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
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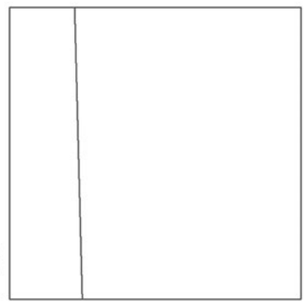

Surveyed 1876
Revised 1876
Edition N/A
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Surveyed 1875
Revised 1875
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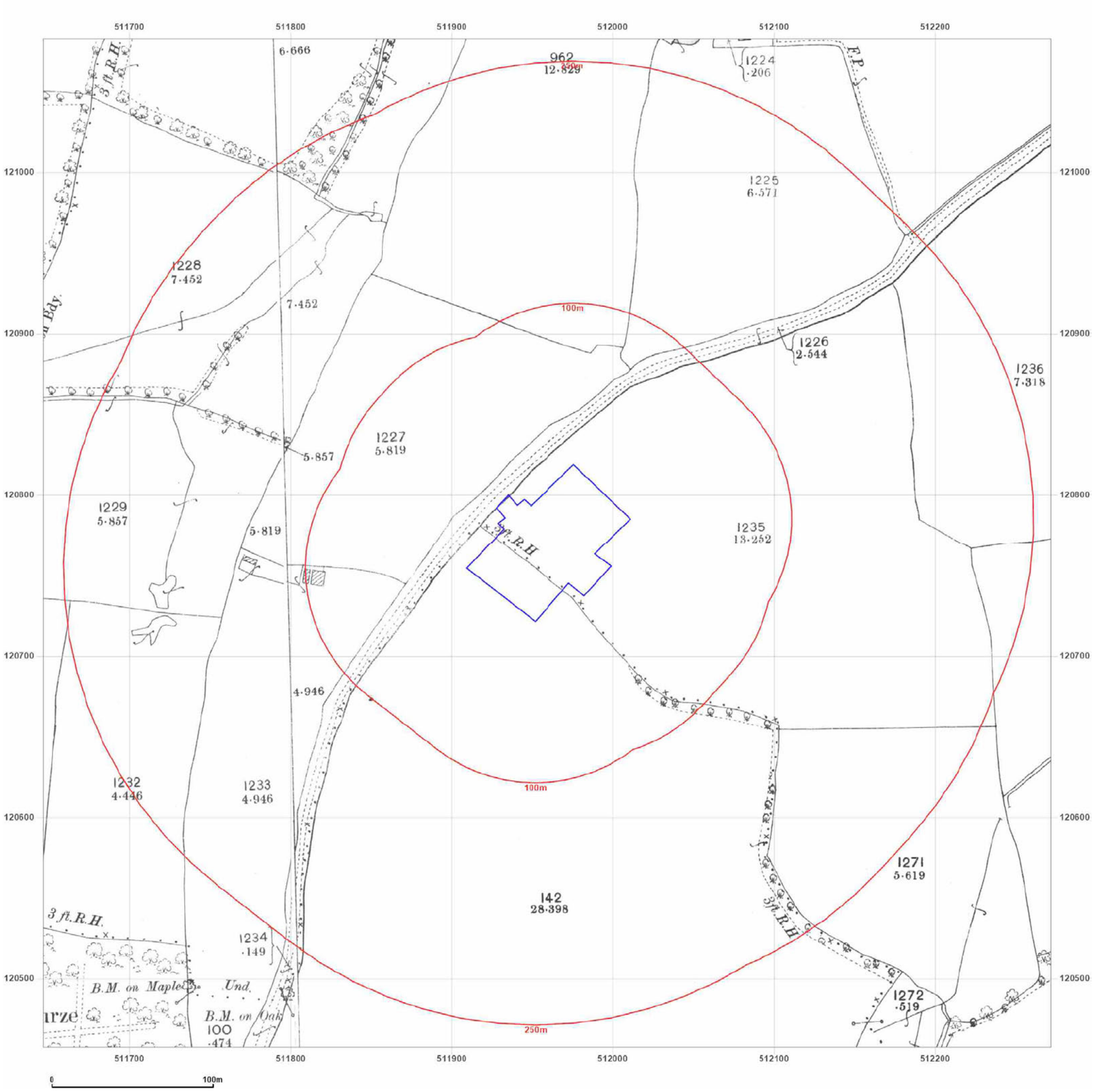

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

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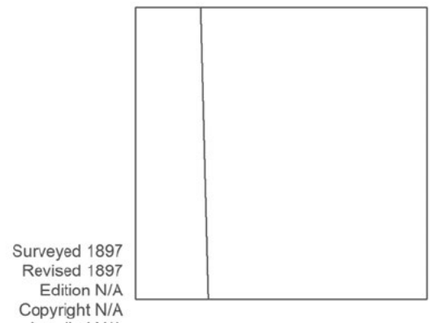

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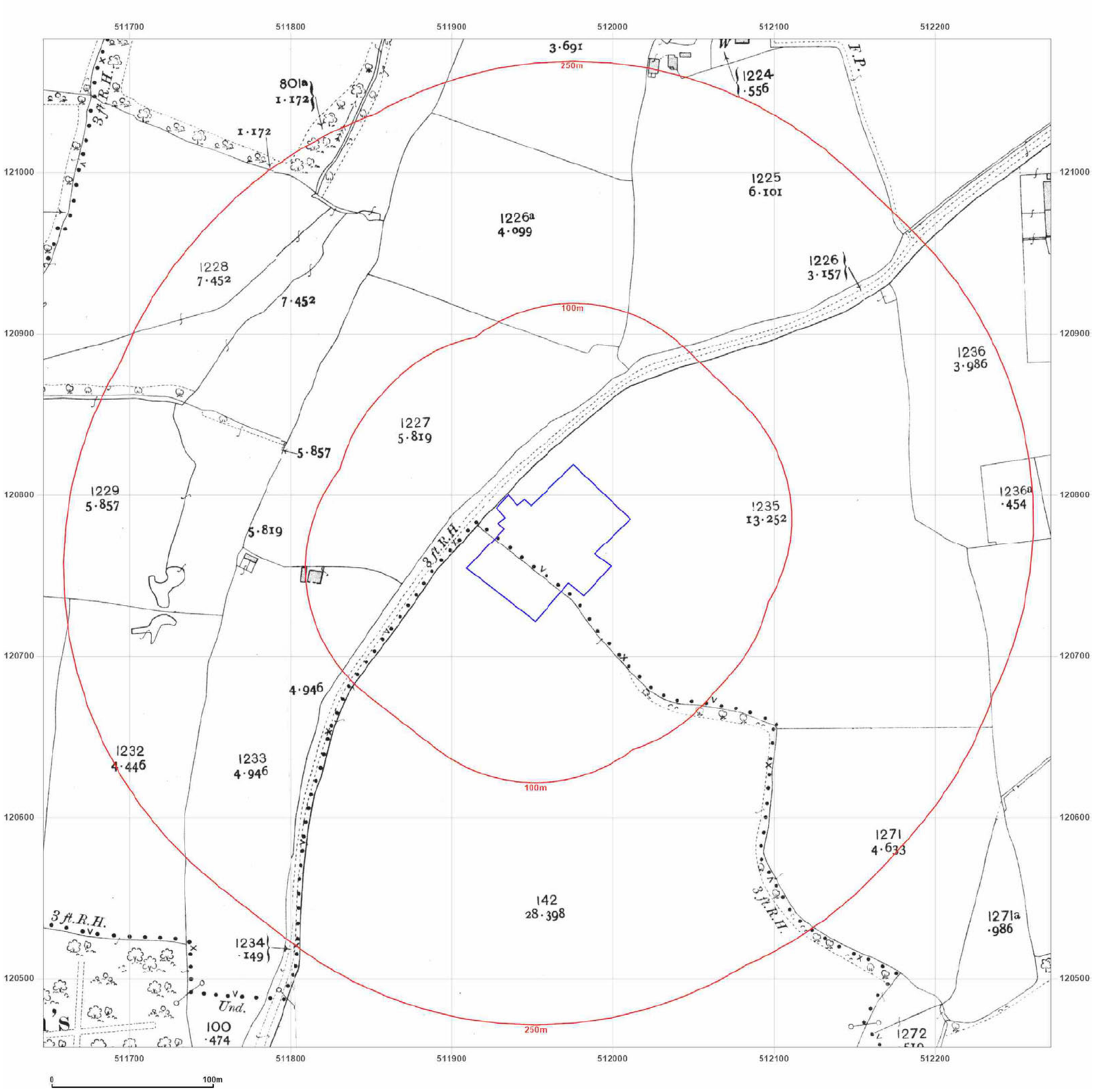

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Site Details:

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8PT

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Report Ref: GS-LMZ-IHX-7QG-EOV
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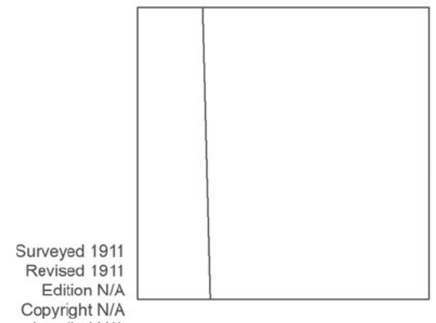

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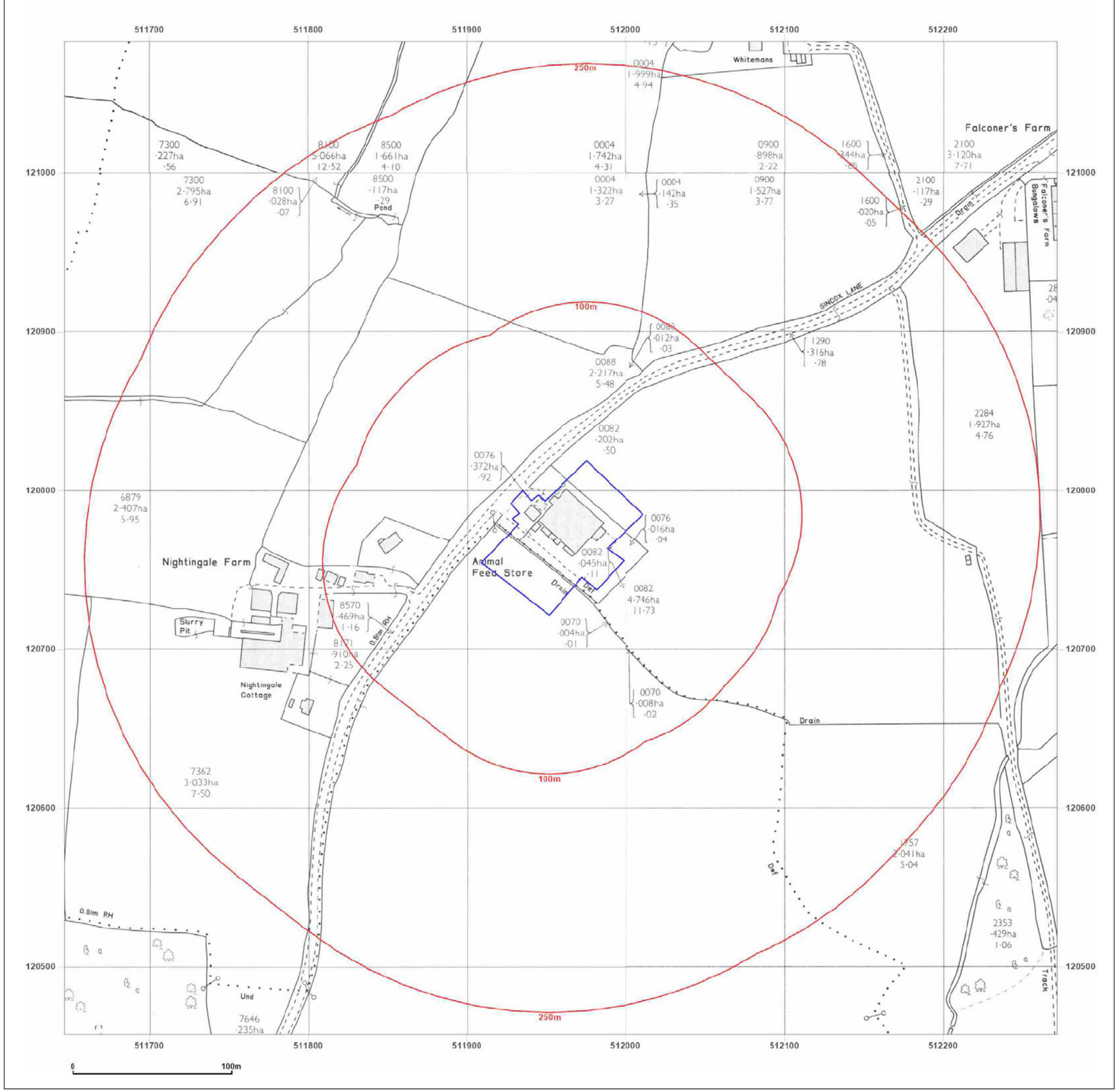

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: National Grid
Map date: **1975-1976**
Scale: 1:2,500
Printed at: 1:2,500

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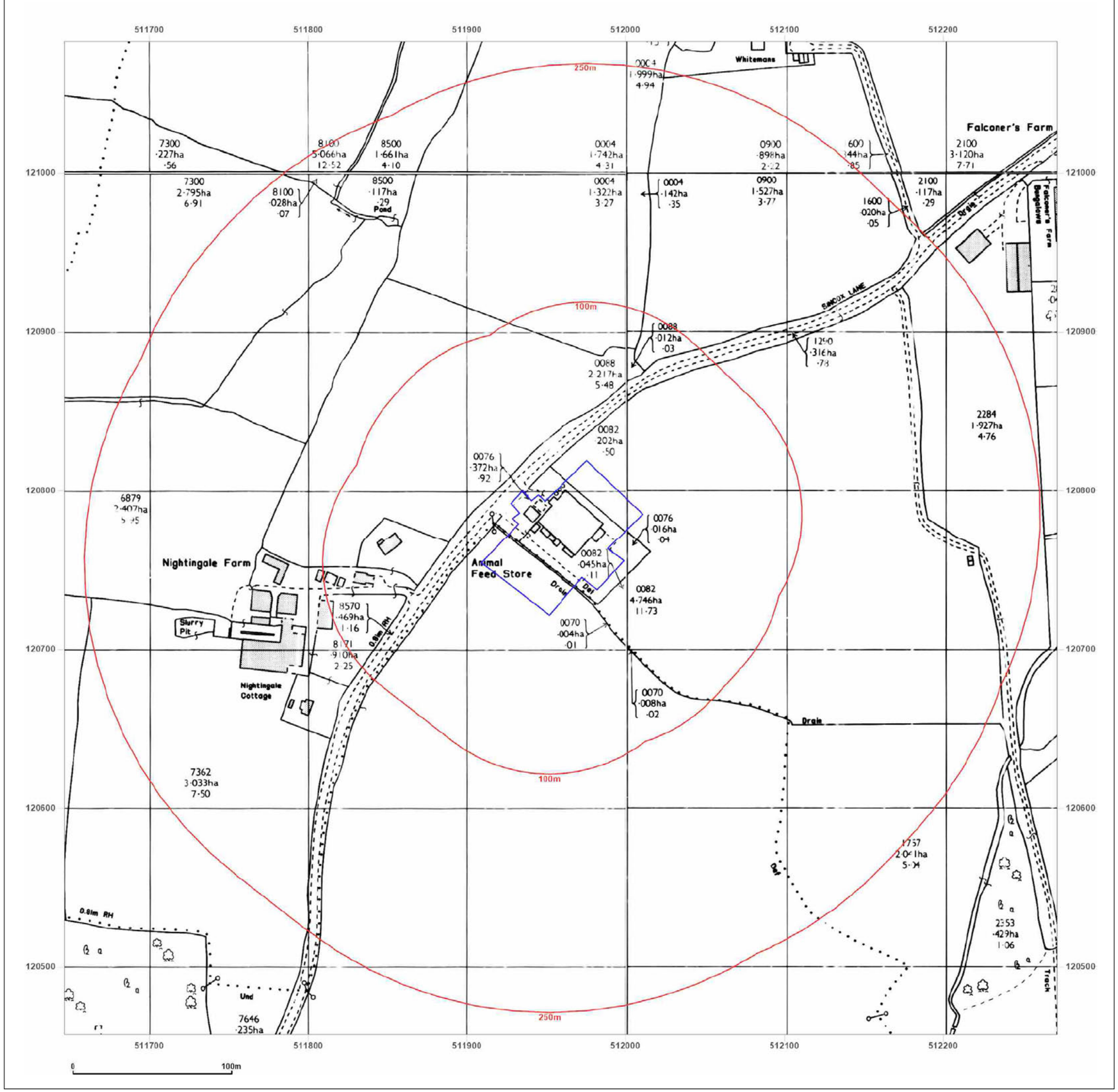

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: National Grid
Map date: **1977**
Scale: 1:2,500
Printed at: 1:2,500

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Map legend available at:
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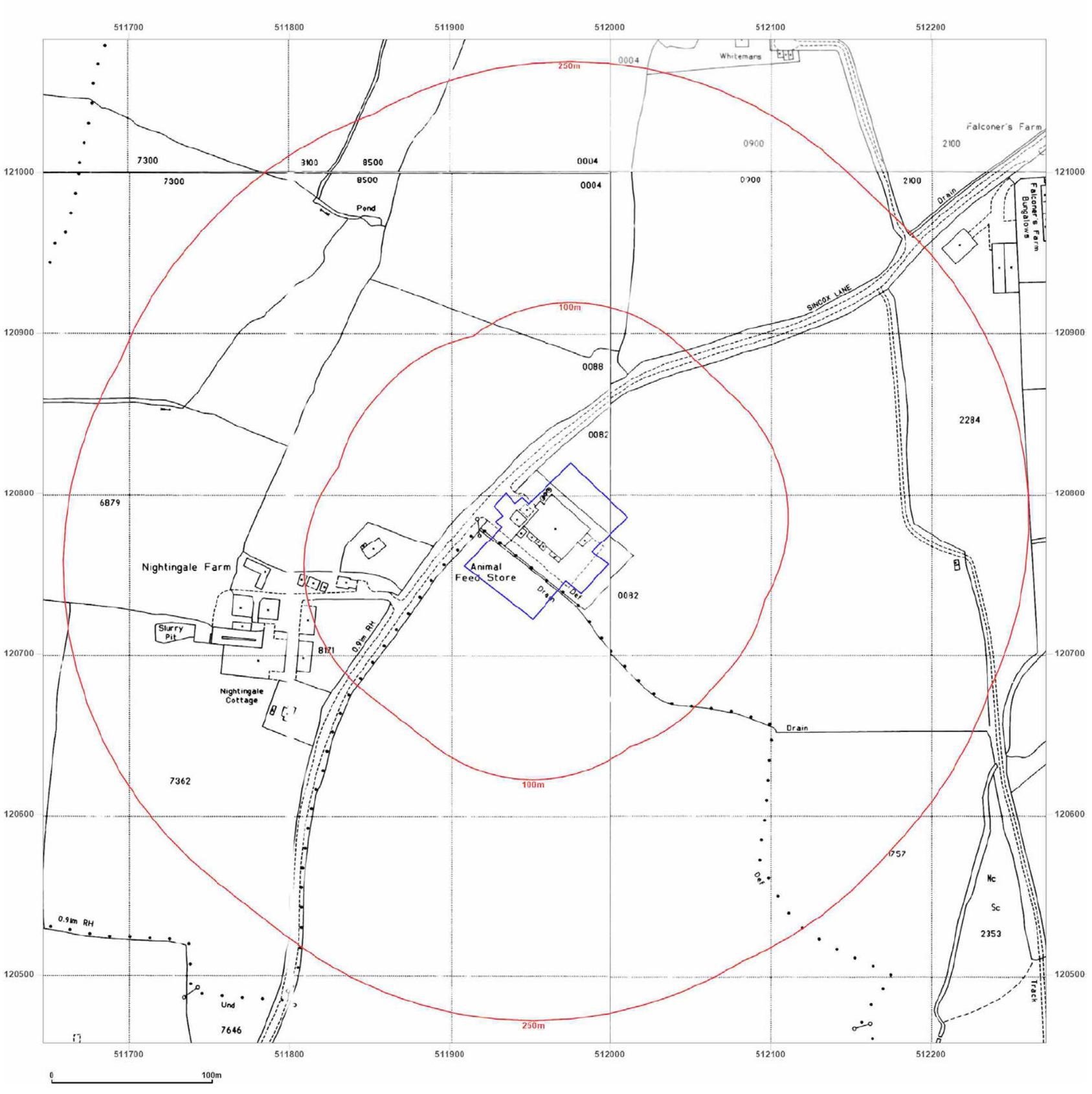

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

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Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

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

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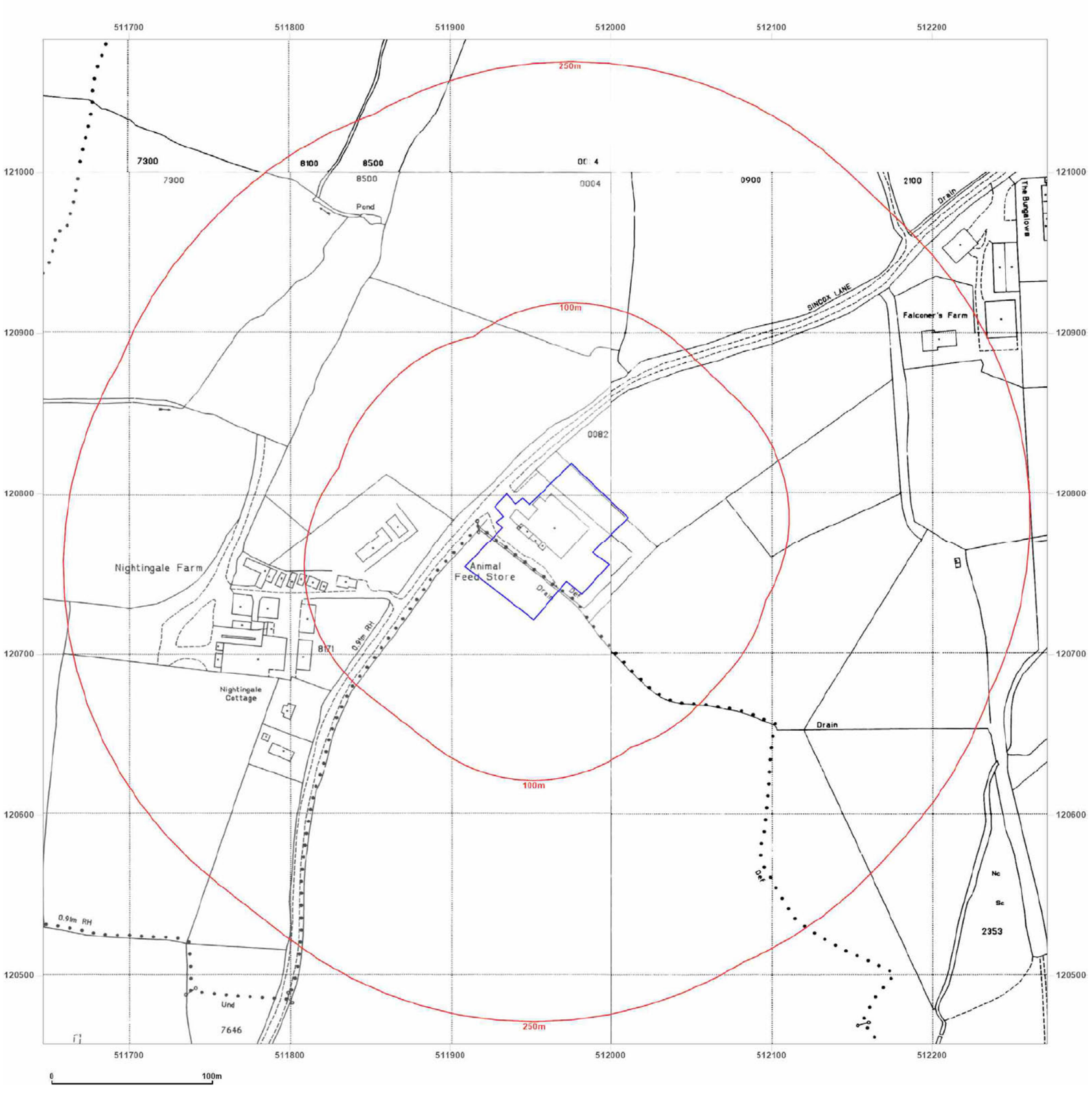

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

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

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1994
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Production date: 05 February 2024

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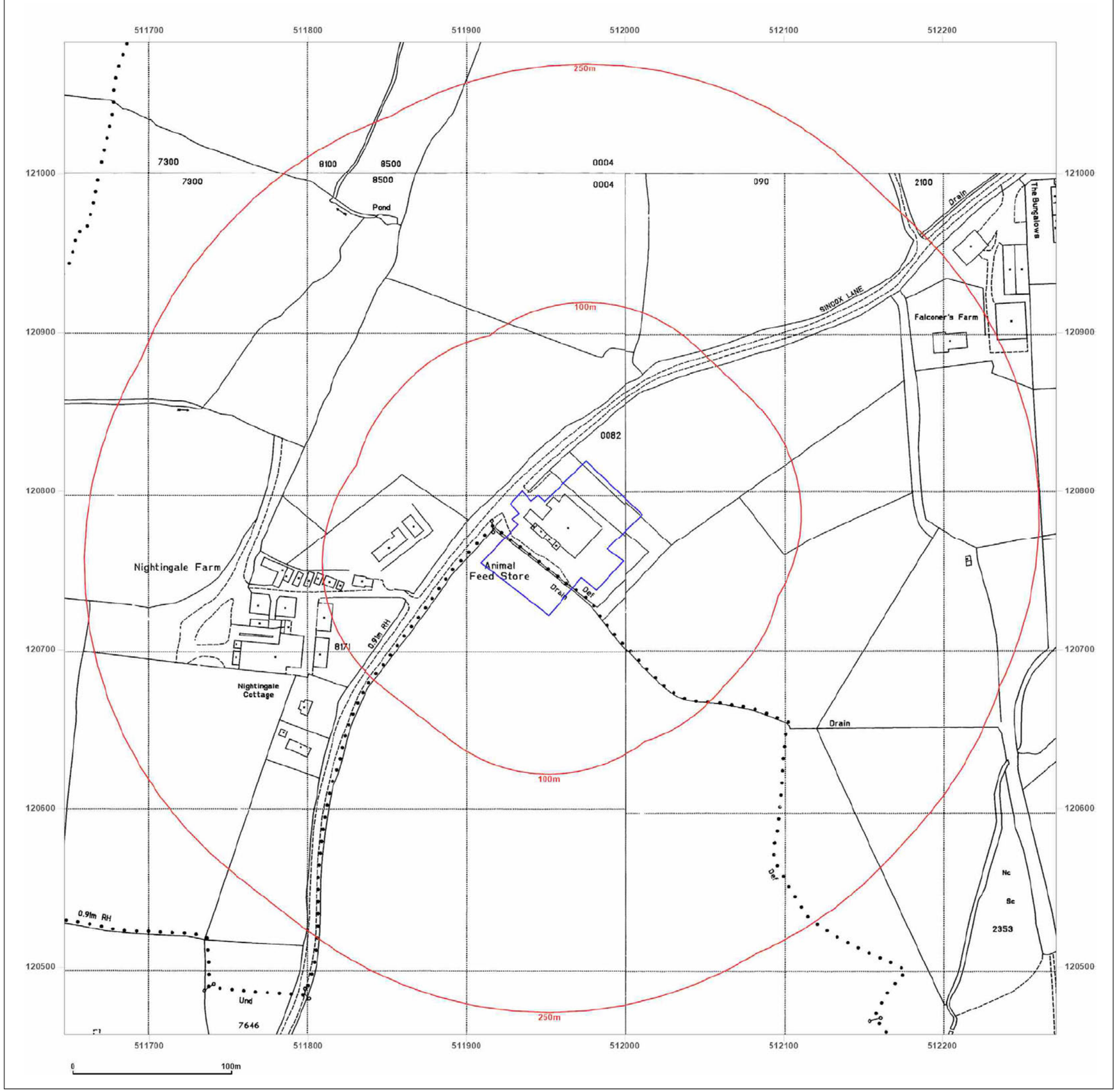

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

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

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Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
Levelled N/A

Surveyed N/A
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Edition N/A
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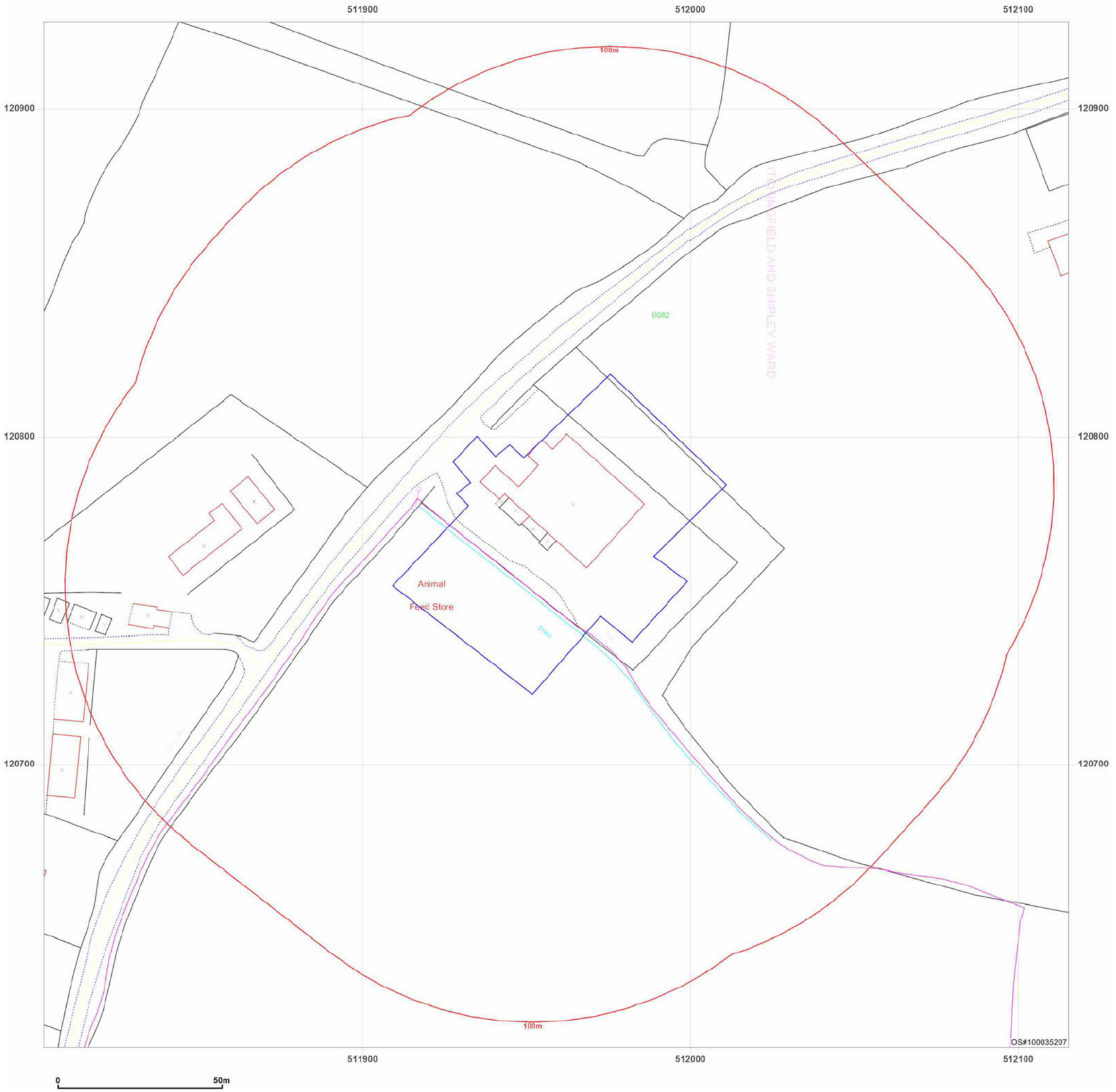

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

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

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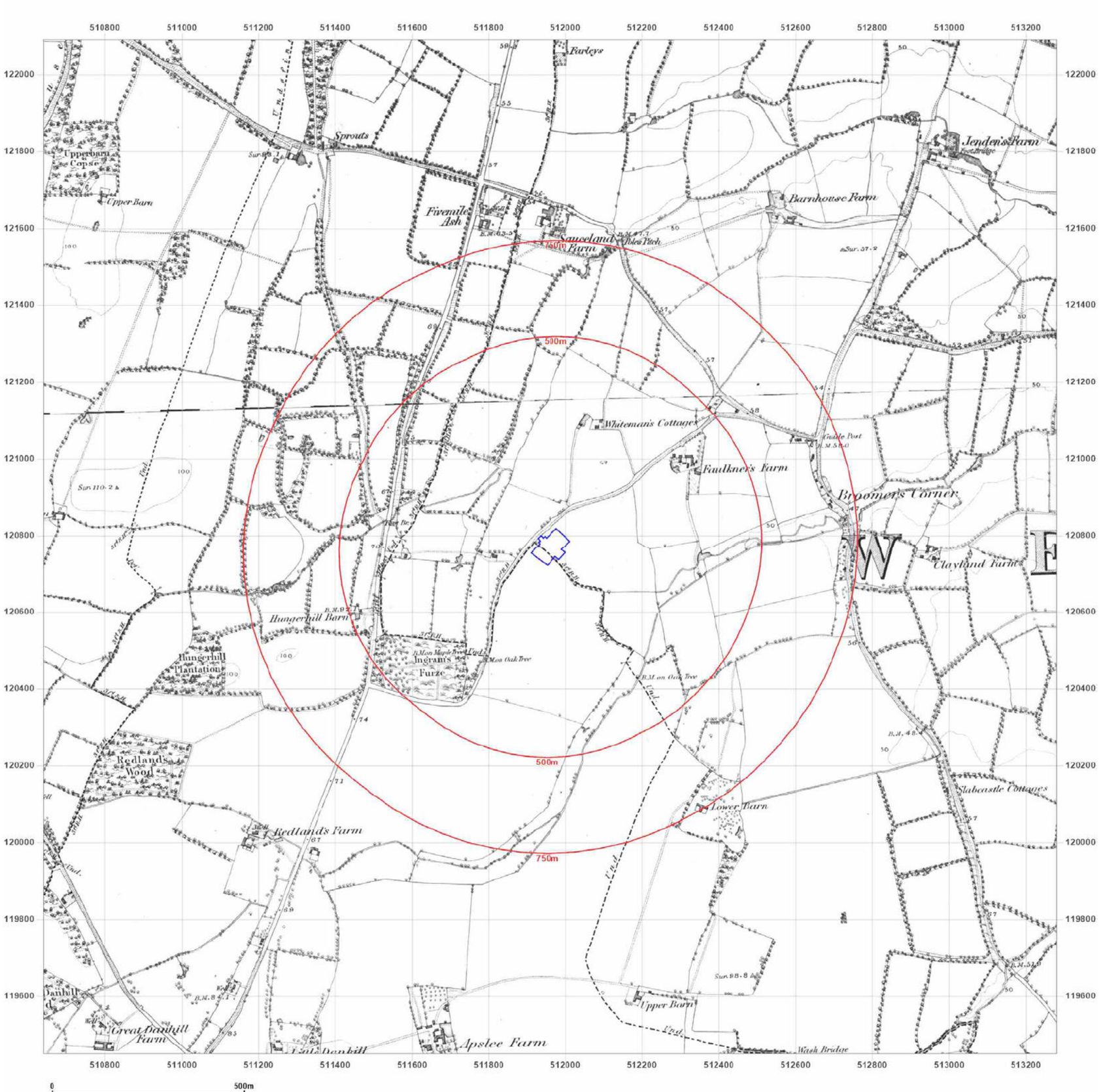

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: County Series

Map date: **1875-1876**

Scale: 1:10,560

Printed at: 1:10,560

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

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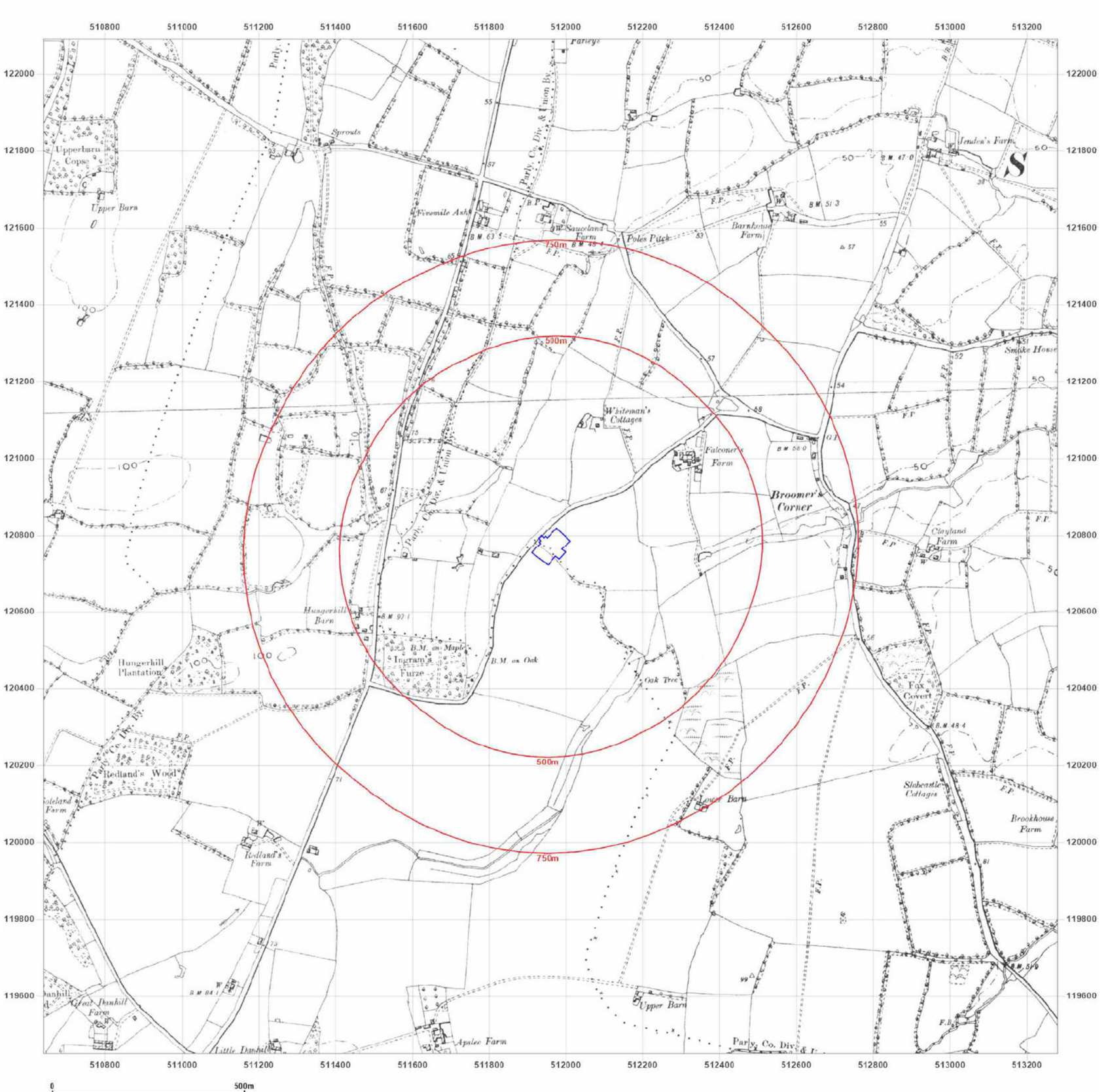

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: County Series

Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1876
Revised 1896
Edition N/A
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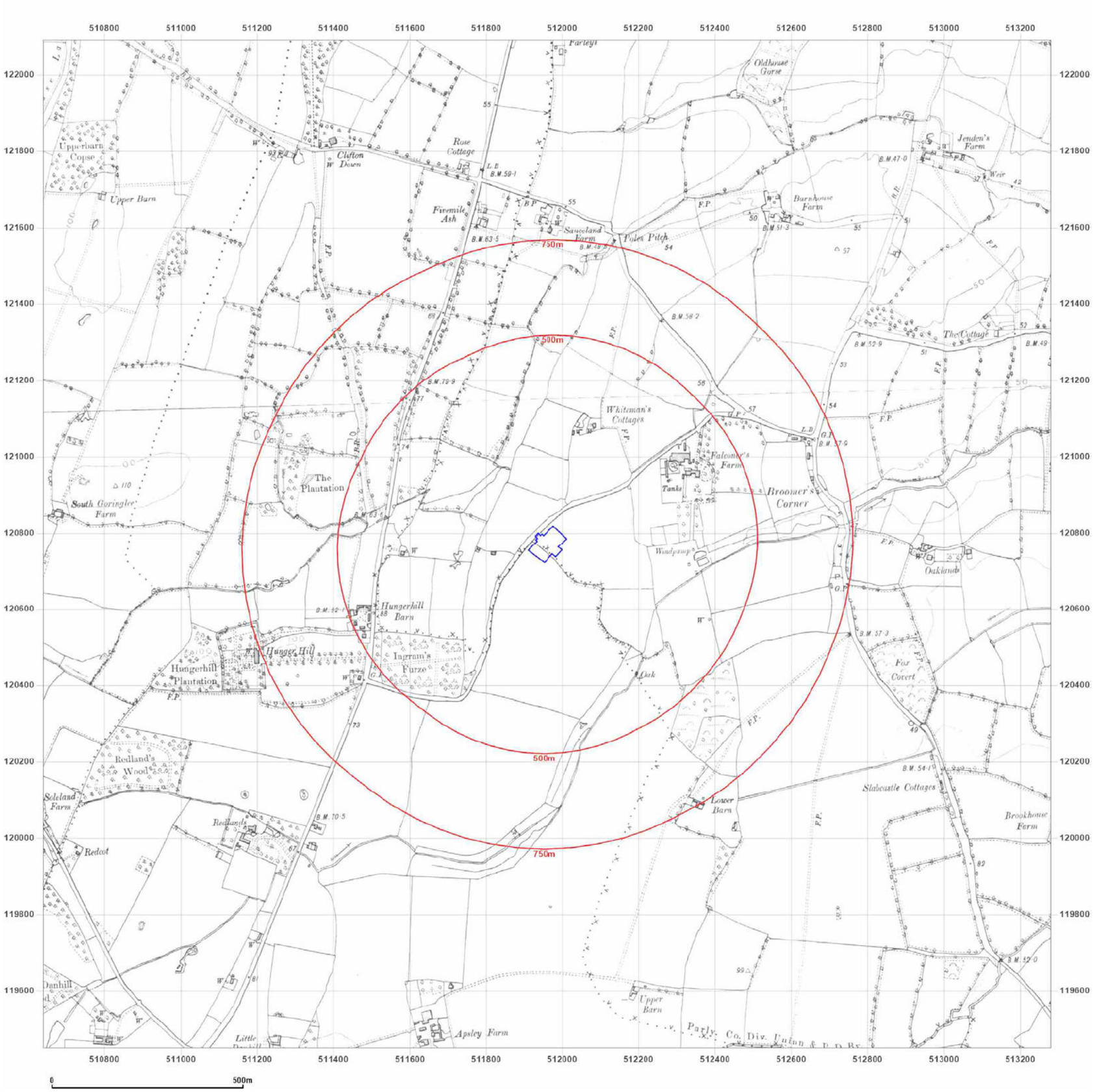

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: County Series

Map date: **1909-1912**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1912
Edition 1912
Copyright N/A
Levelled N/A

Surveyed 1875
Revised 1909
Edition N/A
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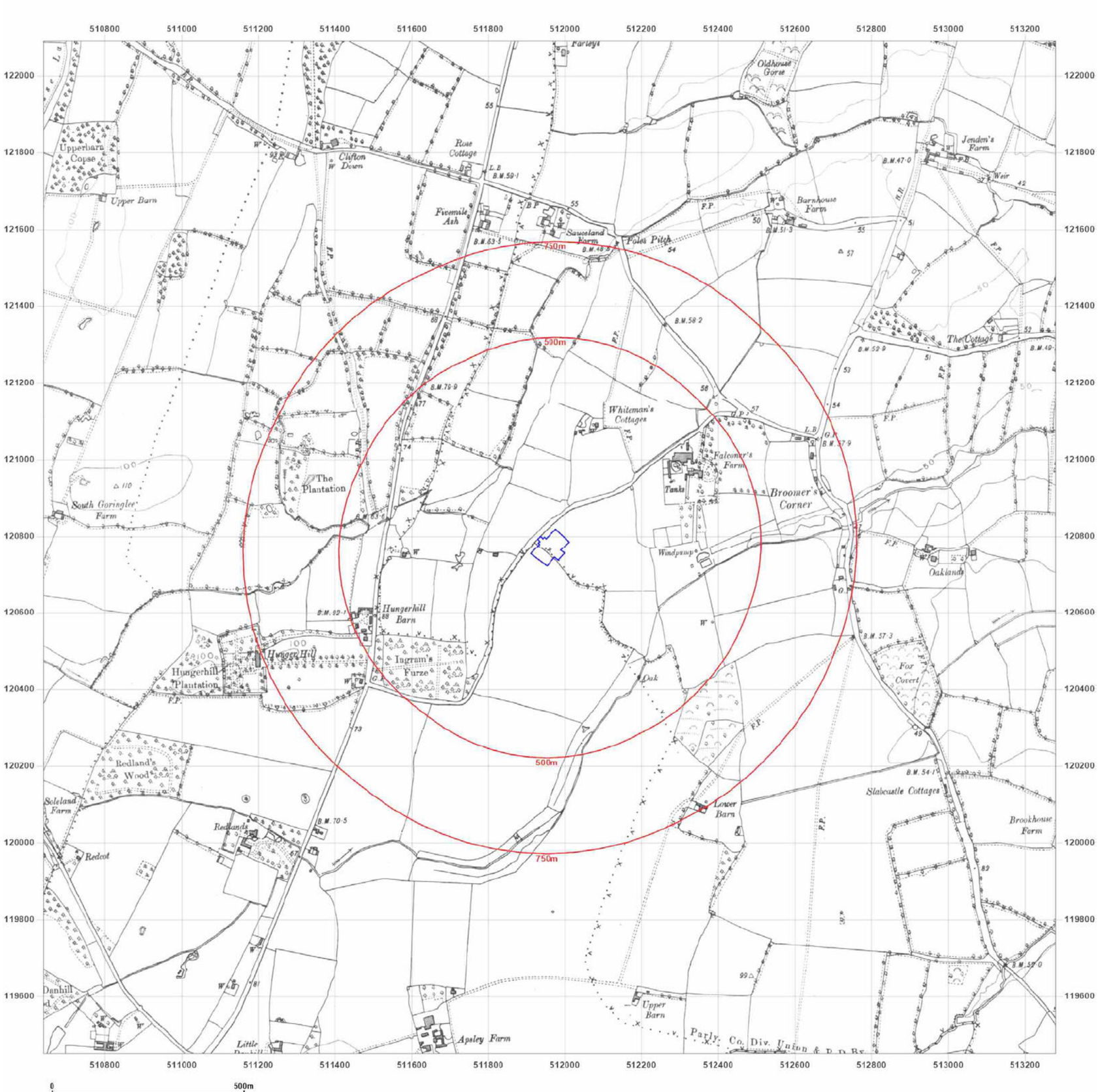

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: County Series

Map date: **1909-1912**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1875
Revised 1912
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1875
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Edition N/A
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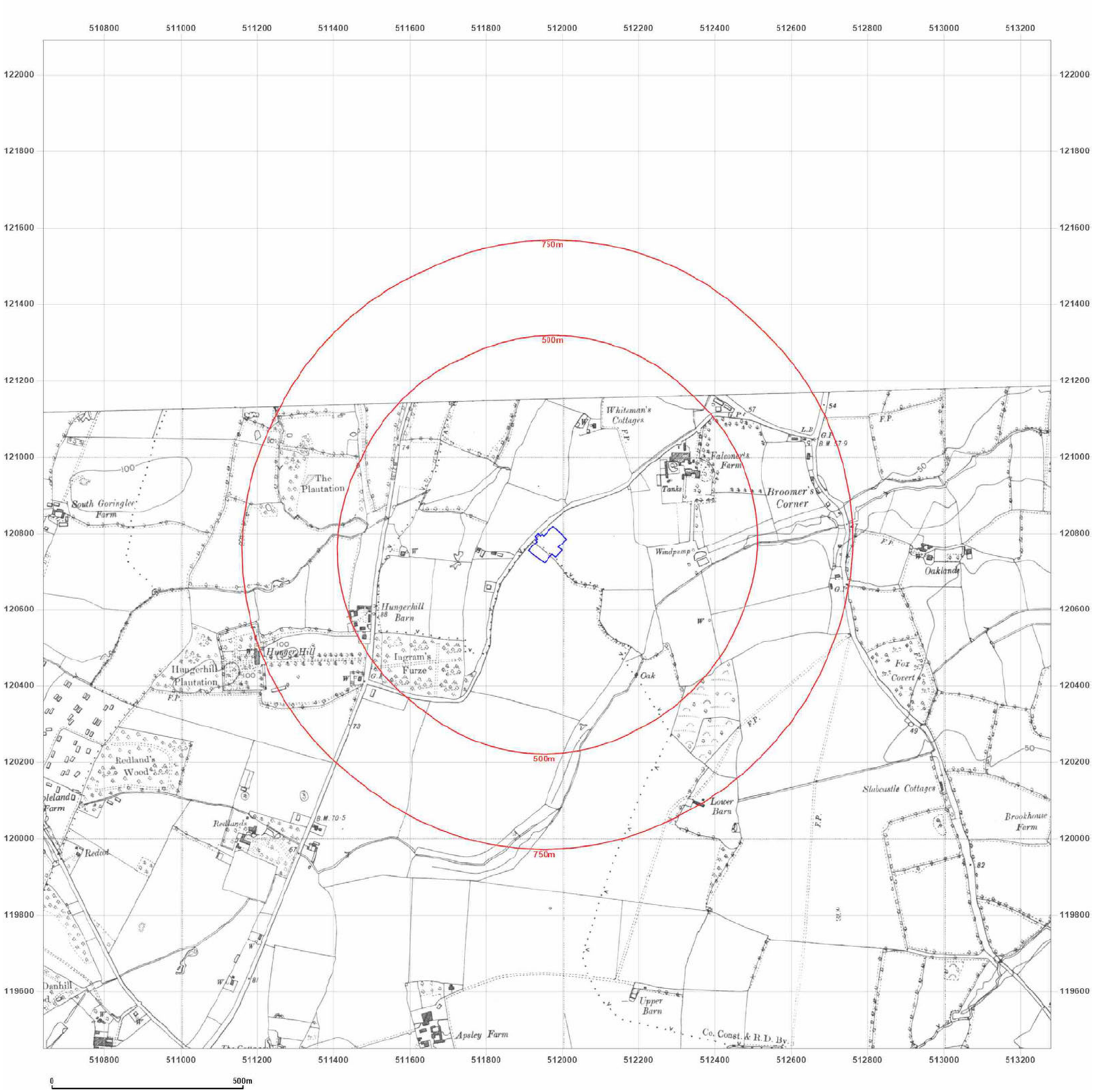

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: County Series

Map date: **1946**

Scale: 1:10,560

Printed at: 1:10,560

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Revised 1946
Edition N/A
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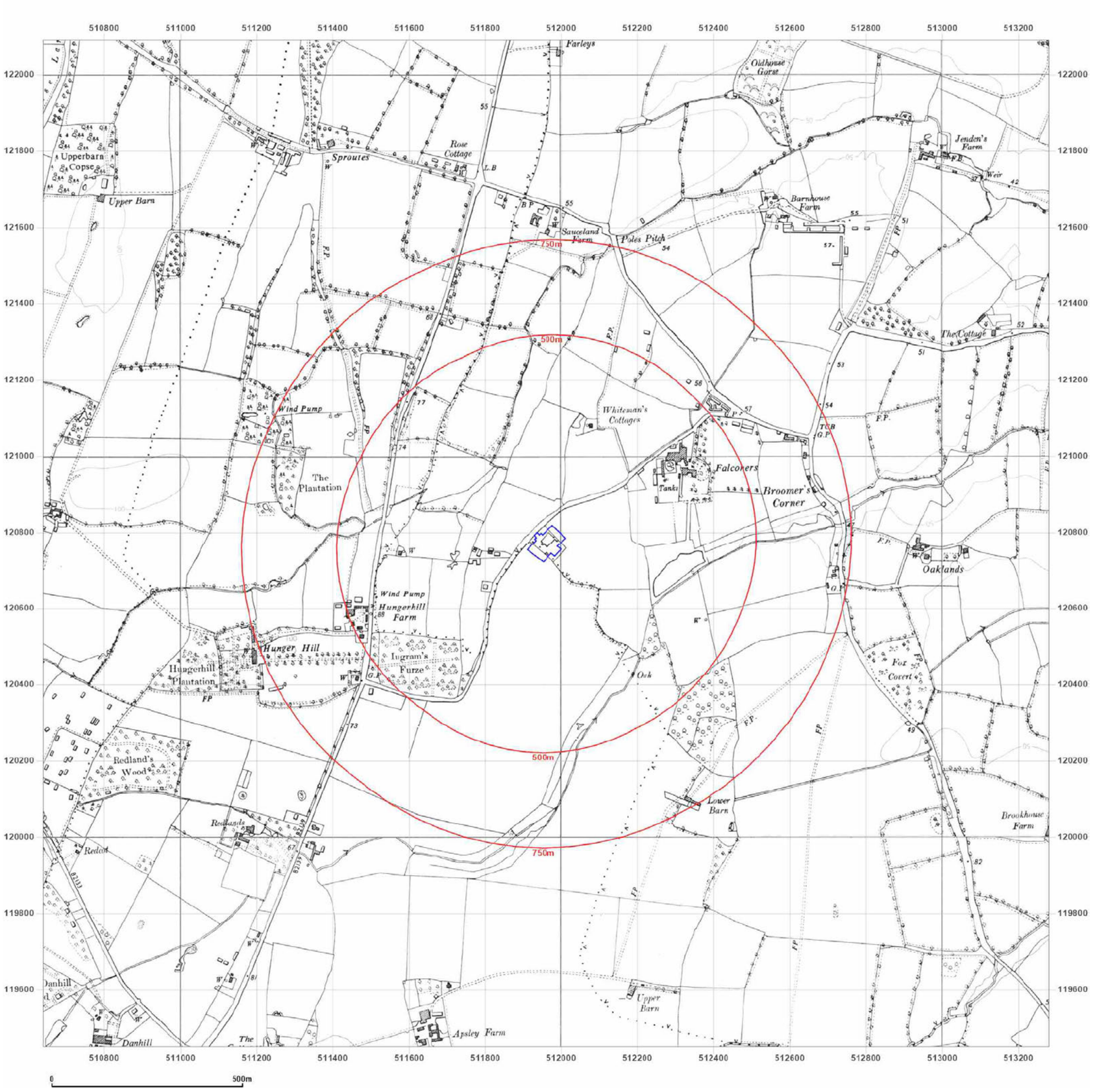

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: Provisional

Map date: **1956-1957**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1956
Revised 1956
Edition N/A
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Surveyed 1957
Revised 1957
Edition N/A
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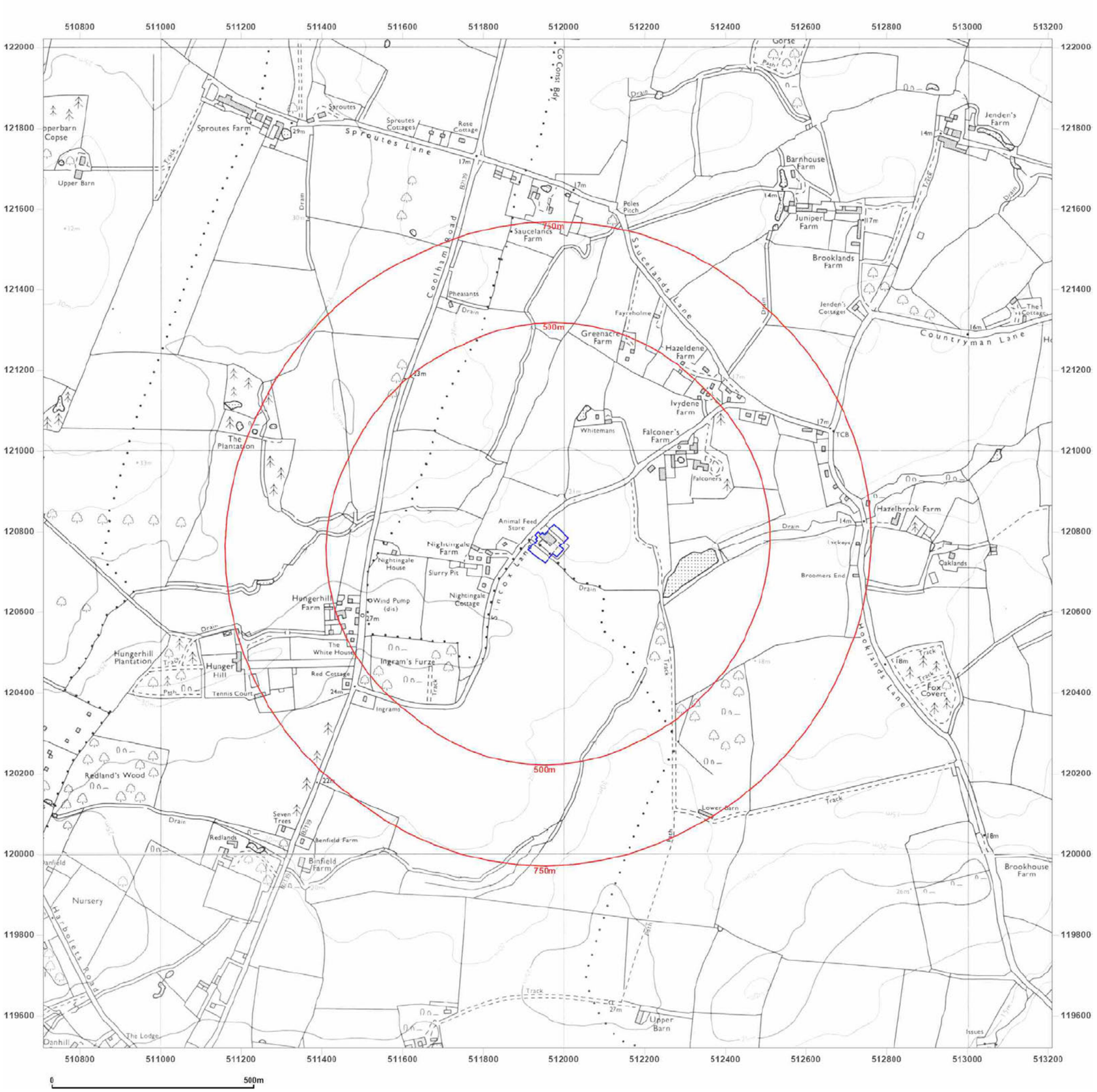

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: National Grid

Map date: **1980-1981**

Scale: 1:10,000

Printed at: 1:10,000

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Revised 1981
Edition N/A
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Levelled N/A

Surveyed 1973
Revised 1980
Edition N/A
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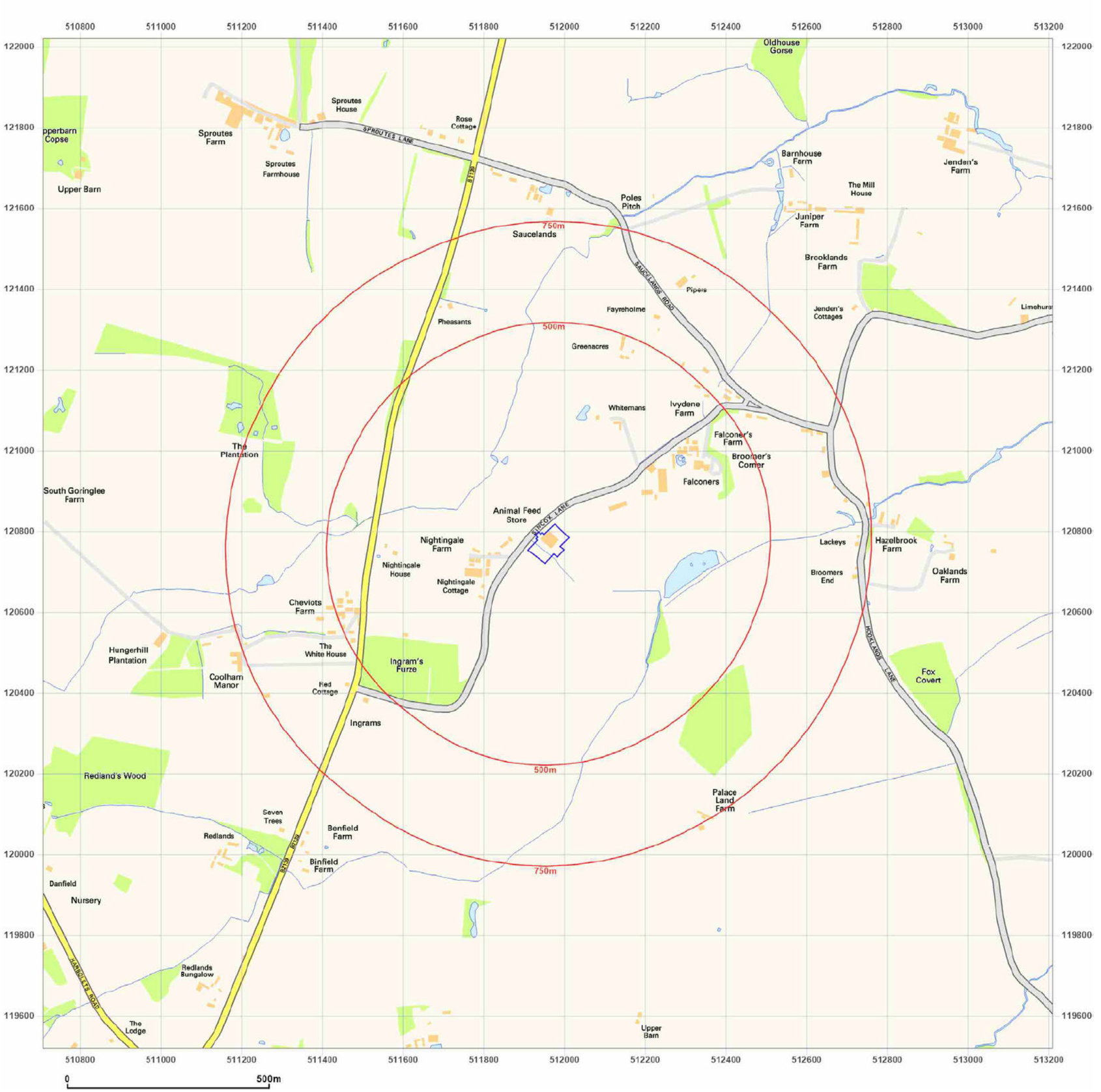

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: National Grid
Map date: 2001
Scale: 1:10,000
Printed at: 1:10,000

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Production date: 05 February 2024

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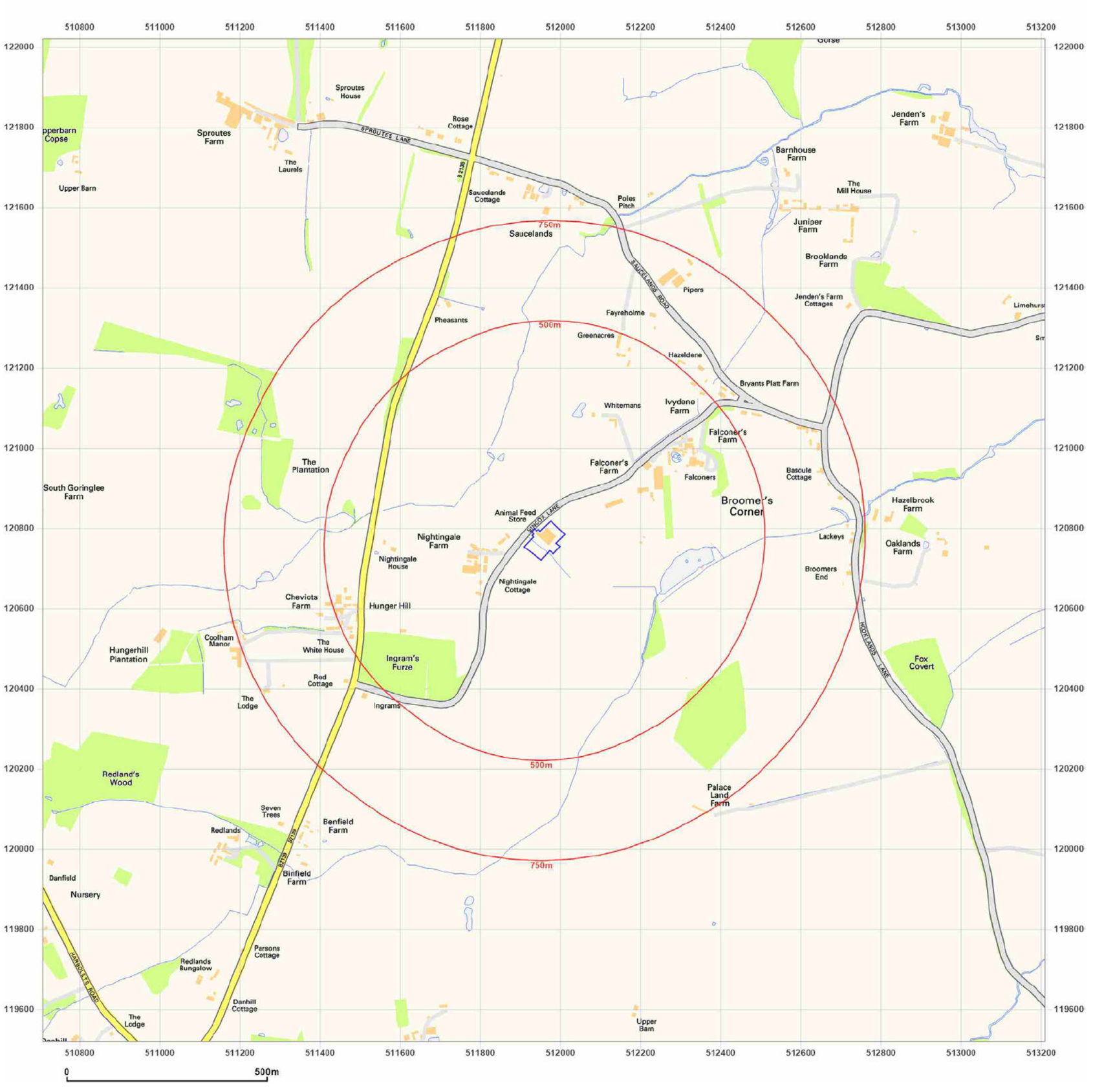

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

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

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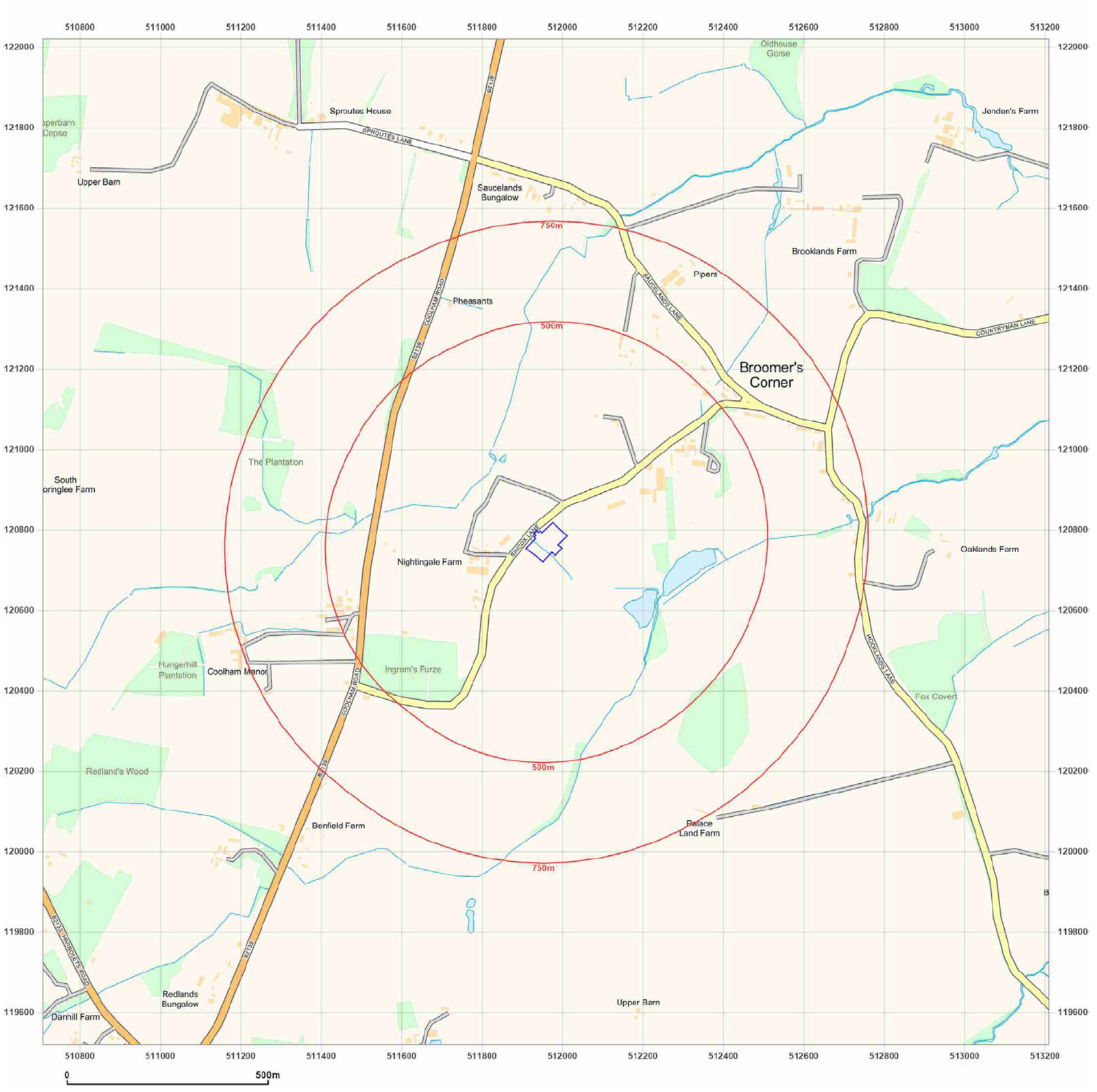

Groundsure INSIGHTS

Site Details:

FORMER ARUN FEEDMILLS,
SINCOX LANE, SHIPLEY, RH13
8PT

Client Ref: GWPR5834
Report Ref: GS-LMZ-IHX-7QG-EOV
Grid Ref: 511959, 120770

Map Name: National Grid
Map date: **2024**
Scale: 1:10,000
Printed at: 1:10,000

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APPENDIX E: GroundSure EnviroInsight and GeoInsight Datasheets

2 The Long Barn, Norton Farm, Selborne Road, Alton, Hampshire GU34 3NB
0333 600 1221 enquiries@groundandwater.co.uk **groundandwater.co.uk**

Registered Office: Kineton House, 31 Horse Fair, Banbury, Oxfordshire OX16 0AE. Registered in England No. 07032001

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

FORMER ARUN FEEDMILLS, SINCOX LANE, SHIPLEY, RH13 8PT

Order Details

Date: 05/02/2024

Your ref: GWPR5834

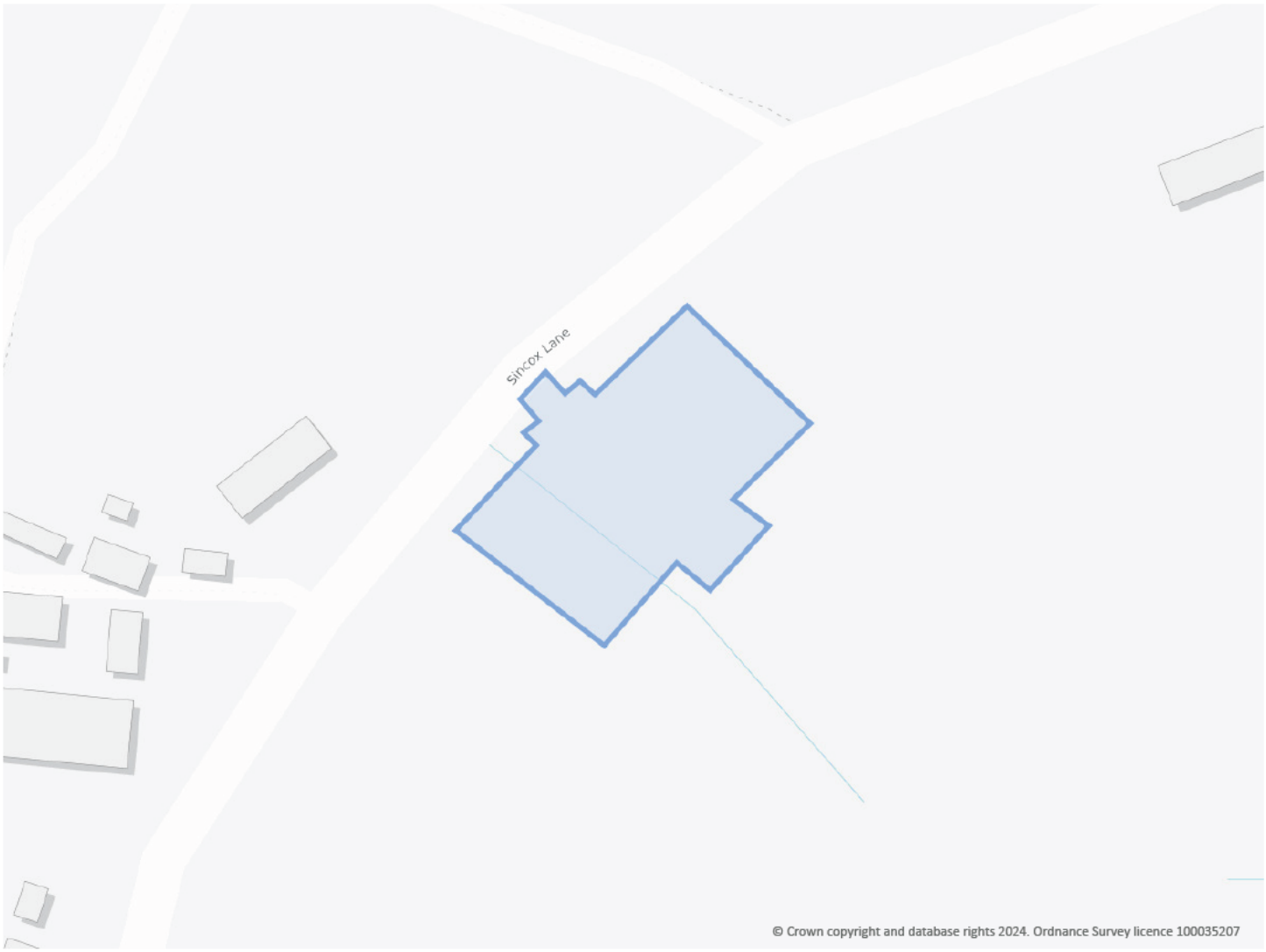
Our Ref: GS-6QC-23E-LVF-GVD

Site Details

Location: 511965 120775

Area: 0.51 ha

Authority: Horsham District Council ↗



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Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

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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 >	1	0	1	2	-
16 >	1.2 >	Historical tanks >	2	0	0	3	-
16 >	1.3 >	Historical energy features >	0	0	0	1	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
18 >	2.1 >	Historical industrial land uses >	1	0	1	3	-
19 >	2.2 >	Historical tanks >	2	0	0	5	-
19 >	2.3 >	Historical energy features >	0	0	0	2	-
20	2.4	Historical petrol stations	0	0	0	0	-
20	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	3	129	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
34	4.1	Recent industrial land uses	0	0	0	-	-
34	4.2	Current or recent petrol stations	0	0	0	0	-
35	4.3	Electricity cables	0	0	0	0	-
35	4.4	Gas pipelines	0	0	0	0	-
35	4.5	Sites determined as Contaminated Land	0	0	0	0	-

35	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
35	4.7	Regulated explosive sites	0	0	0	0	-
36	4.8	Hazardous substance storage/usage	0	0	0	0	-
36	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
36	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
36	4.12	Radioactive Substance Authorisations	0	0	0	0	-
37 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	4	-
37	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.15	Pollutant release to public sewer	0	0	0	0	-
38	4.16	List 1 Dangerous Substances	0	0	0	0	-
38	4.17	List 2 Dangerous Substances	0	0	0	0	-
38	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
38	4.19	Pollution inventory substances	0	0	0	0	-
39	4.20	Pollution inventory waste transfers	0	0	0	0	-
39	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
40 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
41 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
43 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
44	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
45	5.5	Groundwater vulnerability- local information	None (within 0m)				
46	5.6	Groundwater abstractions	0	0	0	0	0
47 >	5.7 >	Surface water abstractions >	0	0	0	0	1
47	5.8	Potable abstractions	0	0	0	0	0
47	5.9	Source Protection Zones	0	0	0	0	-
48	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
49 >	6.1 >	Water Network (OS MasterMap) >	1	2	12	-	-

51 >	6.2 >	Surface water features >	1	1	11	-	-
51 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
51 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
52	6.5	WFD Groundwater bodies	0	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
53	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
53	7.2	Historical Flood Events	0	0	0	-	-
53	7.3	Flood Defences	0	0	0	-	-
54	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
54	7.5	Flood Storage Areas	0	0	0	-	-
55	7.6	Flood Zone 2	None (within 50m)				
55	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
56 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
58 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
59	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
60	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
60	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
60	10.4	Special Protection Areas (SPA)	0	0	0	0	0
60	10.5	National Nature Reserves (NNR)	0	0	0	0	0
61	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
61 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	9
61	10.8	Biosphere Reserves	0	0	0	0	0
62	10.9	Forest Parks	0	0	0	0	0
62	10.10	Marine Conservation Zones	0	0	0	0	0
62	10.11	Green Belt	0	0	0	0	0
62	10.12	Proposed Ramsar sites	0	0	0	0	0

62	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
63	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
63	10.15	Nitrate Sensitive Areas	0	0	0	0	0
63	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
64 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
65	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
66	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66	11.4	Listed Buildings	0	0	0	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70 >	12.5 >	Countryside Stewardship Schemes >	0	1	1	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
71	13.1	Priority Habitat Inventory	0	0	0	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	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
72 >	14.1 >	10k Availability >	Identified (within 500m)				
73	14.2	Artificial and made ground (10k)	0	0	0	0	-
74 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-

75	14.4	Landslip (10k)	0	0	0	0	-
76 >	14.5 >	Bedrock geology (10k) >	1	0	3	3	-
77 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	15.1 >	50k Availability >	Identified (within 500m)				
79	15.2	Artificial and made ground (50k)	0	0	0	0	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-
80 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
81 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
81	15.6	Landslip (50k)	0	0	0	0	-
81	15.7	Landslip permeability (50k)	None (within 50m)				
82 >	15.8 >	Bedrock geology (50k) >	1	0	2	2	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
83 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
84	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
85 >	17.1 >	Shrink swell clays >	Low (within 50m)				
86 >	17.2 >	Running sands >	Very low (within 50m)				
88 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
89 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
90 >	17.5 >	Landslides >	Very low (within 50m)				
91 >	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
93 >	18.1 >	BritPits >	0	0	0	1	-
94 >	18.2 >	Surface ground workings >	0	0	6	-	-
94	18.3	Underground workings	0	0	0	0	0
95	18.4	Underground mining extents	0	0	0	0	-
95	18.5	Historical Mineral Planning Areas	0	0	0	0	-

95 >	18.6 >	Non-coal mining >	1	0	0	0	1
96	18.7	JPB mining areas	None (within 0m)				
96	18.8	The Coal Authority non-coal mining	0	0	0	0	-
96	18.9	Researched mining	0	0	0	0	-
96	18.10	Mining record office plans	0	0	0	0	-
97	18.11	BGS mine plans	0	0	0	0	-
97	18.12	Coal mining	None (within 0m)				
97	18.13	Brine areas	None (within 0m)				
97	18.14	Gypsum areas	None (within 0m)				
97	18.15	Tin mining	None (within 0m)				
98	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
99	19.1	Natural cavities	0	0	0	0	-
99	19.2	Mining cavities	0	0	0	0	0
99	19.3	Reported recent incidents	0	0	0	0	-
99	19.4	Historical incidents	0	0	0	0	-
100	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
101 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
103 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	0	-	-	-
103	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
104	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
105	22.1	Underground railways (London)	0	0	0	-	-
105	22.2	Underground railways (Non-London)	0	0	0	-	-
105	22.3	Railway tunnels	0	0	0	-	-
105	22.4	Historical railway and tunnel features	0	0	0	-	-
105	22.5	Royal Mail tunnels	0	0	0	-	-

106	22.6	Historical railways	0	0	0	-	-
106	22.7	Railways	0	0	0	-	-
106	22.8	Crossrail 1	0	0	0	0	-
106	22.9	Crossrail 2	0	0	0	0	-
106	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 24/04/2021

Site Area: 0.51ha

Recent site history - 2018 aerial photograph



Capture Date: 14/05/2018

Site Area: 0.51ha

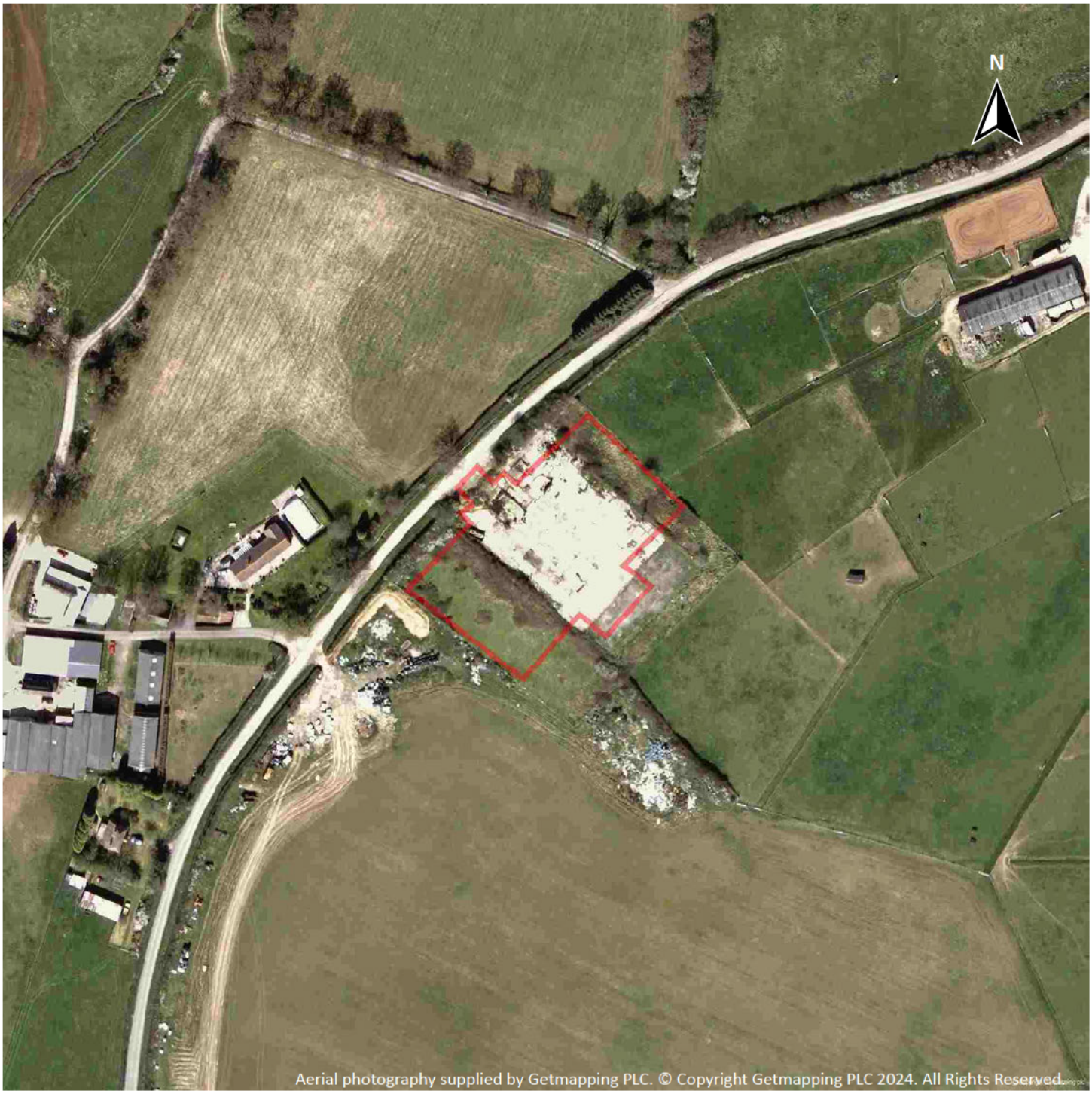
Recent site history - 2012 aerial photograph



Capture Date: 13/09/2012

Site Area: 0.51ha

Recent site history - 2005 aerial photograph



Capture Date: 17/04/2005

Site Area: 0.51ha

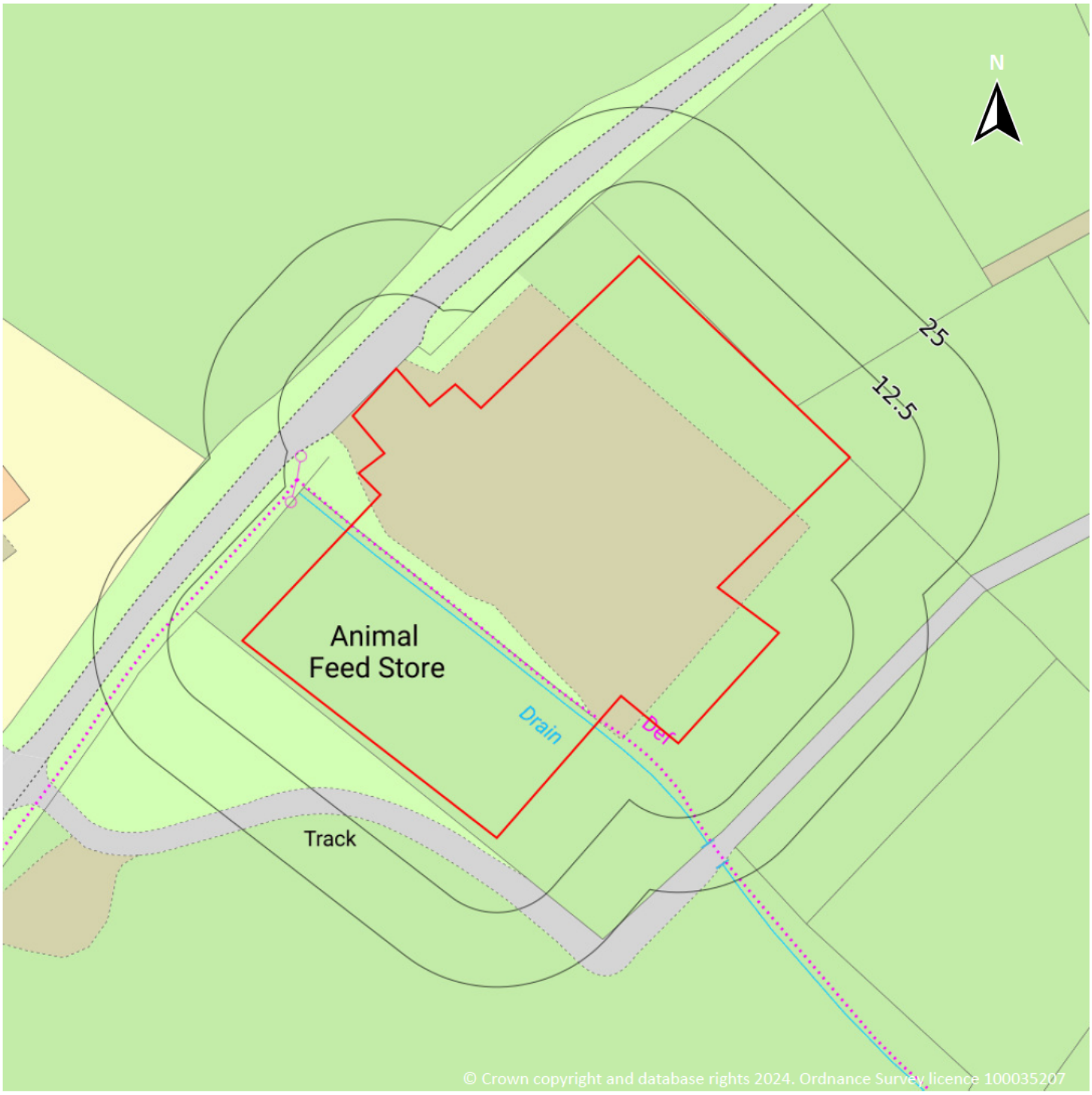
Recent site history - 1999 aerial photograph



Capture Date: 29/08/1999

Site Area: 0.51ha

OS MasterMap site plan



Site Area: 0.51ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	4

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

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

ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Store	1981	2140469

ID	Location	Land use	Dates present	Group ID
1	173m W	Slurry Pit	1981	2165366
B	296m NE	Unspecified Tanks	1956	2183422
B	303m NE	Unspecified Tanks	1909 - 1946	2239619

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	5

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, 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	**On site**	**Tanks**	**1976**	**374928**
A	**On site**	**Unspecified Tanks**	**1976**	**379188**
2	281m E	Unspecified Tank	1975	359596
C	351m NE	Unspecified Tank	1975 - 1993	408035
3	373m NE	Unspecified Tank	1975 - 1994	396900

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	1

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
C	397m NE	Electricity Substation	1975 - 1993	290586

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

2.1 Historical industrial land uses

Records within 500m	5

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Store**	**1981**	**2140469**
1	173m W	Slurry Pit	1981	2165366
B	296m NE	Unspecified Tanks	1956	2183422

ID	Location	Land Use	Date	Group ID
B	303m NE	Unspecified Tanks	1946	2239619
B	303m NE	Unspecified Tanks	1909	2239619

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	7

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

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

ID	Location	Land Use	Date	Group ID
A	**On site**	**Tanks**	**1976**	**374928**
A	**On site**	**Unspecified Tanks**	**1976**	**379188**
2	281m E	Unspecified Tank	1975	359596
C	351m NE	Unspecified Tank	1993	408035
C	351m NE	Unspecified Tank	1975	408035
D	373m NE	Unspecified Tank	1994	396900
D	374m NE	Unspecified Tank	1975	396900

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	2

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 18 >**

ID	Location	Land Use	Date	Group ID
C	397m NE	Electricity Substation	1975	290586
C	397m NE	Electricity Substation	1993	290586

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	132

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 21 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	143m W	Nightingales Farm Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/EE5146CT /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
A	143m W	Nightingales Farm Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/EE5146CT /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste for a specified purpose
1	226m NE	BARNFIELD STABLES, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX106888	Using waste exemption	Not on a farm	Use of waste in construction
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from dredging of inland waters
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of waste from a portable sanitary convenience
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in secure containers
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Storing waste exemption	Agricultural Waste Only	Storage of waste in a secure place
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Cleaning, washing, spraying or coating relevant waste
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Aerobic composting and associated prior treatment
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Anaerobic digestion at premises not used for agriculture and burning of resultant biogas
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Preparatory treatments (baling, sorting, shredding etc)
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

ID	Location	Site	Reference	Category	Sub-Category	Description
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Mechanical treatment of end-of-life tyres
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Use of waste in construction
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Spreading waste on non-agricultural land to confer benefit
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Spreading of plant matter to confer benefit
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Incorporation of ash into soil
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Pig and poultry ash
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Use of baled end-of-life tyres in construction
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Burning of waste as a fuel in a small appliance
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Use of waste derived biodiesel as fuel
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Use of waste for a specified purpose
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Disposing of waste exemption	Agricultural Waste Only	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Disposing of waste exemption	Agricultural Waste Only	Disposal by incineration
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Disposing of waste exemption	Agricultural Waste Only	Burning waste in the open

ID	Location	Site	Reference	Category	Sub-Category	Description
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Sorting mixed waste
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Treatment of waste food
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Crushing and emptying waste vehicle oil filters
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Treatment of non-hazardous pesticide washings by carbon filtration for disposal
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Treatment of waste in a biobed or biofilter
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Screening and blending of waste
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Treating waste exemption	Agricultural Waste Only	Recovery of scrap metal
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Spreading waste on agricultural land to confer benefit
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Use of mulch
B	373m NE	Falconers Sincox Lane HORSHAM West Sussex RH13 8PT	EPR/FF0731XU /A001	Using waste exemption	Agricultural Waste Only	Use of waste to manufacture finished goods
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Storing waste exemption	On a farm	Storage of sludge
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Storing waste exemption	On a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Storing waste exemption	On a farm	Storage of waste in secure containers
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Treatment of waste at a water treatment works
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Using waste exemption	On a farm	Pig and poultry ash
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Using waste exemption	On a farm	Incorporation of ash into soil
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Using waste exemption	On a farm	Use of waste for a specified purpose

ID	Location	Site	Reference	Category	Sub-Category	Description
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Using waste exemption	On a farm	Use of waste derived biodiesel as fuel
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Using waste exemption	On a farm	Use of waste in construction
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Disposing of waste exemption	On a farm	Burning waste in the open
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Disposing of waste exemption	On a farm	Disposal by incineration
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Treatment of waste in a biobed or biofilter
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Treatment of sheep dip for disposal
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Treatment of kitchen waste in a wormery
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Treatment of waste food
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Manual treatment of waste
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Sorting mixed waste
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Recovery of scrap metal

ID	Location	Site	Reference	Category	Sub-Category	Description
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Treating waste exemption	On a farm	Screening and blending of waste
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Using waste exemption	On a farm	Use of depolluted end-of-life vehicles for vehicle parts
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Using waste exemption	On a farm	Use of mulch
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX334448	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Using waste exemption	On a farm	Use of waste derived biodiesel as fuel
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Using waste exemption	On a Farm	Use of waste in construction
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Using waste exemption	On a Farm	Use of waste derived biodiesel as fuel
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Using waste exemption	On a Farm	Use of waste for a specified purpose
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Using waste exemption	On a Farm	Spreading waste on non-agricultural land to confer benefit
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Using waste exemption	On a Farm	Spreading of plant matter to confer benefit
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Using waste exemption	On a Farm	Incorporation of ash into soil
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Using waste exemption	On a Farm	Pig and poultry ash
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Cleaning, washing, spraying or coating relevant waste

ID	Location	Site	Reference	Category	Sub-Category	Description
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Preparatory treatments (baling, sorting, shredding etc)
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Treatment of waste at a water treatment works
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Aerobic composting and associated prior treatment
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Disposing of waste exemption	On a Farm	Deposit of waste from dredging of inland waters
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Disposing of waste exemption	On a Farm	Deposit of waste from a portable sanitary convenience
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Storing waste exemption	On a Farm	Storage of waste in secure containers
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Storing waste exemption	On a Farm	Storage of waste in a secure place
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Storing waste exemption	On a Farm	Storage of sludge
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Disposing of waste exemption	On a farm	Deposit of waste from dredging of inland waters
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Disposing of waste exemption	On a farm	Deposit of waste from a portable sanitary convenience
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Storing waste exemption	On a farm	Storage of waste in secure containers
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Storing waste exemption	On a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Storing waste exemption	On a farm	Storage of sludge
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Cleaning, washing, spraying or coating relevant waste
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Treatment of waste at a water treatment works
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Aerobic composting and associated prior treatment
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Preparatory treatments (baling, sorting, shredding etc)
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Using waste exemption	On a farm	Use of waste in construction
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Using waste exemption	On a farm	Spreading waste on non-agricultural land to confer benefit
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Using waste exemption	On a farm	Spreading of plant matter to confer benefit
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Using waste exemption	On a farm	Incorporation of ash into soil
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Using waste exemption	On a farm	Pig and poultry ash
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Using waste exemption	On a farm	Use of waste for a specified purpose
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Using waste exemption	On a farm	Use of mulch

ID	Location	Site	Reference	Category	Sub-Category	Description
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Using waste exemption	On a Farm	Spreading waste on agricultural land to confer benefit
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Using waste exemption	On a Farm	Use of mulch
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Using waste exemption	On a Farm	Use of depolluted end-of-life vehicles for vehicle parts
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Screening and blending of waste
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Recovery of scrap metal
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Sorting mixed waste
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Manual treatment of waste
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Treatment of waste food
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Treatment of kitchen waste in a wormery
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Treatment of sheep dip for disposal
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Treating waste exemption	On a Farm	Treatment of waste in a biobed or biofilter
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Disposing of waste exemption	On a Farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice

ID	Location	Site	Reference	Category	Sub-Category	Description
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Disposing of waste exemption	On a Farm	Disposal by incineration
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX209804	Disposing of waste exemption	On a Farm	Burning waste in the open
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Disposing of waste exemption	On a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Disposing of waste exemption	On a farm	Disposal by incineration
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Disposing of waste exemption	On a farm	Burning waste in the open
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Sorting mixed waste
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Manual treatment of waste
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Treatment of waste food
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Anaerobic digestion at premises used for agriculture and burning of resultant biogas
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Treatment of kitchen waste in a wormery
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Treatment of sheep dip for disposal
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Treatment of waste in a biobed or biofilter
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Screening and blending of waste

ID	Location	Site	Reference	Category	Sub-Category	Description
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Treating waste exemption	On a farm	Recovery of scrap metal
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Using waste exemption	On a farm	Spreading waste on agricultural land to confer benefit
B	386m NE	FALCONERS, SINCOX LANE, SHIPLEY, HORSHAM, RH13 8PT	WEX054713	Using waste exemption	On a farm	Use of depolluted end-of-life vehicles for vehicle parts

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m	0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	0

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	4

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 34 >

ID	Location	Address	Details	
1	424m W	OAKFIELD SDP, COOLHAM ROAD, COOLHAM	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: P05356 Permit Version: 1 Receiving Water: -	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 12/05/1994 Effective Date: 12/05/1994 Revocation Date: 31/03/1997
A	490m SW	HUNGERHILL HOUSE, HUNGERHILL HOUSE, COOLHAM, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: D01395 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 29/05/1963 Effective Date: 29/05/1963 Revocation Date: 20/03/1996
A	490m SW	HUNGERHILL HOUSE, HUNGERHILL HOUSE, COOLHAM, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: D01395 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 29/05/1963 Effective Date: 29/05/1963 Revocation Date: 20/03/1996
A	490m SW	HUNGERHILL HOUSE, HUNGERHILL HOUSE, COOLHAM, WEST SUSSEX	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: D01395 Permit Version: 1 Receiving Water: FRESHWATER RIVER	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 29/05/1963 Effective Date: 29/05/1963 Revocation Date: 20/03/1996

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

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

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

4.19 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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

4.20 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

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

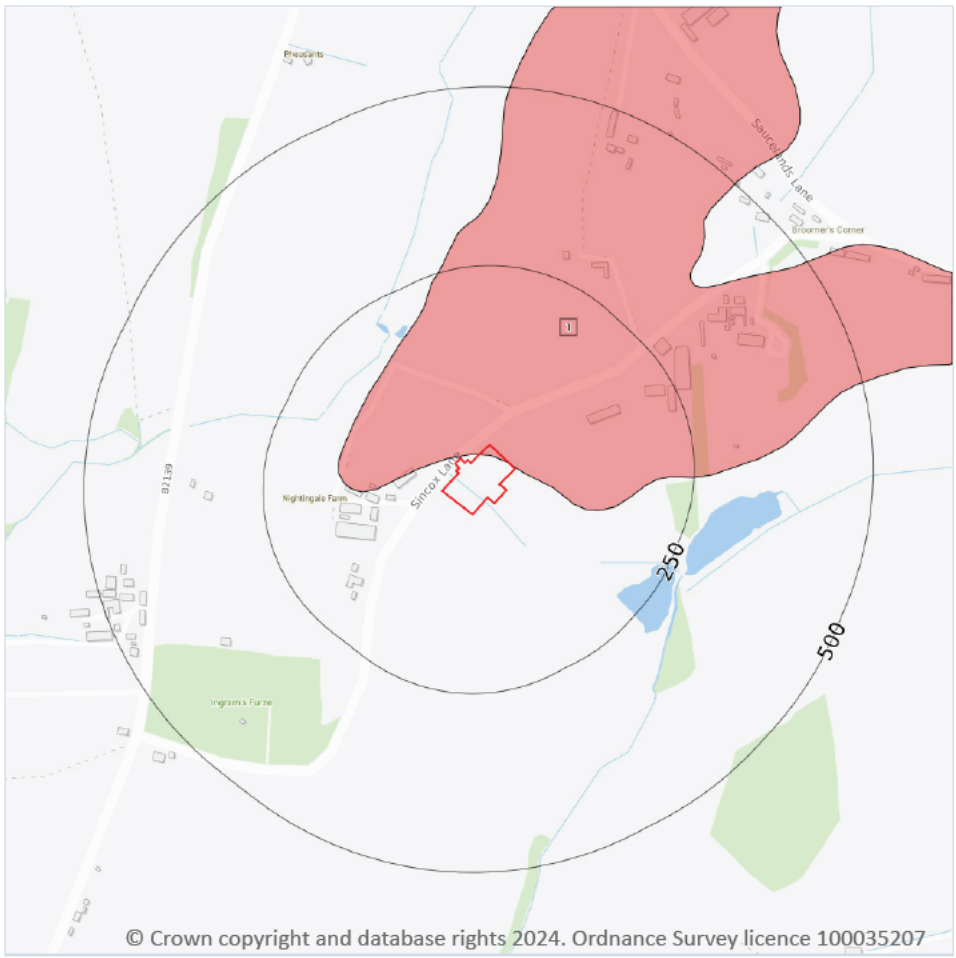
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

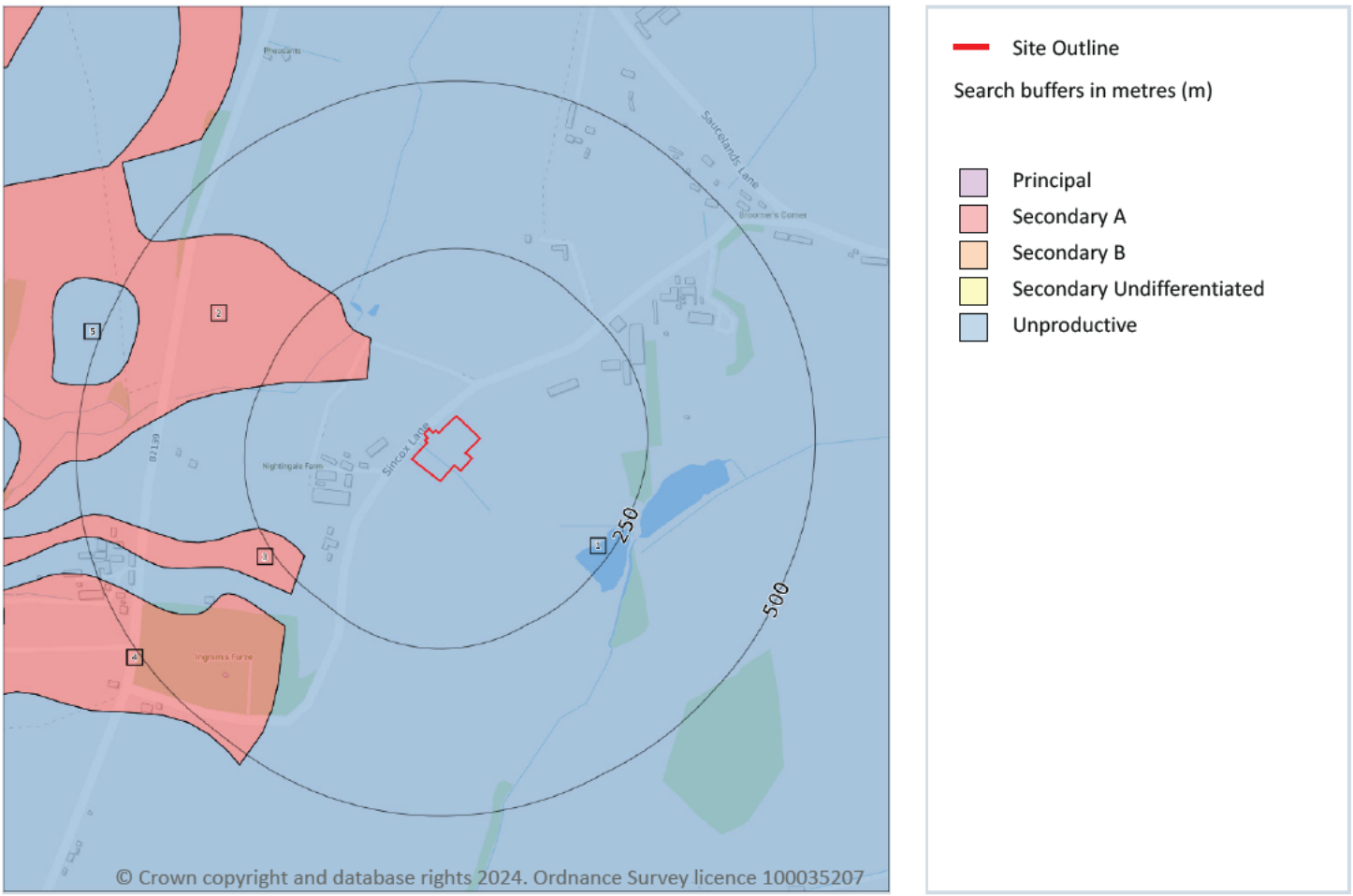
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on page 40 >

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

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	5

Aquifer status of groundwater held within bedrock geology.

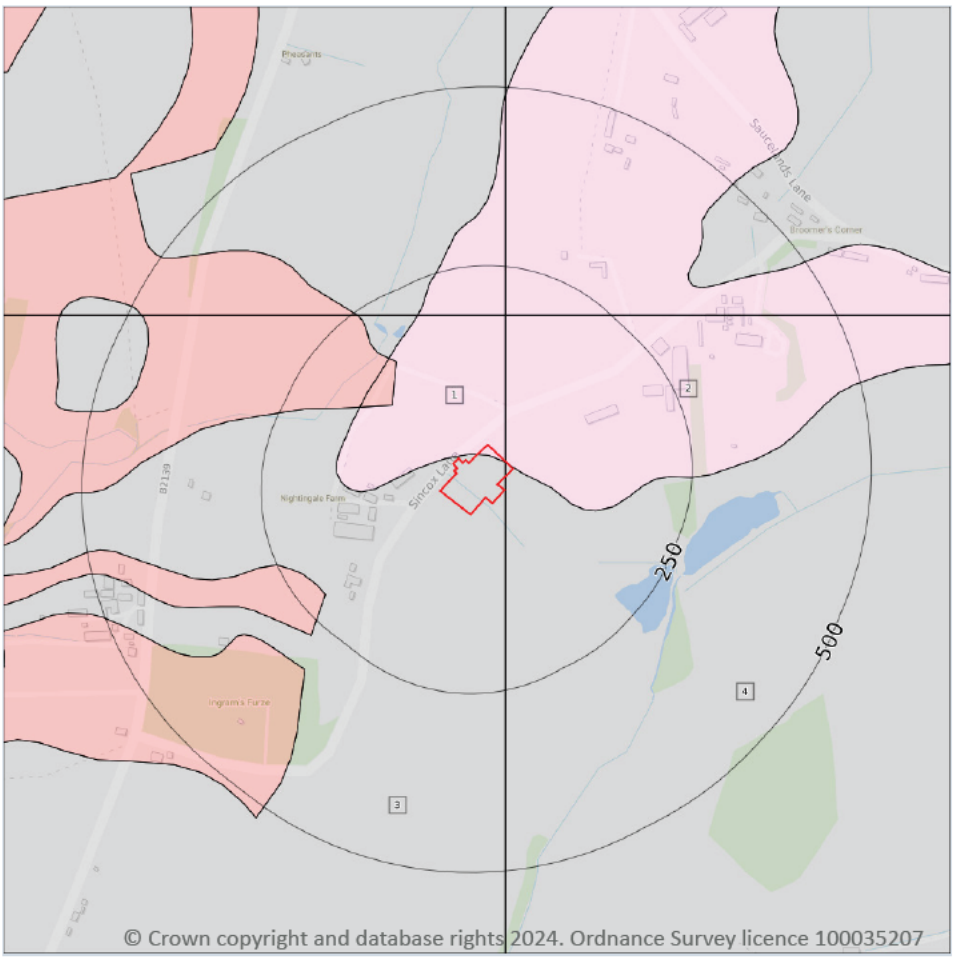
Features are displayed on the Bedrock aquifer map on page 41 >

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**
2	118m NW	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	216m 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
4	313m 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
5	448m W	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	4

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

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

Features are displayed on the Groundwater vulnerability map on page 43 >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Unproductive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: 40-70% Dilution value: 300-550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: No Data	Vulnerability: Unproductive Aquifer type: Unproductive Flow mechanism: Well connected fractures
3	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
4	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	0

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.

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 46 >

ID	Location	Details	
-	1987m NE	Status: Historical Licence No: 23/074 Details: Spray Irrigation - Storage Direct Source: Southern Region Surface Waters Point: RIVER ADUR AT BUTTERSTOCKS FARM, SHIPLEY, HORSHAM (POINT A) Data Type: Point Name: Knepp Castle Polo Club Ltd Easting: 512970 Northing: 122540	Annual Volume (m^3): 3000 Max Daily Volume (m^3): 200 Original Application No: - Original Start Date: 02/08/2000 Expiry Date: 01/08/2015 Issue No: 1 Version Start Date: 16/06/2009 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	15

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 49 >

ID	Location	Type of water feature	Ground level	Permanence	Name
A	On site	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	17m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
A	21m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	75m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	166m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	181m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	191m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
D	193m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
4	195m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
E	196m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	198m NW	Lake, loch or reservoir.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	221m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	229m NW	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
F	231m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
G	249m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	13

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

Features are displayed on the Hydrology map on page 49 >

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 49 >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Adur (Hammer pond)**	**GB107041012190**	**Adur Upper**	**Adur and Ouse**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on page 49 >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1358m S	River	Adur (Hammer pond)	GB107041012190	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	0

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

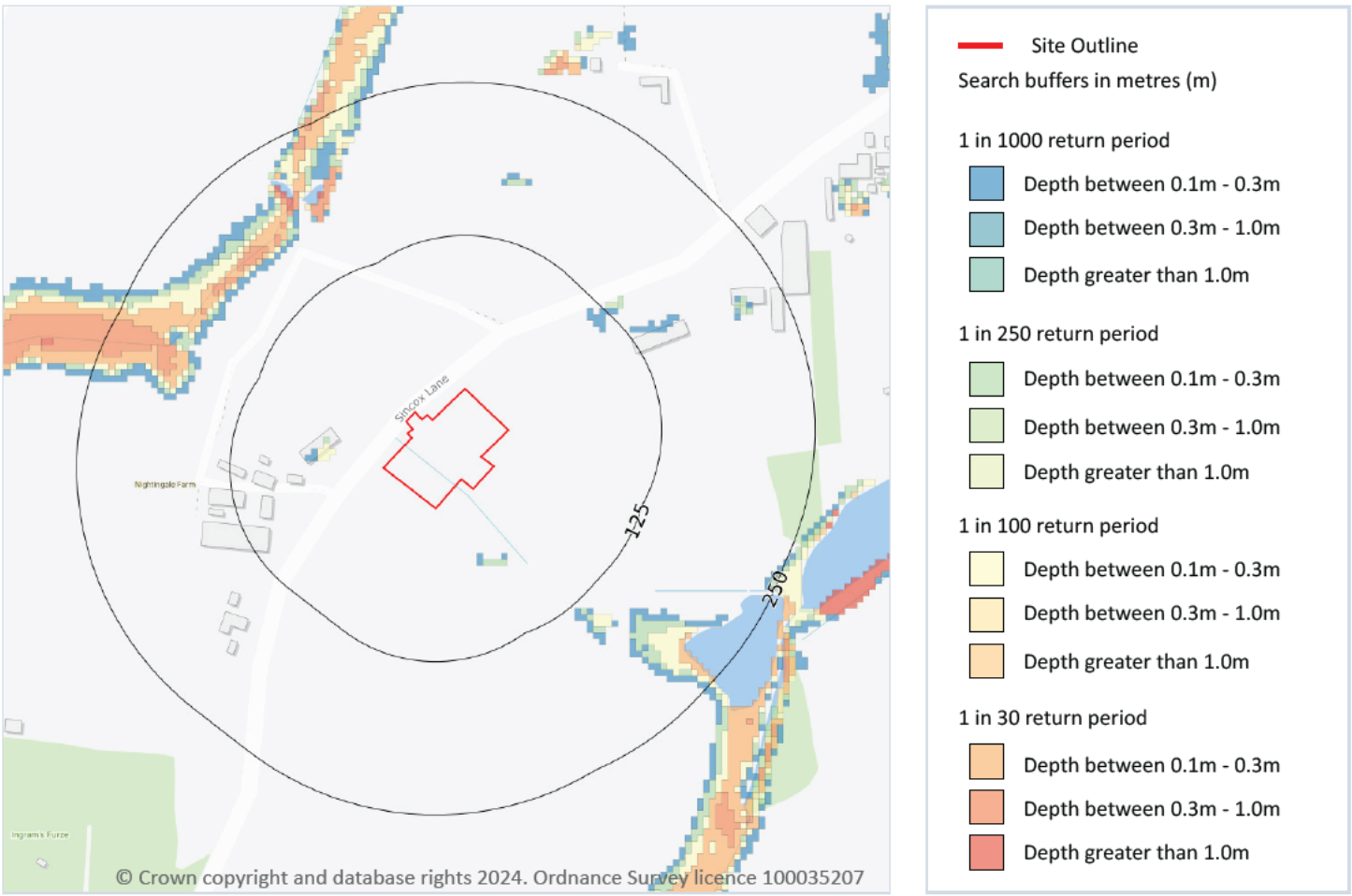
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 100 year, 0.1m - 0.3m**

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

Features are displayed on the Surface water flooding map on page 56 >

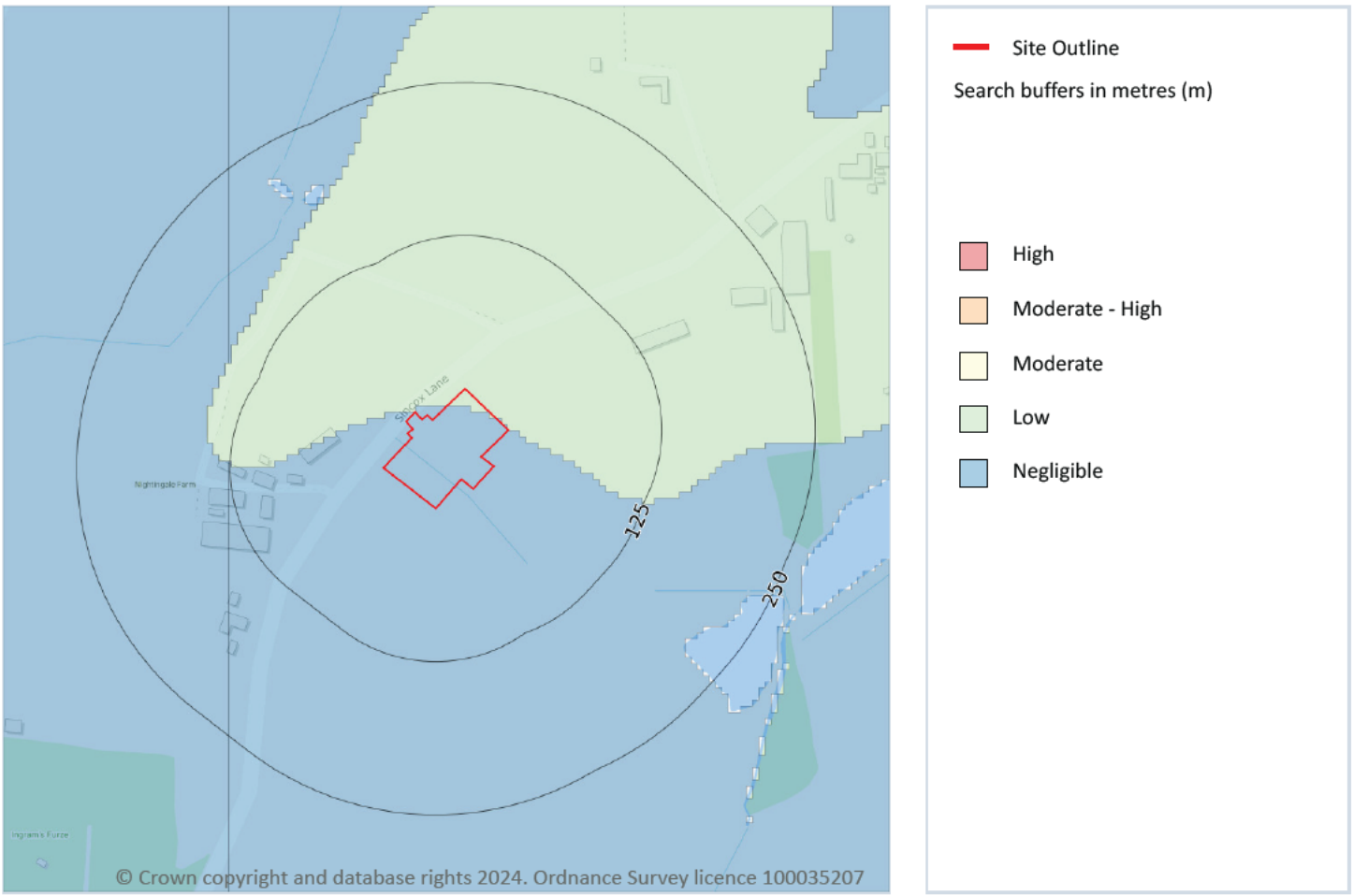
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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



9.1 Groundwater flooding

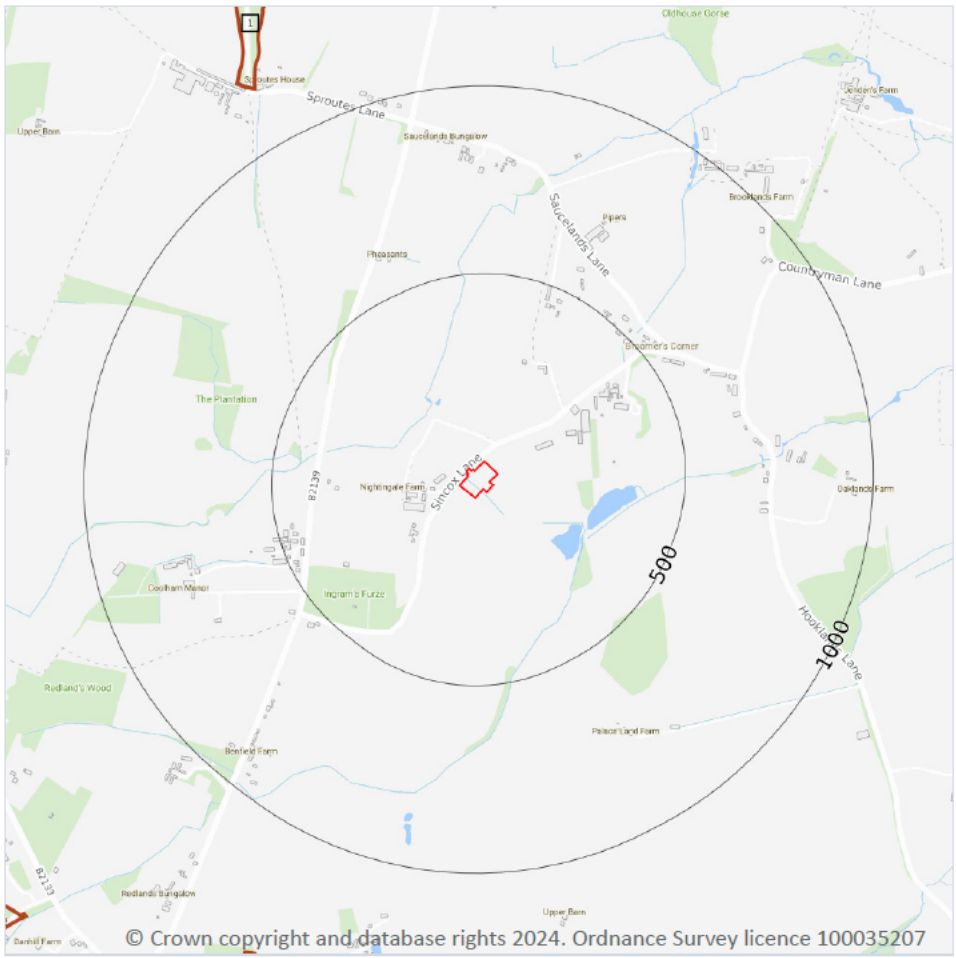
Highest risk on site	**Low**
Highest risk within 50m	**Low**

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 58 >

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	9

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 59 >**

ID	Location	Name	Woodland Type
1	1161m NW	Unknown	Ancient & Semi-Natural Woodland
2	1349m SW	Unknown	Ancient & Semi-Natural Woodland
-	1413m S	Unknown	Ancient & Semi-Natural Woodland
4	1626m SW	Unknown	Ancient & Semi-Natural Woodland
-	1671m S	Unknown	Ancient & Semi-Natural Woodland
-	1735m N	Unknown	Ancient & Semi-Natural Woodland
-	1736m SW	Unknown	Ancient & Semi-Natural Woodland
-	1772m NW	Unknown	Ancient & Semi-Natural Woodland
-	1813m W	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.

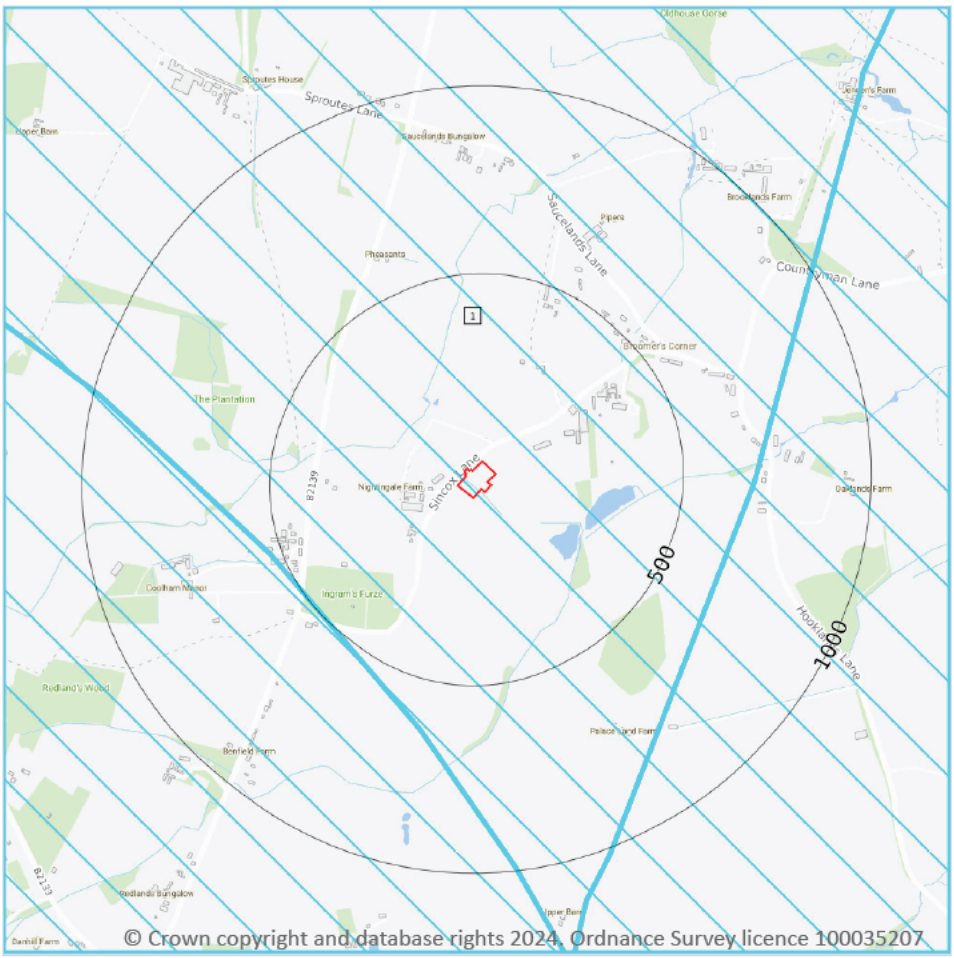
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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.

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 64 >

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. Notes: SUSSEX NORTH WATER SUPPLY ZONE. All new development that requires a public water supply requires an HRA to assess the impacts of groundwater abstraction on Arun Valley SPA/SAC/Ramsar. LPAs to refer to Natural England's Statement and Advice Note.**

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

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	0

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

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

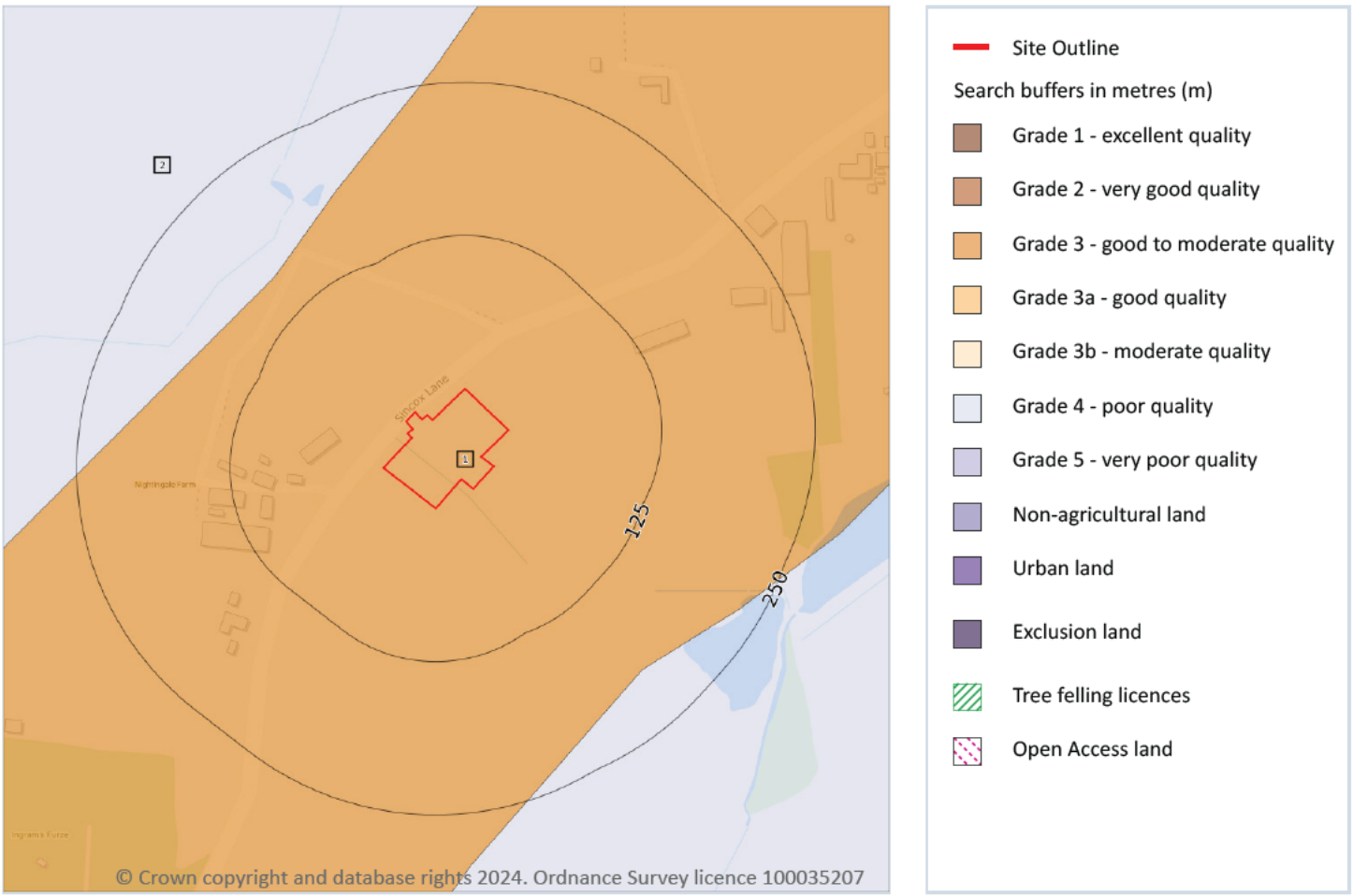
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



12.1 Agricultural Land Classification

Records within 250m	2

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

Features are displayed on the Agricultural designations map on page 68 >

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

ID	Location	Classification	Description
2	159m NW	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	2

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

Location	Reference	Scheme	Start Date	End Date
1m W	951453	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025
68m N	951453	Countryside Stewardship (Middle Tier)	01/01/2021	31/12/2025

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

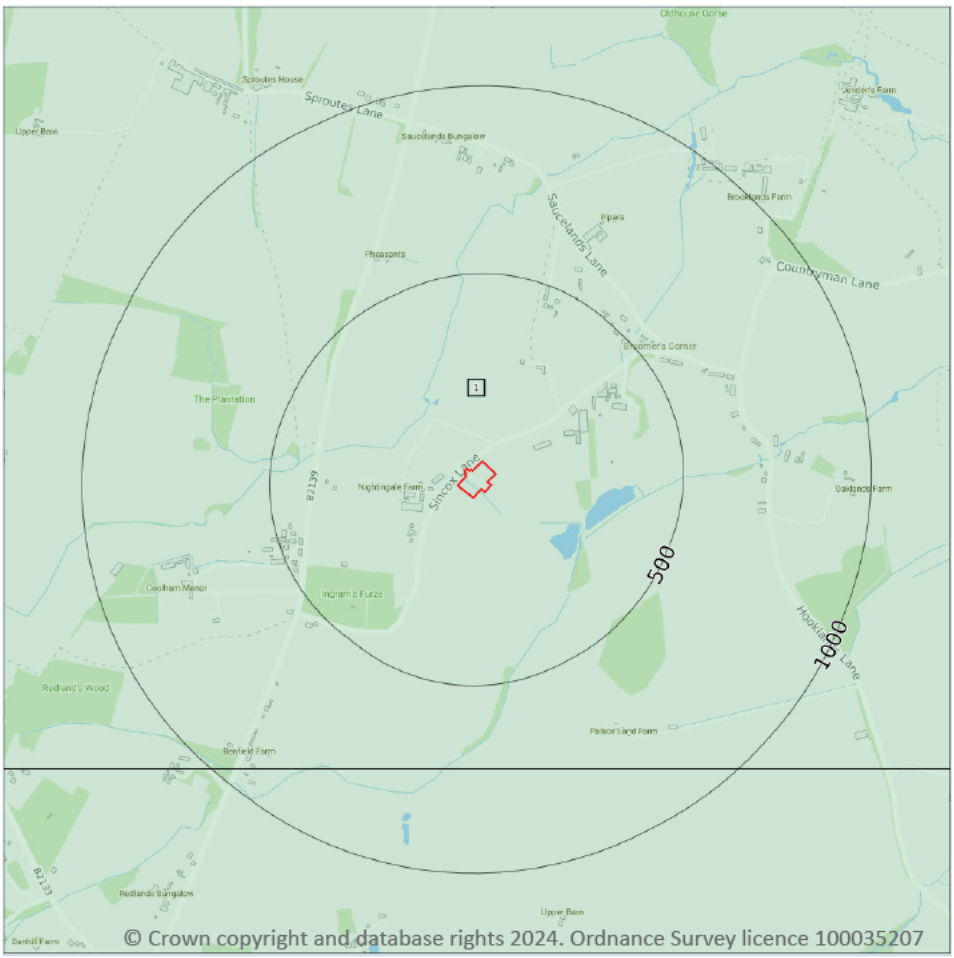
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on page 72 >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	TQ12SW

This data is sourced from the British Geological Survey.

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

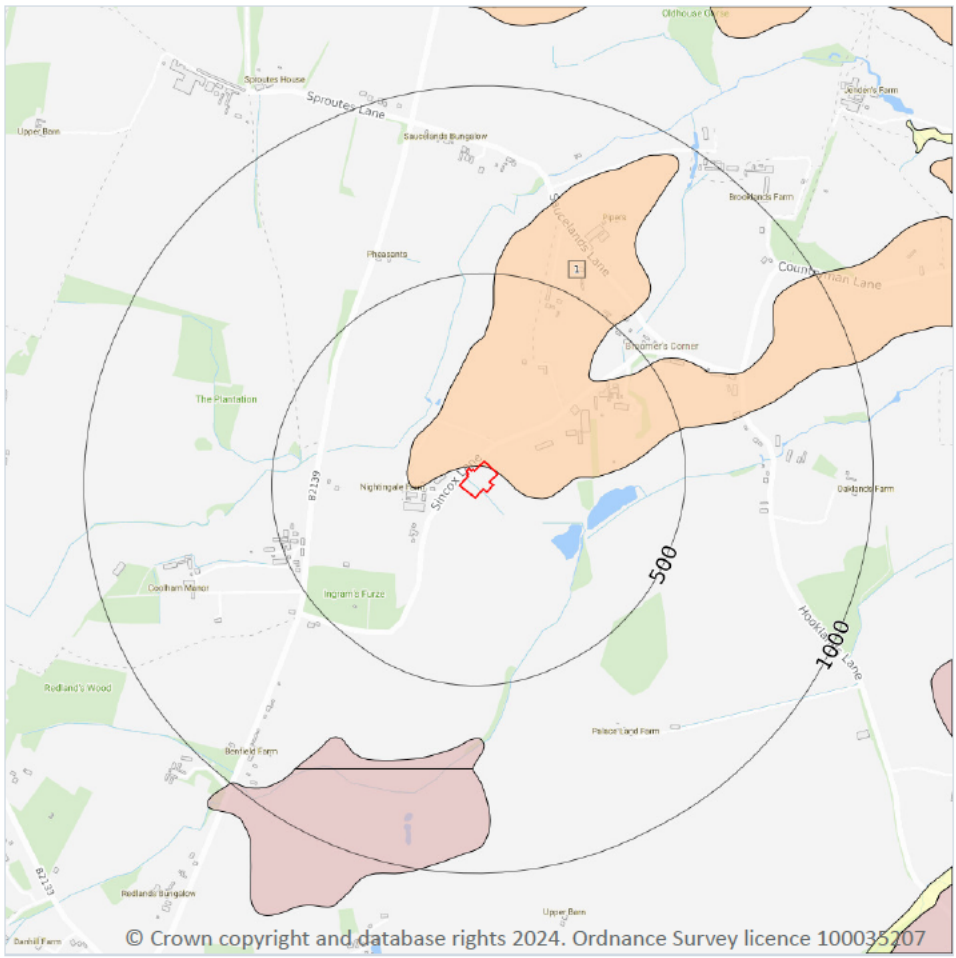
14.2 Artificial and made ground (10k)

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	1

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 74 >

ID	Location	LEX Code	Description	Rock description
1	On site	AD2-XSV	River Terrace Deposits, 2 (adur) - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

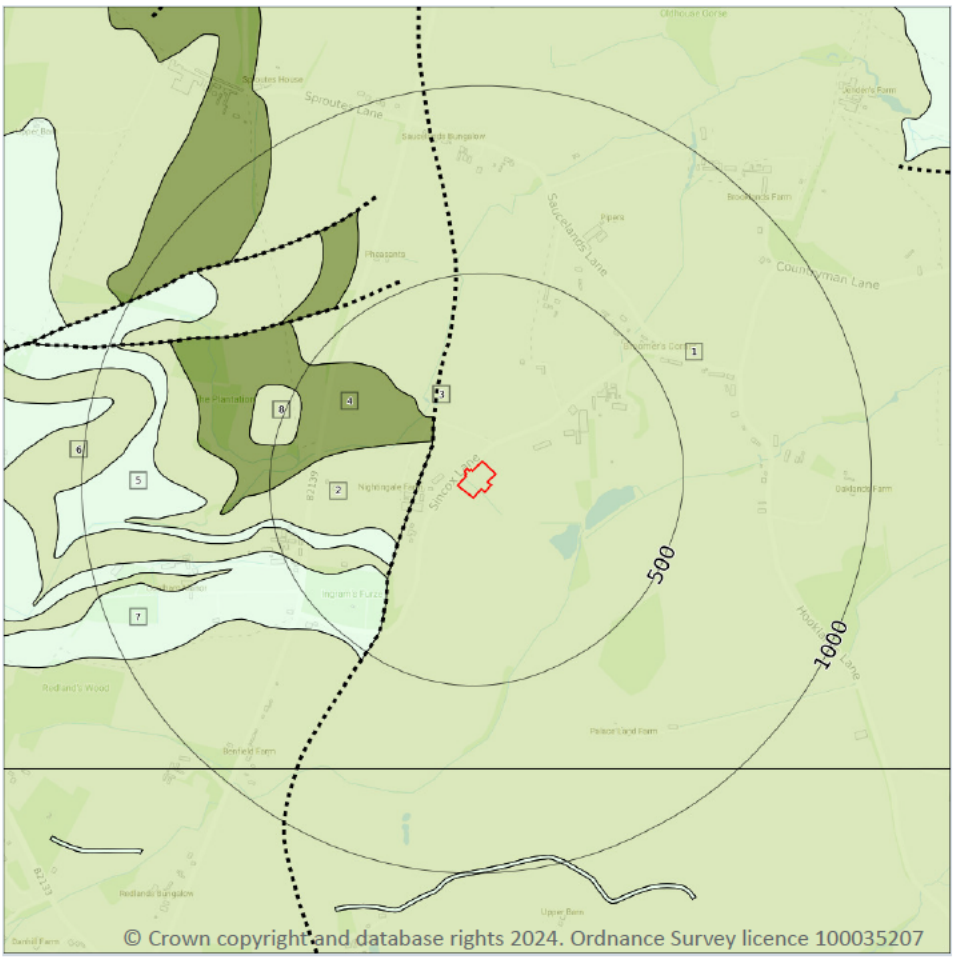
14.4 Landslip (10k)

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	7

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 76 >

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-MDST**	**Weald Clay Formation - Mudstone**	**Barremian Age - Hauterivian Age**
2	100m W	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
4	116m NW	WC-LMST	Weald Clay Formation - Limestone	Barremian Age - Hauterivian Age
5	222m SW	WC-SDST	Weald Clay Formation - Sandstone	Barremian Age - Hauterivian Age

ID	Location	LEX Code	Description	Rock age
6	280m SW	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age
7	308m SW	WC-SDST	Weald Clay Formation - Sandstone	Barremian Age - Hauterivian Age
8	450m W	WC-MDST	Weald Clay Formation - Mudstone	Barremian Age - Hauterivian Age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	1

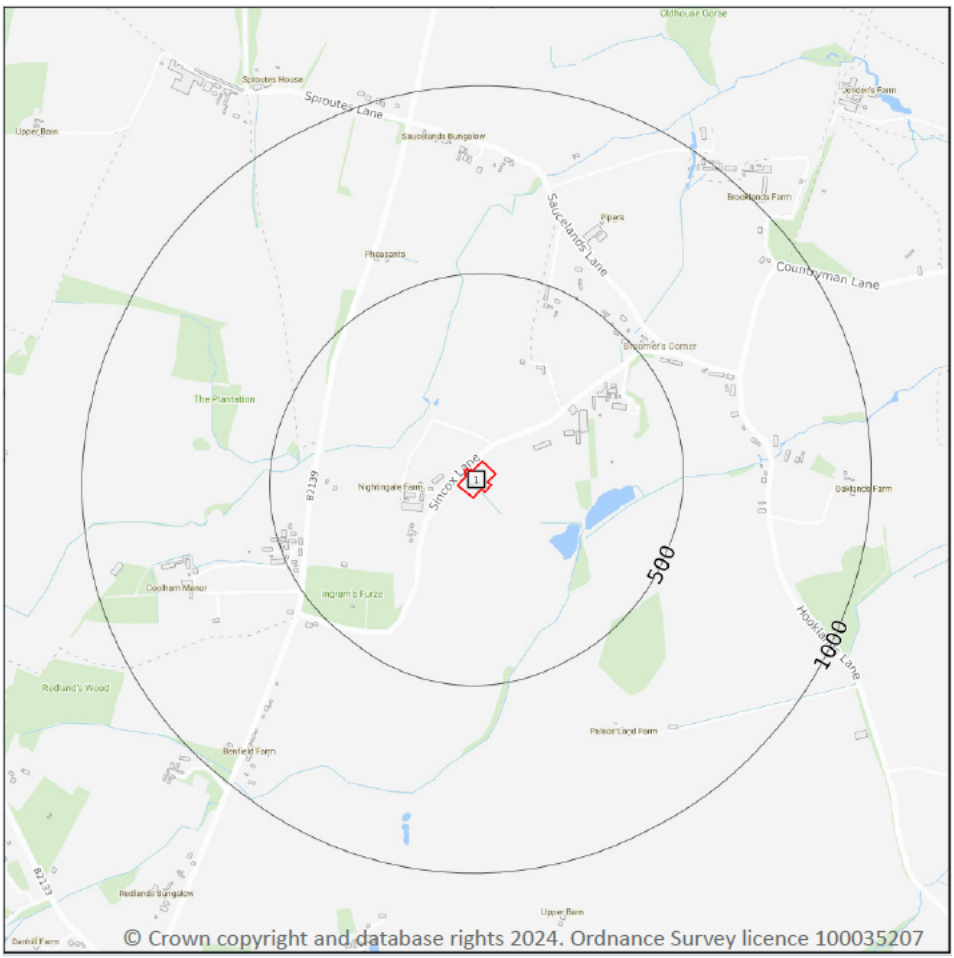
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on page 76 >

ID	Location	Category	Description
3	100m W	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on page 78 >

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

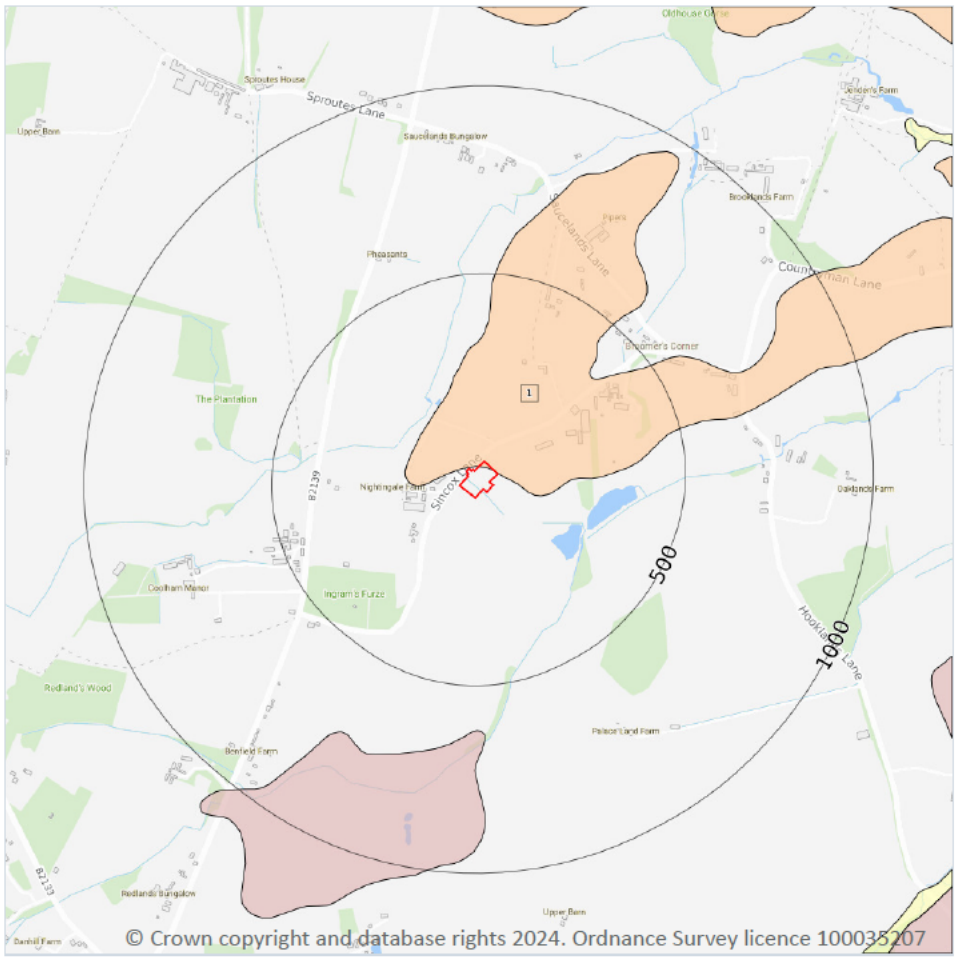
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	1

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 80 >

ID	Location	LEX Code	Description	Rock description
1	On site	AD2-XSV	RIVER TERRACE DEPOSITS, 2 (ADUR)	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

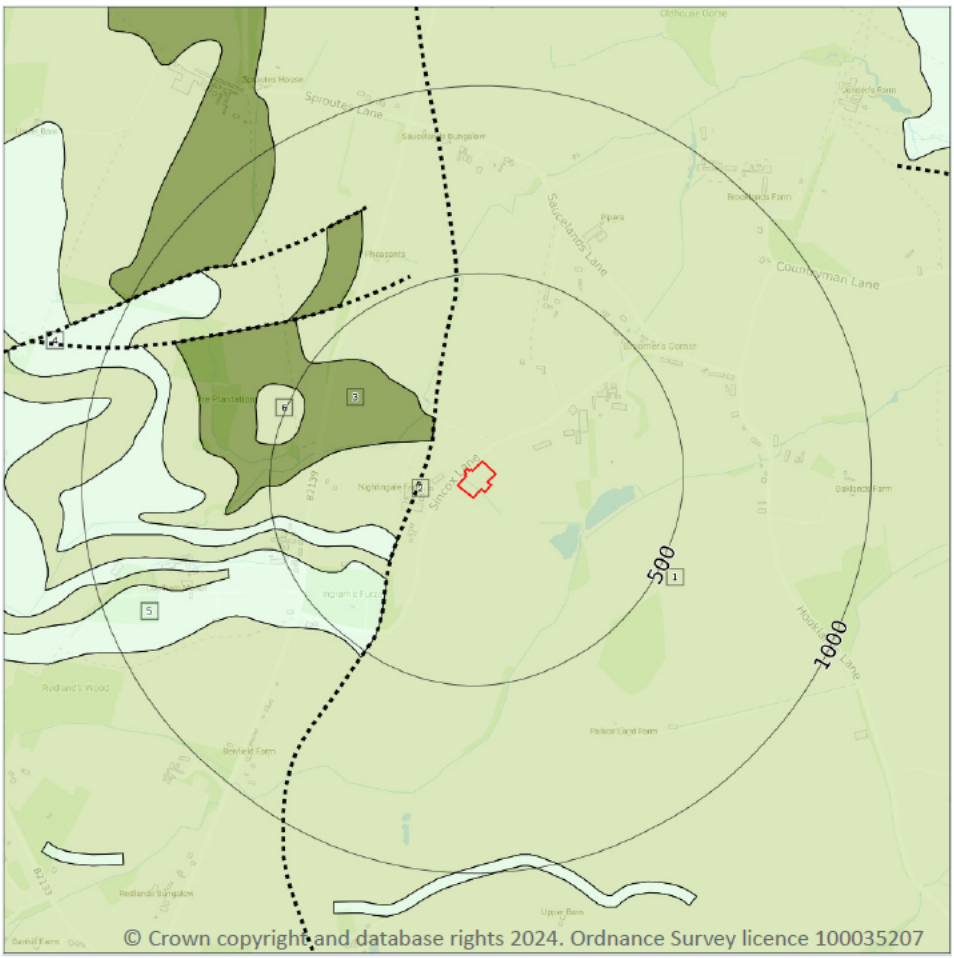
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	5

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 82 >

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WC-MDST**	**WEALD CLAY FORMATION - MUDSTONE**	**HAUTERIVIAN**
3	118m NW	WC-LMST	WEALD CLAY FORMATION - LIMESTONE	HAUTERIVIAN
4	216m SW	WC-SDST	WEALD CLAY FORMATION - SANDSTONE	HAUTERIVIAN
5	313m SW	WC-SDST	WEALD CLAY FORMATION - SANDSTONE	HAUTERIVIAN

ID	Location	LEX Code	Description	Rock age
6	448m W	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	1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on page 82 >

ID	Location	Category	Description
2	98m W	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

16 Boreholes

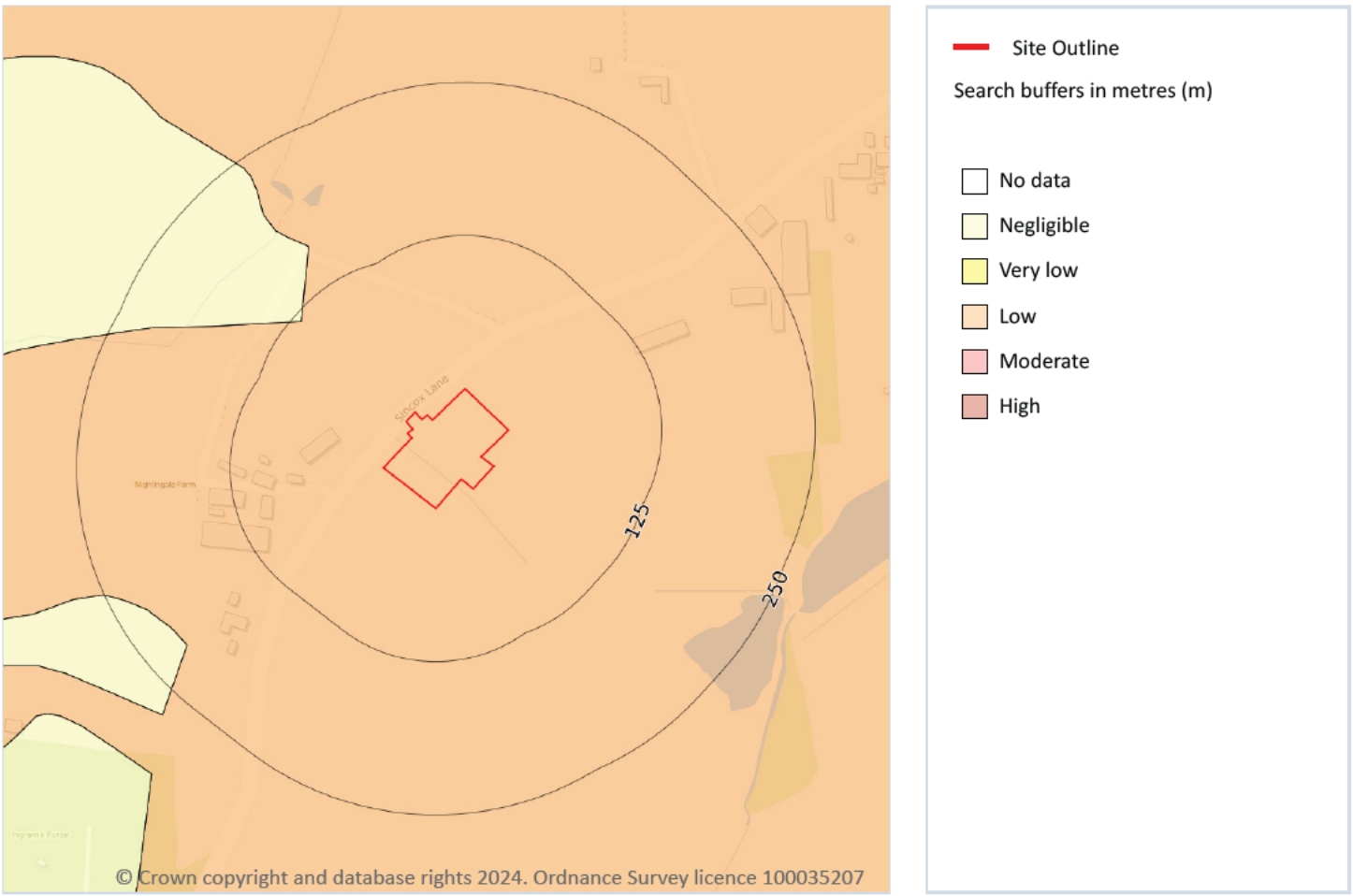
16.1 BGS Boreholes

Records within 250m	0

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m	1

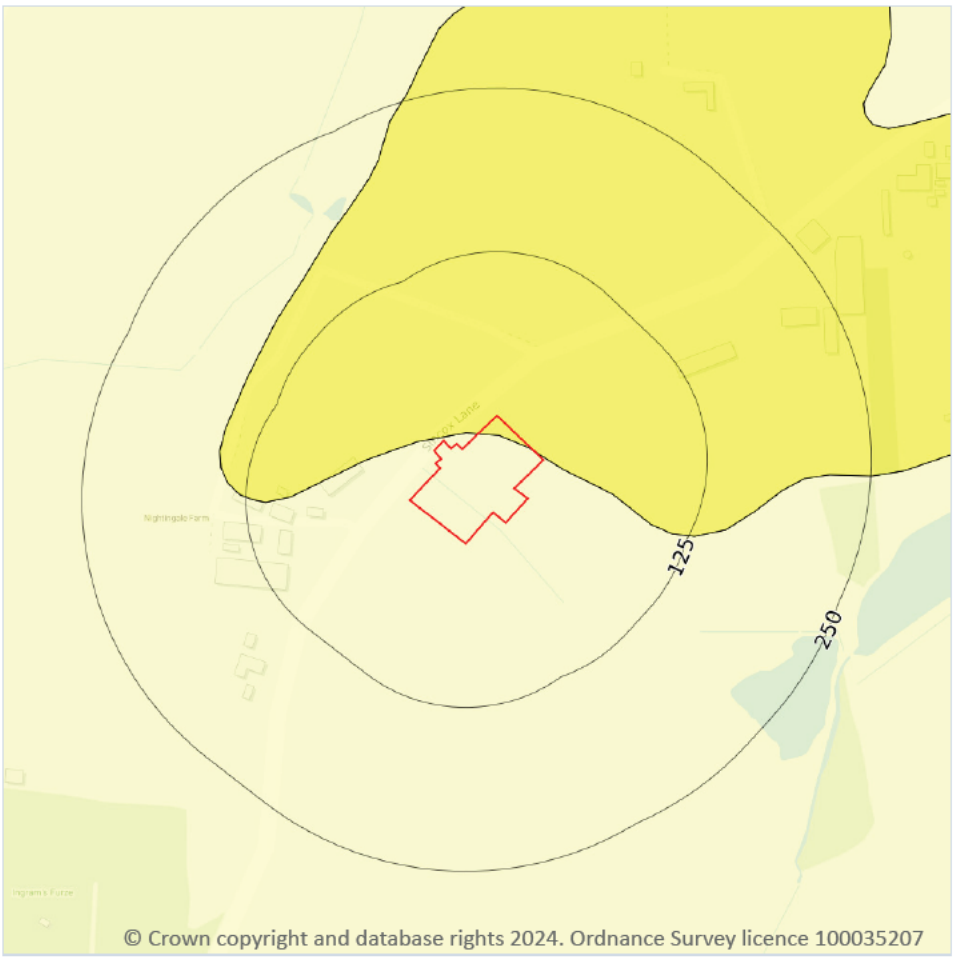
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on page 85 >

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



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	2

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.

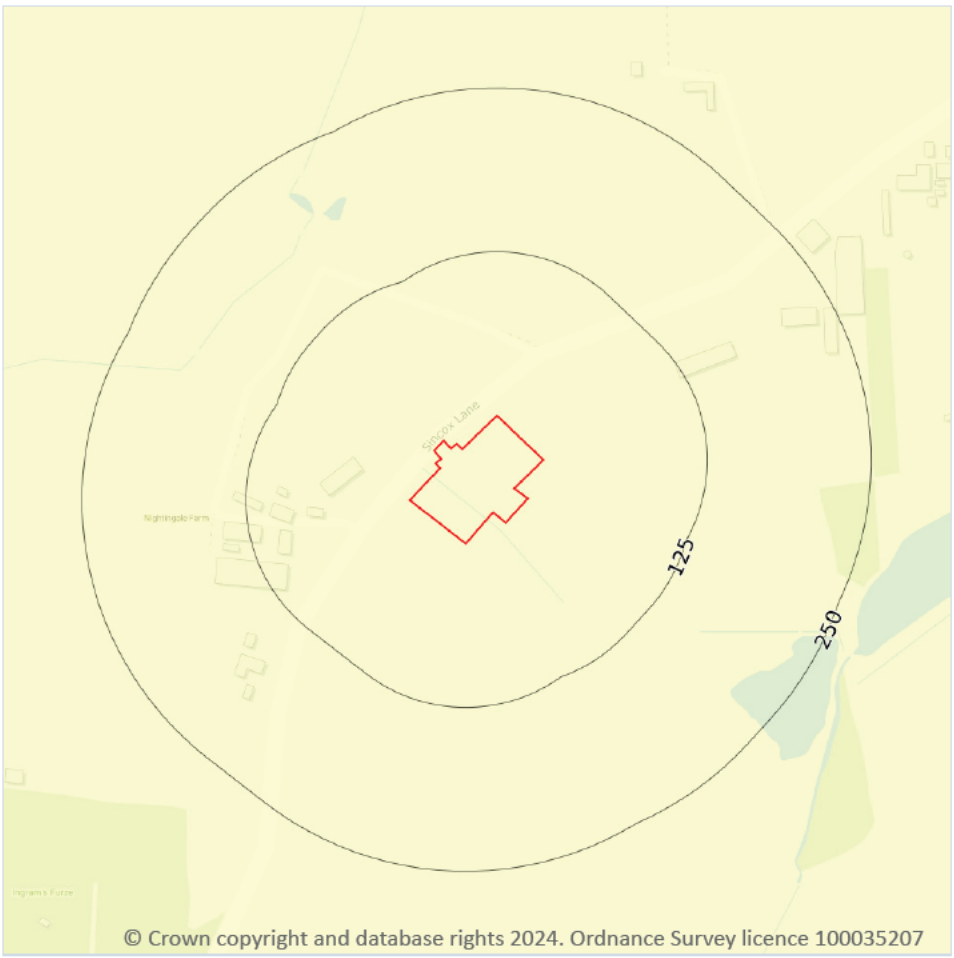
Features are displayed on the Natural ground subsidence - Running sands map on page 86 >

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.**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

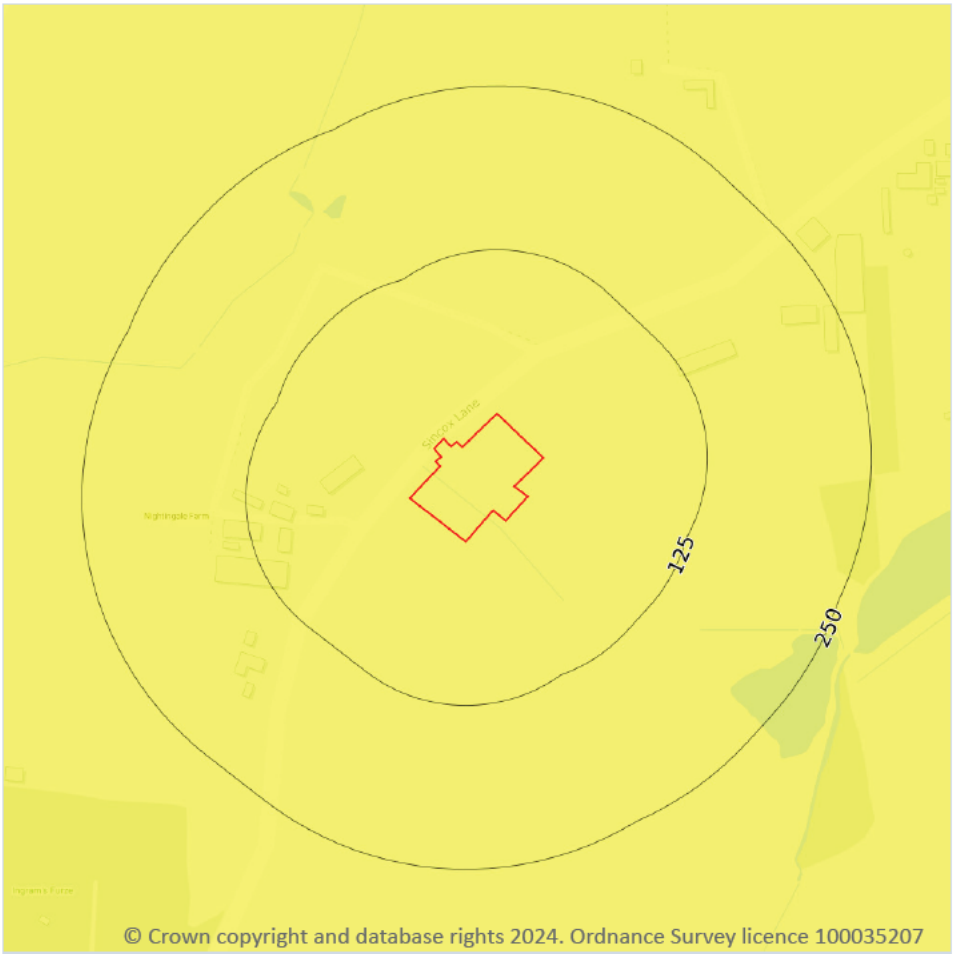
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on page 88 >

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

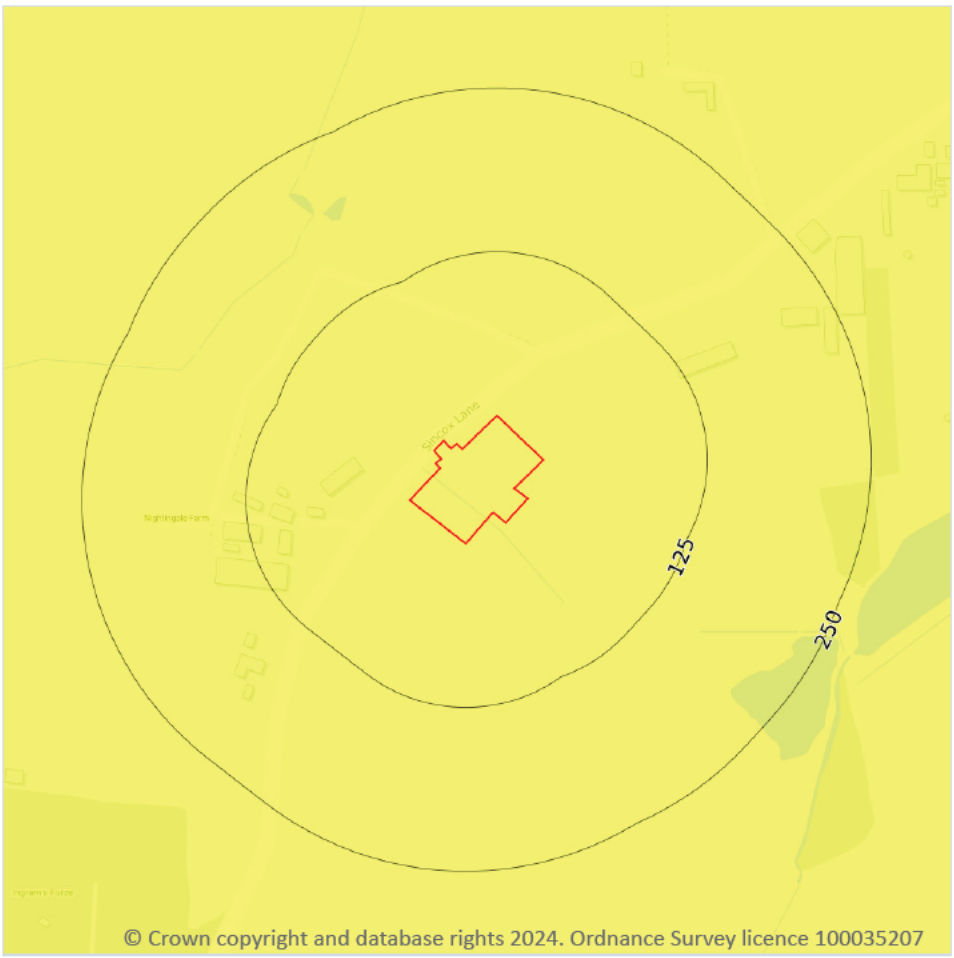
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on page 89 >

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

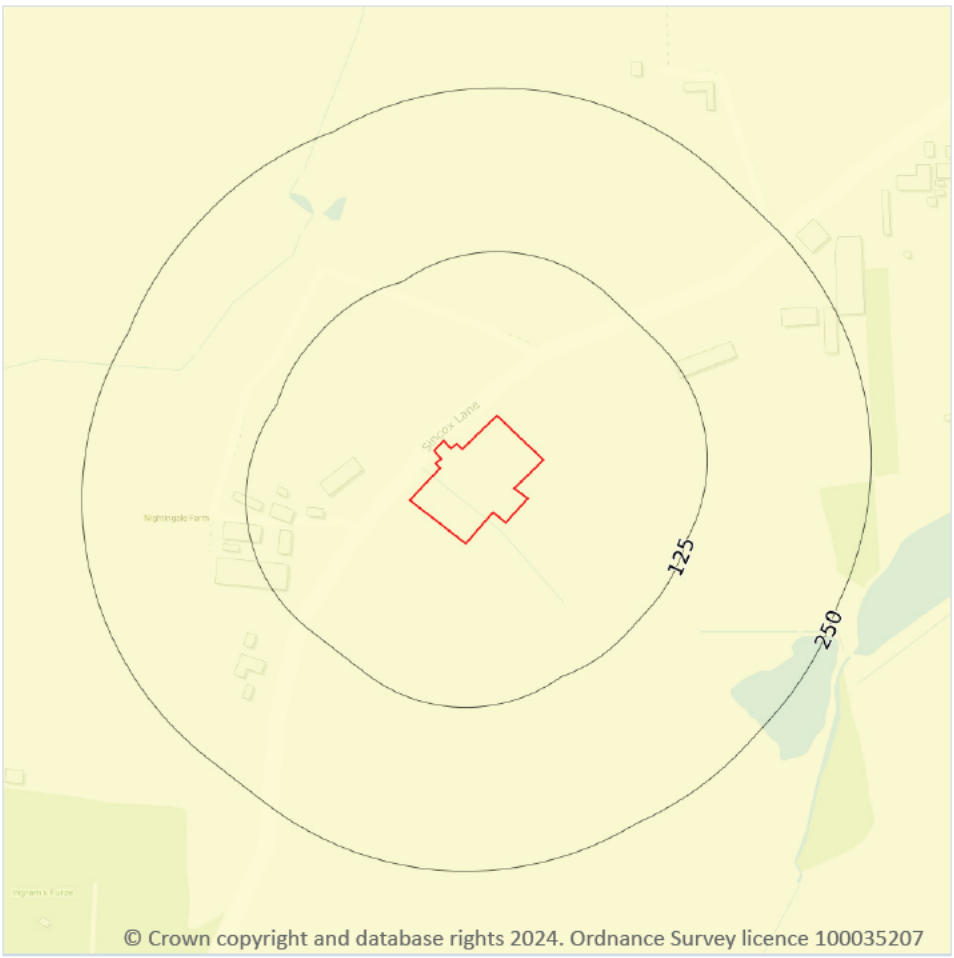
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on page 90 >

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

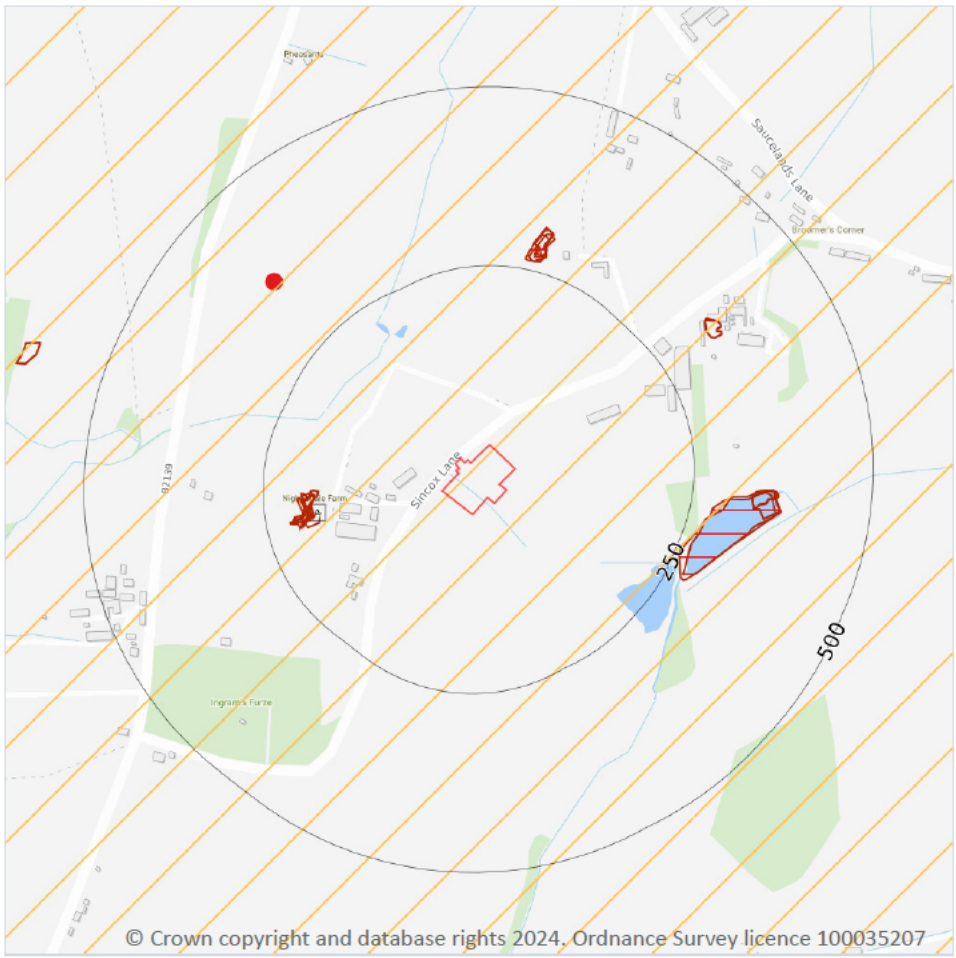
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on page 91 >

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	1

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

Features are displayed on the Mining and ground workings map on page 93 >

ID	Location	Details	Description
2	359m NW	Name: Sauceland Farm Address: Coolham, BILLINGHURST, West Sussex Commodity: Limestone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	6

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

Features are displayed on the Mining and ground workings map on page 93 >

ID	Location	Land Use	Year of mapping	Mapping scale
A	173m W	Slurry Pit	1981	1:10000
A	174m W	Ponds	1946	1:10560
A	174m W	Ponds	1909	1:10560
A	179m W	Ponds	1956	1:10560
A	180m W	Ponds	1896	1:10560
A	180m W	Ponds	1875	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	2

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 93 >**

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.**
-	722m S	Not available	Iron Ore	B	Underground mine workings may have occurred in the past or current mines may be working at significant depth to modern engineering standards. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

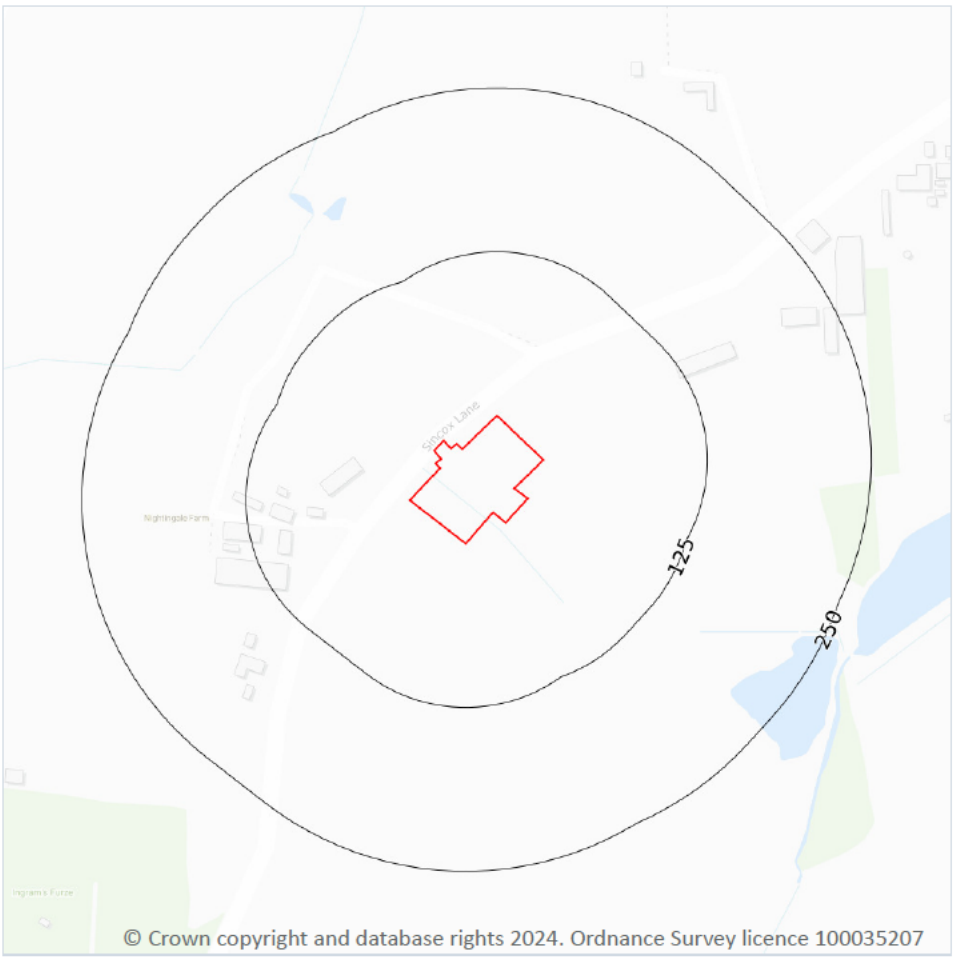
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

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 101 >

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 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
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 - 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 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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